

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: August 11, 2011  
Time: 7:00 P.M.  
Place: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington Street  
Urbana, IL 61802

**Note: NO ENTRANCE TO BUILDING  
FROM WASHINGTON STREET PARKING  
LOT AFTER 4:30 PM.  
Use Northeast parking lot via Lierman Ave.,  
and enter building through Northeast  
door.**

*If you require special accommodations please notify the Department of Planning & Zoning at  
(217) 384-3708*

**EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM**

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (June 16, 2011)
5. Continued Public Hearings

**Note: The full ZBA packet is now available  
on-line at: [co.champaign.il.us](http://co.champaign.il.us).**

**Case 687-AM-11** Petitioner: **Dr. Phillip Jones and Sarabeth Jones**

**Request: Amend the Zoning Map to change the zoning district designation from CR Conservation-Recreation to AG-1 Agriculture.**

**Location: An approximately 12.69 acre tract of land that is located in the North Half of the South Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR 1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR 1600E, Villa Grove.**

**\*Case 688-S-11** Petitioner: **Dr. Phillip Jones and Sarabeth Jones**

**Request: Authorize the construction and use of a “Helipport-Restricted Landing Area” as a Special Use on land that is proposed to be rezoned to the AG-1 Agriculture from the current CR Conservation-Recreation Zoning District in related zoning case 687-AM-11; and with a waiver of Special Use standard condition required by Section 6.1 that requires a runway safety area to be located entirely on the lot.**

**Location: An approximately 12.69 acre tract of land that is located in the North Half of the south Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR 1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR 1600E, Villa Grove.**

**Case 689-AM-11** Petitioner: **Charles T. and Shelly Sollers**

**Request: Amend the Zoning Map to allow for the establishment and use of 1 single family residential lot in the CR Conservation-Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

**Location: An approximately 6 acre tract of land that is located in the West half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately one-half mile west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR 200N).**

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**Case 690-AM-11**    Petitioner: **Benjamin and Jennifer Shadwick**

Request:    **Amend the Zoning Map to allow for the establishment and use of 1 single family residential lot in the CR Conservation-Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Location:    **An approximately 5.3 acre tract of land that is located in the West Half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately 2,000 feet west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR 200N).**

6. New Public Hearings

**\*Case 694-V-11**    Petitioner: **Daman Reifsteck**

Request:    **Authorize the construction and use of an addition to an existing dwelling and authorize the reconstruction of the existing dwelling with a setback of 44 feet and 7 inches from CR 900E, a minor street, in lieu of the minimum required setback of 55 feet and a front yard of 14 feet and 7 inches from the front property line in lieu of the minimum required front yard of 25 feet in the AG-1 District.**

Location:    **An approximately one acre lot in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 27 of Tolono Township and commonly known as the house at 702 CR 900E, Tolono.**

7. Staff Report

8. Other Business

- A. June and July 2011 Monthly Report
- B. Adoption of ZBA Bylaws Amendment
- C. Review of ZBA Docket

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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**\* Administrative Hearing. Cross Examination allowed.**

1 **MINUTES OF REGULAR MEETING**  
2  
3 **CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
4 1776 E. Washington Street  
5 Urbana, IL 61801  
6

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7 **DATE:** June 16, 2011 **PLACE:** Lyle Shields Meeting Room  
8 1776 East Washington Street  
9  
10 **TIME:** 7:00 p.m. Urbana, IL 61802

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11 **MEMBERS PRESENT:** Catherine Capel, Thomas Courson, Roger Miller, Melvin Schroeder,  
12 Eric Thorsland, Paul Palmgren, Brad Passalacqua  
13

14 **MEMBERS ABSENT :** None  
15

16 **STAFF PRESENT :** Connie Berry, John Hall  
17

18 **OTHERS PRESENT :** Neal Toler, Alan Singleton, Phillip Jones, Sara Jones, Ben Shadwick,  
19 Carl Brown, Lois Jones, William J. Jones, Jody Eversole, Jerry  
20 Christian, Larry Hall, Julia Hall, Donald Shunk, Jud Nogle, Chuck  
21 Sollers, D. Scott Reichard, Mark Fisher, Jean Fisher, Joshua Fisher,  
22 Damon Hood  
23

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24  
25 **1. Call to Order**  
26

27 The meeting was called to order at 7:03 p.m.  
28

29 **2. Roll Call and Declaration of Quorum**  
30

31 The roll was called and a quorum declared present.  
32

33 **3. Correspondence**  
34

35 None  
36

37 **4. Approval of Minutes**  
38

39 None  
40

41 **5. Continued Public Hearing**  
42

43 None  
44

45 **6. New Public Hearings**  
46

47 **Case 687-AM-11 Petitioner: Dr. Phillip Jones and Sarabeth Jones Request to amend the**  
48 **Zoning Map to change the zoning designation from CR Conservation-Recreation to AG-1**

**DRAFT**

1 **Agriculture.** Location: **An approximately 12.69 acre tract of land that is located in the North**  
2 **Half of the South Half of the Northeast Quarter of Section 27 of Crittenden Township and**  
3 **located on the west side of Illinois Route 130 (CR 1600E) and 1,328 feet south of the**  
4 **intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known**  
5 **as the property at 175N CR 1600E, Villa Grove.**  
6

7 **Case 688-S-11 Petitioner: Dr. Phillip Jones and Sarabeth Jones** Request to authorize the  
8 **construction and use of a “Heliport-Restricted Landing Area” as a Special Use on land that is**  
9 **proposed to be rezoned to the AG-1 Agriculture from the current CR Conservation-Recreation**  
10 **Zoning District in related zoning case 687-AM-11; and with a waiver of Special Use standard**  
11 **condition required by Section 6.1 that requires a runway safety area to be located entirely on**  
12 **the lot. Location: An approximately 12.69 acre tract of land that is located in the North Half of**  
13 **the South Half of the Northeast Quarter of Section 27 of Crittenden Township and located on**  
14 **the west side of Illinois Route 130 (CR 1600E) and 1,328 feet south of the intersection of Illinois**  
15 **Route 130 and CR 200N and County Highway 16 and commonly known as the property at**  
16 **175N CR 1600E, Villa Grove.**  
17

18 Mr. Thorsland called Cases 687-AM-11 and 688-S-11 concurrently.  
19

20 Mr. Thorsland informed the audience that Case 688-S-11 is an Administrative Case and as such the  
21 County allows anyone the opportunity to cross examine any witness. He said that at the proper time  
22 he will ask for a show of hands for those who would like to cross examine and each person will be  
23 called upon. He requested that anyone called to cross examine go to the cross examination  
24 microphone to ask any questions. He said that those who desire to cross examine are not required to  
25 sign the witness register but are requested to clearly state their name before asking any questions. He  
26 noted that no new testimony is to be given during the cross examination. He said that attorneys who  
27 have complied with Article 6.5 of the ZBA By-Laws are exempt from cross examination.  
28

29 Mr. Thorsland called Mr. Alan Singleton to present his opening comments.  
30

31 Mr. Alan Singleton, attorney for the Petitioners, stated that he is working with Phillip and Sarabeth  
32 Jones to establish the requested restricted landing area on their acreage which is located a couple of  
33 miles north of the southern Champaign County line. He said that the land is very much in an  
34 agricultural setting although it is currently zone CR Conservation-Recreation. He said that the land  
35 has been in row crop for as long as the aerial photographs can indicate and evidence will show that  
36 the request is a good and appropriate use of the land. He said that Dr. Jones owns additional  
37 farmland, provides crop tours for other farmers, utilizes his helicopter to pollinate crops which is  
38 very much in tune with the agricultural setting, and also occasionally assists the law enforcement  
39 when air support is required. He said that overall he believes that the request is a good and proper  
40 use for the land and Dr. Jones and his wife Sarabeth are present to answer any questions that the

1 Board or the public may have regarding their request. He noted that he has not filed documentation  
2 which would prevent the public from asking questions.

3  
4 Mr. Hall stated that the requests are for a map amendment and a special use permit. He said that the  
5 special use request is for a Heliport/RLA and the property is currently zoned CR which does not  
6 allow a Heliport/RLA therefore the subject property is requested to be rezoned to AG-1, Agriculture.  
7 He said that it is not often that a request is submitted for rezoning from one rural district to another  
8 rural district. He said that things that are commonly reviewed during a map amendment are: street  
9 access, traffic conditions, drainage conditions, availability of water and sewer and area, height and  
10 placement regulations. He said that there is little or no difference regarding these considerations  
11 between the two rural districts but there is a significant difference in the purpose and intent of the  
12 districts. He said that the purpose and intent of the CR District is to protect the public health by  
13 restricting development in areas subject to frequent or periodic floods and to conserve the natural and  
14 scenic areas generally along the major stream networks of the County. He said that the AG-1 District  
15 is intended to protect the areas of the County where soil and topographic conditions are best adapted  
16 to the pursuit of agricultural uses and to prevent the admixture of urban and rural uses which would  
17 contribute to the premature termination of agricultural pursuits. He said that if the allowed uses in  
18 the two districts were compared there is a striking difference because there are a lot of recreational  
19 type uses authorized in the CR District by special use permit and there are some uses authorized in  
20 the AG-1 District that are not allowed in the CR District because of the purpose and intent. He said  
21 that recently the County Board added wind farm as a use in the AG-1 District but it is not allowed  
22 even within one mile of the CR District. He said that the County Board allows gas turbine peaker  
23 plants in the AG-1 District with a special use permit although it is not allowed in the CR District. He  
24 said that contractor facility is allowed in the AG-1 District with a special use permit but it too is not  
25 allowed in the CR District. He said that there are a lot of agriculture related business such as farm  
26 chemical and fertilizer sales and farm implement dealers by special use permit that are not authorized  
27 in the CR District even though CR is as much an agricultural district in terms of individual farmers  
28 carrying out their agricultural activities. He said that CR is more of a residential district than AG-1.  
29 He said that the last use that is sort of conspicuous by not being allowed in CR is the RLA. He said  
30 that the wind farms were not authorized in the CR District because it was decided that the blade  
31 swept area creates concerns about wildlife plus it just disturbs the residential character of the CR  
32 District. He said that gas turbine peaker plants are not allowed in the CR District because it didn't  
33 seem to be a use that had to go in the CR District. He said that the CR District is one of the smallest  
34 districts. He said that contractor facilities are not wanted in the CR District because it is primarily a  
35 residential district and there is no use to take that land with a contractor's facility and the same goes  
36 for farm chemical and fertilizer sales as well as farm implement dealers. He said that in regards to  
37 RLA's his best guess as to why they are not allowed in the CR District is because of the inherent  
38 problems of needing an approach zone at the end of each runway in a district where there are a lot of  
39 big trees.

40

1 Mr. Hall distributed a new Supplemental Memorandum dated June 16, 2011, to the Board for  
2 review. He said that the memorandum makes it very clear that just because land is zoned CR does  
3 not mean that there is any difference between it and AG-1. He said that most of the challenge on the  
4 map amendment is to evaluate the number of effects on Goal 8, Natural Resources of the Land  
5 Resource Management Plan. He said that there are a few key policies which discuss specific areas  
6 such as the CR District and he has yet to begin that analysis. He said that the other part of the map  
7 amendment application required the petitioner to indicate what error in the present Ordinance is to be  
8 corrected by the proposed amendment. He said that everyone who seeks a map amendment is  
9 required to answer this question even though the zoning map was drawn in 1973 and it is now 2011  
10 and obviously things have changed since then. He said that in this instance virtually nothing has  
11 changed because the land cover is essentially the same as it was in 1973. He said that the petitioner  
12 indicated that they were correcting the error that this site was included in the CR District when it was  
13 not appropriate. Mr. Hall stated that there were a lot of justifications that were related to agriculture  
14 although he is not going to address those because in his mind CR is as much agriculture as AG-1.  
15 He said that one of the comments was that most of the subject property is above the Base Flood  
16 Elevation and that is absolutely correct therefore there is the suspicion as to why this land was  
17 included in CR.

18  
19 Mr. Hall stated that in regards to the special use permit the Preliminary Memorandum dated June 10,  
20 2011, showed the proposed site plan for the RLA making it clear that the safety area encroaches into  
21 the right-of-way of Route 130. He said that he is not sure if there was any miscommunication in the  
22 earlier meetings with the petitioner and that encroachment is not intended to occur. He said that it  
23 would be fair to ask if the safety area were not in the right-of-way but right at the right-of-way would  
24 it be enough to not approve the requested waiver. He said that the petitioner may be waiting to see if  
25 the Board has any particular feelings one way or another but the main issue with the current location  
26 of the safety area, as shown by the survey plat and legal descriptions, is that if it does not need to be  
27 changed then it would save a lot of time on everyone's part. He said that the Preliminary  
28 Memorandum dated June 10, 2011, for Case 688-S-11 included a crude sketch of the runway clear  
29 zones and the runway approach zones. He said that this case has made him aware of, in his opinion,  
30 an oversight in the Ordinance in that the Ordinance does not allow RLA's in the CR District but  
31 neither does it require RLA's to be setback any minimum distance from the CR District. He said that  
32 if someone had AG-1 zoning on their property and the CR District was next to it and there were trees  
33 growing right up the border then that property owner could propose an RLA up to within 10 feet of  
34 their property line and still have a problem with the clear zone in the CR District. He said that the  
35 Ordinance doesn't point that out but it does require him, as the Zoning Administrator, to make sure  
36 that the vegetation below the runway clear zone is maintained so that it won't encroach in to the  
37 approach zone. He said that the Ordinance does not say that this doesn't apply to existing vegetation  
38 in the CR District but that is what his interpretation would be therefore with this RLA he is inclined  
39 to believe that the subject property should not be in the CR District but by rezoning 2,080 lineal feet  
40 of the CR District the runway will be closer to what little vegetation still exists in the CR District on

1 the other side of the east branch of the Embarras River. He said that the amount of wooded area  
2 underneath the runway clear zone, which is the area that he is authorized to make sure that the  
3 vegetation does not encroach, is only a couple of acres but it is the only couple of acres in the CR  
4 District with vegetation at that location. He said that he would not want the Board to think that just  
5 because there is vegetation that it especially serves as a habitat or is especially important but the  
6 Board should be aware that it is the only permanent vegetation in the CR District at that point. He  
7 reminded the Board that the CR District is intended to conserve the natural and scenic areas along  
8 the major stream networks. He said that there are approximately 2 linear miles of CR District to the  
9 north of County Highway 16 therefore it is not like there is a large amount of CR District north of the  
10 subject property but there are some extensive wooded areas. He said that Champaign County did  
11 something very unique in 1973 when it adopted the CR District in that it recognized that river valleys  
12 are corridors for wildlife and nutrients and water and are highways for the natural system and the  
13 more that they become chopped up and reduced in size the less sustainable they become in the long  
14 term. He said that he has no way to analyze something like this but he wanted to bring this  
15 information to the Board's attention.  
16

17 Mr. Hall stated that the Supplemental Memorandum dated June 16, 2011, for Case 687-AM-11 only  
18 focuses on the rezoning and it reviews the underlying factors that the CR District was based upon.  
19 He said that when the Zoning Map was drawn in 1973 no one sat down to write a careful report  
20 about how they would locate the CR District. He said that the authors pretty much just drove around  
21 the County to speak to farmers and ended up with the CR District. He said that in 1973 there was no  
22 modern Soil Survey nor was there a flood insurance rate study with floodplain maps and the only  
23 topographic information available for the entire County used a contour interval (difference in ground  
24 elevation) of five feet. He said that in Champaign County a five foot interval change could account  
25 for a large area. He said that he will walk through the memorandum with the Board to show that  
26 there is a lot of evidence for why the rezoning is reasonable just considering the natural  
27 characteristics of the land. He said that Attachment A, Draft 1973 Land Cover for Subject Property  
28 and Vicinity, has very poor contrasts but if a lot of time is spent for review it can be determined that  
29 it looks very much like the 2008 aerial photograph which is the basis of all of the other maps in the  
30 Attachments. He said that the amount of vegetation along the east branch of the Embarras River in  
31 this area has not changed much since 1973. He said that Attachment B, Stream Related Soils for  
32 Subject Property and Vicinity, indicates the locations of stream related soils, bottom land soils,  
33 stream terrace soils and indicates how far the woodland soils are spread in this area. He said that at  
34 one time there was a large woodland but since long before 1973 there has not been much and there  
35 hasn't been any less in the intervening time. He said that Attachment C, Topography for Subject  
36 Property and Vicinity, is based on the LIDAR topographic data from the GIS Consortium which is  
37 very good topographic data using two foot contour intervals. He said that all of the maps may not  
38 appear as such but they are all at the same scale which is 1 inch equals 800 feet. He said that it is  
39 very hard to pick out a major river valley on Attachment C but on the south side of the east branch of  
40 the Embarras River there are some steep slopes that are not present on the north side and that is a

1 difference that is also reflected in the soils because there is a big difference between the north side  
2 and the south side. He said that the area of vegetation west of the proposed RLA is in an area where  
3 the slope is not so steep but much more gradual. He said that Attachment D Draft Composite Sketch  
4 Map of CR District Suitability for Subject Property and Vicinity with Existing CR District, indicates  
5 the areas which are below the Base Flood Elevation. He said that the Base Flood Elevation for the  
6 property is 654.5 and the map indicates the base flood falling in almost the same location as Wayne  
7 Ward's data which is an actual survey data from the property therefore it is accurate. He said that the  
8 purpose of having the LIDAR data is because it shows the larger landscape and how the contours  
9 vary and the extent of area below the Base Flood Elevation. He said that one thing that Attachment  
10 D demonstrates is that on the east side of the river there is not a large area which is below the Base  
11 Flood Elevation and most of the subject property is above the base flood. He said that Attachment E  
12 Draft Composite Sketch Map of CR District Suitability for Subject Property and Vicinity with  
13 Existing CR District, combines on one map the 1973 vegetation, the soils information, base flood  
14 information, areas below the Base Flood Elevation and placed them on the same map with the CR  
15 District, red outline, and it can be noted that there is a lot of activity along the east branch and close  
16 to it but otherwise there is not much going on upon the landscape and a lot of it is zoned CR. He  
17 said that Attachment F Draft Sketch Map of Areas Most Suitable for CR District for Subject  
18 Property and Vicinity, indicates the area that is most suitable for the CR District. He said that this  
19 analysis has only been completed for this zoning case and there are judgments when maps such as  
20 this are created. He said that if the County Board were to draw a new and improved CR District they  
21 might determine that just having woodland soils below the Base Flood Elevation might be all that is  
22 needed to include something in the CR District. He said that his recommendation to the Board is  
23 that the subject property does not merit being located in the CR District in and of the natural  
24 characteristics of the property. He said that one thing that the County Board might do if they were to  
25 redraw the CR District is explicitly include a buffer area around those land areas that do have  
26 vegetation and are below the base flood and do have riparian soils. He said that if you read almost  
27 any reference they talk about including a buffer of at least 100 feet therefore he could see that half of  
28 the subject property might be suitable for the CR District but it is unknown if the County Board  
29 desires such a buffer. He said that the County Board used a much larger buffer originally just out of  
30 convenience and a nice easy way to describe the legal descriptions for the major blocks of land. He  
31 said that he believes that the petitioner has made a good point about the rezoning but when you move  
32 the boundary of the CR District from Illinois Route 130, 2,000 feet to the west, whatever happens  
33 outside the CR District is now 2,000 feet closer to the real core of the CR District.

34  
35 Mr. Hall stated that Attachment G, Best Prime Farmland Soils for Subject Property and Vicinity,  
36 indicates how much best prime farmland is within the vicinity. He said that AG-1 is to the east of  
37 the subject property and all of that land is virtually all best prime farmland. He said that Attachment  
38 G is consistent with the Natural Resource Report from the Champaign County Soil and Water  
39 Conservation District. He said that the eastern third of the subject property is best prime farmland  
40 but when the calculations are completed as per the LESA system describes to determine best prime



1 farmland it is determined that overall the subject property is not best prime farmland. He said that  
2 there are many areas in the AG-1 District which are not considered best prime farmland.

3  
4 Mr. Hall stated that he has no new information regarding the proposed RLA for the Board at this  
5 time.

6  
7 Mr. Thorsland asked the Board if there were any questions for Mr. Hall.

8  
9 Ms. Capel asked Mr. Hall if the vegetation within the safety zone is a concern.

10  
11 Mr. Hall stated that he can slightly see the vegetation from the road and he does not have the right to  
12 go back to it therefore he is not sure if the vegetation is a concern. He said that the beginning of the  
13 vegetation is 700 feet from the proposed end of the RLA and if the ground elevation is constant  
14 something would have to be higher than 46 feet to intrude into the runway clear zone at that point.  
15 He said that once you go down to the river the ground elevations are lower, based on the LIDAR data  
16 they are no more than 8 feet lower but that could be off by one foot. He said that the trees that one  
17 would expect to see in the CR District in the County could easily surpass 50 feet in height and some  
18 of them surpass 75 feet, although those would be unique trees, but at the furthest extreme of the  
19 runway clear zone, if ground elevation were constant, something would have to be higher than 66  
20 feet to intrude into the clear zone. He said that at the extreme end of the clear zone the ground  
21 elevation goes back up therefore even if the Board requires the trees to be trimmed it may not make  
22 much difference but it is something that the Board needs to address in its findings on both of the  
23 cases. He said that during the map amendment this issue cannot be ignored because the purpose of  
24 the map amendment is for the special use permit. He said that public safety is at issue in both cases  
25 and in both cases the broader achievement of the County's Land Use Policies needs to be considered.  
26 He said that even though during the special use permit the Board has the same findings that are dealt  
27 with in every special use permit the Board must also address everything that is in the map  
28 amendment and vice versa.

29  
30 Ms. Capel asked Mr. Hall if the State considers the height of the vegetation during permitting.

31  
32 Mr. Hall stated that would be a good question for the State. He said that a previous RLA was before  
33 the Board and vegetation was an issue therefore he is concerned as to what he is supposed to do if the  
34 RLA is approved because currently he does not plan to do anything about the vegetation.

35  
36 Mr. Thorsland asked the Board if there were any additional questions for Mr. Hall and there were  
37 none.

38  
39 Mr. Thorsland called Phillip Jones to testify.  
40

1 Dr. Phillip Jones, who resides at 175 N County Road 1600E, Villa Grove, IL stated that he  
2 appreciates everyone's attendance at tonight's meeting. He said that the trees were measured and the  
3 highest tree point is 50 feet above the ground at that elevation therefore roughly 42 feet if it has been  
4 determined that the elevation is eight feet below the runway. He said that there is a lot of room for  
5 the existing trees to continue to grow but to his best guess the trees are fully mature and are probably  
6 at their maximum height. He said that the trees will not be damaged, touched or violated in any way  
7 during use of the proposed RLA.

8  
9 Mr. Singleton asked if he could bring up some important points.

10  
11 Mr. Thorsland stated that Mr. Singleton will have the opportunity to present additional testimony if  
12 necessary. He informed Mr. Singleton that he could cross examine Dr. Jones if he so desired.

13  
14 Dr. Jones stated that he will answer any questions that the Board or the public may have regarding  
15 the request but his intentions with RLA are for personal use. He said that he does not have the  
16 opportunity to fly more than twice per month currently therefore there is not going to be a huge  
17 amount of air traffic on the RLA. He said that currently the subject property for the RLA is in hay  
18 and will be baled within the next couple of weeks. He said that the proposed RLA has not been used  
19 since the Illinois Department of Transportation landed on the runway last May and they informed  
20 him that once the zoning issues were corrected he would have no problem in obtaining a permit from  
21 their office.

22  
23 Mr. Palmgren asked Dr. Jones if he plans to keep the runway in hay.

24  
25 Dr. Jones stated that currently the runway is planted in bluegrass and fescue which will be utilized  
26 for his cattle and horses. He said that the grass for the runway will be kept at approximately at six to  
27 eight inches which is good for erosion control and wildlife. He said that he and his wife have created  
28 a beautiful wildlife habitat with the property.

29  
30 Mr. Palmgren asked Dr. Jones if he will be changing anything from its current state.

31  
32 Dr. Jones stated no. He said that the property will stay exactly as it is today and no tillage of the  
33 ground will occur. He said that the only difference will be that the hay will be baled. He noted that  
34 there is no water or mud standing on the subject property.

35  
36 Mr. Passalaqua asked Dr. Jones if he needs the entire space for the size of his aircraft.

37  
38 Dr. Jones stated no. He said that the actual runway is approximately 1,600 feet with safety zones at  
39 each end which extends the runway to approximately 2,600 feet. He said that the airplane, fully  
40 loaded, would only require 700 to 900 feet therefore he would only require approximately 500 feet to

1 take off. He said that there is plenty of safety margin built into the runway.

2  
3 Mr. Passlaqua asked Dr. Jones if Illinois Route 130 poses an issue with the runway.

4  
5 Dr. Jones stated no. He said that IDOT requires a setback of 250 feet from the center line of Illinois  
6 Route 130. He said that he provided an additional cushion and set the runway back further than  
7 IDOT's requirements and IDOT was pleased. He said that after discussion with Mr. Hall regarding  
8 the proposed RLA he suggested that an additional cushion be provided, which was no problem given  
9 the ample room that was available, therefore addition setback was indicated.

10  
11 Mr. Passlaqua asked Dr. Jones if the 42 foot trees were out of the picture with the additional setback  
12 provided.

13  
14 Dr. Jones stated yes, unless the mature trees grow from 42 feet to 66 feet.

15  
16 Ms. Capel asked Dr. Jones if he would be the only pilot utilizing the airstrip.

17  
18 Dr. Jones stated that currently the airstrip is not used but he would like to allow his father, who is a  
19 licensed pilot, to utilize the airstrip. He said that the RLA is a private airstrip and he believes that it  
20 is not technically legal for people to land and take off without permission. He said that he cannot  
21 have more than six planes come into the strip without a written letter to the FAA therefore there are  
22 many regulations set up by the State and the Federal government.

23  
24 Mr. Miller asked Dr. Jones if his residence is adjacent to the runway.

25  
26 Dr. Jones stated yes. He said that his home is approximately 200 feet east of the finger of the  
27 runway.

28  
29 Mr. Miller asked Dr. Jones how long he has owned the subject property.

30  
31 Dr. Jones stated that he and his wife have owned the property where his home and the wooded area  
32 are located since 2004. He said that in 2009 he purchased the additional 15 acres to the south which  
33 is the subject property for the RLA.

34  
35 Mr. Thorsland asked if the Board had any additional questions for Dr. Jones and there were none.

36  
37 Mr. Thorsland asked if staff had any questions for Dr. Jones and there were none.

38  
39 Mr. Thorsland asked the audience if anyone desired to cross examine Dr. Jones.

40

1 Mr. Mark Fisher requested the opportunity to cross examine Dr. Jones.  
2  
3 Mr. Thorsland called Mark Fisher to the cross examination microphone.  
4  
5 Mr. Thorsland reminded the audience that questions during cross examination are limited only to  
6 zoning and any testimony that Dr. Jones has given thus far.  
7  
8 Mr. Mark Fisher, who resides at 195 CR 1600E, Villa Grove, IL, stated that he is Dr. Jones' neighbor  
9 to the north. He said that he is confused because it was his understanding that the request was to  
10 authorize the construction and use of a Heliport/RLA although Dr. Jones has testified that he desires  
11 to land his plane on the RLA.  
12  
13 Dr. Jones stated that it is actually a Helipad/Restricted Landing Area with a runway.  
14  
15 Mr. Fisher asked Dr. Jones if the request is actually to authorize the use for helicopters and airplanes.  
16  
17 Dr. Jones stated yes.  
18  
19 Mr. Fisher stated that he cannot speak for the other neighbors but he has occurrences of airplanes  
20 flying dangerously close to their home.  
21  
22 Mr. Thorsland interrupted Mr. Fisher and reminded that he can only address the testimony that Dr.  
23 Jones has given thus far.  
24  
25 Mr. Fisher stated that he is concerned about public safety and Dr. Jones mentioned public safety.  
26  
27 Mr. Thorsland stated that public safety is a requirement of the RLA.  
28  
29 Mr. Fisher asked Dr. Jones if he had every flown his plane within 200 feet of his home.  
30  
31 Dr. Jones stated that it is possible but he doubts it because 200 feet is pretty close.  
32  
33 Mr. Thorsland informed Mr. Fisher that Dr. Jones did not testify to such therefore he will not allow  
34 any further discussion regarding such. He requested that Mr. Fisher limit his questions to only what  
35 Dr. Jones has testified about for the two cases and not his flying habits.  
36  
37 Mr. Fisher stated that Dr. Jones had stated he owns and farms 130 acres. He asked Dr. Jones if most  
38 of his farmland is located in Champaign County.  
39  
40 Dr. Jones stated no.

1  
2 Mr. Fisher asked Dr. Jones if his additional farmland is zoned for agriculture.  
3  
4 Dr. Jones stated that his additional farmland is located in Douglas County which has no zoning.  
5  
6 Mr. Fisher asked Dr. Jones why he desires to place the RLA in Champaign County when he could  
7 locate it in an area where he would not have to rezone. He asked Dr. Jones why he desires to chip  
8 away at a conservation area to create a Heliport/RLA.  
9  
10 Dr. Jones stated that the majority of his farmland in Douglas County does not have adequate length  
11 for an RLA and it is a 20 minute drive from his residence.  
12  
13 Mr. Fisher asked Dr. Jones what the length of his farmland is in Douglas County because it has to be  
14 over 100 acres.  
15  
16 Dr. Jones stated that the farmland in Douglas County is over 100 acres but there is a road through the  
17 center of the farmland as well as a river.  
18  
19 Mr. Fisher asked Dr. Jones if he has attempted to locate his Heliport/RLA on the farmland in  
20 Douglas County.  
21  
22 Mr. Thorsland stated that the Board is not here to discuss property that Dr. Jones owns in Douglas  
23 County.  
24  
25 Mr. Fisher asked that if Dr. Jones' sole purpose is to preserve natural areas and improve agriculture  
26 how will a helicopter and airplane assist in that purpose.  
27  
28 Mr. Miller requested that Mr. Fisher present all of his concerns during his opportunity to testify.  
29  
30 Mr. Thorsland agreed with Mr. Miller and requested that Mr. Fisher voice his concerns during his  
31 testimony and not during cross examination of Mr. Jones.  
32  
33 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Jones.  
34  
35 Mr. Thorsland called Mr. Larry Hall to the cross examination microphone.  
36  
37 Mr. Larry Hall, who resides at 177 CR 1600E, Villa Grove, IL, stated that his residence is  
38 immediately adjacent to the proposed runway. He asked Dr. Jones if he had changed the runway  
39 from its original state when he was using it to land his airplane. He said that it appears that the  
40 runway is further back from Illinois Route 130 than it actually is. He said that the runway has been

1 rolled and the ground smoothed out but the location of the runway appears to be a lot closer to his  
2 property than it is to Illinois Route 130.

3  
4 Dr. Jones stated that the safety zone was planted in the hay, grass mix for simplicity and for  
5 conservation but it is over 250 feet back from the centerline of the road.

6  
7 Mr. Larry Hall asked Dr. Jones why he felt the need to smooth the 250 foot setback.

8  
9 Dr. Jones stated that he rolled the 250 foot setback so that it is smooth when he mows it. He said  
10 that if he did not roll the area it would shake a person to pieces when it is mowed. Dr. Jones stated  
11 that he also rolls his yard so that it is smooth when he mows it.

12  
13 Mr. Thorsland asked the audience if anyone desired to cross examine Dr. Jones.

14  
15 Mr. Thorsland called Ms. Jean Fisher to the cross examination microphone.

16  
17 Ms. Jean Fisher, who resides at 195 CR 1600E, Villa Grove, IL, stated that she resides north of the  
18 subject property. She said that the current zoning does not allow the landing of helicopters or  
19 airplanes. She asked Dr. Jones if he has already landed his helicopter or plane on his property.

20  
21 Dr. Jones stated that he does not believe that zoning indicates that a helicopter cannot be landed on  
22 property but it does indicate that a helipad is prohibited in the CR District.

23  
24 Ms. Fisher asked Dr. Jones if he has landed his airplane on his property.

25  
26 Dr. Jones stated that it is legal for him to land his helicopter on his property as long as he does not do  
27 it more than 25 times in one location.

28  
29 Ms. Fisher asked Dr. Jones if it is okay with Champaign County if he lands his helicopter on his  
30 property no more than 25 times.

31  
32 Dr. Jones stated that the zoning rules that he was given indicates that no helipad is to be located  
33 within the CR District and he does not have a helipad at this time.

34  
35 Ms. Fisher again asked Dr. Jones if he has landed airplanes on his property.

36  
37 Dr. Jones stated that the State landed their airplane on the property in May 2010.

38  
39 Ms. Fisher asked Dr. Jones if any other airplanes have landed on the property after May 2010.

40

1 Dr. Jones stated that it is possible although he cannot remember.

2  
3 Mr. Thorsland asked the audience if anyone desired to cross examine Dr. Jones and there was no  
4 one.

5  
6 Mr. Thorsland asked Mr. Singleton if he desired to cross examine Dr. Jones and he indicated no.

7  
8 Mr. Thorsland called Ms. Julia Wright Hall to testify.

9  
10 Ms. Julia Wright Hall, who resides at 177 N CR 1600E, Villa Grove, IL, stated that she and her  
11 husband, Larry Hall, have lived at their current residence since June 2004. She said that their  
12 property is east of the Jones' home and pond area and just to the north of the proposed Restricted  
13 Landing Area. She said that she is present tonight to express their desire that the property  
14 surrounding their home, specifically the property mentioned in Case 687-AM-11, is not changed  
15 from CR Conservation-Recreation to AG-1 Agriculture. She said that they also oppose the  
16 construction of a Heliport/RLA special use permit, specifically requested in Case 688-AM-11.

17  
18 Ms. Wright Hall expressed that she and her husband have no quarrel with Phillip or Sarabeth Jones  
19 and they enjoy the occasional landing of their helicopter on the property. She said that they are  
20 primarily concerned about their future property value and the landscape protection of their area and  
21 neighborhood.

22  
23 Ms. Wright Hall stated that she and her husband have worked very hard to improve the beauty and  
24 property value of their home. She said that she and her husband are not loud and have been very  
25 good neighbors and they do appreciate that Dr. Jones has done a wonderful job in improving his  
26 property. She said that part of their complaint, which she understands is not part of this hearing, is  
27 that they are unable to see Dr. Jones' improvements to his property due to the very tall wall of dirt  
28 that was installed by Dr. Jones in 2010. She said that it has been stated that the CR Conservation-  
29 Recreation District is intended to protect the public health by restricting development in areas subject  
30 to frequent or periodic floods and to conserve the natural and scenic areas generally along the major  
31 stream networks of the County. She asked for whom the intent to conserve is for? She said that their  
32 view of the natural and scenic area has been destroyed by the wall of dirt topped by tall grasses,  
33 weeds and thistle and will be depreciated even further by the sound of planes/helicopters landing in  
34 the field next to their small patio and fish pond. She said that they can only imagine that their  
35 weekends will be totally disrupted by "fly-ins" and their pets terrified by many "fly-overs" if this  
36 RLA is allowed to go forward.

37  
38 Ms. Wright Hall stated that one of the major concerns is the rezoning from CR to AG-1. She said  
39 that they did not receive a mailing regarding these cases and had to download the information and  
40 maps from the website. She said that she finds it very interesting that they were not notified or

1 included in the mailing since they are immediate neighbors to the north of the proposed runway. She  
2 said that from the maps they downloaded from the website they see that all of the property around the  
3 approximately 13 acres in question is classified as Conservation-Recreation. She said that according  
4 to the petition Dr. Jones has been growing and selling hay from his property although she has not  
5 witnessed any hay growing on the runway. She said that even if Dr. Jones is growing and selling hay  
6 they do not understand what would be different from changing the zoning from CR to AG-1  
7 therefore the only reason for the requested rezoning is to allow the Heliport/RLA. She said that thus,  
8 their concerns immediately address the issue of the Heliport/RLA and not the growing of crops. She  
9 said that for this reason alone the zoning should not be changed to agriculture because the intent is  
10 not for agriculture.

11  
12 Ms. Wright Hall stated that Dr. Jones indicated that he is engaged in many other activities related to  
13 agriculture such as pollination and crop inspection which are not restricted because of the limitations.  
14 She said that it is her understanding that the majority of Dr. Jones' property is in Douglas County and  
15 apparently his helicopter and airplane are also housed in Douglas County. She said that she and her  
16 husband do not believe that moving his aircraft to Champaign County would benefit his crops grown  
17 in Douglas County. She said that Paragraph 7.A. on Page 5 of 17 of the Preliminary Draft Finding  
18 of Fact dated June 10, 2011, states that the petitioners are engaged in a number of agricultural  
19 activities which is the growing and selling of hay and rezoning to AG-1 allows for more efficient use  
20 of the land. She said that the Jones' do not intend to grow and sell hay they intend to construct a  
21 Heliport/RLA therefore the argument in Paragraph 7.A. is not relevant.

22  
23 Ms. Wright Hall stated that another concern that she and her husband have is safety and public  
24 health. She said that the intent of the CR District is to protect the public health but it is their belief  
25 that construction of a Heliport/RLA in such a rural area served by only by volunteer fire protection  
26 puts their property and all of the property surrounding the proposed Heliport/RLA at high risk. She  
27 said that there is no way that one can protect the safety and public health of the neighborhood which  
28 is in close proximity to the proposed site if there were to be a crash, or an explosion, a fire due to  
29 leaking fuel or a toxic spill of chemicals. She said that already there has been a crop sprayer that  
30 landed on the subject property to restock fuel and chemicals. She said that with all of the earth  
31 moving that has been done to the property they fear the contamination of groundwater and the water  
32 well which they drink water from.

33  
34 Ms. Wright Hall stated that from the drawings that they downloaded from the website they cannot  
35 exactly tell where the hanger will be built. She said that they understand from talking to others that  
36 the hangar is proposed to be constructed back by the Embarras River and even the best methods  
37 cannot prevent fuel from falling to the ground. She said that she would assume that Dr. Jones  
38 intends to have a fuel tank on the property which is a concern for toxicity to the soil along the river in  
39 a flood zone. She said the fuel, oil or other chemicals or any accidental runoff could escape and be  
40 incorporated into the water causing pollution and doing damage beyond any that she can imagine.



1  
2 Ms. Wright Hall stated that in addition they are concerned about traffic. She said that their home and  
3 the proposed RLA is just past what is locally called "the three-mile curve" on Illinois Route 130.  
4 She said that some traffic greatly accelerates past the three-mile curve with drivers in a hurry passing  
5 slower drivers. She said that there have been many accidents along this stretch of highway and in  
6 front of their home they have witnessed many close calls with reckless passing. She said that she  
7 wonders what the impact would be of a reckless passer and a plane coming in for a landing  
8 approaching from the east across Illinois Route 130 because it could be disastrous. She said that if  
9 there were planes or helicopters landing or stored in the proposed hangar she is sure that the traffic  
10 along Illinois Route 130 and on Dr. Jones' driveway would increase.

11  
12 Mr. Wright Hall stated that she and her husband have read in the petition that Dr. Jones has offered  
13 to assist the law enforcement agencies. She applauds him for offering his services to help others  
14 however she would imagine that some "call outs" could be in the middle of the night thus causing  
15 much noise and disturbance to sleeping neighbors from loud plane or helicopter engines and lights  
16 on the runway. She said that she does not see in Dr. Jones' petition for lights on the runway so if  
17 there were evening or night activity this could cause a real safety issue on an unlit airstrip. She asked  
18 what is the cutoff time for landing on a dark RLA and what are the enforcement measures for the  
19 landings and the take offs. She said that they would assume that the air traffic in and out of the RLA  
20 would be increased because in addition to his recreation and farming landings and take offs he would  
21 have to take off and land during law enforcement assistance. She said that Dr. Jones indicated in his  
22 testimony that he would only use the Heliport/RLA twice per month but with all of his other  
23 activities it seems that there would be more air traffic.

24  
25 Dr. Jones indicated that all of his activities are included in the twice a month projection.

26  
27 She said that if Dr. Jones has already been successfully assisting the law enforcement agencies in his  
28 present location there should be no need to relocate his aircraft to Champaign County.

29  
30 Ms. Wright Hall stated that since there have already been several helicopters and planes that have  
31 landed on this field or have buzzed the property she cannot imagine that the Jones' helicopter or  
32 plane will be the sole aircrafts to use the proposed RLA. She asked how many planes will be  
33 allowed to be parked and congregate on the property and if there are restrictions what are the  
34 enforcement mechanisms to be utilized. She said that she and her husband are concerned with the  
35 existing wildlife and vegetation of the area. She said that since they have lived in their home they  
36 have attracted hummingbirds, yellow finches and other birds to their yard using feeders and a water  
37 feature. She said that she cannot imagine that increased air traffic over their property would  
38 encourage wildlife to the area but rather discourage it. She said that before the eight to nine feet wall  
39 of dirt to the west of their home was constructed they were able to observe deer grazing in the field  
40 behind their home but since the embankment was created they have not been able to see any deer and

1 they have been encouraged to graze in an area where aircraft were and will be taking off and landing.  
2 She said that they also wonder about the geese and other birds that are visiting the Jones' newly dug  
3 pond flying off as a plane is landing or taking off. She said that last evening they observed a blue  
4 heron go behind the berm/barrier to apparently land on the pond.  
5

6 Ms. Wright Hall asked the Board if in the future she and her husband intended to construct anything  
7 within the RLA would they be restricted due to the interference that it may cause the air traffic. She  
8 said that it is their understanding that they would have to obtain special permission from the  
9 Department of Transportation if they desired to improve their property with any type of construction.

10 She asked how the RLA would impact the marketability of their property, property taxes or property  
11 value. She said that she is slowly approaching senior citizenship and eventually she would like to be  
12 able to sell her home but wondered if that will be possible with an RLA behind it.  
13

14 Ms. Wright Hall stated that in summary she requests that the Board deny the rezoning of the subject  
15 property and the issuance of a special use permit for the following reasons: 1) to protect the existing  
16 neighborhood and the property values of the homes in the existing neighborhood; and 2) to protect  
17 the wildlife in the area; and 3) to preserve the scenic value as stated in the Zoning Code as one of the  
18 purposes of the Conservation Recreation classification; and 4) to protect the safety and welfare of  
19 those traveling along Illinois Route 130; and 5) to protect the safety and welfare of the home owners  
20 in the existing neighborhood.  
21

22 Ms. Wright Hall submitted her written statement and photographs of her property and the proposed  
23 RLA as Documents of Record.  
24

25 Mr. Thorsland asked the Board if there were any questions for Ms. Wright-Hall.  
26

27 Mr. Miller noted that Ms. Wright Hall's comments regarding Dr. Jones' right to build a pond or the  
28 placement of fuel tanks on his property are not relevant to the case. He said that as a property owner  
29 he has the right to store fuel upon his property up until the IEPA mandates their regulations and that  
30 does not pertain to the request.  
31

32 Ms. Wright Hall stated that she believed that the storage of fuel and the tanks placement would be a  
33 safety issue that the Board should consider.  
34

35 Mr. Miller repeated that Dr. Jones storing fuel on his property and impacting the environment has no  
36 impact upon this case because he has every right to store fuel on his property until he violates IEPA  
37 regulations.  
38

39 Mr. Thorsland asked the Board if there were any additional questions for Ms. Wright Hall.  
40

1 Mr. Thorsland asked if staff had any questions for Ms. Wright Hall and there were none.  
2  
3 Mr. Thorsland asked if the petitioner desired to cross examine Ms. Wright Hall.  
4  
5 Mr. Alan Singleton, attorney for Phillip and Sarabeth Jones, asked Ms. Wright Hall is she was  
6 familiar with the construction of a berm for the blockage of noise.  
7  
8 Ms. Wright Hall stated no.  
9  
10 Mr. Singleton asked Ms. Wright Hall if she would be surprised to discover that one of the purposes  
11 of the berm was to serve as a noise barrier to the airplane.  
12  
13 Ms. Wright Hall stated that the location of the RLA is not located where the existing berm is located.  
14  
15 Mr. Singleton asked Ms. Wright Hall if she understands where the placement of the proposed hangar  
16 is to be located.  
17  
18 Ms. Wright Hall stated that it was very difficult to tell where the hangar was proposed. She said that  
19 she does not know if it is to be located near the woods or near the existing barn.  
20  
21 Mr. Singleton stated that Ms. Wright Hall discussed public safety and noise. He asked Ms. Wright  
22 Hall to indicate the distance from her residence to Illinois Route 130.  
23  
24 Ms. Wright Hall stated that she is not aware of the exact measurements.  
25  
26 Mr. Singleton asked Ms. Wright Hall if her property abuts Illinois Route 130.  
27  
28 Ms. Wright Hall stated yes.  
29  
30 Mr. Singleton asked Ms. Wright Hall to indicate the speed limit on Illinois Route 130.  
31  
32 Ms. Wright Hall stated that the speed limit on Illinois Route 130 is 65 miles per hour.  
33  
34 Mr. Singleton asked Ms. Wright Hall if the daily traffic includes cars, trucks, semi-trucks,  
35 motorcycles, etc.  
36  
37 Ms. Wright Hall stated yes.  
38  
39 Mr. Singleton asked Ms. Wright Hall if she can hear the noise generated by the traffic on Illinois  
40 Route 130.

1  
2 Ms. Wright Hall stated yes.

3  
4 Mr. Thorsland requested that Mr. Singleton keep his questions and comments regarding noise related  
5 to the subject property and not Illinois Route 130.

6  
7 Mr. Thorsland asked the audience if anyone desired to cross examine Ms. Wright Hall and there was  
8 no one.

9  
10 Mr. Thorsland called Mr. Larry Hall to testify.

11  
12 Mr. Larry Hall, who resides at 177 CR 1600E, Villa Grove, IL, stated that his residence is  
13 immediately adjacent from the subject property. He stated that if we were before the Board with  
14 merely the question as to whether it was okay for Dr. Jones to land his helicopter or his aircraft  
15 behind his home then he would care less because he has no issue with the practice. He said he has  
16 not had a lot of notice of this request therefore he is not as prepared as he would like to be but he and  
17 his neighbors have some concerns, which appear to be challenged, and those concerns need to be  
18 addressed. He said that as he familiarize himself with the options and the things that present  
19 themselves as possibilities for having an established Heliport/RLA he finds that a whole different  
20 story appears. He said that there are a lot of options that present themselves which causes him  
21 concern. He said that not recently but he has seen many helicopter landings on the subject property  
22 but the most recent occurrence with an airplane was approximately three weeks ago when an airplane  
23 was flying very close to the runway. He said that he is sure that the airplane was closer than 200 feet  
24 from Illinois Route 130. He said that he has heard a lot of reference regarding the clearance  
25 requirements at the end of the runway for safety although he has not heard reference regarding the  
26 side clearance or protection. He said that part of the request is for a waiver of a special use standard  
27 condition required by Section 6.1 that requires a runway safety area to be located entirely on the lot.  
28 He said that he would assume that there has to be a safety area requirement for the side because he  
29 has seen news captions where airplanes miss runways and end up on the sides. He said that his  
30 property is one of the residential lots that are mentioned in the memorandum as being north and east  
31 of the petitioner's residential/agricultural property. He said he has heard a lot of concerns regarding  
32 the trees and he understands those concerns but he is more concerned about the safety of his family  
33 and neighbors. He said that he measured the site, by stepping it off not by the use of a tape, and the  
34 only thing that separates his residential property from the approach of the runway is Dr. Jones'  
35 driveway. He said that the runway or at least the area that is being mowed is approximately 108 feet  
36 from his property line and 135 feet from his bedroom which is darn close to a landing plane. He said  
37 that he chuckled at the challenge regarding noise and yes it is true that he and his wife do hear traffic  
38 noise from Illinois Route 130. He said that if noise was an issue the level of noise during  
39 construction of the pond and berm should have been addressed because there were several weeks  
40 when he and his wife could not use their back patio for company because you could not hear a decent

1 conversation due to the construction equipment noise. He said that the County Board appeared to be  
2 concerned about wind farms being located in the CR District due to the sweep of the blades of the  
3 windmills although he could see the same if not worse effect of the blades of a helicopter.  
4

5 Mr. John Hall stated that the side transition is a slope of 4:1 for a distance of 85 feet to the edge of  
6 the runway and as far as he can see this area is entirely contained on Dr. Jones' property. He said  
7 that the primary surface area is also contained on the subject property therefore the proposed RLA  
8 meets all of the RLA basic requirements. He said that Mr. Larry Hall addresses a good point in that  
9 more than the basic requirement may be required when a residence is 27 feet from the property line.  
10 He said that he does not know if it would make Mr. Larry Hall feel any better if he was aware that  
11 his residence is 60+ feet outside of the area where there should be no construction allowed. He  
12 asked Mr. Larry Hall to indicate what reasonable distance he would feel comfortable with as a  
13 separation from his residence to the RLA.  
14

15 Mr. Larry Hall stated that he cannot imagine that a new buyer of his home would not have a concern  
16 that the home was immediately adjacent to an RLA. He said that if the Heliport/RLA was to be  
17 allowed he would not have as much of an issue with landing a helicopter as he does with the term  
18 Heliport. He said that a Heliport can mean a lot of the things and it could be used extensively in the  
19 future for other uses. He said that he has had friends which live near an approved area where ultra-  
20 lights land and in no time there are 20 to 30 landing. He said that he sees a great potential for more  
21 than one ownership of helicopters landing on the approved Heliport/RLA. He said that he believes  
22 that there should be a limitation that the Heliport/RLA shall be exclusively for the private use of the  
23 owner. He said that he does know why the Heliport approval cannot be approved without the RLA  
24 because the landing area is to the back of the subject property and has limited impact on the  
25 neighbors along Illinois Route 130. He said that he sees no need for the RLA because it takes little  
26 time to get anywhere by air and there is an airport at Tuscola or Champaign. He said that he believes  
27 that if the Board authorizes the request without conditions then they may be opening up a can of  
28 worms because everything in the past has lead to tonight's meeting and everything has been done  
29 progressively.  
30

31 Mr. John Hall asked Mr. Larry Hall if he will not be happy with the RLA as it is proposed with no  
32 buffering and there is no way to mitigate the safety issues as well as the property value issues raised  
33 by the RLA being that close to his dwelling.  
34

35 Mr. Larry Hall stated yes.  
36

37 Mr. Thorsland asked the Board if there were any questions for Mr. Larry Hall and there were none.  
38

39 Mr. Thorsland asked if staff had any questions for Mr. Larry Hall and there were none.  
40

1 Mr. Thorsland asked if the audience if anyone desired to cross examine Mr. Larry Hall and there was  
2 no one.

3  
4 Mr. Thorsland asked if the petitioner desired to cross examine Mr. Larry Hall and the petitioner  
5 declined.

6  
7 Mr. Thorsland called Ms. Sarabeth Jones to testify.

8  
9 Ms. Sarabeth Jones declined to testify at this time.

10  
11 Mr. Thorsland called Mark Fisher to testify.

12  
13 Mr. Mark Fisher, who resides at 195 CR 1600E, Villa Grove, IL, stated that he is the neighbor to the  
14 north of the subject property. He said that in the early 1990's the northern portion of his property,  
15 which is located to the north of the subject property, was used for a junk yard and the ground was  
16 soggy and muddy and had parts of cars, toilets, thorn trees, etc. He said that he and his wife decided  
17 to build a pond as a catch basin therefore removing all of the junk and debris. He said that  
18 approximately two days into the construction of the pond the contractor called to let him know that  
19 Champaign County was at the site regarding zoning. He said that in his younger days he did not  
20 understand what the staff at Champaign County Planning and Zoning did but now he understands the  
21 importance of their job and decision making. He said that over 20 years ago he and his wife  
22 purchased their property for the purpose of enjoying the scenic view to the west and south. He said  
23 that his mother purchased the lot to the south of his property with the intention of building a home  
24 someday and sharing in the scenic view. He said that the scenic view that he is speaking of is  
25 currently zoned CR Conservation-Recreation. He said that as he gets older he greatly appreciates the  
26 preservation of conservation, woodland and natural and historic areas therefore when he reviewed  
27 the petitioner's request he finds himself searching for a valid reason to allow a piece of our historic  
28 natural resource to become an airstrip. He said that the petitioner's reasoning for allowing such a use  
29 is solely for the purpose of agricultural advancement. He said that the petitioner also indicated that  
30 the airstrip was above the base flood elevation although he and his wife watched a multitude of  
31 trucks depositing loads of dirt from the outside sources in the area of the landing strip therefore he  
32 does question the authenticity of the elevations of the proposed airstrip. He said that the petitioner  
33 claims that he is just now being restricted from the intended use although that seems odd since  
34 zoning has not changed since Dr. Jones purchased the property. Mr. Fisher stated that the rezoning  
35 of CR Conservation-Recreation to AG-1 Agriculture on the basis of agricultural reasons, which is the  
36 sole reason of the petition, due to the petitioner's statement that he owns and farms 130 acres of crop  
37 land although over 100 acres of that crop land is located elsewhere. Mr. Fisher asked why Dr. Jones'  
38 does not locate the Heliport/RLA on his other farmland rather than chipping away at more and more  
39 of our valued conservation property.

40

1 Mr. Thorsland asked the Board if there were any questions for Mr. Fisher and there were none.

2  
3 Mr. Thorsland asked if staff had any questions for Mr. Fisher and there were none.

4  
5 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Fisher and there was no  
6 one.

7  
8 Mr. Thorsland asked the petitioner if they desired to cross examine Mr. Fisher and the petitioner  
9 indicated no.

10  
11 Ms. Capel requested that Mr. Fisher indicate his property location.

12  
13 Mr. Fisher stated that his property is located on the northwest corner of Illinois Route 130 and  
14 County Highway 16.

15  
16 Mr. Thorsland called Ms. Jean Fisher to testify.

17  
18 Ms. Jean Fisher, who resides at 195 CR 1600E, Villa Grove, IL, thanked the Board for taking her  
19 comments. She said that she is Mark Fisher's wife and they have lived at 195 CR 1500E for  
20 approximately 23 years. She said that they have approximately five acres of private farm for which  
21 she has sheep and horses and a fenced grass area that she uses for a training field for dogs and  
22 instruction to the public for class sessions or private dog training lessons. She said that they have  
23 raised two sons on their property. She said that she and Mark have cleared the pasture land of scrub  
24 brush and junk cars and have installed fencing as well as maintained the existing buildings. She said  
25 that they have an abundant amount of wildlife around their property such as indigo buntings,  
26 hummingbirds, goldfinches, flickers, orioles, butterflies, soft shelled turtles, bullfrogs, snakes and  
27 deer.

28  
29 Ms. Fisher stated that they own the original home site for the original tract, consisting of 70+ acres,  
30 prior to subdivision. She said that the original tract was a sizeable dairy operation in Crittenden  
31 Township and it encompassed a large area and portions on both sides of the Embarras River. She  
32 said that the property that they currently own was created during the creation of the E. E. Rogers  
33 Subdivision by the previous owner and was completed prior to their purchase. She said that the  
34 subdivision consists of 4 separate lots. She said that the Piercy (Hood) house, located to the south of  
35 their property, was an additional adjacent lot and the Lively (Hall) house which is further south was  
36 the last zoned subdivision lot. She said that the remaining acreage was sold to others and to Phillip  
37 Jones, who further sold lots without proper zoning therefore currently requesting variances today.  
38 She said that before the land was further developed and sold she and Mark would frequently walk  
39 through the woods and sift through the dirt with their shoes and uncover a variety of arrowheads  
40 presumably made by the local Indian tribes of the past.

1  
2 Ms. Fisher stated that since the construction and extensive land disruption and 10 foot clay and dirt  
3 berm was placed behind their property, on the Jones' property, not only is it an eyesore but it has  
4 forever changed the idea of conservation, country and wooded property landscape. She said that they  
5 questioned the authenticity of this work and if it could actually be done in a floodplain in the  
6 Conservation-Recreation District and the biggest issue that they were told was the potential of  
7 changing the flow of water and causing flooding and runoff to their properties. She asked if any  
8 engineering assessment had been completed for this project or has a historic preservation survey and  
9 investigation been done to the subject property.

10  
11 Ms. Fisher stated that the frequency and nuisance of low flying planes and helicopters landing over  
12 our persons, buzzing our house, livestock and buildings by which she believes is Dr. Jones. She said  
13 that as a side note Dr. Jones has never made any attempt to discuss his ideas or any problems ensuing  
14 from any groundwork or aeronautical activities with the neighbors.

15  
16 Ms. Fisher stated that due to the following she is against the requested rezoning to AG-1 and the  
17 special use permit for the RLA. She said that the reputation and trustworthiness in the past  
18 concerning applications with IDOT/FAA and disputes with Champaign County Zoning rules and  
19 regulations. Ms. Fisher stated that Anne Haaker of the Illinois Historic Preservation Agency  
20 specifically states "The project area has a high probability of containing significant  
21 prehistoric/historic archeological resources. Accordingly, a Phase I archeological reconnaissance  
22 survey to locate, identify, and record all archeological resources within the project area will be  
23 required." She said that Case 688-S-11, Preliminary Draft Summary of Evidence dated June 16,  
24 2011, Page 5 of 17, Item #7.A. indicates that the Petitioner has testified on the application as follows:  
25 "As applicant is engaged in a number of agricultural activities, the special use permit should be  
26 granted because "uses can and should be accommodated in rural areas if they compliment  
27 agriculture, or supplement farm income" (1.6 Land Use Regulatory Policies). Applicant owns 130  
28 acres farmed in corn and beans, grows sunflowers, soybeans, sugar beets, alfalfa, etc., and uses the  
29 helicopter to pollinate;... Ms. Fisher stated that Dr. Jones has only baled the hay since last year, with  
30 one cutting, and perhaps just one this year. She said that the cutting of hay has not been done on the  
31 subject "rezoned" requested property to AG-1, but has been done on a small scale on the bermed  
32 property behind her home. She said that it would be of great risk and extremely unwise to use an  
33 aircraft to assist in agricultural purposes from this standpoint. She said that she also has an issue  
34 with how many acres are actually within Champaign County that is being utilized for agriculture.  
35 She said that Case 688-S-11, Preliminary Draft Summary of Evidence dated June 16, 2011, Page 7 of  
36 17, Item #9.A. indicates that the Petitioner has testified on the application as follows: "As the RLA  
37 and the heliport-RLA will be used to a significant degree for agricultural purposes, the special use  
38 will comply with the agricultural nature of the surroundings in addition to serving and  
39 complimenting agriculture on the parcel itself, neighboring and other lots owned by the applicant."  
40 She reminded the Board that the surrounding properties are zoned Conservation-Recreation and not



1 agriculture and the grass on the runway strip has to remain low. She said that if the majority of Dr.  
2 Jones' produced crops are in Douglas County, where he has stated his helicopter currently resides,  
3 then in her opinion it can stay in Douglas County. Ms. Fisher stated that a key point that should not  
4 be glossed over is that all land currently adjacent to the proposed rezoning Conservation-Recreation  
5 District to AG-1 is currently in the Conservation District including the land to the south. She said  
6 that if the property in question is allowed to be rezoned to AG-1 it will leave a little remaining strip  
7 being AG-1 with CR all to the north and the south therefore why should an exception be made for  
8 approximately 12 acres that cannot be farmed upon because it is housing a runway. She said that  
9 neighbors purchased their property for the conservation, wildlife, country living atmosphere, with  
10 little disturbance or intrusion from urban areas or neighbors. She said that Case 687-AM-11,  
11 Preliminary Draft Summary of Evidence dated June 16, 2011, Item #6.B excludes her property as  
12 well as her neighbor's to the south and minimalized as to their location, property type subdivision in  
13 the proximity to Mr. Jones' property.  
14

15 Ms. Fisher stated that according to ILCS Administrative Code Section 16.160, "anybody conducting  
16 business or residence must notify IDOT and apply for a permit to add or change any buildings in the  
17 area, up to 20,000 feet horizontally from the end of the aeronautical landing strip. She said that this  
18 presents a problem for all neighbors in the vicinity and presents a tremendous hardship for those of  
19 us who have already purchased more expensive zoned subdivision property with a desire to build  
20 improvements; and 8. In an economically depressed housing market such as the current trend, this  
21 furthermore, places an unnecessary restriction on their property but undoubtedly will devalue their  
22 property and those within the afore mentioned distance. Ms. Fisher stated that IDOT personnel has  
23 told her that anything within a three mile radius must be considered in the flight path of a runway  
24 such as, houses, farm buildings, etc.  
25

26 Ms. Fisher stated that Dr. Jones has indicated that he now has a jet-turbine, dual rotor, former  
27 military helicopter which is a bigger, more powerful helicopter and along with it a louder sound and  
28 noise pollution. She said that ILCS Administrative Code Section 14.410, Responsibility and  
29 Authority of the Pilot, states the following: a) Careless or Reckless Operation (1) No pilot shall  
30 operate an aircraft in a careless or reckless manner so as to endanger the person or property of  
31 another. (2) Examples: a) Buzzing, diving on, or flying in close proximity to livestock, homes, any  
32 structure, aircraft vehicle, vessel, person or group of persons. Ms. Fisher stated that she believes that  
33 Dr. Jones has done this on numerous occasions. She continued with ILCS Administrative Code  
34 Section 14.410 as follows: 2(b) Proximity of aircraft. No pilot shall operate an aircraft in proximity  
35 to or relative to other aircraft so as to create a collision hazard. Ms. Fisher stated that approximately  
36 one and one-half mile from the subject property TriCat Farms lands a helicopter on their property  
37 and it is her understanding that the TriCat helicopter does not have to file a flight plan nor discuss  
38 with other helicopters as to what their flight plan will be. She said that she has video tape of a  
39 "Mash type" helicopter crop dusting in front of her house and going over Illinois Route 130. She  
40 said that Illinois Route 130 is not just a method of transportation for people to travel back and forth

1 to Champaign but is used for a lot of over-sized loads therefore tall vehicles, heavy vehicles, vehicles  
2 in tow and trailers. She noted that the helicopter that was flying very low had no identifying marks  
3 on it. She said that she has also witnessed an airplane flying in the same field as the helicopter and  
4 has one of these flights on video. She said that she does not have video of Dr. Jones landing his  
5 helicopter on this same day but it was a very busy weekend and there were at least four different  
6 aeronautical aircraft flying around and it was hard to tell who was coming or going.

7  
8 Ms. Fisher stated that a mentioned crop dusting business, which requires special licensing and  
9 registration,  
10 and ensuing use of toxic chemicals creates a potential for chemical spills. She asked if this should  
11 really be happening in a floodplain Conservation District or in such close proximity to people and  
12 animals. She said that chemical spills usually require evacuation of surrounding properties which  
13 presents a hardship for those of us with livestock.

14  
15 Ms. Fisher stated that Dr. Jones' original application was for an airport and runway RLA use for  
16 fixed wing aircraft therefore we should expect him to land a fixed wing aircraft. She said that it  
17 appears that everything that has been presented to the Board is for a heliport even though there is  
18 area and distance for landing of fixed wing aircraft it is labeled as a Heliport not a fixed wing aircraft  
19 landing strip which has different requirements than a Heliport. She asked who will monitor and  
20 enforce the proper use of the Heliport. She asked if Champaign County Zoning will ensure that it  
21 only be used for Dr. Jones' private helicopter because the Champaign County Ordinance indicates  
22 that Heliports are private. She asked if Dr. Jones will land other aircraft such his airplane or his  
23 father's plane, which he has already done, or will any person that has an aircraft be allowed to land.  
24 She asked how the Conservation District will then protect the public health and preservation and  
25 conservation of the natural scenic area.

26  
27 Ms. Fisher stated that in summary the protection of conservation and preservation of a Conservation  
28 District is of the utmost importance. She said that the areas are needed for the beauty, peacefulness,  
29 environmental habitat for all species preservation and protection and water flow and filtration. She  
30 said that conservation uses are being lost nationally, statewide and regionally. She said that it is her  
31 opinion that the Board's biggest decision to refuse the rezoning of CR Conservation-Recreation  
32 District to AG-1 Agriculture and refuse the special use for an RLA should stem from law abiding,  
33 taxpaying citizens who stand to be most advertently affected. She said that they are the people who  
34 have the most to contend with in the disturbance of construction, peace, the potential of property  
35 restrictions and depreciation in land values. She said that the Board must preserve the peacefulness  
36 of our country and natural setting and ensure its integrity as it has been for the previous decades.

37  
38 Ms. Fisher submitted her prepared statement and photographs as Documents of Record.

39  
40 Mr. Thorsland stated that he did not recall the application mentioning crop dusting.

1  
2 Mr. Hall stated that Dr. Jones' application does not suggest that the RLA will be utilized for crop  
3 dusting. He said that the request is for an RLA and Heliport.  
4  
5 Mr. Thorsland clarified that an RLA is for fixed wing aircraft.  
6  
7 Mr. Thorsland asked the Board if there were any questions for Ms. Fisher and there were none.  
8  
9 Mr. Thorsland asked if staff had any questions for Ms. Fisher and there were none.  
10  
11 Mr. Thorsland asked the audience if anyone desired to cross examine Ms. Fisher and there was no  
12 one.  
13  
14 Mr. Thorsland asked if the Petitioner desired to cross examine Ms. Fisher and the petitioner declined.  
15  
16 Mr. Mark Fisher requested the opportunity to re-address the Board.  
17  
18 Mr. Thorsland granted Mr. Fisher's request.  
19  
20 Mr. Mark Fisher asked the Board if crop dusting becomes a right if the subject property is rezoned to  
21 AG-1.  
22  
23 Mr. Hall stated that the County is in court regarding this very issue. He said that it is his position as  
24 the Champaign County Zoning Administrator that if a farmer is having crop dusting done on his land  
25 then the crop duster can land on the farmland in accordance with all of the normal rules of aviation  
26 safety and an RLA is not required to do such. He said that IDOT recommends having an RLA if the  
27 intent is to land on the property on a regular basis but infrequent landing of an aircraft while they are  
28 servicing the agricultural land is not an issue with him.  
29  
30 Mr. Fisher asked Mr. Hall if his position includes the storage of chemicals and pesticides on the  
31 property.  
32  
33 Mr. Hall stated that as long as the storage of chemicals and pesticides are in compliance with all of  
34 the Illinois Department of Agriculture regulations then yes.  
35  
36 Mr. Thorsland called Mr. Damon Hood to testify.  
37  
38 Mr. Damon Hood declined to testify at this time.  
39  
40 Mr. Thorsland called Dr. William J. Jones to testify.

1  
2 Dr. William J. Jones declined to testify at this time.  
3  
4 Mr. Thorsland asked the audience if anyone desired to sign the witness register to present testimony  
5 regarding Cases 687-AM-11 and 688-S-11.  
6  
7 Mr. Thorsland called Mr. Joshua Fisher to testify.  
8  
9 Mr. Joshua Fisher, who resides at 195 CR 1600E, Villa Grove, IL, stated that he is the son of Mark  
10 and Jean Fisher. He said that he would like to discuss the principal of the matter. He said that he  
11 would not be comfortable with the ZBA approving the requested rezoning and special use permit.  
12  
13 Mr. Fisher stated that he understands the he is young and many people may write his testimony off  
14 due to his inexperience. He said that John Locke, British philosopher and author, spoke about life  
15 and liberty, with the means of acquiring and possessing property, and pursuing and obtaining  
16 happiness and safety. Mr. Fisher stated that a part of the American dream is owning a home and it is  
17 the biggest investment that most people make in their lives. He said that most people do not live in  
18 the same house all of their life therefore the houses near the subject property will either be sold or  
19 given to a family member and having a Heliport/RLA will greatly diminish the value of those homes.  
20 He said that as a college student, at the age of 20, he views the community and the area of his college  
21 residence therefore he does not understand why such a practice was not taken into account when the  
22 subject property was purchased. Mr. Fisher stated that rezoning the property will have a lot of  
23 reciprocations to the neighborhood and the numbers cannot be argued with in that many people will  
24 take the close proximity of an RLA into consideration when purchasing a home in the neighborhood.  
25 He said that he would never want to live near an airport. He said that part of the reason why people  
26 move to the country is for the freedom and privacy of doing what you want to do but part of that  
27 freedom and privacy is peace and quiet.  
28  
29 Mr. Thorsland asked the Board if there were any questions for Mr. Joshua Fisher and there were  
30 none.  
31  
32 Mr. Thorsland asked if staff had any questions for Mr. Joshua Fisher and there were none.  
33  
34 Mr. Thorsland asked the audience if anyone desired to cross examine Mr. Joshua Fisher and there  
35 was no one.  
36  
37 Mr. Thorsland asked if the petitioner desired to cross examine Mr. Joshua Fisher and the petitioner  
38 declined.  
39  
40 Mr. Thorsland asked the audience if anyone else desired to sign the witness register to present

1 testimony regarding Cases 687-AM-11 and 688-S-11 and there was no one.  
2  
3 Mr. Larry Hall requested the opportunity to present a question to the Board and staff.  
4  
5 Mr. Thorsland called Mr. Larry Hall.  
6  
7 Mr. Larry Hall stated that it is his understanding that there are a lot of restrictions around an area that  
8 IDOT approved for air traffic. He asked if there were any restrictions regarding the discharge of a  
9 firearm near an air facility.  
10  
11 Mr. Thorsland stated that he does not have an answer to Mr. Larry Hall's question.  
12  
13 Mr. Larry Hall stated that there is not one person in attendance tonight who lives near or on the  
14 subject property who does not discharge a firearm periodically and some property owners on a  
15 regular basis.  
16  
17 Mr. John Hall stated that the Zoning Ordinance does not regulate the discharge of firearms and such  
18 a question should be presented to IDOT.  
19  
20 Mr. Larry Hall asked Mr. John Hall if staff would pose the question to IDOT or should he call them  
21 himself.  
22  
23 Mr. John Hall stated that unless the Board directs him to contact IDOT about this issue he would  
24 prefer that Larry Hall contact them. He said that anyone who discharges a firearm should be aware  
25 of what the rules are because there are plenty of homes in the area and there is a State Highway  
26 therefore there are a lot of reasons to be concerned about the discharge of firearms.  
27  
28 Mr. Larry Hall stated that there is a lot of wildlife in the area but they are not all friendly.  
29  
30 Mr. Thorsland asked the Board if there were any questions for Mr. Larry Hall and there were none.  
31  
32 Mr. Thorsland asked if staff had any questions for Mr. Larry Hall and there were none.  
33  
34 Mr. Thorsland asked if the Petitioner desired to cross examine Mr. Larry Hall and the petitioner  
35 declined.  
36  
37 Mr. Thorsland stated that at this point the Board needs to give staff direction. He said that staff and  
38 the Board addressed some of the concerns regarding the side transitions and IDOT did visit and  
39 inspect the site. He said that unless the rest of the Board disagrees he is not going to direct staff to  
40 contact IDOT in regards to the discharge of firearms. He said that no final determination will be

1 given at tonight's meeting therefore the public will have an opportunity to have additional questions  
2 or concerns addressed at a later hearing.  
3  
4 Ms. Julia Wright Hall requested the opportunity to address the Board.  
5  
6 Mr. Thorsland called Ms. Wright Hall.  
7  
8 Mr. Wright Hall asked if IDOT has approved the RLA.  
9  
10 Mr. Thorsland stated that IDOT has visited and inspected the site and IDOT is waiting for the proper  
11 zoning to be approved.  
12  
13 Mr. Wright Hall stated that it was her understanding that before anything could be approved it had to  
14 be presented to the entire public with a 16 day period for input.  
15  
16 Mr. Thorsland stated that the 16 day approval process will not occur until the proper approvals from  
17 Champaign County are completed.  
18  
19 Mr. Thorsland asked the Board, staff, audience and petitioner if there were any questions for Ms.  
20 Wright-Hall and there were none.  
21  
22 Mr. Courson stated that during the wind farm hearings there was an issue with noise pollution  
23 therefore should decibel levels for aircraft near surrounding homes be considered.  
24  
25 Mr. Hall stated that there is a big difference in the hours each day or month that one would expect  
26 noise. He said that Dr. Jones has testified that the RLA will only be used about twice a month  
27 therefore if it is only used twice per month he cannot imagine that the Board needs to worry about  
28 noise. He said that he has never seen noise analyzed as part of a simple RLA case. He said that the  
29 testimony from most of the neighbors is that the Heliport is far enough away from their properties  
30 that they are not concerned about the noise from the helicopter.  
31  
32 Mr. Miller asked Mr. Hall if the RLA was approved and the subject property was sold to a  
33 parachuting business or club could it occur where there were planes running in and out regularly.  
34  
35 Mr. Hall stated that the establishment of a parachuting business or club on the subject property  
36 would require a new special use permit and an injunction could be issued to stop the activities until a  
37 special permit is granted. He said that Dr. Jones' frequency of use of the RLA/Heliport may end up  
38 not being a problem for the neighbors although he did not know how to ensure that for the future.  
39 He said that he would encourage Dr. Jones to consider a condition that would allow him to use the  
40 RLA/Heliport as he has testified because such a condition would ensure the Board and neighbors that

1 future owners would have the same limit. He asked the Board if they desire to have the use of the  
2 RLA/Heliport limited to a certain amount per week or month.

3  
4 Mr. Passalacqua asked Mr. Hall if staff had received any comments from the other four or five  
5 property owners indicated on the map.

6  
7 Mr. Hall stated no, but none of the other houses are as close as the witnesses that the Board has heard  
8 from tonight.

9  
10 Mr. Passalacqua stated that there is a home directly to the north of Larry Hall's residence.

11  
12 Mr. Thorsland stated that the property owner is present at tonight's meeting but declined to testify at  
13 tonight's meeting.

14  
15 Ms. Capel asked if it would be appropriate to have the petitioner to weigh in on a draft condition.

16  
17 Mr. Hall stated that he would rather speak to the petitioner about a draft condition outside of the  
18 public hearing but we would like to know what the Board's thoughts are regarding a draft condition.  
19 He said that he is impressed with Mr. Larry Hall's concern about his home. He said that even though  
20 the home meets every separation requirement it is still very close to the proposed RLA. He said that  
21 Dr. Jones has built a sizable berm on the west side of the neighboring properties although there is no  
22 berm on the south side that he is aware of. He said that a berm would assist with noise but it would  
23 also reduce the view of the CR District. He said that he is not aware what would provide the best  
24 compatibility between a house that is 60 to 80 feet away from a runway that is not participating in the  
25 runway's use and has no desire to participate in its use.

26  
27 Ms. Capel stated that seems like there are a lot of residences really close to the proposed RLA and in  
28 her experience with RLA's in Champaign County that is not common.

29  
30 Mr. Hall stated that the County has approved one residential airport and the runway does run back up  
31 to about half of the lots but all of the homes are further away than the Hall residence.

32  
33 Mr. Passalacqua asked if the residential airport, by design, is for residents who own airplanes.

34  
35 Mr. Palmgren stated that he lives at the residential airport and half of the current residents are not  
36 pilots or airplane owners which is an unfortunate circumstance for the other owners. He said that  
37 many of those residents complain because there is not enough airplane activity. He said that two of  
38 the resident's properties back right up to the airstrip and it doesn't seem to be an issue. He said that  
39 the neighborhood has not seen a drop in property values although there have not been a lot of sales  
40 lately.

- 1  
2 Mr. Passalacqua stated that the two situations cannot be compared because a fly-in neighborhood is a  
3 lot different than an after the fact airstrip.  
4  
5 Mr. Thorsland asked Mr. Passalacqua if he is suggesting condition.  
6  
7 Mr. Passalacqua stated no. He said that the two situations cannot be compared to each other.  
8  
9 Mr. Thorsland stated that the Board should review all of the new evidence although staff would like  
10 direction from the Board.  
11  
12 Ms. Capel stated that staff should discuss the frequency of use with the Petitioner so that perhaps a  
13 draft condition could be proposed. She said that if twice a month is the anticipated amount then four  
14 times per month should be an adequate limit.  
15  
16 Mr. Courson stated that staff should also discuss operational hours. He said that night time use is an  
17 issue that should be considered.  
18  
19 Mr. Thorsland stated that he reviewed the Administrative Code regarding marking and he did not see  
20 anything about hours of operation although the Code does require a lighted wind indicator. He said  
21 whether the Code implies whether an RLA can be used at night or not it may be a condition that the  
22 Board may want to consider.  
23  
24 Mr. Courson stated that if the Petitioner does not plan on flying at night then the Board could place a  
25 limitation on late evenings or early morning hours unless it was a life or death emergency.  
26  
27 Mr. Passalacqua stated that the Board should not ignore the fact that Dr. Jones does assist the police  
28 and emergency services therefore we would want that to be permissible.  
29  
30 Mr. Hall stated that if assisting law enforcement and emergency services is included as part of the  
31 justification then the Board could ensure that future owners would also be willing to do the same.  
32 He said that the Petitioner has come before the Board with a specific proposal and if the Board finds  
33 it acceptable the Board should make sure that it is an acceptable proposal for all future owners.  
34  
35 Mr. Passalacqua asked Mr. Hall if such a condition was approved would the ZBA be responsible for  
36 enforcing that condition.  
37  
38 Mr. Hall stated yes.  
39  
40 **Mr. Courson moved, seconded by Mr. Schroeder to continue Cases 687-AM-11 and 688-S-11 to**



1 July 28, 2011. The motion carried by voice vote.  
2

3 Case 689-AM-11 Petitioner: Charles T. and Shelly Sollers Request to amend the Zoning Map  
4 to allow for the establishment and use of 1 single family residential lot in the CR Conservation-  
5 Recreation District by adding the Rural Residential Overlay (RRO) Zoning District. Location:  
6 An approximately 6 acre tract of land that is located in the West Half of the North Half of the  
7 Northeast Quarter of Section 27 of Crittenden township and that is located approximately one-  
8 half mile west of the intersection of County Highway 16 and Illinois Route 130 and located on  
9 the South side of County Highway 16 (CR 200N)  
10

11 Case 690-AM-11 Petitioner: Benjamin Shadwick and Jennifer Shadwick Request to amend  
12 the zoning Map to allow for the establishment and use of 1 single family residential lot in the  
13 CR Conservation-Recreation Zoning District by adding the Rural Residential Overlay (RRO)  
14 Zoning District. Location: An approximately 5.3 acre tract of land that is located in the West  
15 Half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that  
16 is located approximately 2,000 feet west of the intersection of County Highway 16 and Illinois  
17 Route 130 and located on the south side of County Highway 16 (CR200N).  
18

19 Mr. Palmgren moved, seconded by Mr. Courson to continue Cases 689-AM-11 and 690-AM-11  
20 to the July 28, 2011, meeting. The motion carried by voice vote.  
21

22  
23 **7. Staff Report**

24  
25 **A. May, 2011 Monthly Report**  
26

27 Mr. Hall briefly reviewed the May, 2011 Monthly Report with the Board. He said that as of mid-  
28 June staff has received three new zoning cases therefore we have already exceeded the zoning cases  
29 for 2010. He said that the County hopes to be advertising for an Associate Planner soon. He said  
30 that he is sure that the Board is aware that a wind farm application was submitted in Vermilion  
31 County therefore Champaign County should expect one relatively soon therefore staff and the ZBA  
32 should expect a busy fall.  
33

34 **8. Other Business**  
35

36 None  
37

38 **9. Audience Participation with respect to matters other than cases pending before the**  
39 **Board**  
40

1 None

2

3 **10. Adjournment**

4

5 The meeting was adjourned at 9:30 p.m.

6

7

8

9

10 Respectfully submitted

11

12

13

14

15 Secretary of Zoning Board of Appeals

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40

# CASE NO. 687-AM-11 & 688-S-11

SUPPLEMENTAL MEMORANDUM

August 5, 2011

Champaign  
County

Department of

**PLANNING &  
ZONING**

Brookens

Administrative Center

1776 E. Washington Street  
Urbana, Illinois 61802

(217) 384-3708

Petitioners:

**Philip W. and Sarabeth F. Jones**

**175N CR1600E**

**Villa Grove, IL**

Site Area:

**Approx. 12.69 acres**

Time Schedule for Development:

**Immediate**

## Case 687-AM-11

Request: Amend the Zoning Map to change the zoning district designation from CR Conservation Recreation to AG-1 Agriculture.

Location: An approximately 12.69 acre tract of land that is located in the North Half of the South Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR1600E, Villa Grove.

Prepared by:

**John Hall**

Zoning Administrator

## Case 688-S-11

Request: Authorize the construction and use of a "Helicopter- Restricted Landing Area" as a Special Use on land that is proposed to be rezoned to the AG-1 Agriculture Zoning District from the current CR Conservation Recreation Zoning District in related zoning case 687-AM-11; and with a waiver of a Special Use standard condition required by Section 6.1 that requires a runway safety area to be located entirely on the lot

Location: An approximately 12.69 acre tract of land that is located in the North Half of the South Half of the Northeast Quarter of Section 27 of Crittenden Township and located on the west side of Illinois Route 130 (CR1600E) and 1,328 feet south of the intersection of Illinois Route 130 and CR 200N and County Highway 16 and commonly known as the property at 175N CR1600E, Villa Grove.

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## STATUS

These cases were continued from the June 16, 2011, public hearing. The Draft minutes from that meeting are included separately and are ready for approval by the Board.

Copies of photographs submitted at the June 16, 2011, public hearing are attached as are several new submittals from Jean Fisher, Larry Hall, and Julia Wright Hall. A DVD with video footage of aircraft and earthwork on the subject property was also received from Jean Fisher.

A letter was mailed to the petitioner's attorney on June 21, 2011, requesting a revised site plan. A marked up site plan indicating the required and or suggested revisions is attached.

As of the morning of August 5, 2011, no new information has been received from the petitioner.

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## PROPOSED CONDITIONS

Staff has not proposed any conditions of approval since staff is not in a position to enforce limits on flight operations. The letter from Larry Hall does propose several conditions of approval if the heliport and RLA are approved but makes it clear that he and his wife are still opposed to the rezoning of the property

and to the proposed heliport and RLA. Mr. Hall understands that the conditions regarding activities would have to rely on he and his wife documenting any violations with dated photographs. The proposed condition for minimum insurance would be simple enough to enforce by means of requiring a certificate of insurance to be on file.

### **LETTER FROM REALTOR REGARDING PROPERTY VALUE**

The letter from Julia Wright Hall includes among other information a letter from Daniel M. Cothorn of Keller Williams Real Estate received on August 4, 2011, in which Mr. Cothorn states his professional opinion that the proposed heliport and RLA "...would have a significant negative impact on the Hall's property value and significantly diminish their ability to sell their home in the future."

It is important to note that the statement by Mr. Cothorn is not an appraisal with comparable properties and is nothing more nor less than a professional realtor's opinion. However, conservation of property value is one purpose of the Zoning Ordinance and the Board should explicitly consider this opinion (and any professional rebuttal that may be received) in the Findings and the Findings must support the Final Determination.

### **PROXIMITY TO THE ADJACENT DWELLING**

Regarding the proximity of the proposed RLA to the adjacent Hall dwelling at 177 N CR1600E, the Board's discretion is not limited by the standards in the Ordinance. The Board has the authority to deny the special use permit if the Board feels the RLA is too close to the dwelling or alternatively to require a greater minimum separation if the petitioner is willing to revise the site plan. However, the Board cannot revise the site plan and the Final Determination must be based on the petitioner's actual site plan.

### **ATTACHMENTS**

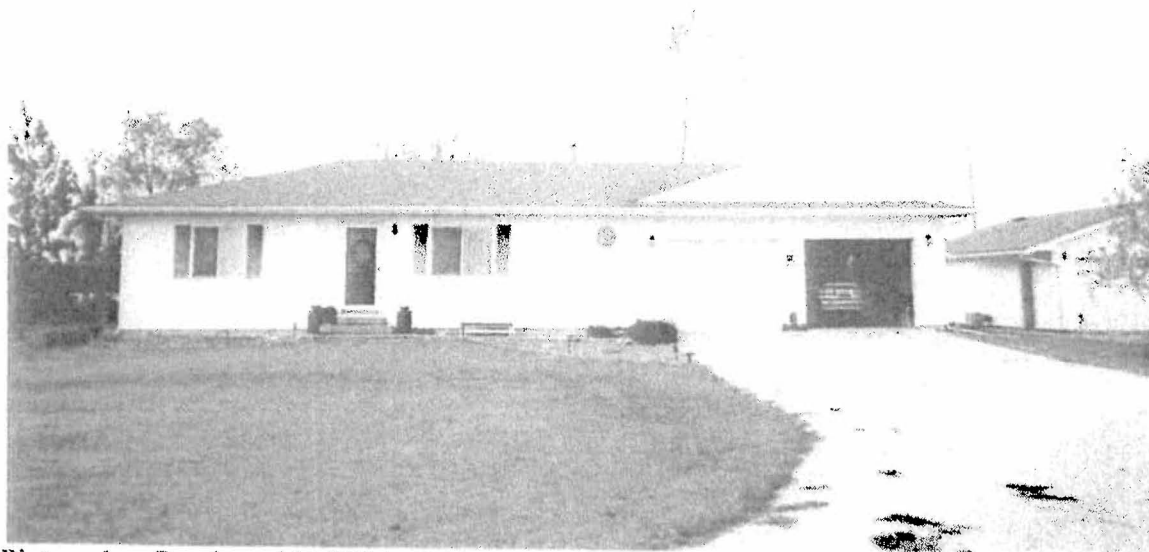
- A Draft Minutes of June 16, 2011, public hearing (included separately)
- B Photographs submitted by Jean Fisher at the public hearing on June 16, 2011
- C Photographs submitted by Julia Wright Hall at the public hearing on June 16, 2011
- D Photographs submitted by Jean Fisher on July 5, 2011
- E Written material submitted by Jean Fisher on July 11, 2011
- F Letter to Zoning Board of Appeals submitted by Larry Hall on August 1, 2011
- G Letter to Zoning Board of Appeals submitted by Julia Wright Hall Hall on August 1, 2011, with attachments:
  - (1) Database information of single engine aircraft accidents in Illinois from 01/10 to 7/31/11
  - (2) Five Year Comparative U.S. Civil Helicopter Safety Trends
  - (3) FAA National Wildlife Strike Database Query Results
  - (4) Switchboard article
  - (5) EPA Regulatory Announcements
  - (6) Photograph of property
  - (7) Photograph of berm vegetation
  - (8) Letter from Daniel M. Cothorn, Keller Williams Real Estate
- H 6/21/11 Staff Mark Up of Proposed Site Plan

Photos submitted by Jean Fisher at the June 16, 2011, public hearing

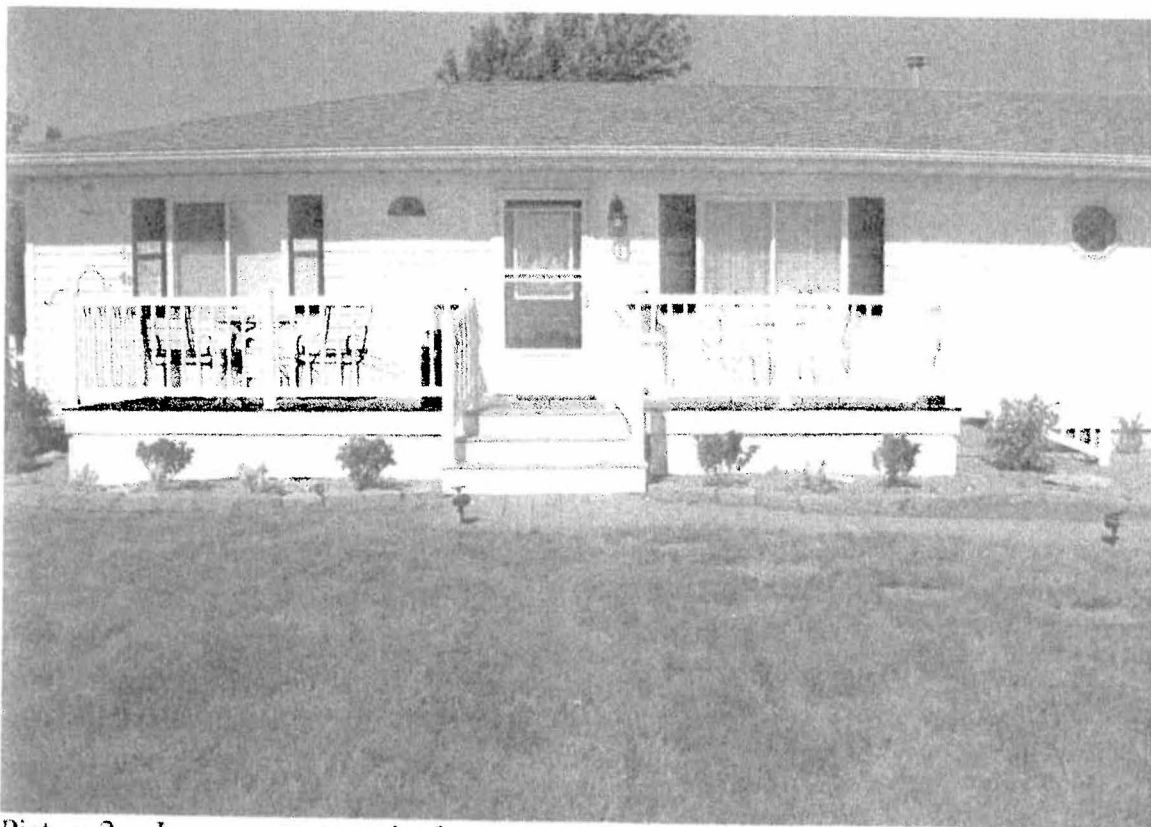


Photos submitted by Jean Fisher at  
the June 16, 2011, public hearing.



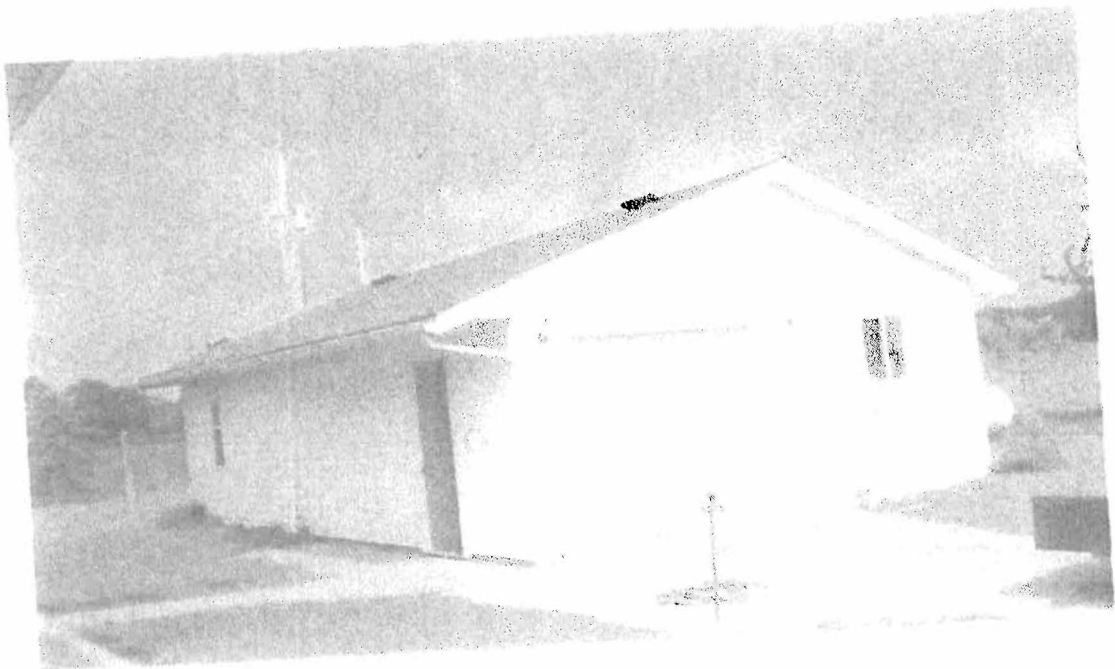


Picture 1... Purchased in 2004



Picture 2... Improvements to the front of the home in 2010.

Photos submitted by Julia Hall at the  
June 16, 2011, public hearing.



Pictures taken by the real estate agent of the home at 177 N CR 1600 E in 2004. Please note the view to the West.

**Photos submitted by Jean Hall at the June 16, 2011, public hearing.**





Picture 3. Backyard, view toward the house



Picture 4. Backyard, current view to the West (photo taken approximately May 2010)

Photos submitted by Julia Hall at the  
June 16, 2011, public hearing.



Picture 5. View of the berm to the South of our backyard.



Picture 6. The tree line to the Southwest. This picture is taken from the SW corner of our yard towards the proposed RLA site. (Photo taken June 2011).

Photos submitted by Julia Hall at the  
June 16, 2011, public hearing

CHAMPAIGN CO. P & Z DEPARTMENT

JUL 05 2011

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CHAMPAIGN CO. P & Z DEPARTMENT

JUL 05 2011

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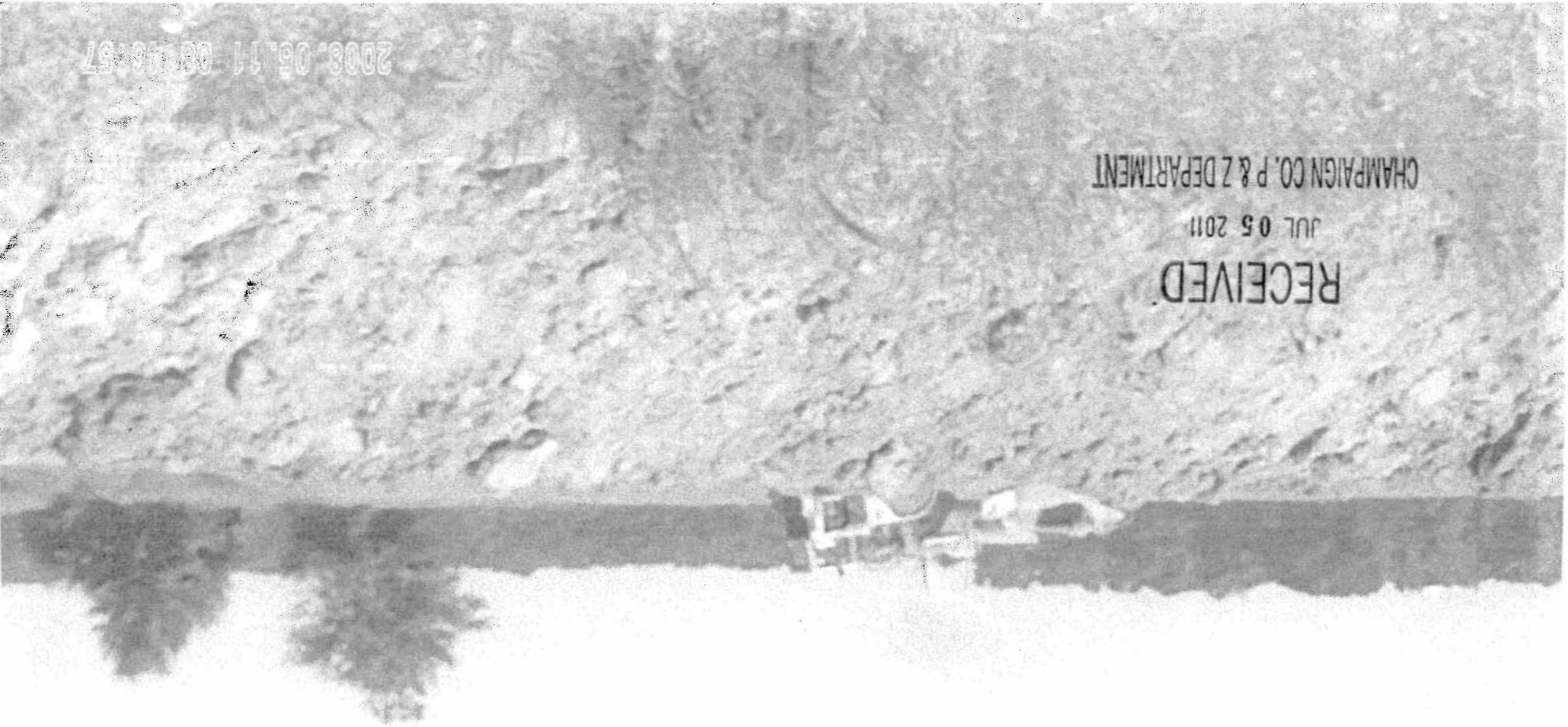


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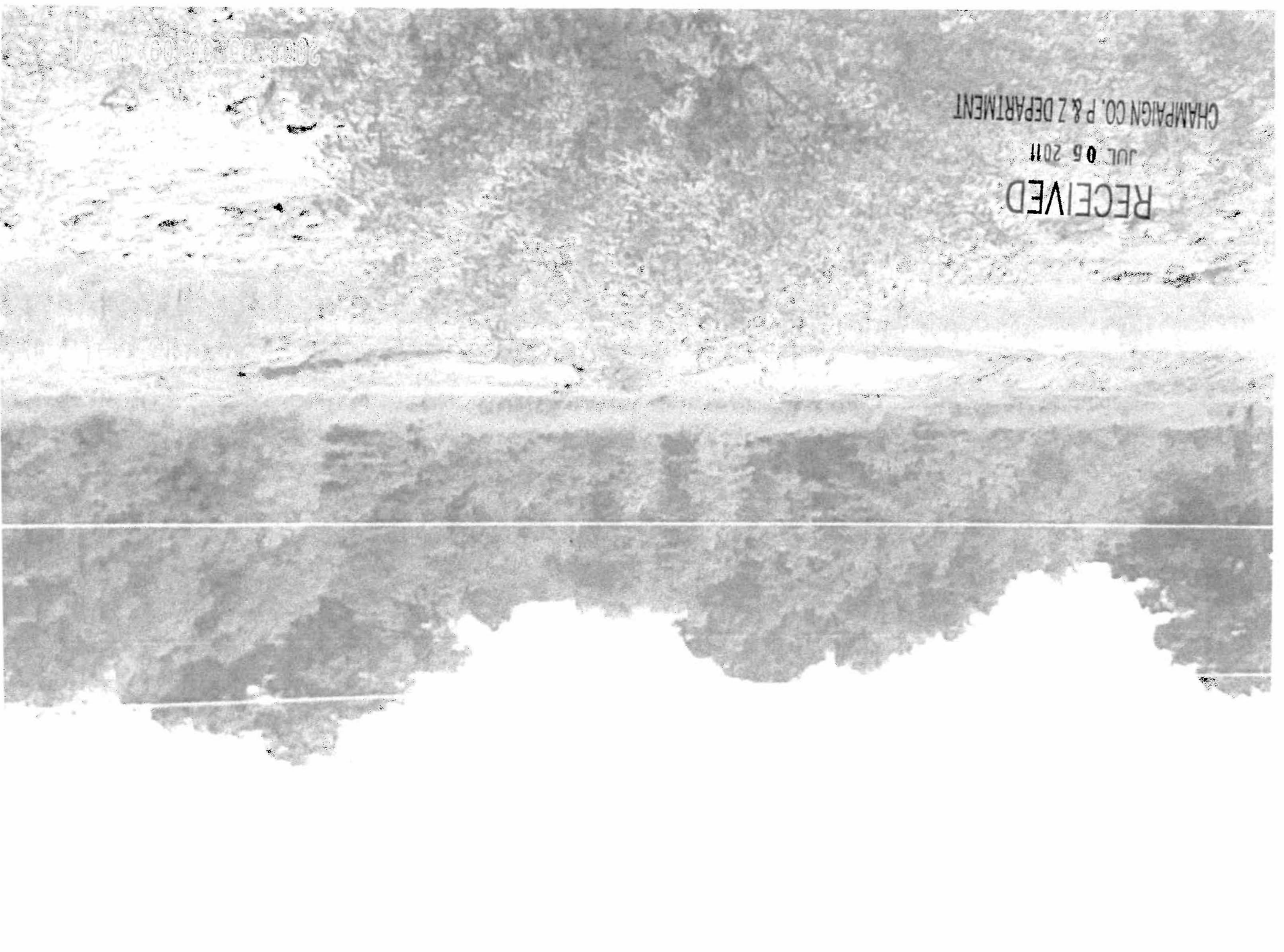
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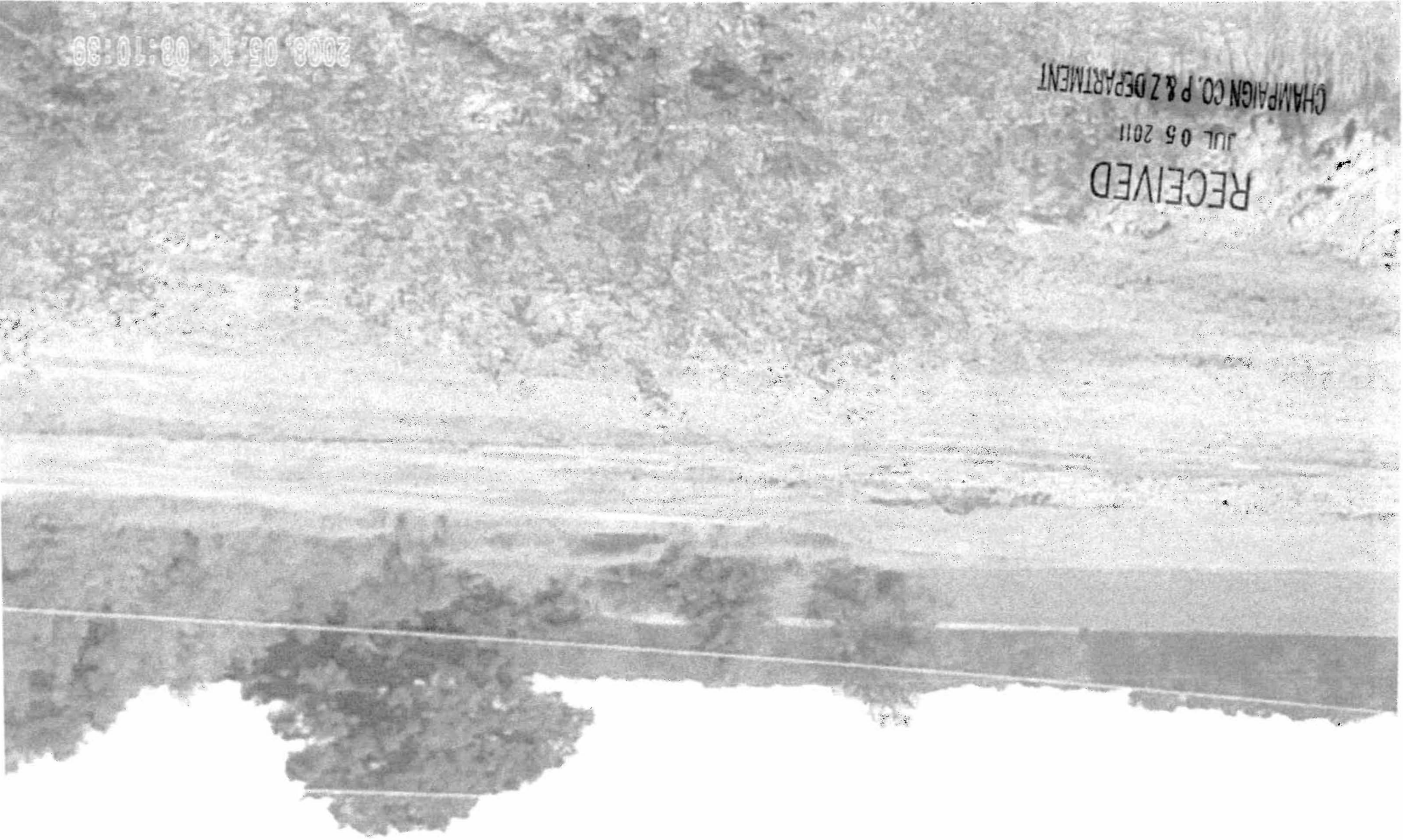


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JUL 11 2011

July 11, 2011  
CHAMPAIGN CO. P & Z DEPARTMENT  
submitted by Jean Fisher

Mr. John Hall  
REVISED COPY  
Champaign County Zoning Board

Re: 1. Mr. Jones requests for rezoning property from Conservation district at AG-1  
2. Special Use permit for RLA: helicopter and fixed wing aircraft

Additional Items:

- Acknowledgement that Board knows Mr. Jones has provided inaccurate information on State IDOT/ Division of Aeronautics forms (seeking a copy)
- Acknowledgement that Mr. Jones has made many miss-statements (or inaccuracies) to the ZB on many occasions
- Photos of planes landing/taking off on Mr. Jones property
- Video tape of Mr. Jones Helicopter landing and also a crop duster
  1. DVD
- ZB needs to check with IDOT regarding regulations and approval that Mr. Jones claims they ready to approve.... They aren't, talk to IDOT
- IDOT will not allow planes to approach a runway over RT 130 and additional trees need to be cut, again talk to IDOT
- Sending a letter to IL Historic Preservation with video and photos of Mr. Jones major disruption of adjacent property with no site surveys
  1. Photos to ZB
    - \*Notice size of construction vehicles and size of trees
- Mr. Jones has a on numerous occasions, showed his lack of credibility, and misbehavior. His future intentions are likely to act in the same disrespectful and law abiding manner.(Past actions are a predictor of future behavior)
- The authenticity of Mr. Jones maps and elevations are questionable at best
  - Mr. Ward should be provide authentic paperwork regarding surveys, not just a blank paper with a signature
- A statement such as all property is AG around his and that his property is bordered by Douglas Co to the South (no zoning) is false. Douglas Co line is 1.5 miles to the south and many other properties are in between
- All landowners would be restricted from building on their own properties because of a harmful nature to Mr. Jones (Prelim draft pg. 9 688-S-11)
- Mr. Jones furnished map show an area for a hanger that is NOT on the rezoning property [ trees will have to be cut]
- Trees will have to be cut down.... Google map satellite 2011 will show
- LRMP Goal 6 states, "will ensure protection of the public health and public safety in land resource management decisions" special use RLA will not carry out that goal
- LRMP Goal 8 states, "will strive to conserve and enhance the county's landscape and natural resources and ensure their sustainability" special use RLA will not carry out that goal
- Supplemental Memorandum-Attachment G notes the "Best Prime Farmland" as being the eastern 1/3 of the requested Zoning change.... This area is closest RT 130 and houses and therefore neighboring properties

1. See DVD of 200+ loads of dumped good soil brought in and dumped even after .....10pm

- Supplemental Memorandum-(Area below Base Flood Elevation) After saying LIDAR and NRCS map data is most relevant, this clause **reverses** statement to say Wayne Ward's map dated Nov 22,2010 is more relevant.

\*\*\* Which is it\*\*

- If changes in ordinances (amendments) are going to be made, then ultimately legal descriptions, definitions, "new technology in maps" need to be made prior to any hearing for all of Champaign County. These are issues that effect all Conservation District (landowners) at the local level- not just this case exclusively. All citizens must be made aware and have the option for discovery and discussion which may effect them.
- Changing a 12-acre plot (spot zoning) for a personal display/enjoyment is senseless and risky to those close by. If this is the ZB's decision, then the landowner directly South of the proposed rezoning property should be mandatorily changed to AG-1.

It has come to our attention that Tri-Cat Farms is currently expanding a building site whereby he will be having helicopters fly in or shipped in for repair. What is the status on it? This site is almost directly across from Mr. Jones' property to the East. The presents a strong idea that multiple aircraft (possibly not in proper working order) can be in flight in close proximity to each other, over houses, and over RT 130, which transports multiple oversize loads on a daily basis.

Zoning case 683-AT-11. Meeting being held on July 14, 2011. What is this regarding? Discusses definitions. Is it being used to back door cases 687-AM-11 and 688-S-11?

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JUL 11 2011

CHAMPAIGN CO. P & Z DEPARTMENT

RECEIVED

AUG 01 2011

Larry Hall  
177 N CR 1600 E  
Villa Grove, IL

CHAMPAIGN CO. P & Z DEPARTMENT

July 31, 2011

REGARDING Case 687-AM-11 and Case 688-S-11

Dear Champaign County Zoning Board of Appeals Members:

To reaffirm our stated position regarding the rezoning on the Jones' property: we adamantly oppose the rezoning from CR to AG for the purpose of constructing a "heliport - restricted landing area." For further information see the letter from Mrs. Julia Hall.

HOWEVER....

Should the Champaign County Zoning Board of Appeals Members choose to ignore our strong objections (and the objections of other neighbors), we respectfully request that the Board exercise their authority and implement the following restrictions in total or to the extent your review deems appropriate.

1. If you approve heliport usage we respectfully request that you deny the use of an airstrip for any fixed wing aircraft.
2. The use of the heliport be limited to only two helicopters or other like aircraft at any one time.
3. If you choose to ignore our first request, we respectfully request that you impose the following restrictions on the "heliport - restricted landing area" (in total or to the extent that you deem appropriate).
  - a) the landing area runway can be used only for personal and immediate family-owned aircraft
    - 1) all identifying numbers of family-owned aircraft must be registered with the appropriate Champaign County office.
  - b) the landing cannot be paved with any material now or in the future.
  - c) the landing area runway cannot be used to generate income or for commercial use purposes, including, but not limited to, chemical crop dusting planes or any private or public charter travel service or the like.
    - 1) If 2c is ignored, then no chemical crop planes or other commercial use planes may land or take off outside the hours of 7:30 AM to 5:30 PM and only on Monday through Friday and NOT on any holiday that may occur on any Monday through Friday.

- 2) Any and all commercial operators should be covered by adequate insurance to insure payments of damages that may occur as a result of their operation or conduct with single limit bodily injury and property damage of at least ~~\$3~~ million dollars and provide a certificate of insurance to be maintained by Mr. Jones. 5 *ldh*
- 3) No more than two like aircraft are to utilize the premises at any one time.

4. No inoperative aircraft or parts may be stored or maintained except inside a fully-enclosed hangar-use building.

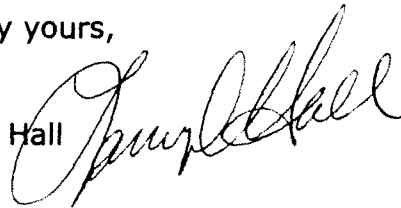
5. The issuance of a permit for "heliport-restricted landing area" be to current property owner(s) only, and not transferrable to any future owner(s) of the property.

6. With the approval of any part of the petitioner's request, we respectfully request that Mr. Jones obtain and maintain insurance adequate to protect the property and personal liability to a minimum extent of ~~\$3~~ million dollars in the form of public liability and property damage insurance. A certificate of insurance must be maintained and filed with the appropriate Champaign County office. 5 *ldh*

These requested restrictions are respectfully submitted for your consideration and inclusion in any zoning change authorization you make to the Jones' property.

Sincerely yours,

Larry D. Hall



RECEIVED

AUG 01 2011

CHAMPAIGN CO. P & Z DEPARTMENT

Julia Wright Hall  
177 N CR 1600 E  
Villa Grove, IL

July 30, 2011

REGARDING Case 687-AM-11 and Case 688-S-11

Dear Champaign County Zoning Board of Appeals Members:

Thank you for your service to Champaign County. And thank you for allowing us to once again voice our opposition to the rezoning of the Jones' property directly South of our home. Mr. Jones purchased his property, built his home and is now proposing to construct a "heliport - restricted landing area" in the area South and West of an established subdivision containing three large lots, housing three residential homes and one farmstead. Additionally, there are other residential homes in the area who will be impacted by the "heliport - restricted landing area." Several of our neighbors have voiced concerns to us about this potential threat. Not all of them—for one reason or another—felt they could voice their opposition. Since my husband and I are the most affected by this construction, being that is so close to our home, we speak for those who chose not or cannot and implore the Board to NOT rezone this property to allow the construction of a "heliport - restricted landing area."

The Champaign County Zoning Ordinance states in Section 2, under "PURPOSE": "The zoning regulations and standards herein adopted and established have been made for the purpose of:

(a) securing adequate light, pure air, and safety from fire and other dangers;

**By rezoning the property to provide for a restricted landing area that can allow up to a stated SIX planes at a time would prevent PURE AIR and ultimate SAFETY FROM FIRE and OTHER DANGERS. Even the best of pilots under the best of conditions have been known to crash. According to the National Transportation Safety Board records, there have been 34 recorded single engine plane crashes in Illinois from January 5, 2010, to July 7, 2011 (data attached). According to a 2009 publication of the *Helicopter Association International*, there were 161 civil helicopter accidents in the US (data attached). The Jones' construction of a large pond in the immediate vicinity of the landing area has attracted a large amount of waterfowl to the area (in addition to the waterfowl already present along the river). Waterfowl pose a distinct hazard to landing or takeoffs of any aircraft. According to FAA statistics, in 2010, there were 486 bird strikes by planes in Illinois (see data attached).**

(b) conserving the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY;

**By rezoning the property to provide for a restricted landing area you would NOT be conserving the value of land, buildings, and structures in the area. Inflicting a landing strip on this established neighborhood would be hazardous to the property values of the homes in the area and any future building sites. We have received information from a qualified real estate broker that indicates that**

**our property values will suffer because of the "heliport – restricted landing area." (see letter attached).**

(c) lessening and avoiding congestion in the public STREETS;

**By rezoning the property to provide for a restricted landing area there is a high likelihood that traffic along Route 130 would be affected adversely during landings/takeoffs because the flight path is directly across Route 130. Mr. Jones' driveway runs parallel to our yard. Already the traffic in and out of the Jones' driveway is substantial. We can only imagine it will increase if the air traffic increases.**

(e) promoting the public health, safety, comfort, morals, and general welfare;

**By rezoning the property to provide for a restricted landing area you would NOT be promoting the public health, safety, comfort, morals, and general welfare. All of the homes in the area immediate to the proposed "heliport – restricted landing area" obtain drinking water from wells located on their respective properties. Ground water and river water contamination would be hazardous to these families. Some small planes use "avgas," which contains lead (see article and information from the EPA attached). If Mr. Jones uses "avgas" in his plane, or if any of the visitors to his landing strip use "avgas," there is a real threat of lead contamination. As you know lead is toxic and, even in a small amount, has serious effects on human health. There is no way to "police" the type of gas that will be used by all aircraft who land on the strip.**

(o) protecting natural features such as forested areas and watercourses;

**By rezoning the property to provide for a restricted landing area you would be NOT be protecting natural features such as forested areas and watercourses—how can increased ozone, gases and other pollutants (such as lead) be good for the trees and the river???? This "heliport – restricted landing area" will also contain a hanger that is proposed to be built back along the river.**

We do NOT understand how rezoning the Jones' property from CR to AG-1 for the **SOLE** purpose of constructing a "heliport - restricted landing area," which in ALL **LIKELIHOOD** could cause problems in the future, could ever be a good idea; nor does it follow the guidelines stated in the purposes of the Champaign County Zoning Board.

My husband and I do not like to be at odds with our neighbors—or anyone. We have enjoyed the few over the fence chats that we have had with Phil and Sara Jones. And there have been several times that Phil has plowed the snow from our driveway or mowed the grass in the ditch along the front of our property. That's why we have been surprised on other occasions by some of the decisions and actions that have been made on the Jones' property that directly affect us and the value of our property. In our effort to preserve the value of our home as well as the other homes in the existing residential neighborhoods, to protect the safety and welfare of the home owners in the existing neighborhoods, to protect the wildlife, farm and domestic animals in the area, to preserve the scenic beauty and value of the area, as well as our concern for the safety of the traffic along Route 130, we believe we have no recourse other than to use whatever resources are at our disposal to block the construction of this "heliport – restricted landing area." Our home is our greatest asset.

By his actions Phillip Jones has demonstrated that he has little regard for the comfort, cares and concerns for his neighbors or the devaluation of their homes. Rezoning the property in question for the SOLE purpose of allowing Mr. Jones to build a "heliport - restricted landing area" would further diminish our property values, and would add insult to the injuries he has already inflicted upon this neighborhood.

As an example, one summer, in the field just South of our home, Phillip burned off the weeds. Apparently the burning weeds caught one of the huge pine trees in our yard on fire and the tree was severely burned and remained burned-out and brown for about a year (see photo). Our garden hose was used to extinguish the flames. But to this day we have had no explanation or apology regarding this burning. We did not report it or "make a fuss" and we simply let the matter go.

Between the time I purchased my home and before I moved in, Phillip planted pine trees around the perimeter of the yard (the beginning of the demise of the view). One summer, these trees had a bagworm infestation, and, so they wouldn't infest my trees, I picked buckets of bagworms off Jones' pine trees. In addition, I have eradicated *many* thistles that have been allowed to grow wild in the "no man's land" between our yard and the mound of dirt. I have mowed and pulled weeds and attempted to plant flowers on the back side of the mudslide that faces our patio. (By the way, I did all of this with Phillip's permission.) I didn't call the weed commissioner or some other agency. I just donned some gloves, got a bucket and picked off the worms, sprayed the thistle, and cut mulberry tree shoots out of the trees. I have tried to take the "lemons" and "make lemonade."

We were surprised by Mr. Jones' decision to construct the (approximate) nine foot tall mountain of dirt directly between our home and any woodland view that was one of the reasons I purchased the home in the first place. I asked Phillip about the dirt and he told me that it was "just temporary until he got some elevations shot." I guess temporary is a relative term... the dirt is still there and Phillip has planted it with grasses. Well, actually, he only planted the grass on "his" side of the mountain. The side facing our home (and the rest of the subdivision) was not planted and has since grown up into whatever seed, including weeds, that have blow over. As you can imagine weed seeds are much more invasive than some and, thus, there is quite a stand of thistle, not to mention a small "grove" of mulberry seedlings.

Mr. Jones apparently had an agreement with Cross Construction to dump a lot of dirt that was gathered off of the construction of the ditches along Route 130. Quite a bit of that dirt became a three to four foot "berm" on the strip of land between the Jones' driveway and our lawn. The berm runs the entire length of our yard. When I called Phillip and asked him about the dirt he acted surprised that they were dumping dirt there. He told me that they were supposed to dump it elsewhere on his property. But they continued to dump dirt. That evening, my husband asked one of the dump truck drivers what they were doing with all the dirt. The driver said that they were building "some kind of berm for the fellow that lived there." The workers hauled dirt for days even at night, and in the rain, piling it there and elsewhere on Mr. Jones' property. Later that summer, it was smoothed and rounded. This summer, the weeds on it have grown to over six feet tall (see photo). My husband is already purchasing large quantities of herbicide to try to save our lawn. Thank GOD Larry and I don't have allergies!!! However, that's not to say that

July 30, 2011

Page 4 of 4

family, friends and guest of ours would not suffer discomfort or reactions from the many and various weeds (including poison ivy) growing in such a close proximity to our yard.

Ultimately it's not about the mis-information or the NO information...people are people. Perhaps people say things one day, but change their minds the next. No, it's not about the mountains of dirt moved in, the weeds, the bagworms, the burned tree, the statements that appear to be untrue... etcetera. It IS about our concern for the SAFETY, HEALTH and WELFARE of our families and our properties, and I am sure that each of you on the Board would defend YOUR rights as much as possible also.

It can be argued that the rezoning is not about the berm, the trees, the weeds.... But the above instances go to show that so far, we have seen that what is good for the neighborhood and the neighbors doesn't appear to be high on the Jones' list of priorities. There seems to be a disparity between what Mr. Jones says and what Mr. Jones does.  
**How can we trust that any flight rules or any regulations will be adhered to?**

**We are talking about a fast moving air vehicle, not a go-cart! We are talking about more than ONE fast moving air vehicle. Vehicles that by the BEST of pilots sometimes hit the ground or hit other objects and explode!**

I grew up in a family of 12, we are all hard workers and went to Mass on Sundays. My dad was a blue collar worker and my mom was a housewife. I started my first job when I was 14 years old for \$1.75 per hour. I've always had to work for what I have. No one has handed me anything. In 1974, as a single mother, with the benefit of a Farmers Home Loan, I became a tax payer in Champaign County. My house payment at the time was \$78 per month. After several years, several payment increases and refinances later, I sold that home for a profit when my only son and his wife gave birth to my only grandchild. I looked for a home in the Villa Grove area for almost a year before I found the home I am presently living in. I sunk everything I had into my present home. Picture it... a white three-bedroom ranch style home nestled in the trees on almost two acres. A large yard, a wonderful view to the trees along the river. Deer grazing in the field; a flock of white doves swooping in the sky and landing in the fields behind me. Yes, there was a highway in the front of it. The highway was a consideration when I was looking at the home. The traffic noise, however, is overcome by the ease of traveling to work on a snow cleaned road in the winter. We actually do not notice the traffic so much. We sit on the back patio. The patio that faces the mountain of weedy dirt and will face the airstrip if it is allowed. The patio that can be so easily destroyed by a crashing plane. That's it.... the patio just next to the small fish pond that can be so easily polluted and the fish killed by whatever chemicals may drip or blow from a plane or helicopter flying over to land.

I ask that each member of the Board consider what they would do if this landing strip area was going to be on the other side of *their* fence?

**Please do not rezone this property to allow a "heliport - restricted landing area."  
If you vote to rezone this property you are allowing one individual family to devastate an existing neighborhood.**



Thank you very much for your kind attention,  
Julia Wright Hall



34 records meet your search criteria.

A docket of supporting materials may exist for factual and probable cause reports. Please contact Records Management Division. Dockets are not available for preliminary reports.

Accident Database & Synopses    Download XML    Download Delimited Text

Current Synopsis	PDF Report(s) (Published)	Event Date	Estimated Release	Location	Make/Model	Regist. Number	NTSB No.	Event Severity	Type of Air Carrier Operation and Carrier Name (Doing Business As)
Preliminary	Preliminary (07/07/2011)	6/26/2011		Romeoville, IL	CESSNA T210L	N732BX	CEN11FA425	Fatal(1)	
Preliminary	Preliminary (07/07/2011)	6/18/2011		Bedford Park, IL	CESSNA 172N	N172NT	CEN11LA413	Nonfatal	
Factual	Factual (06/07/2011)	5/17/2011		Carbondale, IL	CESSNA 152	N6238P	CEN11CA344	Nonfatal	
Preliminary	Preliminary (05/27/2011)	5/12/2011		New Athens, IL	BELL OH-58C	N9263Y	CEN11FA337	Fatal(1)	
Preliminary	Preliminary (06/22/2011)	3/11/2011		Carbondale, IL	Lancair LC41-550FG	N521RT	CEN11FA227	Nonfatal	
Preliminary	Preliminary (06/22/2011)	2/19/2011		Romeoville, IL	Mooney M20J	N888DF	CEN11FA220	Nonfatal	
Probable Cause	Factual (03/28/2011) Probable Cause (06/20/2011)	2/17/2011	6/20/2011	Urbana, IL	MOONEY AIRCRAFT CORP. M20K	N262CP	CEN11CA196	Nonfatal	
Probable Cause	Factual (03/09/2011) Probable Cause	2/12/2011	6/13/2011	Poplar Grove, IL	CESSNA 172N	N733TM	CEN11CA184	Nonfatal	

	(06/13/2011)								
Probable Cause	Factual (02/17/2011) Probable Cause (06/08/2011)	2/8/2011	6/8/2011	Lansing, IL	PIPER PA-28-140	N4643R	CEN11CA181	Nonfatal	
Probable Cause	Factual (03/28/2011) Probable Cause (06/08/2011)	1/19/2011	6/8/2011	Pekin, IL	PIPER PA-28-180	N5658W	CEN11CA176	Nonfatal	
Preliminary	Preliminary (01/03/2011)	12/22/2010		Wheeling, IL	BEECH C24R	N5293M	CEN11FA125	Fatal(1)	
Probable Cause	Factual (01/25/2011) Probable Cause (05/16/2011)	12/19/2010	5/16/2011	Bolingbrook, IL	CESSNA 152	N5437M	CEN11CA131	Nonfatal	
Preliminary	Preliminary (01/10/2011)	12/16/2010		Moline, IL	CESSNA T182T	N2187H	CEN11LA109	Nonfatal	
Preliminary	Preliminary (12/10/2010)	12/2/2010		Decatur, IL	SOUTHERLAND FREEBIRD LITESPORT U	N415US	CEN11LA090	Fatal(1)	
Preliminary	Preliminary (12/10/2010)	11/1/2010		Schaumburg, IL	LUSCOMBE 8A	N71823	CEN11LA049	Fatal(1)	
Probable Cause	Factual (11/04/2010)	10/22/2010	3/16/2011	New Baden, IL	McClish B85C	N1611N	CEN11CA033	Nonfatal	

	Probable Cause (03/16/2011)								
Probable Cause	Factual (11/02/2010) Probable Cause (03/16/2011)	9/28/2010	3/16/2011	Downers Grove, IL	CESSNA T182T	N2439W	CEN10CA577	Nonfatal	
Probable Cause	Factual (01/10/2011) Probable Cause (05/16/2011)	8/26/2010	5/16/2011	Bloomington, IL	DIAMOND AIRCRAFT IND INC DA 20-C1	N409AM	CEN10IA554	Incident	
Probable Cause	Factual (01/03/2011) Probable Cause (05/11/2011)	8/21/2010	5/11/2011	Aurora, IL	Ashcraft DR107	N123TA	CEN10LA506	Nonfatal	
Probable Cause	Factual (01/10/2011) Probable Cause (04/07/2011)	7/30/2010	4/7/2011	Pittsfield, IL	Maule MX-7-180A	N17MX	CEN10CA452	Nonfatal	
Probable Cause	Factual (06/08/2011)	7/25/2010	7/21/2011	Yates City, IL	AIR TRACTOR AT-602	N8521L	CEN10LA437	Nonfatal	

	Probable Cause (07/21/2011)								
Probable Cause	Factual (02/18/2011) Probable Cause (05/11/2011)	7/21/2010	5/11/2011	Toulin, IL	AIR TRACTOR INC AT-401	N45297	CEN10LA420	Nonfatal	
Probable Cause	Factual (08/19/2010) Probable Cause (12/20/2010)	6/30/2010	12/20/2010	Bloomington, IL	DIAMOND AIRCRAFT IND INC DA 20-C1	N802CT	CEN10CA373	Nonfatal	
Probable Cause	Factual (09/08/2010) Probable Cause (12/20/2010)	6/30/2010	12/20/2010	Newark, IL	BRADSHAW Quicksilver MX II	N4469N	CEN10CA398	Nonfatal	
Probable Cause	Factual (07/23/2010) Probable Cause (10/21/2010)	6/26/2010	10/21/2010	Cahokia, IL	CESSNA 180K	N2785K	CEN10CA358	Nonfatal	
Probable Cause	Factual (02/01/2011)	6/20/2010	5/11/2011	Carmi, IL	DRONE PAUL E PULSAR III	N47PD	CEN10LA334	Fatal(1)	

Probable Cause	Probable Cause (05/11/2011)	6/19/2010	10/21/2010	Virден, IL	AIR TRACTOR AT-402B	N5120E	CEN10CA343	Nonfatal	
	Factual (07/22/2010)								
Probable Cause	Probable Cause (03/15/2011)	5/15/2010	10/21/2010	Sandwich, IL	PIPER J3C-65	N22394	CEN10CA252	Nonfatal	
	Factual (07/09/2010)								
Probable Cause	Probable Cause (10/21/2010)	5/7/2010	10/21/2010	Lynwood, IL	CARLESIMO GLASAIR III T	N713MJ	CEN10CA246	Nonfatal	
	Factual (07/09/2010)								
Probable Cause	Probable Cause (08/12/2010)	4/21/2010	8/12/2010	Shelbyville, IL	Murray Starlite	N4326D	CEN10CA215	Nonfatal	
	Factual (05/18/2010)								
Probable Cause	Factual (07/09/2010)	4/19/2010	10/21/2010	West Chicago, IL	PIPER PA-24- 250	N7748P	CEN10CA221	Nonfatal	

Probable Cause	Probable Cause (10/21/2010)	2/21/2010	6/27/2011	Belleville, IL	PIPER PA 46-350P	N350WF	CEN10FA125	Fatal(2)	
	Factual (04/20/2011)								
	Probable Cause (06/27/2011)								
Probable Cause	Factual (02/03/2010)	1/13/2010	5/6/2010	Urbana, IL	CESSNA 140A	N5353C	CEN10CA095	Nonfatal	
	Probable Cause (05/06/2010)								
Probable Cause	Factual (01/21/2010)	1/5/2010	3/23/2010	Brownstown, IL	CESSNA 150L	N10401	CEN10CA092	Nonfatal	
	Probable Cause (03/23/2010)								

**NOTES:**

- On Jan. 8, 2001, dynamic access to the accident data repository was implemented. Static files are no longer available.
- On Oct. 2, 2001, minor cases which do not fall under the definition of "accident" or "incident" were removed from the database; these entries were previously identified with "SA" in the accident number.
- On Sept. 18, 2002, data from 1962-1982 were added to the aviation accident information. The format and type of data contained in the earlier briefs may differ from later reports.

\*\* - Do not use these fields as selection parameters if your date range includes pre-1982 dates, as they did not exist prior to 1982 and their use may falsely limit the data returned.

# FIVE-YEAR COMPARATIVE U. S. CIVIL HELICOPTER SAFETY TRENDS

Through 4<sup>th</sup> Quarter

January 1 – December 31, 2009-2005

<u>Civil helicopters- estimated hours flown<sup>1</sup>:</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
Total helicopter hours flown (in millions)	3.238	3.813*	3.629*	3.446*	3.116*
<u>Number of civil helicopter accidents:</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
Total number of civil helicopter accidents	161	140	178	162	193
Total number of fatal helicopter accidents	20	28	22	25	26
Total number of fatalities	45	75	43	43	44
Total number of serious injuries	42	28	35	34	44
Total number of minor injuries	56	40	55	64	74
<u>Accident rate per 100,000 flying hours:</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
Accident rate	4.97	3.67	4.90	4.70	6.19
Fatal accident rate	0.62	0.73	0.61	0.73	0.83
Fatal injuries rate	1.39	1.97	1.18	1.25	1.41
Serious injuries rate	1.30	0.73	0.96	0.99	1.41
Minor injuries rate	1.73	1.05	1.52	1.86	2.37
<u>Safety Statistics By Helicopter Type:</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
Estimated Total Flight Hours (in millions):					
Single Engine Turbine:	2.007	2.153	1.961	1.894	1.829
Multi-Engine Turbine:	0.502	0.538	0.654	0.632	0.610
Reciprocating:	0.730	1.122	0.836	0.755	0.617
Total Number of Accidents:					
Single Engine Turbine:	65	50	72	63	72
Multi-Engine Turbine:	12	11	10	14	17
Reciprocating:	84	79	98	85	104
Total Number of Fatal Accidents:					
Single Engine Turbine:	8	15	13	8	15
Multi-Engine Turbine:	3	4	1	4	4
Reciprocating:	9	9	8	13	6
Total Number of Fatalities:					
Single Engine Turbine:	17	39	23	14	26
Multi-Engine Turbine:	11	20	4	7	7
Reciprocating:	17	16	16	22	9
Accident Rate per 100,000 Hours Flown:					
Single Engine Turbine:	3.24	2.32	3.67	3.33	3.94
Multi-Engine Turbine:	2.39	2.04	1.53	2.22	2.79
Reciprocating:	11.37	7.04	11.72	11.26	16.86
Fatal Accident Rate per 100,000 Hours Flown:					
Single Engine Turbine:	0.40	0.70	0.66	0.42	0.82
Multi-Engine Turbine:	0.60	0.74	0.15	0.63	0.66
Reciprocating:	1.23	0.80	0.96	1.72	0.97
Fatalities Rate per 100,000 Hours Flown:					
Single Engine Turbine:	0.85	1.81	1.17	0.74	1.42
Multi-Engine Turbine:	2.19	3.72	0.61	1.11	1.15
Reciprocating:	2.33	1.43	1.91	2.91	1.46

1- FAA Aerospace Forecasts Fiscal Years 2009-2025

# FAA National Wildlife Strike Database Query Results

Species: ALL

State: IL

Years: ALL

Data: CURRENT THROUGH JUN 30 2011.

Year	Species	State	Bird Strikes	Mammal Strikes	Reptile Strikes	Total State Strikes	Total US Strikes
1990	ALL	IL	105	5	-	110	2,119
1991	ALL	IL	81	1	-	82	2,669
1992	ALL	IL	118	5	-	123	2,755
1993	ALL	IL	186	10	-	196	2,852
1994	ALL	IL	147	3	-	150	2,905
1995	ALL	IL	158	10	-	168	3,023
1996	ALL	IL	173	7	-	180	3,261
1997	ALL	IL	156	6	-	162	3,681
1998	ALL	IL	233	3	-	236	4,168
1999	ALL	IL	251	4	-	255	5,452
2000	ALL	IL	291	8	1	300	6,408
2001	ALL	IL	276	7	-	283	6,285
2002	ALL	IL	278	5	-	283	6,765
2003	ALL	IL	277	5	-	282	6,660
2004	ALL	IL	300	3	-	303	7,668
2005	ALL	IL	280	5	-	285	7,805
2006	ALL	IL	318	7	-	325	8,013
2007	ALL	IL	265	13	-	278	8,747
2008	ALL	IL	324	5	-	329	8,878
2009	ALL	IL	420	14	-	434	10,723
2010	ALL	IL	486	12	-	498	10,688
2011	ALL	IL	112	-	-	112	3,484
<b>Total Strikes</b>			<b>5,235</b>	<b>138</b>	<b>1</b>	<b>5,374</b>	<b>125,009</b>

Species - For additional information on various bird species, please see The North



List of attachments:

Database information of single engine aircraft accidents investigated by the NSTB in Illinois from 01/10 until 07/31/2011

*Helicopter Association International* report showing 161 civil helicopter accidents in a 2009.

"Lead still found in gasoline? The answer for small airplanes is, surprisingly, yes." Health and the Environment, U.S. Law and Policy. Avinash Kar. Supported by the attached EPA publications.

"Advance Notice of Proposed Rulemaking on Lead Emissions from Piston-Engine Aircraft Using Leaded Aviation Gasoline." EPA publication EPA-420-F-10-013, April 2010.

"EPA Proposed NOx Emission Standards for Aircraft Gas Turbine Engines." EPA publication EPA-420-F-11-019, July 2011.

"An Overview of the Bird Hazard threat to Aircraft." Article published by AirSafe.com, *Critical Information for the Traveling Public*.

FAA database information of "National wildlife strikes" in Illinois during the period of 1990 through June 2011.

Letter from Dan Cothorn, of Keller Williams Real Estate citing the negative impact the RLA will have on the Hall's home.

Picture showing the weeds in the Jones' field just to the South of the Hall's home/yard.

Picture showing the burned out tree (burned when Mr. Jones set fire on summer to the weeds in his field).

Avinash Kar's Blog

## Lead still found in gasoline? The answer for small airplanes is, surprisingly, yes.

---



Posted December 30, 2010 in Curbing Pollution, Health and the Environment, U.S. Law and Policy

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Here's a fact that surprises even most environmentalists and public health advocates: Small aircraft in the US still use leaded gasoline.

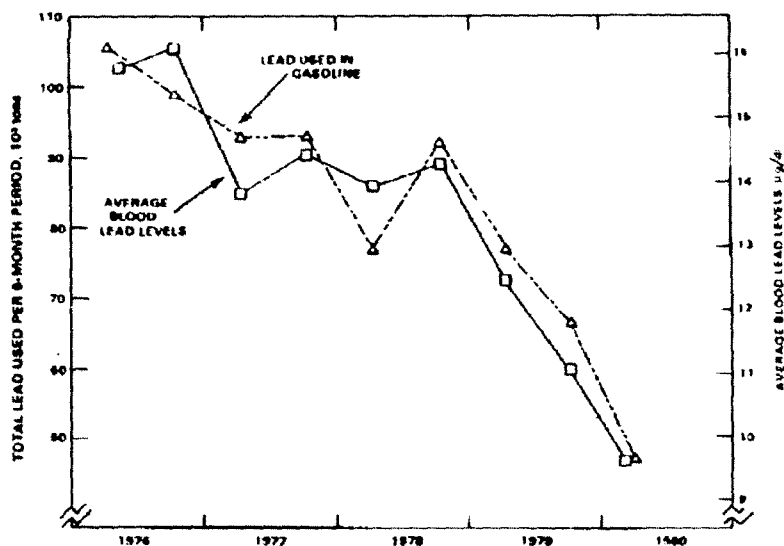
It was certainly a surprise to me. In the last few years, I've spent a fair bit of time working on reducing lead air pollution. NRDC was very involved in the rulemakings both updating the standards for lead in air for the first time in 30 years and setting standards for monitoring for lead in air (on which, incidentally, we recently had a gratifying victory). So, I knew that lead was still emitted in the US by numerous industrial facilities. Like most people, I thought we had eliminated lead from gasoline. But aviation fuel is separately regulated and continues to be used in small aircraft.

Burning this fuel, avgas, as it is known, is responsible for approximately 50% of the lead air pollution in the US, and the EPA estimates that about 16 million people live near the approximately 20,000 airports where leaded avgas is used and where the pollution is the most dangerous. About 3 million children attend school near these airports. These mapping tools on NRDC's web-site show the facilities that emit lead, including airports where leaded avgas is used.

Lead is a nasty toxin, with serious effects on human health. It is known to cause brain, kidney and cardiovascular damage. In children, even small amounts of lead have been proven to lower IQ levels. There is no known safe level of lead in the body. And children are especially vulnerable to its effects. Once lead is emitted into the air, it eventually comes back down and settles in the soil and on other surfaces where people can be exposed to it. People can then track the lead into their homes or children can inadvertently put the lead into their mouths when they play outdoors. What makes lead especially problematic is that it doesn't break down into a safe form, and can remain in the soil indefinitely so that deposition of even small amounts can accumulate to dangerous levels over time.

In public health circles, my scientist colleagues tell me, the removal of lead from motor vehicle gasoline is considered one of the major public health advances of the latter half of the 20th century and greatly reduced the frequency of lead poisoning in the United States.

Check out this graph showing a striking correlation between reductions in the use of lead in motor vehicle gasoline and reductions in lead in people's bodies.



Source: Needleman, H. 2004. Lead Poisoning. *Annu. Rev. Med.* 55:209–22

The good news is that EPA is looking closely at this issue in response to a petition by the Friends of the Earth and has initiated a rulemaking about the risks to human health posed by lead in avgas. The EPA's attention to the issue is a welcome development, and we look forward to working with the agency to get the lead out.

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## Comments

**Jim Morris** — Jan 2 2011 02:29 PM

50% of all lead pollution from Avgas???  
Seems kind of high, what is your source?

**Avinash Kar** — Jan 3 2011 04:40 PM

Thanks for your question, Jim. As I say in the blog, lead pollution contributes approximately 50% of lead AIR pollution in the US. That is based on EPA's findings in the rulemaking, to which I link above.

*Comments are closed for this post.*



# Advance Notice of Proposed Rulemaking on Lead Emissions from Piston-Engine Aircraft Using Leaded Aviation Gasoline

## Overview

- In this action we describe and request comment on the data available for evaluating lead emissions, ambient concentrations and potential exposure to lead from the use of leaded aviation gasoline (avgas) in piston-engine powered aircraft.
- This action describes considerations regarding emission engine standards and requests comment on approaches for transitioning the piston-engine fleet to unleaded avgas.
- This action is one of the steps EPA is taking in response to a petition submitted by Friends of the Earth (FOE) requesting that EPA find endangerment from and regulate lead emitted by piston-engine aircraft, or if insufficient information exists, to commence a study.
- EPA's next step is to consider the information presented in the ANPR and comments received from the public to determine whether, in the Administrator's judgment, aircraft lead emissions from aircraft using leaded aviation gasoline cause or contribute to air pollution which may be reasonably anticipated to endanger public health or welfare. EPA will also be considering comments from the public and continuing conversations with FAA and industry about issues associated with potential future emission standards.
- If EPA judges, in a subsequent action, that lead emissions from these aircraft cause or contribute to air pollution which may be reasonably anticipated to endanger public health or welfare, EPA would be required, in consultation with FAA, to establish standards to control the emissions of lead from piston-engine aircraft. FAA would also be required to establish standards for the composition of piston-engine aircraft fuel to control lead emissions.

## **Lead Emissions from Piston-Engine Aircraft**

- There are almost 20,000 airport facilities in the U.S. where leaded avgas is used.
- Aviation gasoline is utilized in general aviation aircraft with piston engines, which are generally used for instructional flying, air taxi activities, and personal transportation. Lead is not used in jet fuel, the fuel utilized by most commercial aircraft.
- Emissions of lead from piston-engine aircraft using leaded avgas comprise approximately half of the national inventory of lead emitted to air.
- EPA estimates that approximately 14.6 billion gallons of leaded avgas were consumed between 1970 and 2007, emitting approximately 34,000 tons of lead.
- Airport-specific lead inventories for 2008 are currently undergoing review by state, local and tribal authorities and will be completed in 2010.

## **Lead Concentrations and Exposure to Lead from Piston-Engine Aircraft**

- Lead concentrations in air increase with proximity to airports where piston-engine aircraft operate.
- Lead emitted in-flight is expected to disperse widely in the environment because lead is emitted as a small particle and can travel widely before depositing to soil, water, vegetation or other surfaces.
- Approximately 16 million people live within one kilometer of the approximately 20,000 airport facilities in the U.S.
- Over 3 million children attend school within one kilometer of the approximately 20,000 airport facilities.

## **Background**

- The U.S. has made tremendous progress in reducing lead concentrations in the outdoor air, with average concentrations of lead in air decreasing 91 percent between 1980 and 2008.
  - Much of this dramatic improvement occurred as a result of the permanent phase-out of lead in motor vehicle gasoline. Reductions in the emission of lead have also been accomplished through controls on waste incineration and other stationary sources.

# Regulatory Announcement

- Lead is a multimedia pollutant and EPA is concerned about continued emissions of lead to air.
  - Lead that is emitted into the air can be inhaled or, after it settles out of the air, can be ingested. Ingestion of lead that has settled onto surfaces is the main way children are exposed to lead originally released into the air.
  - Once in the body, lead is rapidly absorbed into the bloodstream and results in a broad range of health effects.
- Children are particularly vulnerable to the effects of lead. Exposures to low levels of lead early in life have been linked to effects on IQ, learning, memory, and behavior. There is no identified safe level of lead in the body.
- On October 15, 2008, EPA substantially strengthened the national ambient air quality standards (NAAQS) for lead, finding that serious health effects occur at much lower levels of lead in blood than previously identified.

## **For More Information**

To download a copy of today's action and to obtain additional information regarding EPA's response to the petition from Friends of the Earth, go to:

[www.epa.gov/otaq/aviation.htm](http://www.epa.gov/otaq/aviation.htm)

EPA will accept public comment on the ANPR for 60 days following its publication in the Federal Register. To provide comments to EPA, follow the instructions provided in today's action.

For more information about lead in air visit:

[www.epa.gov/air/lead](http://www.epa.gov/air/lead)

# EPA Proposed NO<sub>x</sub> Emission Standards for Aircraft Gas Turbine Engines

The U.S. Environmental Protection Agency (EPA) is publishing a proposed rulemaking to adopt the NO<sub>x</sub> emission standards approved by the United Nation's International Civil Aviation Organization (ICAO).

## Overview

EPA is proposing to adopt emission standards and related provisions for aircraft gas turbine engines with rated thrusts greater than 26.7 kilonewtons. These engines are used primarily on commercial passenger and freight aircraft. The proposal contains standards and related provisions that were either previously adopted by ICAO, or agreed on at ICAO's Committee on Aviation Environmental Protection (CAEP) in 2010. Specifically, EPA is proposing two new tiers of more stringent emission standards for oxides of nitrogen (NO<sub>x</sub>). These are referred to as the Tier 6 (or CAEP/6) standards and the Tier 8 (or CAEP/8) standards.

The proposed standards would apply differently depending on the date the engine model received its original airworthiness certificate as follows.

- Engine models that were originally certificated prior to the effective date of the proposed rule may continue production without meeting the proposed Tier 6 standards through December 31, 2012. After that date, these engines must comply with the proposed Tier 6 standards (this date is generally referred to as the Tier 6 production cutoff). This delay in complying with the proposed Tier 6 standards for previously certificated engine models is intended to allow for an orderly transition to the proposed Tier 6 standards.
- Engine models that were originally certificated between the effective date of the proposed rule and December 31, 2013 must comply with the proposed Tier 6 standards.



# Regulatory Announcement

- Engine models that were originally certificated beginning on or after January 1, 2014 must comply with the proposed Tier 8 standards. EPA anticipates establishing a future production cutoff to require all engine models that were originally certificated before the above date to comply with the proposed Tier 8 standards. We will consider this in a future action after first pursuing it within ICAO/CAEP.

EPA is also proposing several additional changes that would affect all aircraft gas turbine engines that are subject to current emission requirements. First, EPA is proposing to clarify when a design variation of a previously certified engine model causes the emission characteristics of the new version to become different enough from its parent engine that it must conform to the most current emissions standards. Second, EPA is proposing amendments to the emission measurement procedures. These revisions are primarily intended to reflect current certification practices. Finally, EPA is proposing to require all gas turbine and turboprop engine manufacturers to report to EPA, emission data and other information necessary for the purpose of conducting emission analyses and developing appropriate public policy for the aviation sector.

These proposed regulatory requirements, except a portion of the proposed engine manufacturer reports, have already been adopted or are actively under consideration by the ICAO. The proposed requirements are consistent with the United Nations Convention on International Civil Aviation.

## **Public Participation Opportunities**

Comments will be accepted for 60 days after the date that the proposal is published in the Federal Register. All comments should be identified by Docket ID No. EPA-HQ-OAR-2010-0142 and submitted by one of the following methods:

Internet: [www.regulations.gov](http://www.regulations.gov)

E-mail: [a-and-r-Docket@epa.gov](mailto:a-and-r-Docket@epa.gov)

Mail:

Environmental Protection Agency

Mail Code 2822T

1200 Pennsylvania Avenue NW

Hand Delivery:

U.S. Environmental Protection Agency

EPA Headquarters Library

EPA West Building

Room 3334

1301 Constitution Avenue NW

Washington, DC

# Regulatory Announcement

## **For More Information**

You can access the rule and related documents on EPA's Office of Transportation and Air Quality (OTAQ) Web site at:

[www.epa.gov/otaq/aviation.htm](http://www.epa.gov/otaq/aviation.htm)

For more information on this proposal, please contact the Assessment and Standards Division at:

Voice-mail: (734) 214-4636

E-mail: [asdinfo@epa.gov](mailto:asdinfo@epa.gov)

Mail:

U.S. Environmental Protection Agency  
Assessment and Standards Division  
Office of Transportation and Air Quality  
2000 Traverwood Drive  
Ann Arbor, MI 48105

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BOOKMARK

## *An Overview of the Bird Hazard Threat to Aircraft*

### **Bird Strikes**

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[Major Strikes](#)  
[Myths and Facts](#)  
[Risk Estimate](#)

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- **History:** First fatal accident in 1912 involved a military aircraft. Since 1975, commercial jet transports have been involved in five hull losses. Large military aircraft have been involved in at least four other hull losses in the same period.
- **Location:** Strike hazards exist throughout the world with higher threats near migration routes or favorable environments.
- **Altitude:** More than half at less than 100 feet (30 meters) above the ground, highest reported strike at 37,000 feet (11,280 meters), highest reported bird sighting at 54,000 feet (16,460 meters)
- **Number of Strikes:** According to statistics from the International Civil Aviation Organization (ICAO), there were over 25,000 bird strikes reported to civil aircraft between 1988 and 1992. Over 70% of these were strikes on large jet aircraft weighing over 60,000 pounds (27,200 kilos).
- **Strike Rates:** The Civil Aviation Administration (CAA) of the United Kingdom estimates that UK registered aircraft of over 12,500 pounds (5,700 kilos) strike a bird about once every thousand flights.
- **Species:** Species of interest depends on area, in the U.S. and Canada gulls, ducks, and geese are frequently involved in serious bird strikes.
- **Size:** Birds can weigh in excess of 40 pounds (18 kilos), but most North American bird strikes involve birds weighing 4 pounds (1.8 kilos) or less.
- **Flock Size:** Bird encounters can involve over 100 birds at a time.
- **Damage Rates:** According to CAA and ICAO data, about 6 to 7% of all bird strikes result in aircraft damage.
- **Airports:** While any airport may have bird strikes, airports adjacent to wetlands or wildlife preserves are at higher risk of having a significant bird strike hazard.

Overview of the Bird Hazard Threat to Aircraft  
<http://www.airsafe.com/birds/threat.htm> – Revised 29 May 2008







RECEIVED

AUG 04 2011

CHAMPAIGN CO. P & Z DEPARTMENT

To Whom It May Concern:

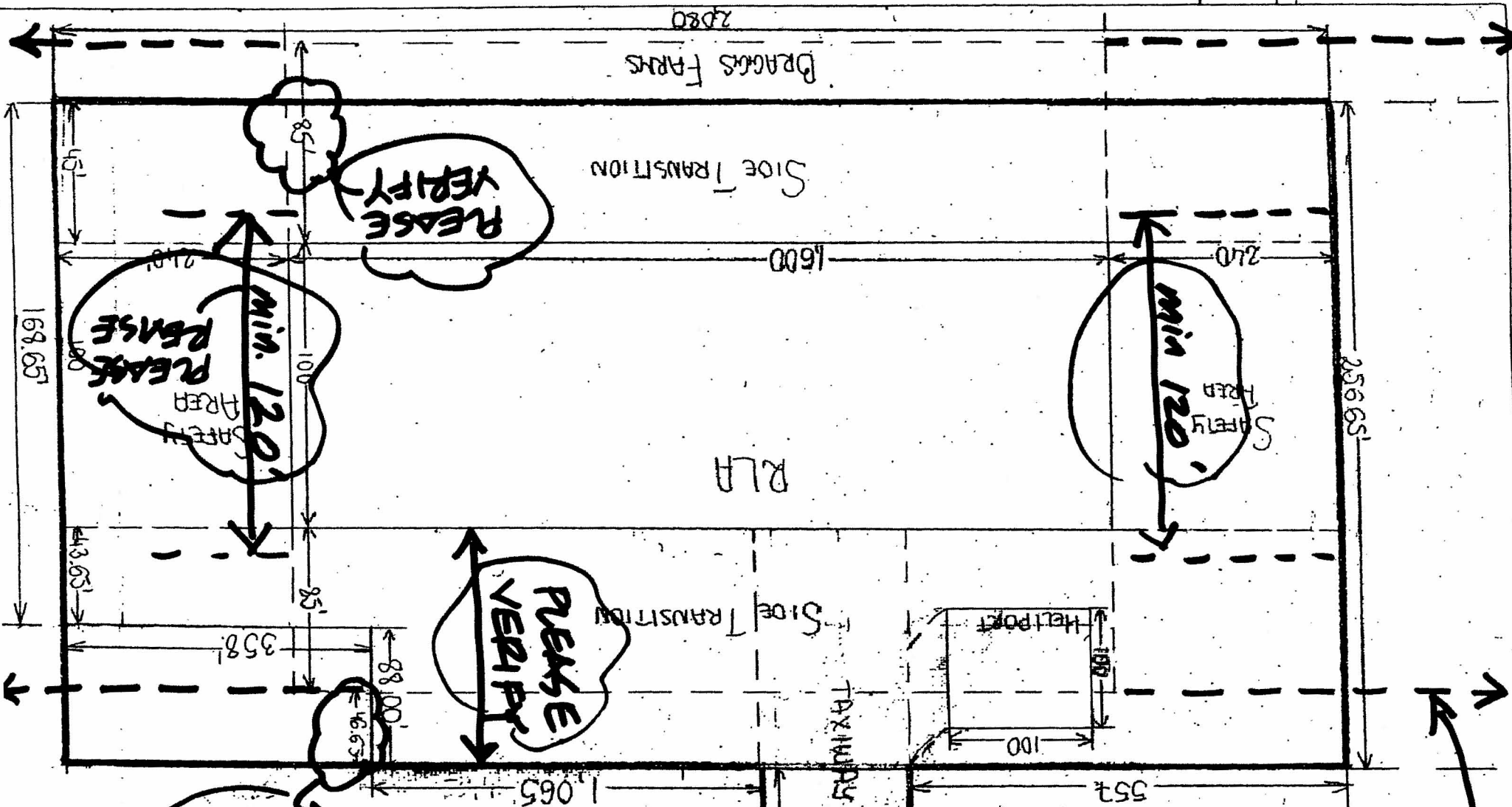
This letter is in response to a request I received from Larry and Julia Hall for a professional opinion with regard to the impact that a "heliport-restricted landing area" would have on their property value and the marketability of their home located at 177 N COUNTRY Road 1600 E, which is immediately to the North of the proposed "restricted landing area" site.

On July 28<sup>th</sup>, 2011, I visited Larry and Julie's home and looked over the proposed "restricted landing area" site. Based on my observation, and my 12 years of professional experience in real estate, it is my opinion that a "heliport-restricted landing area" being constructed on the proposed property, would have a significant negative impact on the Hall's property value and significantly diminish their ability to sell their home in the future. Even though no comparables are immediately available for a similar situation in Champaign County, the negative impact, in my opinion would be considerable. In addition, I believe the Hall's have already experienced some reduction in value by the burms that have been constructed to their West and to the South. Their view of the conservation land to their West has been taken from them for no apparent reason. My other concern, after visiting with residents in the Villa Grove area, is that this site is being used and will be used for commercial insecticide planes to reload their chemicals and their fuel. With all of the concern that Champaign County residents have shown in the past several years to preserve conservation land, I would think it would be mandatory for the present owner to present a long term Environmental Impact Study to the county and it's residents. Last, but certainly not least; with the recent tragedy that occurred in Rantoul just 2 weeks ago, I would hope there would be much concern for the welfare of nearby residents and highway traffic at any and all future proposed landing area sites.

Thank-you for your considerations in this matter and I trust that common sense will prevail and a more appropriate site will be chosen in place of this site.

Sincerely,

Daniel M Cothorn  
Keller Williams Real Estate  
Director/Commercial  
[DCothorn@KW.com](mailto:DCothorn@KW.com)



NOT TO SCALE  
 6/21/11  
 STAFF MARK UP

RECEIVED

APR 29 2011

CHAMPAIGN CO. P & Z DEPARTMENT

# CASE NO. 690-AM-11

PRELIMINARY MEMORANDUM REVISED

Champaign August 4, 2011

County Department of  
Petitioner: **Benjamin R. and Jennifer A. Shadwick**



Site Area: **5.3 acres**

Time Schedule for Development:  
**Immediate upon approval**

Prepared by: **John Hall**  
Zoning Administrator

**Request: Amend the Zoning Map to allow for the use of 1 single family residential lot in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District**

**Location: An approximately 5.3 acre tract of land that is located in the West Half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately 2,000 feet west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR200N).**

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

(217) 384-3708

---

## BACKGROUND

The original Preliminary Memorandum (see attached) inaccurately described the proposed RRO and this Revised Preliminary Memorandum provides a correct description. The original Preliminary Memorandum also referred to the comparison of the subject property with common Champaign County conditions as Attachment U when it was actually Attachment J.

## THE NEED FOR THE R.R.O.

The following information is included under item 7. in the Summary of Evidence that is included separately as an attachment to the Supplemental Memorandum dated August 4, 2011:

- As amended on February 19, 2004, by Ordinance No. 710 (Case 431-AT-03 Part A), the *Zoning Ordinance* requires establishment of an RRO District for subdivisions of any tract that existed on January 1, 1998, into more than three lots (whether at one time or in separate divisions) less than 35 acres in area each (from a property larger than 50 acres) and/or subdivisions with new streets in the AG-1, AG-2, and CR districts (the rural districts) except that parcels between 25 and 50 acres may be divided into four parcels.
- The subject property was divided out of an approximately 65.54 parcel (the parent tract) of land in the Northeast Quarter of Section 27 of Crittenden Township indicated in the January 1, 1998, Champaign County Supervisor of Assessments Official Tax Map (see attachment).
- By July 1, 2005, that 65.54 acre parcel had been divided into a total of six different tax parcels each of which was less than 35 acres in area and one parcel that was larger than 35 acres (see attachment B). The last three lots less than 35 acres in area had been created in a Plat of Survey dated 5/18/04 that was recorded on July 1, 2005 (see attached). The attachment also illustrates that



by March 7, 2008, zoning use permits had been authorized on three of the new small (less than 35 acre) lots, as follows:

- Zoning Use Permit 65-01-01 for a new dwelling was authorized on March 6, 2001.
- Zoning Use Permit 85-03-01 for a new dwelling was authorized on March 13, 2003.
- Zoning Use Permit 361-07-01FP (floodplain development permit) was authorized on March 17, 2008. The application for this Zoning Use Permit was received on December 27, 2007.
- On December 26, 2007, a Community Acknowledgement of Fill Form was submitted for the subject property by the owners at that time, Justin and Spring Harrison of Villa Grove. In a letter dated April 24, 2008, the Zoning Administrator informed the Harrisons that the subject property was unbuildable without a County Board approval of a Rural Residential Overlay (RRO) zoning map amendment. The letter also stated that the third lot created in the Plat of Survey was also not buildable without the RRO amendment and there was an enforcement action against the owner of that lot for unauthorized construction.

#### **ATTACHMENTS**

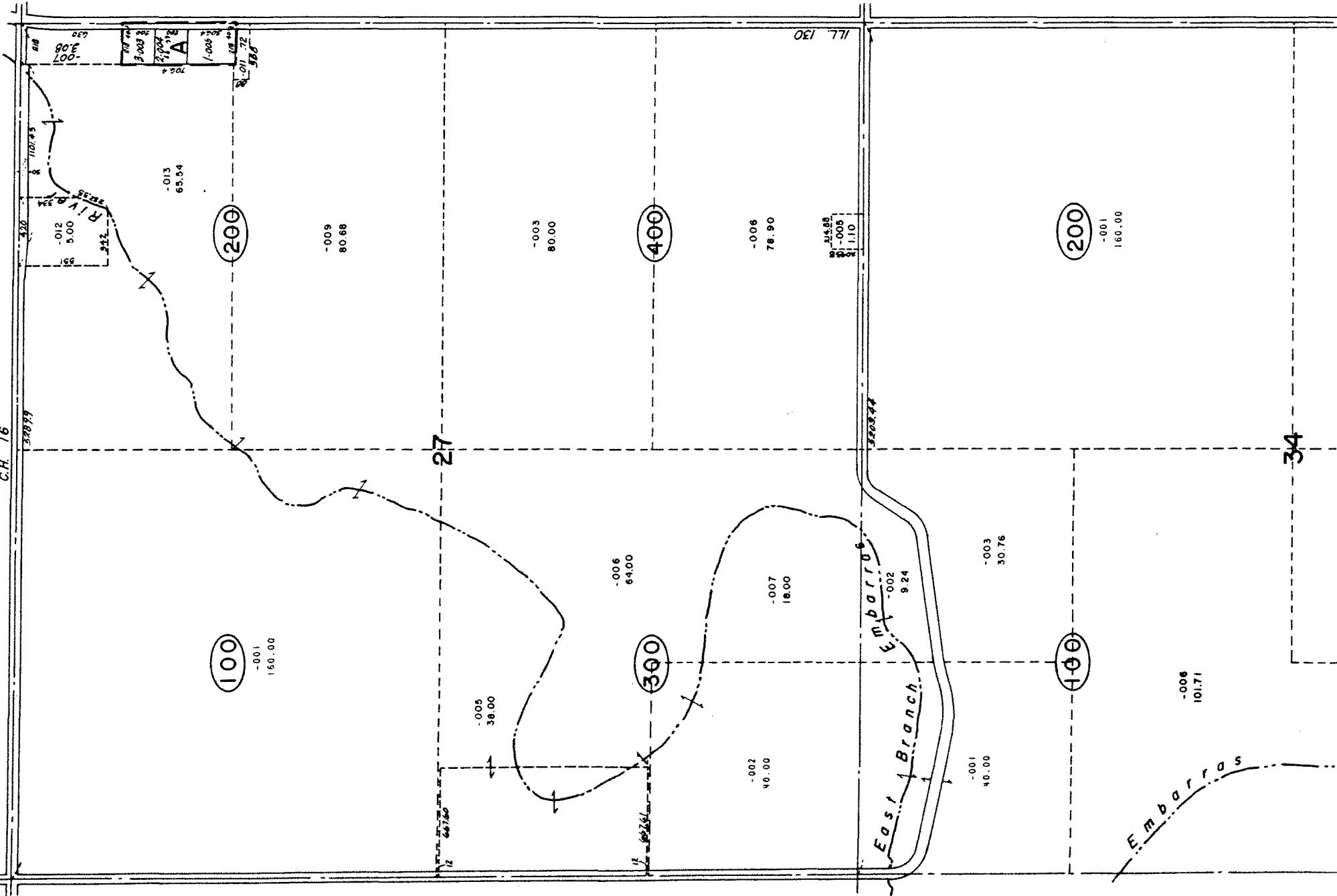
- A Excerpt of Sheet 33-Q from the January 1, 1998, Champaign County Supervisor of Assessments Official Tax Map showing Section 27 of Crittenden Township
- B Divisions of land in the Northeast Quarter of Section 27 of Crittenden Township by July 1, 2005
- C Plat of Survey recorded on July 1, 2005
- D Preliminary Memorandum dated June 16, 2011

"A"  
E. E. ROGER'S SUB

33-K  
C.H. 16

33-R

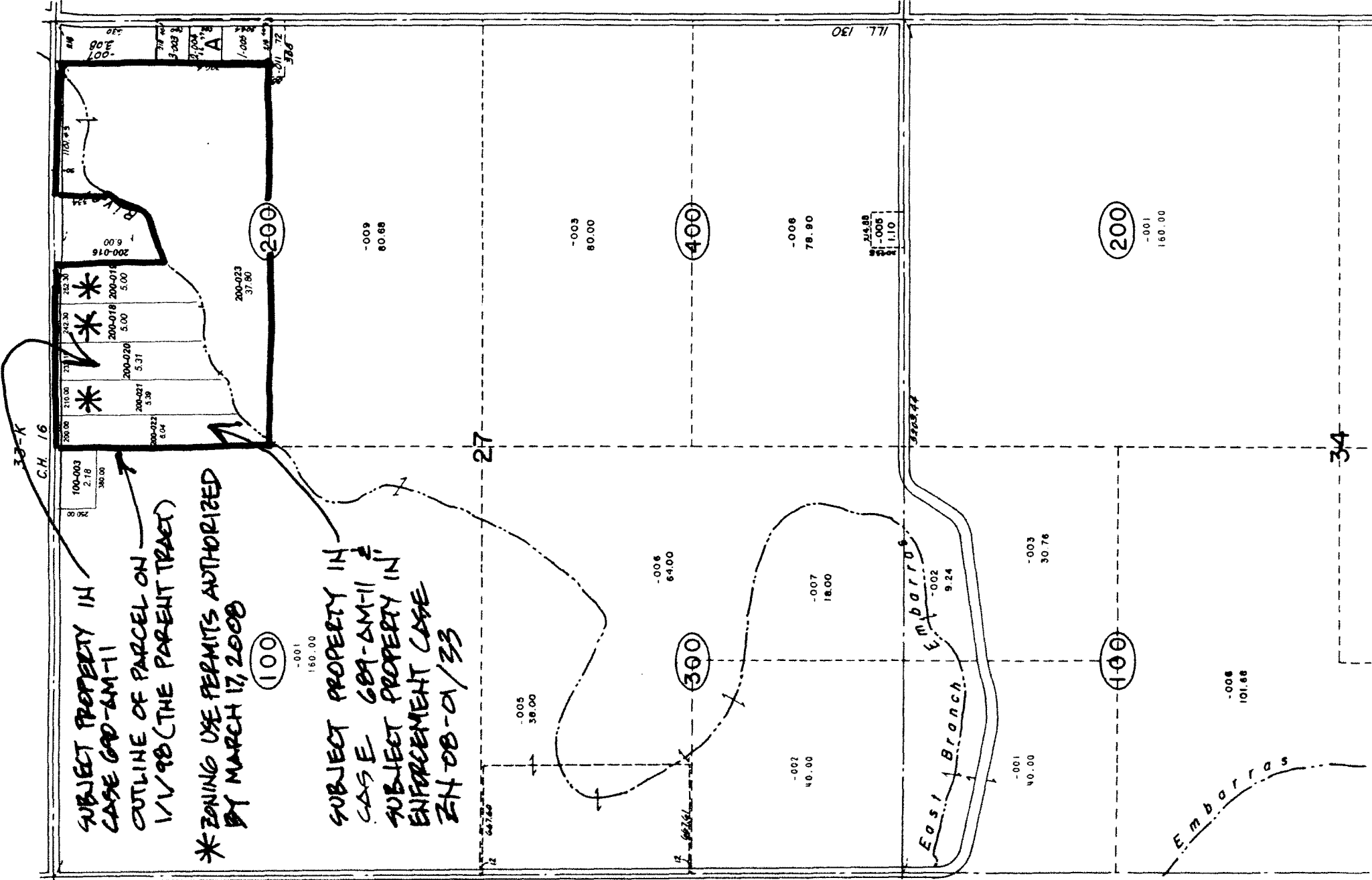
33-P



34

"A"  
E. E. ROBERTS SUB

33-R



SUBJECT PROPERTY IN  
CASE 69-AM-11  
OUTLINE OF PARCEL ON  
1/1/98 (THE PARENT TRACT)  
\* ZONING USE PERMITS AUTHORIZED  
BY MARCH 17, 2008

100

-001  
150.00

SUBJECT PROPERTY IN  
CASE 69-AM-11  
SUBJECT PROPERTY IN  
ENFORCEMENT CASE  
ZN 08-01/33

-005  
38.00

300

-006  
64.00

-002  
40.00

-007  
18.00

Embarras

East Branch

-002  
9.24

-001  
40.00

-003  
30.76

100

-006  
101.66

Embarras

-003  
80.88

400

-006  
78.90

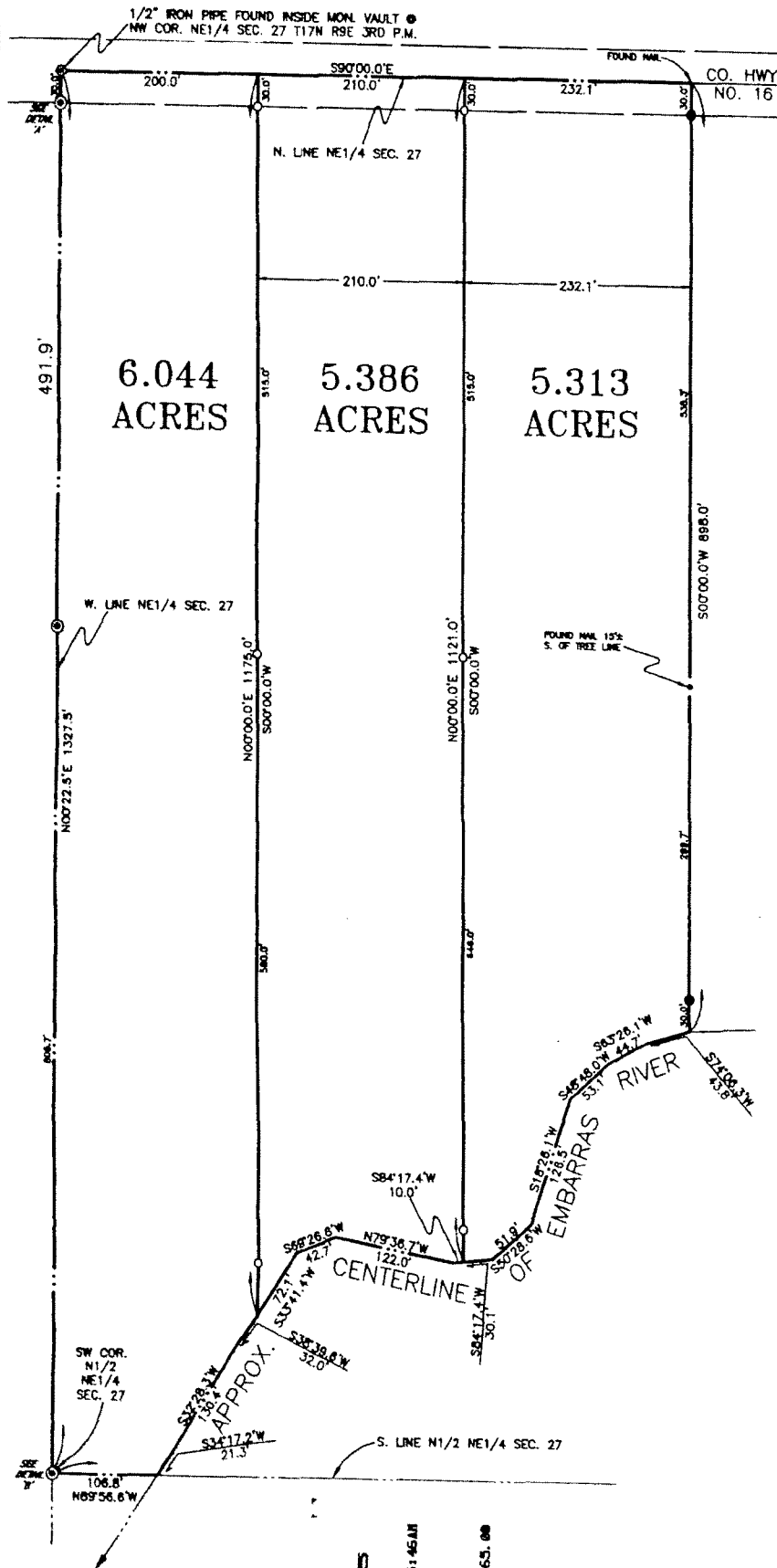
214.88  
21-005  
1.10

200

-001  
150.00

# PLAT OF SURVEY

2005R18295 7/1/05



- ⊙ 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "ROGER D. METER ILS 3396"
  - 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "ILS 3396"
  - 1/2" IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "ILS 2616"
- — — FORESHORTENED LINE

I hereby certify that this plat represents a survey made by me of three tracts of land described as:

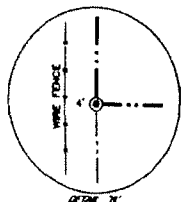
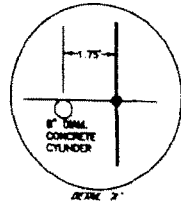
**6.044 ACRE TRACT**  
 Beginning at the Northwest corner of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian; thence South 90 degrees 00.0 minutes East (S90°00.0'E) a distance of 200.0 feet on the North Line of said Northeast Quarter; thence S00°00.0'W 1175.0 feet; thence S32°28.3'W 130.4 feet along said centerline; thence S34°17.2'W 21.3 feet along said centerline; thence N00°22.6'E 1327.5 feet on the South Line of the North Half of said Northeast Quarter; and thence N00°22.6'E 1327.5 feet on the West Line of said Northeast Quarter to the point of beginning encompassing 6.044 acres, situated in Champaign County, Illinois.

**5.386 ACRE TRACT**  
 Beginning on the North Line of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian a distance of 200.0 feet east of the Northwest Corner of said Northeast Quarter; thence South 90 degrees 00.0 minutes East (S90°00.0'E) 210.0 feet on said North Line; thence S00°00.0'W 1121.0 feet; thence S84°17.4'W 10.0 feet along the centerline of the Embarras River; thence N77°38.7'W 122.0 feet along said centerline; thence S09°26.6'W 42.7 feet along said centerline; thence S33°41.4'W 72.1 feet along said centerline; and thence N00°00.0'E 1175.0 feet to the point of beginning encompassing 5.386 acres, situated in Champaign County, Illinois.

**5.313 ACRE TRACT**  
 Beginning on the North Line of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian a distance of 410.0 feet east of the Northwest Corner of said Northeast Quarter; thence South 90 degrees 00.0 minutes East (S90°00.0'E) 232.1 feet on said North Line; thence S00°00.0'W 898.0 feet; thence S74°06.3'W 43.8 feet along the centerline of the Embarras River; thence S83°26.1'W 44.7 feet along said centerline; thence S46°48.0'W 53.1 feet along said centerline; thence S18°26.1'W 126.5 feet along said centerline; thence S50°28.6'W 81.9 feet along said centerline; thence S84°17.4'W 30.1 feet along said centerline; and thence N00°00.0'E 1121.0 feet to the point of beginning encompassing 5.313 acres, situated in Champaign County, Illinois.

To the best of my knowledge and belief this professional service conforms to the current Illinois Minimum Standards of Practice applicable to boundary surveys.

*Robert A. Moore* 5/18/04  
 Robert A. Moore Date  
 Illinois Land Surveyor No. 2616  
 License expires 11/30/2004



2005R18295  
 RECORDED ON  
 07/01/2005 09:36:45AM  
 CHAMPAIGN COUNTY  
 RECORDER  
 BARBARA A. FRASCA  
 REC FEE: 65.00  
 RHP'S FEE:  
 REV FEE:  
 PAGES: 3  
 PLAT ACT:  
 PLAT PAGE: 1



MOORE SURVEYING & MAPPING			
PAXTON, ILLINOIS			
PROF. DESIGN PRIN	DATE	SCALE	JOB NO.
111-000424	APRIL 29, 2004	1"=100'	3783

# CASE NO. 690-AM-11

## PRELIMINARY MEMORANDUM

Champaign June 16, 2011

County Petitioner: **Benjamin R. and Jennifer A. Shadwick**

Department of

**PLANNING &  
ZONING**

Site Area: **5.3 acres**

Time Schedule for Development:  
**Immediate upon approval**

Prepared by: **John Hall**  
Zoning Administrator

**Request: Amend the Zoning Map to allow for the use of 1 single family residential lot in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District**

**Location: An approximately 5.3 acre tract of land that is located in the West Half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately 2,000 feet west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR200N).**

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

(217) 384-3708

---

## BACKGROUND

The Champaign County Zoning Ordinance requires that the creation of more than three lots, each of which is less than 10 acres, in the rural districts after January 1, 1998, requires rezoning to the Rural Residential Overlay (RRO) Zoning District.

The subject property was this same area and configuration on June 1, 1998, and so could be divided into a total of three lots without RRO approval. The petitioner proposes to create a subdivision with 12 buildable lots (and one outlot) and so requires RRO approval for nine of the lots.

### **Purpose of the RRO District**

The unique nature of the district and the specific considerations required for determination in each RRO request merit a brief review the Rural Residential Overlay (RRO) Zoning District is intended to identify those rural areas that are most suitable for residential development and whose development will not significantly interfere with agricultural pursuits in neighboring areas. The RRO Zoning District is an overlay zoning designation that is in addition to the pre-existing (underlying) rural zoning.

Rezoning to the RRO District is required for subdivisions with more than three lots (whether at one time or in separate divisions) and/or new streets in the AG-1, AG-2, and CR districts (the rural districts). Approval of the RRO district does not change any current requirement of the underlying districts. All other restrictions on use, setbacks, lot coverage, etc. remain in effect.

### **Specific Findings and Considerations Required In RRO Requests**

The RRO district is established using the basic rezoning procedure except that specific considerations are taken into account in approvals for rezoning to the RRO District. The Zoning Board of Appeals must make two specific findings for RRO approval. Those findings are:

- **Suitability of the proposed site for the development of rural residences; and**
- **Impact that the proposed residential development will have on surrounding agriculture.**

The Board is required to consider the following factors in making these findings:

1. **Adequacy and safety of roads providing access to the site**
2. **Effects on nearby farmland and farm operations**
3. **Effects of nearby farm operations on the proposed residential development**
4. **The LESA (Land Evaluation and Site Assessment) score of the subject site**
5. **Effects on drainage both upstream and downstream**
6. **The suitability of the site for onsite wastewater systems**
7. **The availability of water supply to the site**
8. **The availability of emergency services to the site**
9. **The flood hazard status of the site**
10. **Effects on wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat**
11. **The presence of nearby natural or man-made hazards**
12. **The amount of land to be converted from agricultural uses versus the number of dwelling units to be accommodated**

No specific standards apply to the criteria and a positive evaluation of every factor may not be necessary for approval. The Board should feel comfortable, however, that significant potential problems that are identified are not insurmountable.

#### **Difference between RRO Rezoning Approval and Subdivision Approval**

The zoning approval for the RRO District is not the same thing as approval of the subdivision of the land. At this stage the County is considering only the suitability of the site for residential development and not the adequacy of a specific design. The division of the land into separate legal parcels for sale must still comply with the regulations of the relevant subdivision jurisdiction which in this case is the City of Urbana.

Engineering design issues are only relevant in determining whether the development of the site is practical from a public as well as private standpoint. The RRO criteria contain a number of important issues regarding suitability of the site that are not amenable to site engineering such as traffic and land use compatibility issues. When necessary to deal with concerns of suitability and compatibility, the Board may recommend specific conditions that should be imposed on the future subdivision of the land as part

of the RRO approval. Significant differences between the plan submitted for RRO designation and the Preliminary Plat required for subdivision approval would not be allowed.

For example, the Board may determine that a site has particular problems that should be addressed by some action on the part of the developer such as improving a road or ditch or with respect to the design of the subdivision

### **PETITIONER SUBMITTALS**

Section 5.4.4 of the Zoning Ordinance requires several supporting documents for each petition for RRO rezoning. All have been received.

### **EXISTING LAND USE AND ZONING**

Table 1 summarizes the land use and zoning on the subject property and adjacent to it.

**Table 1. Land Use and Zoning In The Vicinity Of The Subject Property**

Direction	Land Use	Zoning
Onsite	Farmland	CR Conservation Recreation
North	Farmland	AG-1 Agriculture
East	Single Family Residential	CR Conservation Recreation
West	Single Family Residential	CR Conservation Recreation
South	Single Family Residential / Agriculture	CR Conservation Recreation

### **MUNICIPAL EXTRATERRITORIAL JURISDICTION**

The subject property is located within the mile and a half ETJ of the City of Urbana. Municipalities have protest rights on all map amendment cases within their mile and a half ETJ, and as such they are notified of all such cases.

### **COMPARISON WITH COMMON CHAMPAIGN COUNTY CONDITIONS**

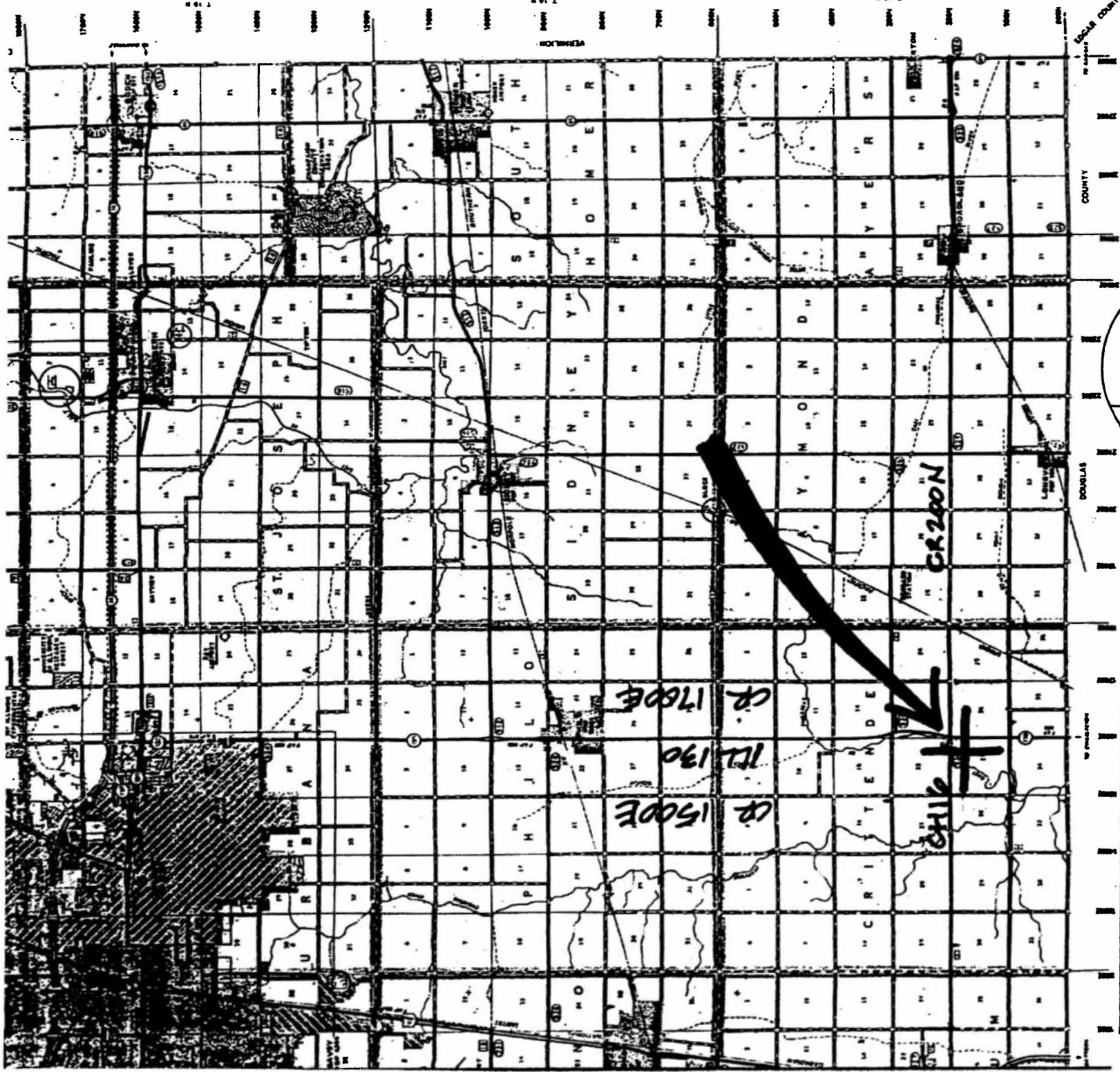
Attachment U summarizes the comparison of the subject property with common Champaign County conditions that are in the same Attachment.

**ATTACHMENTS**


- A Case Maps (Location, Land Use, Zoning)
- B Excerpt of Flood Insurance Rate Map (FIRM) Community Panel Number 170894 0275 B dated March 1, 1984
- C Excerpt of Embarras River Watershed Digital Floodplain Mapping, Champaign County, Illinois. Illinois State Water Survey. August 2002.
- D Plat of Survey received April 29, 2011
- E Section 22 Natural Resources Report from CCSWCD for Justin Harrison received Feb. 19, 2008
- F Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011
- G Topographic Survey received April 29, 2011
- H Topographic / Drainage Analysis Survey received April 29, 2011
- I Table of Common Conditions Influencing the Suitability of Locations for Rural Residential Development in Champaign County (included separately)
- J Comparing the Proposed Site Conditions to Common Champaign County Conditions



Attachment A Location Map  
Case 690-AM-11  
JUNE 9, 2011



County of  
Donaldis  
Department of  
PLANNING &  
ZONING

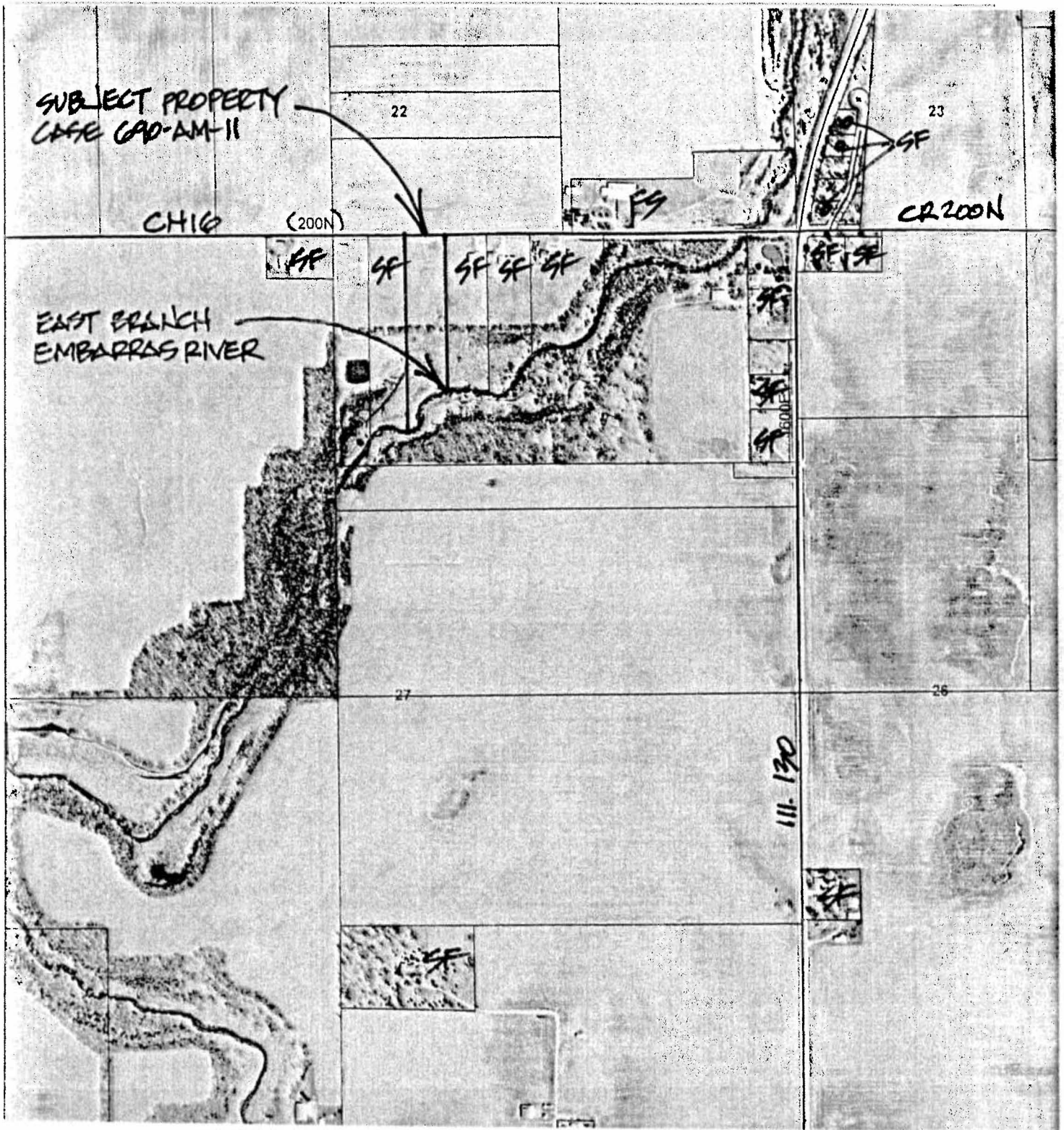


NORTH

Attachment A Land Use Map

Case 690-AM-11

JUNE 9, 2011



SF	Single Family	<input type="checkbox"/>
FS	Farmstead	<input type="checkbox"/>

Champaign  
County  
Department of  
**PLANNING &  
ZONING**

A north arrow pointing upwards and a scale bar showing 0 to 200 feet.

Attachment A Zoning Map

Case 690-AM-11

JUNE 9, 2011

SUBJECT PROPERTY CASE 690-AM-11

CH 16

CR 200N

111.130



AG-1 Agriculture	R-1 Single Family Residence	R-4 Multiple Family Res.	B-2 Neighborhood Business	B-5 Central Business
AG-2 Agriculture	R-2 Single Family Residence	R-5 Mobile Home Park	B-3 Highway Business	I-1 Light Industry
CR Conservation- Recreation	R-3 Two-family Residence	B-1 Rural Trade Center	B-4 General Business	I-2 Heavy Industry



Champaign County  
Department of  
**PLANNING &  
ZONING**

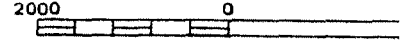
ZONE C

22

23



APPROXIMATE SCALE



SUBJECT PROPERTY  
CASE 090-AM-11

ZONE A

CH 16

CR 200N

branch

27

26

130

34

35

ZONE A

MISSOURI

ZO

NATIONAL FLOOD INSURANCE

**FIRM**  
FLOOD INSURANCE

COUNTY OF  
CHAMPAIGN  
ILLINOIS  
(UNINCORPORATED)

PANEL 275 OF 300

Champaign County  
Planning & Zoning Commission  
1776 E. Washington  
Urbana, Illinois 61801

COMMUNITY-PANEL  
170

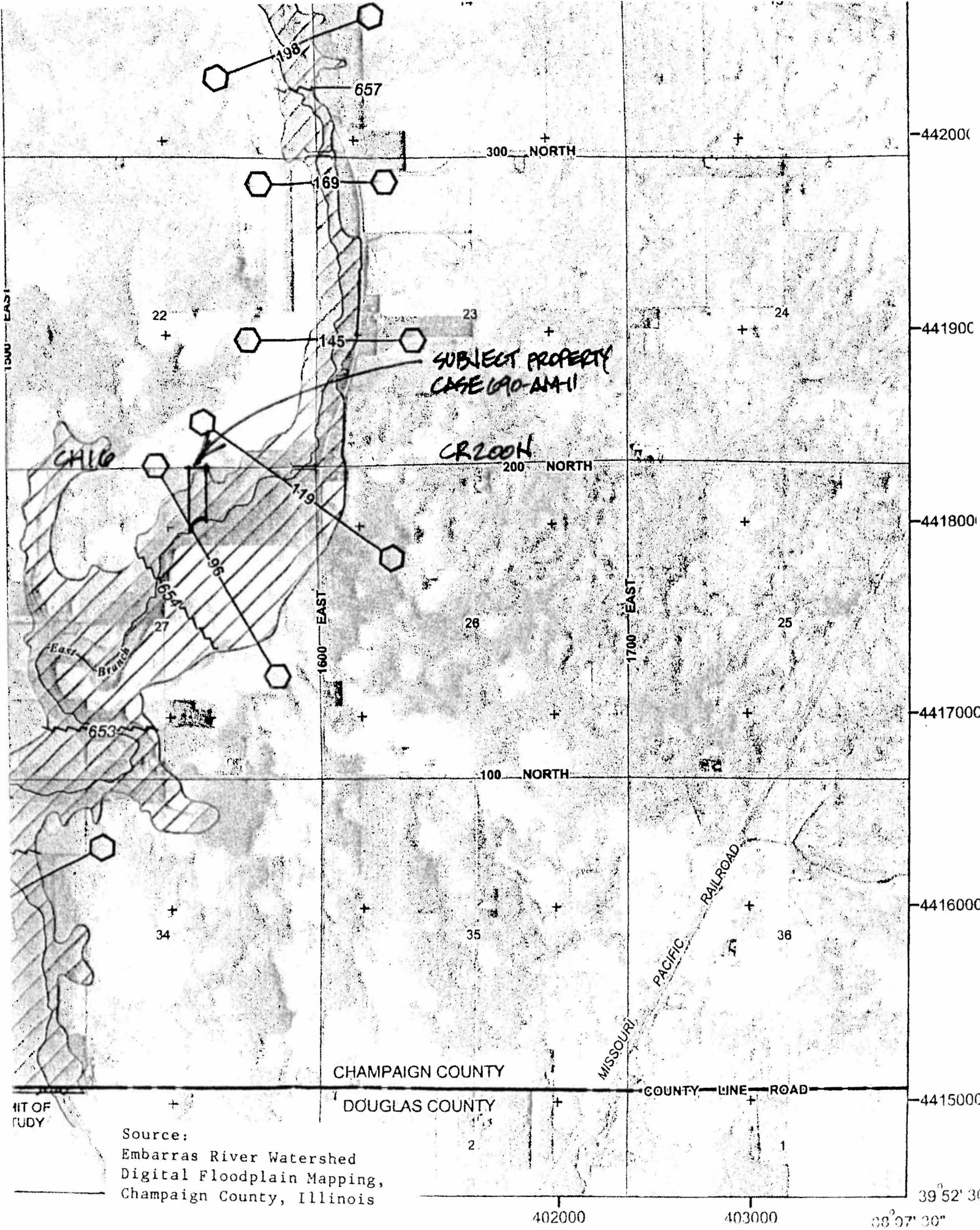
EFFECTIVE  
MARCH 1983



Federal Emergency Management Agency

653

653



Source:  
 Embarras River Watershed  
 Digital Floodplain Mapping,  
 Champaign County, Illinois

LIMIT OF  
 STUDY

CHAMPAIGN COUNTY  
 DOUGLAS COUNTY

SUBJECT PROPERTY  
 CASE 190-AM-11

CR200H

CH10

East  
 Branch

MISSOURI  
 PACIFIC  
 RAILROAD

COUNTY LINE ROAD

442000

441900

441800

441700

441600

441500

402000

403000

39° 52' 30"

88° 07' 30"

NW COR. NE1/4 SEC. 27 T17N R9E 3RD P.M.

FOUND NAIL

CO. HWY. NO. 16

N90°00.0'W 2025.1'

RECEIVED

APR 29 2011

CHAMPAIGN CO. P & Z DEPARTMENT

- ⊙ 1/2" IRON ROD FOUND, PLASTIC CAP STAMPED "D. MEYER ILS 3396"
  - 1/2" IRON ROD FOUND, PLASTIC CAP STAMPED "
  - 1/2" IRON ROD SET W/ PLASTIC CAP STAMPED "
- — — — — FORESHORTENED LINE

I hereby certify that this plat represents made by me of three tracts of la

**6.044 ACRE TRACT**  
Beginning at the Northwest corner of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East, Third Principal Meridian; thence North 90 degrees 00.0 minutes East (distance of 200.0 feet on the North Line of said Northeast Quarter; thence North 1175.0 feet; thence South 38°39.8'W 32.0 feet, the centerline of the Embarras River; thence South 32°28.3'W 130.4 feet along said centerline; thence South 34°17.2'W 21.3 feet along said centerline; thence North 89°56.6'W 106.8 feet on the South Line of the North Half of said Northeast Quarter; and thence North 00°00.0'W 1175.0 feet to the point of beginning, enclosing 6.044 acres, situated in Champaign County, Illinois.

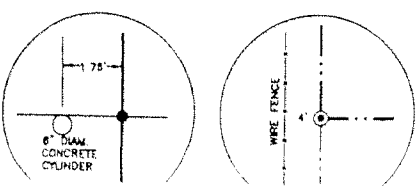
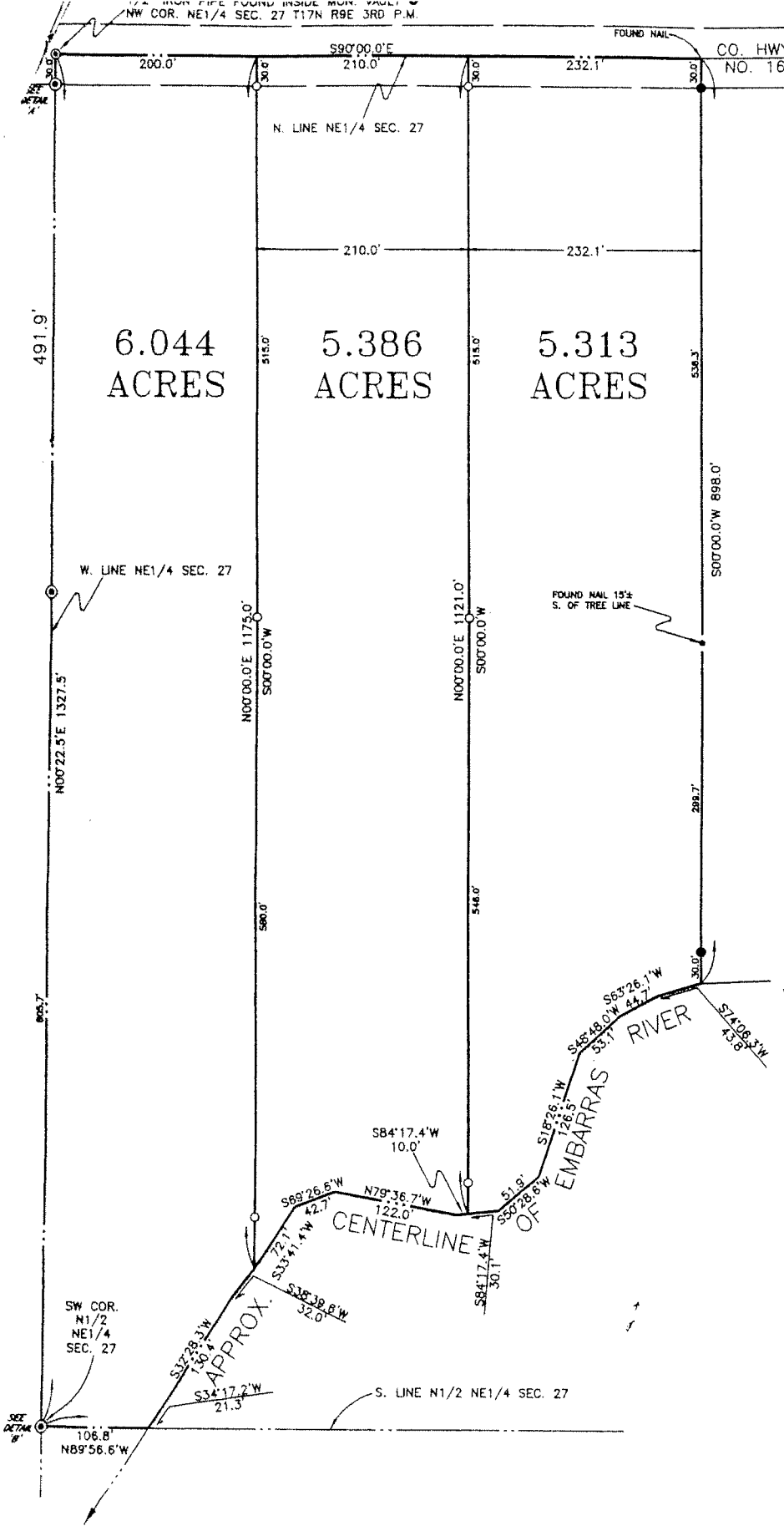
**5.386 ACRE TRACT**  
Beginning on the North Line of the east Quarter of Section 27, Township 17 North of the Base Line, Range 9 East, Third Principal Meridian a distance of 210.0 feet east of the Northwest Corner of said Quarter; thence North 90 minutes East (S90°00.0'E) 210.0 feet on the North Line; thence South 00°00.0'W 122.0 feet along said centerline; thence South 28.6'W 42.7 feet along said centerline; thence South 33°41.4'W 72.1 feet along said centerline; thence North 00°00.0'E 1175.0 feet to the point of beginning, encompassing 5.386 acres in Champaign County, Illinois.

**5.313 ACRE TRACT**  
Beginning on the North Line of the east Quarter of Section 27, Township 17 North of the Base Line, Range 9 East, Third Principal Meridian a distance of 232.1 feet east of the Northwest Corner of said Quarter; thence South 90 minutes East (S90°00.0'E) 232.1 feet on the North Line; thence South 00°00.0'W 43.8 feet along line of the Embarras River; thence South 74°06.3'W 43.8 feet along line of the Embarras River; thence South 48.0'W 53.1 feet along said centerline; thence South 50°28.6'W 51.9 feet along line; thence South 84°17.4'W 30.1 feet centerline; and thence North 00°00.0'W to the point of beginning, enclosing 5.313 acres, situated in Champaign County, Illinois.

To the best of my knowledge and belief this plat conforms to the current Standards of Practice for land surveying.

*Robert A. Moore*

Robert A. Moore  
Illinois Land Surveyor No. 2616  
License expires 11/30/2004



MOORE SURVEY  
PAXTON, ILLINOIS

**Champaign County Soil and Water Conservation District**

2110 W. Park Court, Suite C  
Champaign, IL. 61821  
(217) 352-3536, Ext. 3

**NATURAL RESOURCE REPORT**

**Development Name: None**

**Date Reviewed: February 8, 2008**

**Requested By: Justin Harrison**

**Address:** Justin and Spring Harrison  
202 North Oak Street  
Villa Grove, IL 61956

RECEIVED

FEB 19 2008

CHAMPAIGN CO. P & Z DEPARTMENT

**Location of Property:** Part of the Northwest quarter of the Northeast Quarter of Section 27, T17N, R9E, Crittenden Township, Champaign County, IL. This is on the south side of County Road 200 North 3/8 mile west of Highway 130. The site consists of a corn field on the north and a small home with grass and trees on the south adjoining the Embarras River

The Resource Conservationist of the Champaign County Soil and Water Conservation District inspected this tract February 6, 2008.

**SITE SPECIFIC CONCERNS**

- 1. The area that is to be developed has 3 soil types that have severe wetness and ponding characteristics. This will be especially important for the septic system that is planned.**
- 2. Water drains from the north under the road along the east edge of the property. This flow continues to the East Branch of the Embarras River on the south side of the property. This drainageway must be kept clear to maintain its function.**
- 3. Pollution of the river is a concern due to the proximity of the houses. Extra care should be taken to minimize any possibility that runoff could carry pollutants to the river.**

**SOIL RESOURCE**

**a) Prime Farmland:**

This tract is NOT considered best prime farmland for Champaign County.

This tract has an L.E. Factor of 76; see the attached worksheet for this calculation. A portion of the tract is in corn and the south portion is not farmed. It is along the banks of the Embarras River and subject to flooding.

**b) Erosion:**

This area will be susceptible to erosion both during and after construction. Any areas left bare for more than 30 days, should be temporarily seeded or mulched and permanent vegetation established as soon as possible. The area is covered with corn stalks, which will minimize erosion until construction begins. Extra care should be taken during construction to minimize erosion due the proximity of the river.

**c) Sedimentation:**

A complete erosion and sedimentation control plan should be developed and implemented on this site prior to and during major construction activity. All sediment-laden runoff should be routed through sediment basins before discharge. No straw bales or silt fences should be used in concentrated flow areas, with drainage areas exceeding 0.5 acres. A perimeter berm could be installed around the entire site to totally control all runoff from the site. Plans should be in conformance with the Illinois Urban Manual for erosion and sedimentation control. Extra care should be taken during construction to minimize erosion due the proximity of the river.

**d) Soil Characteristics:**

There are three (3) soil types on this site; see the attached soil map. The soils present have moderate to severe limitations for development in their natural, unimproved state. The possible limitations include severe ponding and wetness that will adversely affect septic fields on the site.

A development plan will have to take these soil characteristics into consideration; specific problem areas are addressed below.

Map Symbol	Name	Slope	Shallow Excavations	Basements	Roads	Septic Fields
134B	Camden Silt Loam	2-5%	Severe: cutbank cave	Moderate: shrink-swell	Severe: low strength	Moderate: percs slowly
152A	Drummer Silty Clay Loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: ponding
242A	Kendall Silt Loam	0-2%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: wetness
3107A	Sawmill silty clay loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: flooding
570C2	Martinsville Loam	5-10%	Severe: cutbank cave	Moderate: s hrink-swell	Moderate: low strength	Slight:
680B	Campton silt loam	2-5%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: wetness



## WATER RESOURCE

### **a) Surface Drainage:**

Most of the water drains from the north to the south and into the Embarrass River on the south side of the property. The field north of the road drains into a culvert under the road and through the property to the south into the river. This drainageway is east of a pad that was built up for future building. No building should take place in this area and the flow must be maintained to move the water to the river.

### **b) Subsurface Drainage:**

This site may contain agricultural tile, if any tile found care should be taken to maintain it in working order.

Wetness may be a limitation associated with the soils on this site. Installing a properly designed subsurface drainage system will minimize adverse effects. Reinforcing foundations helps to prevent the structural damage caused by shrinking and swelling of naturally wet soils.

### **c) Water Quality:**

As long as adequate erosion and sedimentation control systems are installed as described above, the quality of water should not be significantly impacted.

## CULTURAL, PLANT, AND ANIMAL RESOURCE

### **a) Plant:**

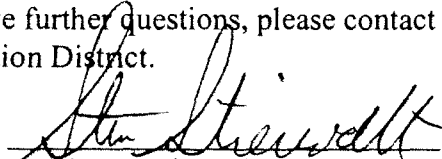
For eventual landscaping of the site, the use of native species is recommended whenever possible. Some species include White Oak, Blue Spruce, Norway Spruce, Red Oak, and Red Twig Dogwood. Extra care should be taken to maintain or increase grass planting on the south side of the property to act as a filter for water going into the river. Planting trees and grass along the river floodplain area would be desirable to maintain water quality.

### **b) Cultural:**

The Illinois Historic Preservation Agency may require a Phase 1 Archeological Review to identify any cultural resources that may be on the site.

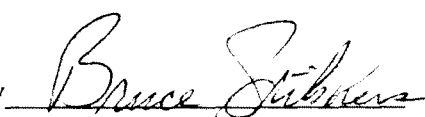
If you have further questions, please contact the Champaign County Soil and Water Conservation District.

Signed by



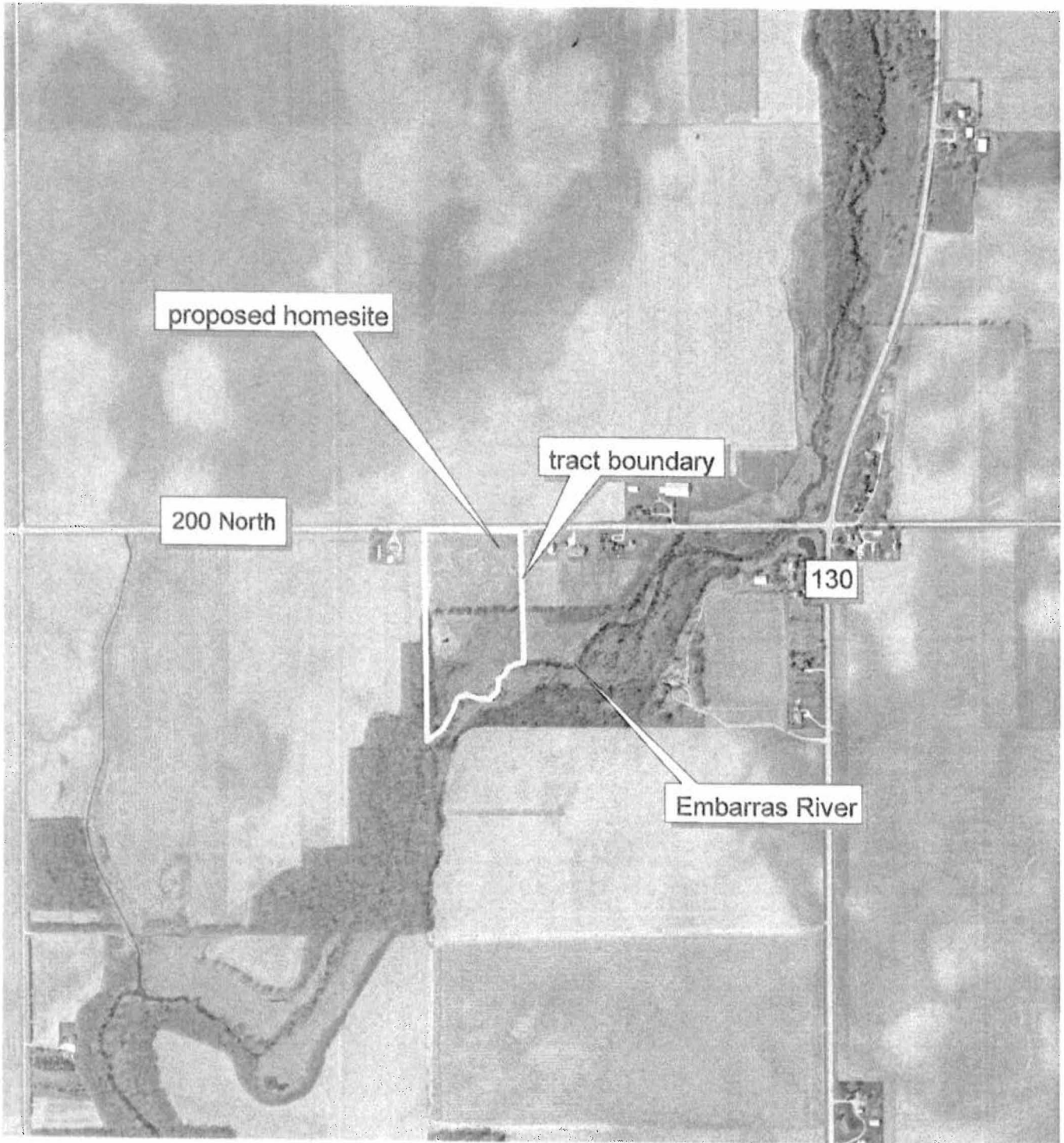
Steve Stierwalt  
Board Chairman

Prepared by



Bruce Stickers  
Resource Conservationist

# Harrison Subdivision



April 2005 photography

Champaign County SWCD  
1/30/2008

## LAND EVALUATION WORKSHEET

<u>Soil Type</u>	<u>Ag Group</u>	<u>Relative Value</u>	<u>Acres</u>	<u>L.E.</u>
134B	5	79	2.5	197.50
152A	2	98	0.7	68.60
242A	4	85	4.6	391.00
3107A	6	70	6.8	476.00
570C2	7	65	2.1	136.50
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00

Total LE factor= 1269.60

Acreage= 16.7

**Land Evaluation Factor for site = 76**

Note: A Soil Classifier could be hired for additional accuracy if necessary.

Data Source: Champaign County Digital Soil Survey  
Revised fall 2002

# Harrison Subdivision








County Road 200 North

proposed homesite

**SOILS**

View1

Harrisonsoils.shp

-  134B
-  152A
-  242A
-  3107A
-  570C2

T17N  
R9E  
Sec 27

Musym	First Name	Sum Acres
134B	Camden	2.5000
152A	Drummer	0.7000
242A	Kendall	4.6000
3107A	Sawmill	6.8000
570C2	Martinsville	2.1000

200 0 200 400 600 800 Feet

Champaign County SWCD  
1/30/2008

# Harrison Subdivision



built up area  
for house

water flow form  
field on north

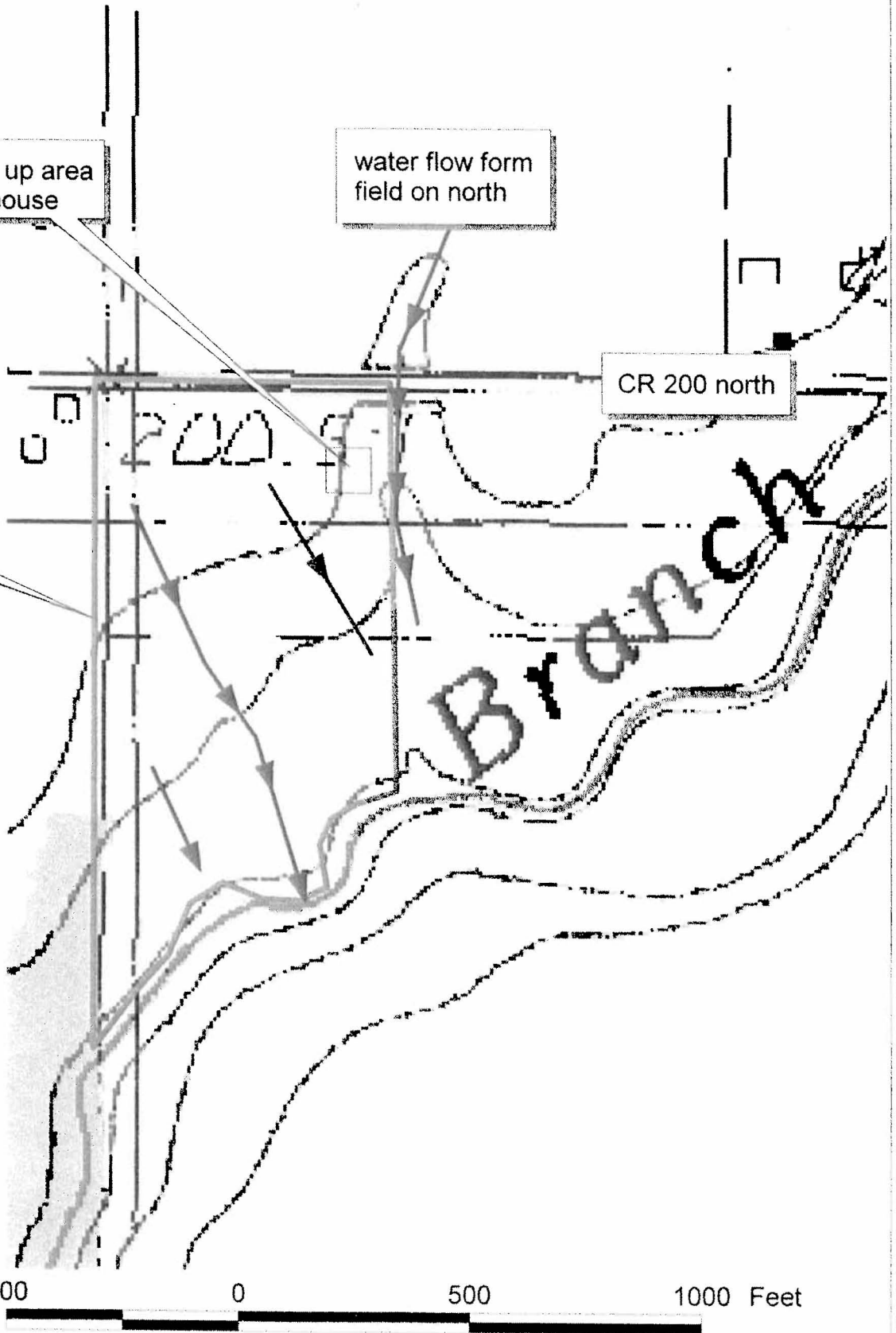
CR 200 north

property boundary

**Surface  
Water  
Flow**



500 0 500 1000 Feet



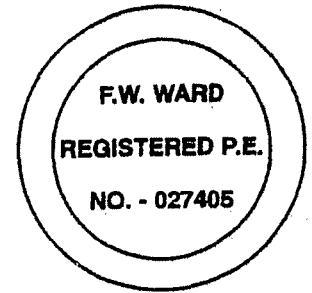


# WAYNE WARD ENGINEERING

977 N COUNTY ROAD 1500 E

CAMARGO, ILLINOIS 61919

PHONE: (217) 253-2120 FAX: (217) 253-3218



SURFACE DRAINAGE ANALYSIS OF  
PARCEL 'A' (SHADWICK PROPERTY) AND  
PARCEL 'C' (SOLLERS PROPERTY) OF  
16.7 ACRE TRACT LOCATED IN NW¼ OF NE¼ OF  
SECTION 27, T 17N, T 9E OF 3rd P.M.

I, F. Wayne Ward, Registered Professional Engineer in the State of Illinois, entered upon Parcel "A" and Parcel "C" to survey and determine the surface drainage of the Parcels. A Plat of the resulting survey is hereby attached which indicates the ground contours on one foot internals and the direction and slope of surface drainage on the Parcels.

There is an existing natural waterway along the east property line of Parcel "A" that drains south from Road 200 North approximately 900 feet to the East Branch of the Embarrass River. All drainage from Parcel "A" flows towards and through the natural waterway.

The drainage from Parcel "C" flows naturally to the North road ditch for the north 100 feet of property, which then flows to the natural waterway mentioned above. The remaining part of Parcel "C" flows over natural ground for approximately 1200 feet toward the East Branch of the Embarrass River.

Water from Parcel "A" or Parcel "C" does not flow onto any adjoining property with the exception of the portion of the natural waterway that lies within the boundary of the adjoining property on the east.

All ground slopes have been indicated on the attached plat.

There is currently no structure on Parcel "A" and Parcel "C" has been planted with nursery stock trees, therefore, I have no knowledge of any proposed wastewater disposal system. Any sump pump discharge will be diverted to the same natural waterway that carries the surface water to the river. The quantity of discharge water would not impact the capacity or condition of the natural waterway.

The above information and the information provided on the attached plat is an accurate representation of the existing conditions of drainage on Parcel "A" (Shadwick Property) and Parcel "C" (Sollers Property) at this time.

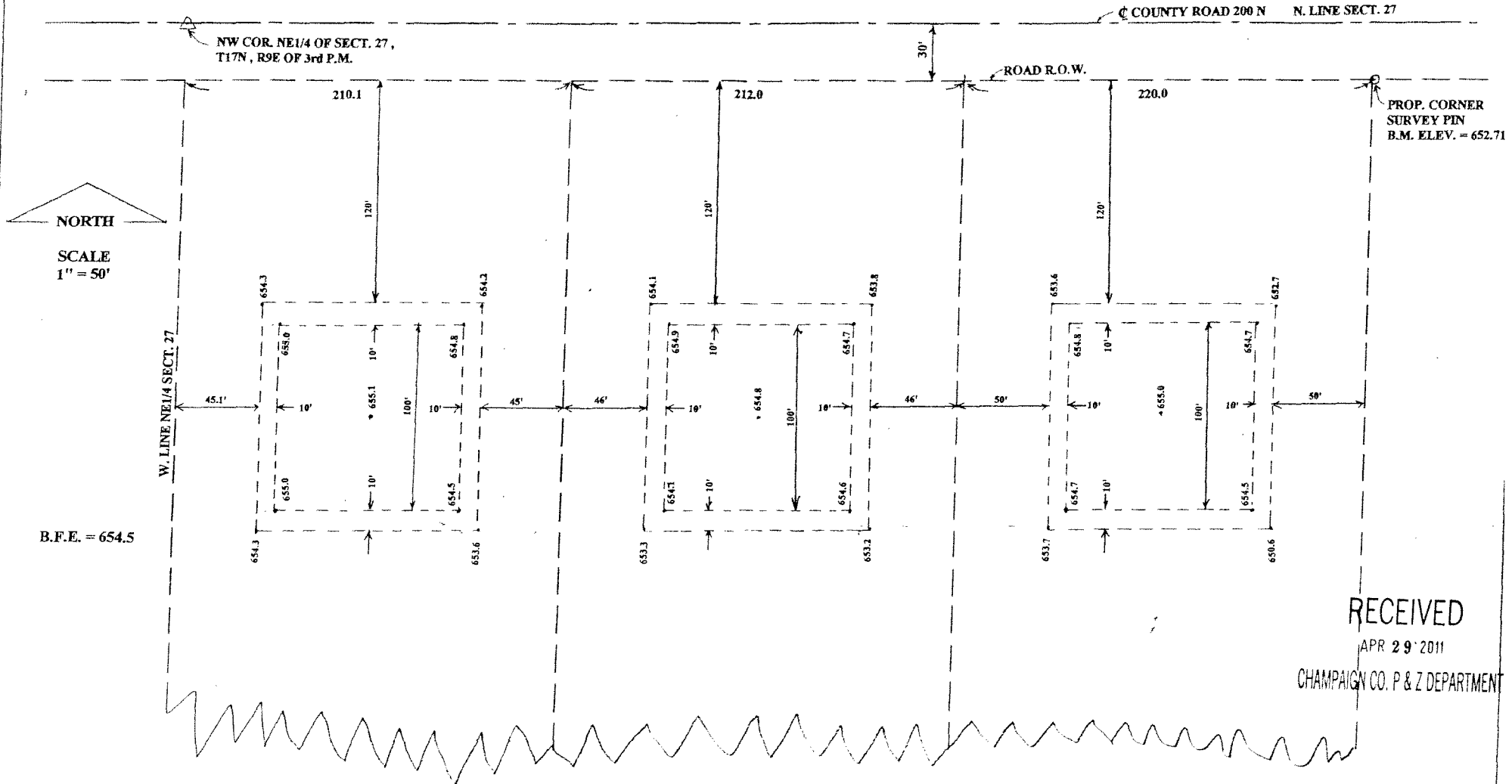
Prepared By

*F. Wayne Ward*  
F. Wayne Ward, P.E. No. 027405

March 10, 2011

Date

**TOPOGRAPHIC SURVEY FOR PHILLIP JONES  
 LOCATED IN NW1/4 OF NE1/4 OF SECTION 27,  
 T17N, R9E OF 3rd P.M. ( CRITTENDEN TOWNSHIP )**



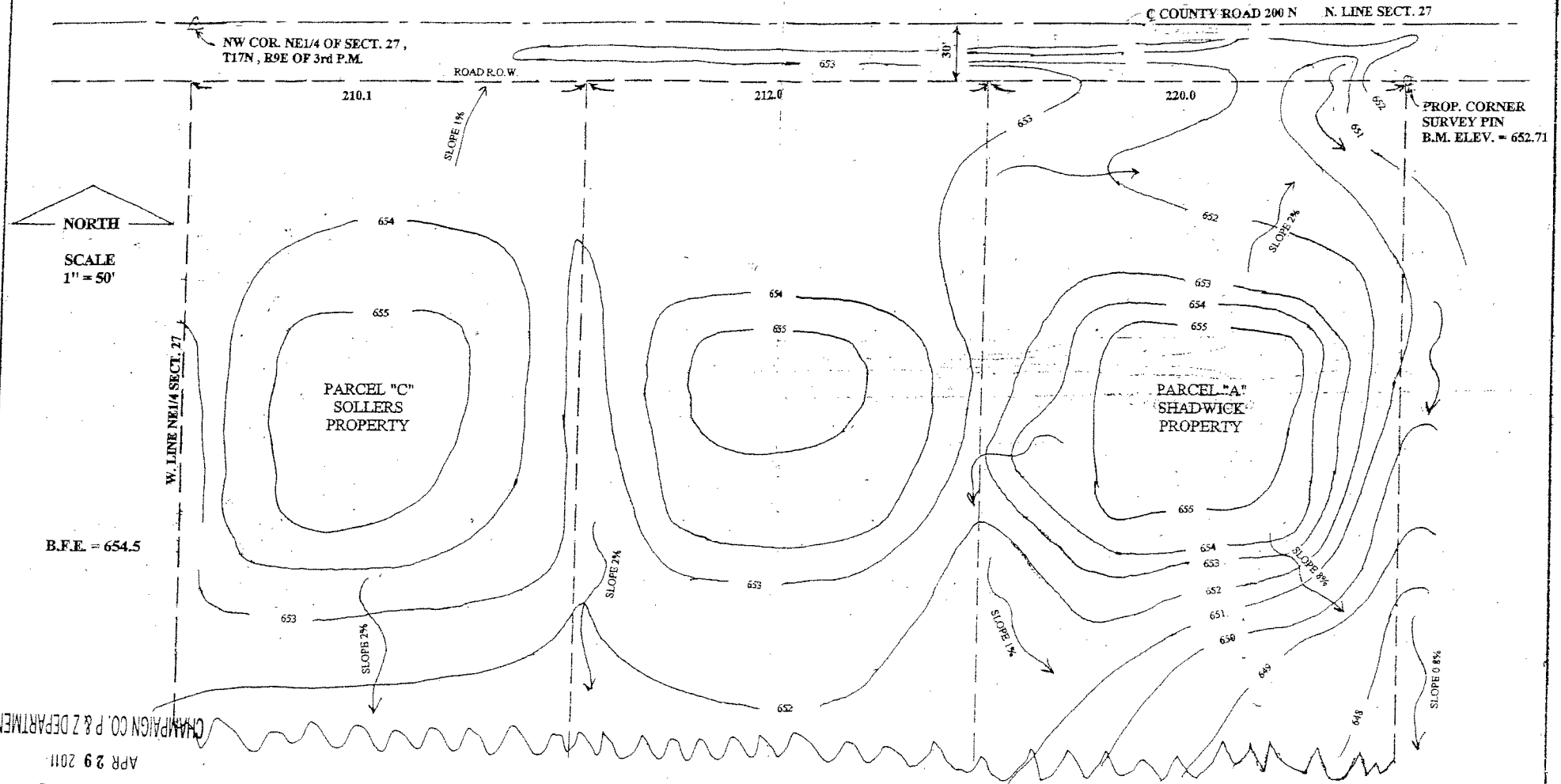
**RECEIVED**  
 APR 29 2011  
 CHAMPAIGN CO. P. & Z. DEPARTMENT

*F. Wayne Ward*  
**F. WAYNE WARD** P.E. NO. 027405

*May 26, 2005*  
 DATE

SURVEYED AND PLATTED BY  
 WAYNE WARD ENGINEERING  
 977 N. COUNTY ROAD 1500 E.  
 CAMARCO, ILLINOIS 61810

TOPOGRAPHIC / DRAINAGE ANALYSIS SURVEY FOR  
 PARCEL "A" ( SHADWICK ) AND PARCEL "C" ( SOLLERS )  
 LOCATED IN NW1/4 , NE1/4 , SECT. 27 , T17N , R9E , 3rd PM  
 CRITTENDEN TOWNSHIP , CHAMPAIGN CO. , ILLINOIS



CHAMPAIGN CO. P & Z DEPT. MEN  
 APR 29 2011

RECEIVED

*F. Wayne Ward*  
 F. WAYNE WARD P.E. NO. 027495

MARCH 16, 2011  
 DATE

SURVEYED AND PLATTED BY  
 WAYNE WARD ENGINEERING  
 977 N. COUNTY ROAD 1500 E.  
 CAMARGO, ILLINOIS 61919



**Table 2. Comparing The Proposed Site Condition To Common Champaign County Conditions**  
**Case 690-AM-11**

**PRELIMINARY DRAFT**

JUNE 16, 2011

Page 1 of 2

RRO Rezoning Factor	Conditions At The Proposed Site Are Most Comparable To The Following Common Conditions:
1) Availability of water supply	○ <b>More or Less Typical Conditions</b> Reasonable confidence of water availability (area with no suspected problems of groundwater availability) and no reason to suspect impact on neighboring wells.
2) Suitability for onsite wastewater systems	☆ <b>Much Better Than Typical Conditions.</b> About 50% of the soils have a very high suitability and only about 13% of the soils on the property have low suitability compared to the approximately 51% of the entire County that has a Low Potential. Also, according to the Champaign County Public Health Department only two of the proposed lots will need curtain drains.
3) Flood hazard status	■ <b>Worst or Nearly Worst Conditions</b> Entire lot is entirely within the SFHA (based on actual topography) but fill has been added to make a building pad above the Base Flood Elevation
4) The availability of emergency services <sup>4</sup>	☆ <b>Much Better Than Typical Conditions.</b> Located between two-and-half and five road miles from a fire station within the district.
5) The presence of nearby natural or manmade hazards <sup>5</sup>	⊕ <b>Nearly Ideal Conditions.</b> There are no man-made hazards nearby
6) Effects on wetlands, historic or archeological sites, natural or scenic areas, and/or wildlife habitat	○ <b>More or Less Typical Conditions</b> Archaeological concerns may apply to a small part of the site but in general no negative effects.
7) Effects of nearby farm operations on the proposed development	☆ <b>Much Better Than Typical Conditions.</b> Approximately half of the surrounding land use is farmland and half the perimeter of the subject property is bordered by row crop agriculture.
8) The LESA score	<b>TO BE DETERMINED</b>
9) Adequacy and safety of roads providing access	⊕ <b>Nearly Ideal Conditions.</b> Access is from a County Highway (CH16) and is less than one mile from a State Highway (Ill. 130). Access is at a location with good visibility.
10) Effects on drainage both upstream and downstream	☆ <b>Much Better Than Typical Conditions.</b> Only about 13% of soils are "wet" soils; there is good surface drainage with adequate outlets and the property drains only a short distance over adjacent land.

**Table 2. Comparing The Proposed Site Condition To Common Champaign County Conditions**  
**Case 690-AM-11** **PRELIMINARY DRAFT**

JUNE 16, 2011






Page 2 of 2

RRO Rezoning Factor	Conditions At The Proposed Site Are Most Comparable To The Following Common Conditions:
<p>LEGEND (Also see the Descriptions of Prototypical Champaign County Conditions)</p> <ul style="list-style-type: none"> <li>⊕ <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is more or less equal to the ideal Champaign County site</li> <li>☆ <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is much better than typical but not equal to the ideal Champaign County site</li> <li>○ <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is equal to or somewhat better than the typical Champaign County site</li> <li>— <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is worse than the typical Champaign County site</li> <li>— <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is more or less equal to the worst Champaign County site for</li> </ul>	
<p>NOTES</p> <ol style="list-style-type: none"> <li>1. Typical Champaign County rural residential development site conditions are based on averages for the entire County except for water availability. For example, the overall average Land Evaluation is for all of the land in the County. Some factors are based on a review of data for all major rural subdivisions (such as the gross average lot size).</li> <li>2. The ideal Champaign County rural residential development site conditions are based on the best possible conditions <u>for each factor</u> that can be found in rural Champaign County regardless of the amount of land that might be available and regardless of whether or not any individual site would likely ever combine ideal ratings on all factors.</li> <li>3. Typical factor is based on a review of data from major rural subdivisions in the AG-1 and CR districts and does not reflect conditions found in rural residential development that occurred under the requirements of the Illinois Plat Act and without County subdivision approval. These Plat Act Developments typically take up much more land since the minimum lot size is five acres.</li> <li>4. Ambulance service can presumably be further than five miles distance and be acceptable. <i>NO STANDARD OF COMPARISON IS PROPOSED FOR EMERGENCY AMBULANCE SERVICE.</i></li> <li>5. Any location in the County is subject to natural hazards such as tornadoes, freezing rain, etc.</li> </ol>	

# Table Of Common Conditions<sup>1</sup> Influencing The Suitability Of Locations For Rural Residential Development In Champaign County






REVISED November 17, 2005

p. 1 of 4

<b>Worst Or Nearly Worst Condition<sup>3</sup></b> 	<b>Much Worse Than Typical Condition<sup>4</sup></b> 	<b>More Or Less Typical Condition<sup>5</sup></b> 	<b>Much Better Than Typical Condition<sup>4</sup></b> 	<b>Ideal Or Nearly Ideal Conditions<sup>6</sup></b> 
<b>RRO<sup>2</sup> ZONING FACTOR: Availability of water supply</b>				
In the area with suspected problems of groundwater availability near existing wells which have experienced reliability problems and for which no investigations have proven otherwise.	An area with suspected problems of groundwater availability and for which no investigations have proven otherwise.	Reasonable confidence of water availability (area with no suspected problems of groundwater availability) and no reason to suspect impact on neighboring wells.	?	Virtual certainty of water availability (ie, located above the Mahomet-Teays Aquifer) or where anywhere that investigations indicate availability with no significant impact on existing wells.
<b>RRO<sup>2</sup> ZONING FACTOR: Suitability for onsite wastewater systems</b>				
100% of site with Low or Very Low Potential for septic tank leach fields.	More than 50% of site (but less than 95%) with Low Potential for septic tank leach fields.	No more than 50% of site with Low Potential for septic tank leach fields.	More than 50% of site with at least a Moderate Potential for septic tank leach fields.	100% of site with at least a High Potential for septic tank leach fields or positive soil analysis (regardless of soil potential).
<b>RRO<sup>2</sup> ZONING FACTOR: Flood hazard status</b>				
Every lot is entirely within the SFHA (based on actual topography) as is the road that provides access.	Some of the proposed lots and parts of the road that provide access are in the SFHA. Some lots may require fill to have adequate buildable area above the BFE.	Small portions of the site may be in the SFHA but all lots have adequate buildable area outside of the SFHA.	?	No part of the proposed site nor the roads that provide emergency access are located in the Special Flood Hazard Area (SFHA, which is the 100-year floodplain).
<b>RRO<sup>2</sup> ZONING FACTOR: The availability of emergency services<sup>7</sup></b>				
Located more than five road miles from a fire station within the district with an intervening railroad crossing with heavy rail traffic.	Located more than five road miles from a fire station within the district.	Located about five road miles from a fire station within the district.	Located between two-and-half and five road miles from a fire station within the district.	Located less than two-and-half road miles from the fire station within the district and with no intervening railroad grade crossings.
<b>RRO<sup>2</sup> ZONING FACTOR: The presence of nearby natural<sup>8</sup> or manmade hazards</b>				
More than one man-made hazard is present or adjacent to the site.  Access roads from fire protection station are prone to snow drifts.	One or more man-made hazards are present or adjacent to the site.  Access roads from fire protection station are prone to snow drifts.	It is not unusual for a site to be close to some kind of hazard such as a pipeline, high tension electrical transmission lines, or railroad tracks. Snow drifts may block access from fire protection station.	Not close to any man-made hazard although snow drifts may block access from fire protection station.	Not close to any man-made hazard and relatively close to urbanized areas.

**Table Of Common Conditions<sup>1</sup> Influencing The Suitability Of Locations For Rural Residential Development In Champaign County**

(continued) REVISED November 17, 2005

<b>Worst Or Nearly Worst Condition<sup>3</sup></b> 	<b>Much Worse Than Typical Condition<sup>4</sup></b> 	<b>More Or Less Typical Condition<sup>5</sup></b> 	<b>Much Better Than Typical Condition<sup>4</sup></b> 	<b>Ideal Or Nearly Ideal Conditions<sup>6</sup></b> 
<b>RRO<sup>2</sup> ZONING FACTOR: Effects on wetlands, historic or archeological sites, natural or scenic areas, and/or wildlife habitat</b>				
Significant negative effects for more than one concern.	?	Archaeological concerns may apply to a small part of the site but in general no negative effects. <sup>6</sup>	?	Nothing present to be concerned about.
<b>RRO<sup>2</sup> ZONING FACTOR: Effects of nearby farm operations on the proposed development</b>				
Bordered by row crop agriculture on three sides and an existing livestock and/or stable operation on the fourth side.	Bordered by row crop agriculture on three sides but also close to and downwind of an existing livestock and/or stable operation.	Bordered on all sides by significant (more than a few acres) row crop agriculture so there are some incompatibilities that may lead to complaints from residences.	Bordered on no more than two sides by significant row crop agriculture	No effects because not adjacent to significant row crop agriculture nor downwind of any animal operations.
<b>RRO<sup>2</sup> ZONING FACTOR: The LESA score</b>				
292 to 286 (Very high rating for protection)  Land Evaluation part: 100 to 98 (100% of soil in Ag. Value Groups 1 & 2; Flanagan & Drummer soils generally)  Site Assessment part: 192 to 188 (See hypothetical worksheet for assumptions)	285 to 256 (Very high rating for protection)  Land Evaluation part: 97 to 93 (remainder between worst & overall average)  Site Assessment part: 187 to 163 (remainder between worst & overall average)	254 to 238 (Very high rating for protection)  Land Evaluation part: 92 (reflects overall average for entire County)  Site Assessment part: 162 to 146 (See hypothetical worksheet for assumptions)	237 to 188 (Very high rating to moderate rating for protection)  Land Evaluation part: 91-85 (remainder between overall average & ideal)  Site Assessment part: 145 to 103 (remainder between overall average & ideal)	186 to 121 (Moderate rating to low (170) rating for protection)  Land Evaluation part: 84 to 41 <sup>4</sup> (No best prime farmland soils)  Site Assessment part: 102 to 80 (Conditions intended to reflect a rural location within a municipal ETJ without sewer or water; typical urban subdivision at or near municipal boundary has site assessment of 82 to 54; see hypothetical worksheet for assumptions)

**Table Of Common Conditions<sup>1</sup> Influencing The Suitability Of Locations For Rural Residential Development In Champaign County**






(continued) REVISED November 17, 2005

<p><b>Worst Or Nearly Worst Condition<sup>3</sup></b> ■</p>	<p><b>Much Worse Than Typical Condition<sup>4</sup></b> ■</p>	<p><b>More Or Less Typical Condition<sup>5</sup></b> ○</p>	<p><b>Much Better Than Typical Condition<sup>4</sup></b> ☆</p>	<p><b>Ideal Or Nearly Ideal Conditions<sup>6</sup></b> ★</p>
<p><b>RRO<sup>2</sup> ZONING FACTOR: Adequacy and safety of roads providing access</b></p>				
<p>Access for all trips is from a Township Highway that has serious deficiencies (based on existing traffic load) in terms of both pavement width and shoulder width. There may also be other deficiencies in the roadway.</p> <p>The point of access to the Township Highway is a location with serious visibility problems.</p> <p>The site is at more than five miles from a County or State highway. The intersections are uncontrolled and have visibility problems.</p>	<p>Access for all trips is from a Township Highway that has serious deficiencies (based on existing traffic load or traffic speed) in terms of both pavement width and shoulder width between the proposed site and where the road connects to a County or State Highway <b>OR</b> there is an uncontrolled railroad crossing between the proposed site and where the road connects to a County or State Highway. The site is within five miles of a County or State highway. The road intersections are uncontrolled and have visibility problems. The point of access to the Township Highway has reasonable visibility.</p>	<p>Access from a Township Highway which does not have adequate shoulder width and may also have insufficient (based on either existing traffic load or traffic speed) pavement width for a small portion of the distance between the proposed site and where the road connects to a County or State Highway. The site is within five miles of a County or State highway. The intersections are uncontrolled and have visibility problems. The point of access to the Highway has good visibility. See discussion of Effects On Farms for farm related traffic concerns.</p>	<p>Access is from a Township Highway with no deficiencies (even including the proposed increase in ADT) between the proposed site and where the road connects to a County or State Highway.</p> <p>The intersections are uncontrolled and have visibility problems.</p> <p>Access is at a location with good visibility.</p>	<p>Access from any of the following: 1) a County Highway or 2) a Township Highway with no deficiencies (even including the proposed increase in ADT) and is less than one mile travel to a County or State Highway.</p> <p>Access is at a location with good visibility.</p> <p>Access should not be directly to a State or Federal highway because vehicle turning movements could create safety concerns.</p>
<p><b>RRO<sup>2</sup> ZONING FACTOR: Effects on drainage both upstream and downstream</b></p>				
<p>100% of site has wet soils that must be drained for development. Large parts of the site also pond. There is no natural drainage outlet for either surface or subsurface flows so offsite improvements are necessary. An alternative problem is the condition in which the site is bisected by a natural drainageway with large flows from upstream offsite areas which have significant effects on site development.</p>	<p>Between 90% and 100% of the site has wet soils that must be improved for development.</p> <p>Only about half of the site drains to existing road ditches. The rest of the site drains over adjacent land that is under different ownership which require offsite improvements. Ponding is a significant problem.</p>	<p>Approximately 90% of the site has wet soils that must be improved for development. There may also be large areas where ponding occurs. Most of the site drains through township road ditches that do not have adequate capacity.</p>	<p>Probably less than half of the site has wet soils.</p> <p>The site drains to Township road ditches that are more or less adequate or to other natural drainage features that have adequate capacity.</p>	<p>No wet soils so no "dry weather flows" problems <b>OR</b> if wet soils are present the site drains directly to a drainage district facility with adequate capacity or to a river.</p>

**Table Of Common Conditions<sup>1</sup> Influencing The Suitability Of Locations For Rural Residential Development In Champaign County**

(continued) REVISED November 17, 2005

p.4 of 4

<b>Worst Or Nearly Worst Condition<sup>3</sup></b> 	<b>Much Worse Than Typical Condition<sup>4</sup></b> 	<b>More Or Less Typical Condition<sup>5</sup></b> 	<b>Much Better Than Typical Condition<sup>4</sup></b> 	<b>Ideal Or Nearly Ideal Conditions<sup>6</sup></b> 
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**NOTES**

1. Five different "typical" conditions are identified that are representative of the range of conditions that exist in Champaign County. The characterization of these conditions are based solely on the opinions of County Staff.
2. RRO= Rural Residential Overlay
3. The WORST conditions are based on the worst possible conditions for each factor that can be found in rural Champaign County regardless of the amount of land that might be available and regardless of whether or not any individual site would likely ever combine "worst" ratings on all factors.
4. MUCH WORSE THAN TYPICAL and MUCH BETTER THAN TYPICAL conditions are Staff judgements.
5. Where possible, TYPICAL Champaign County rural residential development site conditions are based on averages for the entire County. For example, the overall average Land Evaluation is for all of the land in the County. Some factors are based on a review of data for all major rural subdivisions (such as the gross average lot size). Differences in water availability are localized and not averaged over the entire County.
6. The IDEAL Champaign County rural residential development site conditions are based on the best possible conditions for each factor that can be found in rural Champaign County regardless of the amount of land that might be available and regardless of whether or not any individual site would likely ever combine "ideal" ratings on all factors.
7. Ambulance service can presumably be further than five miles distance and be acceptable. *NO STANDARD OF COMPARISON IS PROPOSED FOR EMERGENCY AMBULANCE SERVICE.*
8. Any location in the County is subject to natural hazards such as tornadoes, freezing rain, etc.

# CASE NO. 690-AM-11

## SUPPLEMENTAL MEMORANDUM

August 4, 2011

Champaign  
County  
Department of

Petitioner: **Benjamin R. and Jennifer A. Shadwick**

**PLANNING &  
ZONING**

Site Area: **5.3 acres**

Time Schedule for Development:  
**Immediate upon approval**

Prepared by: **John Hall**  
Zoning Administrator

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

(217) 384-3708

**Request: Amend the Zoning Map to allow for the use of 1 single family residential lot in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District**

**Location: An approximately 5.3 acre tract of land that is located in the West Half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately 2,000 feet west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR200N).**

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### STATUS

This case was continued from the June 16, 2011, meeting at which it was not discussed. The Preliminary Memorandum was handed out at that meeting but it has been included again in this mailing.

The Preliminary Draft Summary of Evidence and Finding of Fact are included separately.

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### ATTACHMENTS

- A Petitioner Submittals
- B Commitment for Title Insurance with effective date of February 9, 2011, received on April 29, 2011
- C Phillip Jones Tract Soils Information including soil information for Sollers and Shadwick tracts and Soil Potential ratings for septic systems
- D Average Annual Daily Traffic
- E Excerpted worksheets from *Soil Potential Ratings For Septic Tank Absorption Fields Champaign County, Illinois*
- F Illinois Department of Natural Resources EcoCAT Agency Response dated March 1, 2011
- G Letter dated April 2, 2011, from Anne Haaker, Deputy State Historic Preservation Officer
- H Letter dated February 22, 2011, from Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science, regarding the likelihood of successfully finishing an onsite water well sufficient to serve the proposed lot
- I Champaign County Land Evaluation and Site Assessment worksheet for the subject property
- J RRO Table 3. Summary Of Site Comparison For Factors Relevant To Development Suitability
- K Attachment K. RRO Table 4. Summary Of Comparison For Factors Relevant To Compatibility With Agriculture
- L Preliminary Draft Summary of Evidence and Finding of Fact (included separately)

**Attachment A. Petitioner Submittals**  
**Case 690-AM-11**

AUGUST 4, 2011

Submittals	Document Name, Date, and Notes
<b>REQUIRED SUBMITTALS<sup>1</sup></b>	
Schematic Plan	Excerpt of Plat of Survey by Moore Surveying and Mapping received April 29, 2011
Open Title Commitment or Title Policy	Commitment for Title Policy received with effective date of February 9, 2011, received on April 29, 2011
Section 22 (Natural Resource) Report by the Champaign County Soil and Water Conservation District	Section 22 Natural Resources Report from CCSWCD for Justin Harrison received February 19, 2008
Copy of Agency Action Report from the Endangered Species Program of the Illinois Department of Natural Resources	Illinois Department of Natural Resources EcoCAT Agency Response dated March 1, 2011
Copy of Agency Response from the Illinois State Historic Preservation	Letter dated April 2, 2011, from Anne Haaker, Deputy State Historic Preservation Officer
Excerpt from USGS 7.5 Topographic Map Or actual topographic information by an Illinois Licensed Surveyor	Copy of Topographic Survey by Wayne Ward Engineering received April 29, 2011
Written explanation by an Illinois Professional Engineer of the proposed surface drainage system	Written Surface Drainage Analysis of Parcel 'A' (Shadwick Property) and Parcel 'B' (Sollers Property) dated March 10, 2011, by Wayne Ward Engineering
Letter from the Illinois State Water Survey <sup>1</sup>	Letter dated February 22, 2011, from Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science, regarding the likelihood of successfully finishing an onsite water well sufficient to serve the proposed lot
<p><b>NOTES</b></p> <p>1. Subject property is clearly within the area of limited groundwater availability and submittals from the Illinois State Water Survey are required and have been required to date.</p>	



## COMMITMENT FOR TITLE INSURANCE



# Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY ("Company"), for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued By:

CHICAGO TITLE INSURANCE COMPANY  
201 NORTH NEIL STREET  
CHAMPAIGN, IL 61820

Refer Inquiries To:  
(217) 356-0501

Fax Number:  
(217) 351-2982

CHICAGO TITLE INSURANCE COMPANY

By



Authorized Signatory

Commitment No.:

1253 000864661 CHA

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

YOUR REFERENCE: Shadwick

ORDER NO.: 1253 000864661 CHA

EFFECTIVE DATE: FEBRUARY 9, 2011

1. POLICY OR POLICIES TO BE ISSUED:

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN:  
Benjamin R. Shadwick and Jennifer A. Shadwick, in joint tenancy.

4. MORTGAGE OR TRUST DEED TO BE INSURED:  
NONE

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1253 000864661 CHA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

Beginning on the North line of the Northeast Quarter of Section 27, Township 17 North, Range 9 East of the Third Principal Meridian, a distance of 410.0 feet East of the Northwest corner of said Northeast Quarter; thence South 90°00.0 minutes East 232.1 feet on said North line; thence South 00°00.0' West 898.0 feet; thence South 74°06.3' West 43.8 feet along the centerline of the Embarras River; thence South 63°26.1' West 44.7 feet along said centerline; thence South 48°48.0' West 53.1 feet along said centerline; thence South 18°26.1' West 126.5 feet along said centerline; thence South 50°28.6' west 51.9 feet along said centerline; thence South 84°17.4' West 30.1 feet along said centerline; and thence North 00°00.0' East 1121.0 feet to the point of beginning, in Champaign County, Illinois.

**CHICAGO TITLE INSURANCE COMPANY**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE B**

ORDER NO.: 1253    000864661    CHA

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

**GENERAL EXCEPTIONS**

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. AN ALTA LOAN POLICY WILL BE SUBJECT TO THE FOLLOWING EXCEPTIONS (A) AND (B), IN THE ABSENCE OF THE PRODUCTION OF THE DATA AND OTHER ESSENTIAL MATTERS DESCRIBED IN OUR "STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES (ALTA STATEMENT)". (A) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS; (B) CONSEQUENCES OF THE FAILURE OF THE LENDER TO PAY OUT PROPERLY THE WHOLE OR ANY PART OF THE LOAN SECURED BY THE MORTGAGE DESCRIBED IN SCHEDULE A, AS AFFECTING; (I) THE VALIDITY OF THE LIEN OF SAID MORTGAGE; AND (II) THE PRIORITY OF THE LIEN OVER ANY OTHER RIGHT, CLAIM, LIEN OR ENCUMBRANCE WHICH HAS OR MAY BECOME SUPERIOR TO THE LIEN OF SAID MORTGAGE BEFORE THE DISBURSEMENT OF THE ENTIRE PROCEEDS OF THE LOAN.

- B
3. a. Any lien, or right to alien, for labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.  
b. Consequences of the failure of the insured to pay out properly the whole or any part of the loan secured by the mortgage described in Schedule A, as affecting  
    (A) The validity of the lien of said mortgage; and  
    (B) The priority of the lien over any other right, claim, lien or encumbrance which has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.  
c. Rights of Parties in Possession; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land; and easements or claims of easements not shown by the public records.

- C
4. Taxes for the year 2009 in the amount of \$12.90 shown paid.  
Taxes for the years 2010 and 2011, which are a lien although not yet due & payable.

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B (CONTINUED)

ORDER NO.: 1253 000864661 CHA

Crittenden Township, 08-33-27-200-020, Tax Code 7, assessed to 5.31 acres.

- D 5. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Until July 1, 2013, satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
- E 6. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
- F 7. Rights of the public, the State of Illinois and the municipality in and to that part of the land taken or used for road purposes, including but not limited to that part dedicated in document recorded May 28, 1947 in book 282 at page 352 as document no. 415481.
- G 8. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- H 9. Rights, if any, of the United States of America, the State of Illinois, the municipality and the public in and to that part of the land lying within the bed of the Embarras River; and the rights of other owners of land bordering on the river in respect to the water of said river.
- I 10. Easement in favor of Eastern Illini Electric Cooperative, and its successors and assigns, and the provisions relating thereto contained in the grant recorded October 20, 2004 as document no. 2004R 33439.
- J 11. In order to provide endorsements over General Exceptions 1 through 5, this company must be furnished with an ALTA Statement executed by the Seller, Lender and Borrower, and a survey showing all recorded easements, apparent easements and all improvements on the land and certified to Chicago Title Insurance Company.
- Note: There will be an additional charge if Extended Coverage on the Owner's Policy is desired.
- K 12. If work has been performed on the land within the last six months which may subject the land to liens under the mechanics lien laws, the Company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien and this commitment is subject to such further exceptions as may be deemed necessary. If evidence is

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B (CONTINUED)

ORDER NO. : 1253 000864661 CHA

not provided or is unsatisfactory, this commitment/policy will be subject to the following exception:

"Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown on the public records."

- A 13. Mortgage dated October 7, 2009 and recorded October 20, 2009 as document 2009R30428 made by Benjamin R. Shadwick and Jennifer A. Shadwick, husband and wife to Heartland Bank & Trust Company to secure a note in the amount of \$41,706.14.

\*\*\*END\*\*\*

- # 14. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE

ORDER NO. : 1253 000864661 CHA

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 or these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.

Effective Date: May 1, 2008

Fidelity National Financial, Inc.  
**Privacy Statement**

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explain FNF's privacy practices, including how we use the Personal information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in the Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

**Personal Information Collected**

We may collect Personal Information about you from the following sources:

Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information and income information;

Information we receive from you through our Internet websites, such as your name, address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites.

Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transactions, account balances, and credit card information; and

Information we receive from consumer or other reporting agencies and publicly recorded.

**Disclosure of Personal Information**

We may provide your Personal Information (excluding information we receive from our consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connections with an insurance transactions.

To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested.

To an insurance regulatory, or law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation

To companies that perform marketing services on our behalf or to other financial institutions with which we have had joint marketing agreements and/or

To lenders, lien holders, judgement creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/ or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlines herein or as otherwise permitted by law.

**Confidentiality and Security of Personal Information**

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulation to guard Personal Information.

**Access to Personal Information/**

**Requests for Correction, Amendment, or Deletion of Personal Information**

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

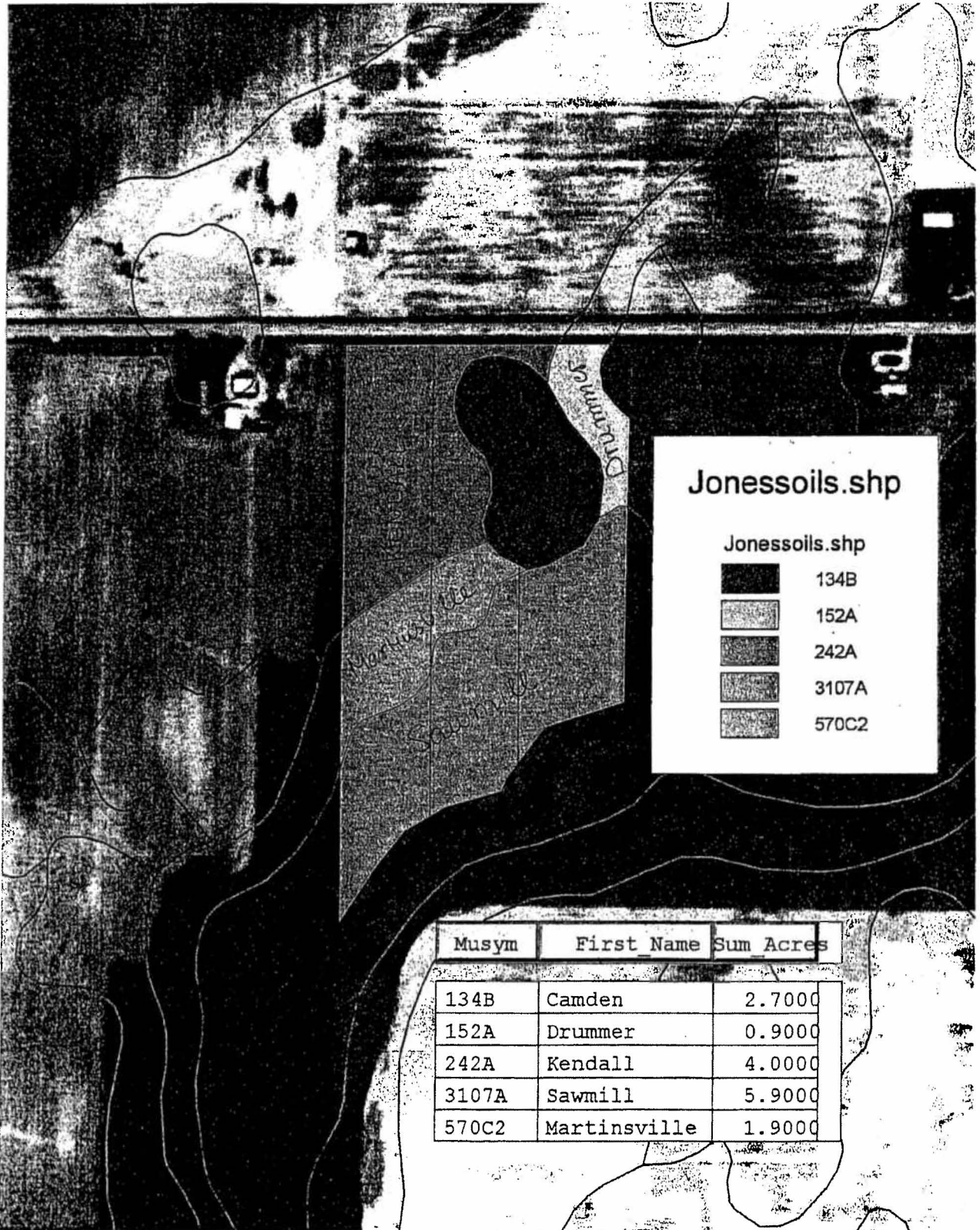
Chief Privacy Officer  
Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, FL 32204

**Changes to this Privacy Statement**






This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.



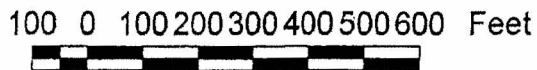
# Phillip Jones Tract Soils Information



**Jonessoils.shp**

-  134B
-  152A
-  242A
-  3107A
-  570C2

Musym	First Name	Sum Acres
134B	Camden	2.7000
152A	Drummer	0.9000
242A	Kendall	4.0000
3107A	Sawmill	5.9000
570C2	Martinsville	1.9000



## Soil Information

### Sollers

**Kendall:** 2.97 acres

**Martinsville:** 1.27 acres

**Sawmill:** 1.8 acres

### Shadwick

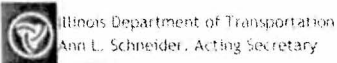
**Sawmill:** 2.63 acres

**Camden:** 1.64 acres

**Drummer:** 0.83 acres

**Kendall:** 0.2 acres

**Martinsville:** 0.01 acres



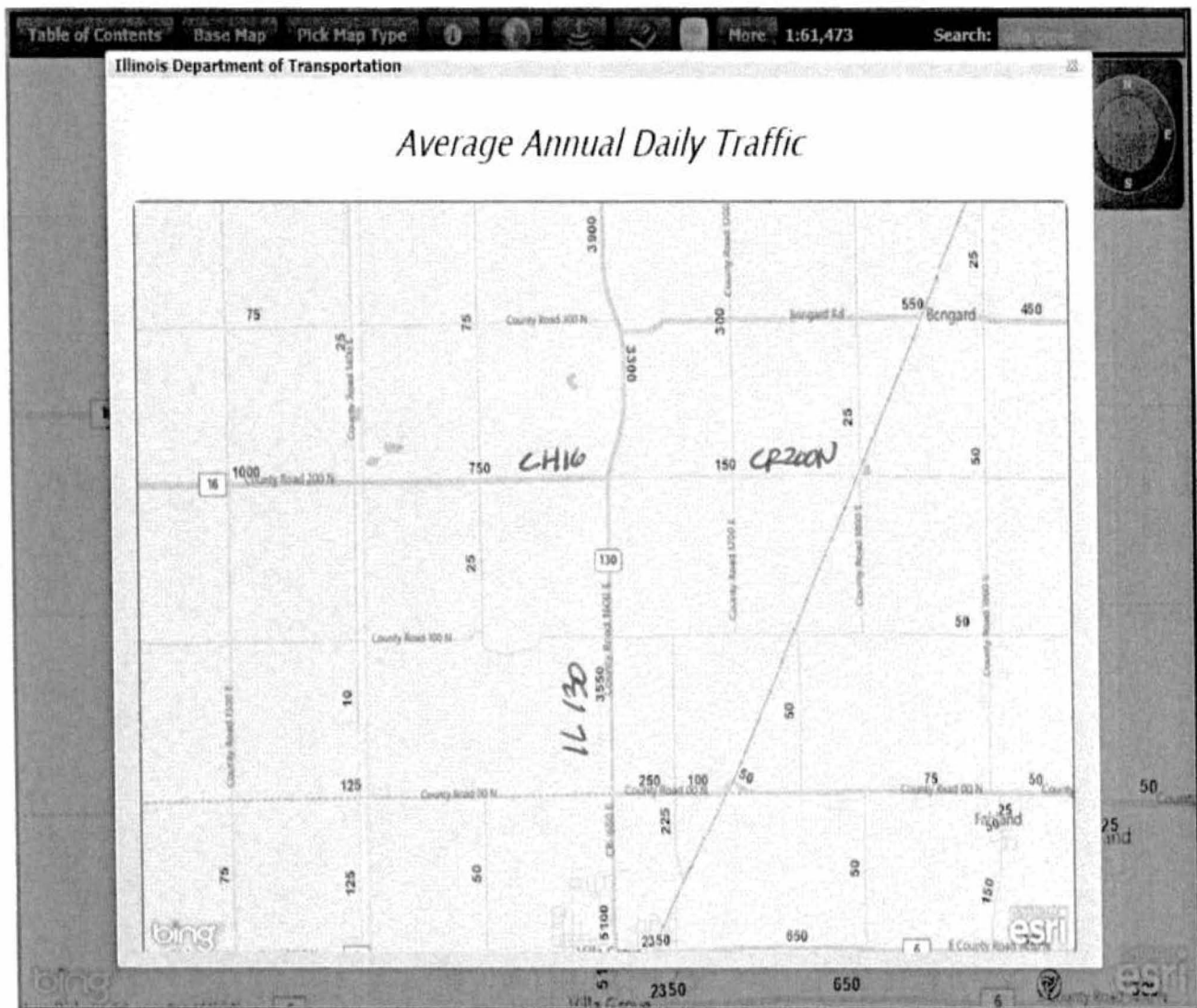
Home      Map      Road Construction

"Base Map" - Changes the Base Map view. Choose between ROADS, AERIAL IMAGES and AERIAL MAP WITH LABELS.

"Pick Map Type" - Point to the "Pick Map Type" button below and select from the drop-down.

"Table of Contents" - Use button below to toggle the data panel. The check boxes control data visibility depending on map scale. Click the 'triangle' or the 'Expand' and/or 'Collapse' buttons to see data viewing options.

"Search" - type in a place name and the map will be centered at that location ("Springfield", "Buckingham Fountain").



Illinois Department of Transportation 2300 S. Dirksen Parkway Springfield, IL 62764 - [Contact](#)

Disclaimer

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Camden silt loam, 1 to 5 percent slopes 134B

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	None	Slight	None	None		None	
Depth to High Water Table (Ft)	>6.0	Slight	None	None		None	
Permeability (IN/HR):(24-60")	0.6-2.0	Moderate	None	Standard Absorption Field 210-290 Sq.Ft./Bedroom	0	None	
Slope (PCT)	1-5	Slight	None	None		None	
				Total	0	Total	0

100 - 0 - 0 - 100

Performance Standard Index

Measure Cost Index

Continuing Limitation Cost Index

Soil Potential Index 1/

1/ If performance exceeds the standard increase SPI by that amount.

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Drummer silty clay loam 152

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	Common (Upland Position)	Severe	System Failure	Fill 2' with fine textured material	25	Possible surfacing of effluent	5
Depth to High Water Table (Ft)	0-2.0	Severe	System Failure	Subsurface Drainage Locate Outlet	12 5	None	
Permeability (IN/HR): (24-60")	0.6-2.0	Moderate	None	Standard Absorption Field 210-290 Sq.Ft./Bedroom	0	None	
Slope (PCT)	0-2	Slight	None	None		None	
Total					42	Total	5

$$\frac{100}{\text{Performance Standard Index}} - \frac{42}{\text{Measure Cost Index}} - \frac{5}{\text{Continuing Limitation Cost Index}} = \frac{53}{\text{Soil Potential Index 1/}}$$

Performance Standard Index - Measure Cost Index - Continuing Limitation Cost Index = Soil Potential Index 1/

1/ If performance exceeds the standard increase SPI by that amount.

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Colo silty clay loam 402

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	Common (Floodplain position)	Severe	System Failure	Check Federal, State, & local laws Consult Engineer Special Design	65	System Maintenance	10
Depth to High Water Table (Ft)	+1.0-2.0	Severe	System Failure	Subsurface Drainage Locate Outlet	12 5	Possible Surfacing of Effluent	5
Permeability (IN/HR): (24-60")	0.6-2.0	Moderate	None	None 2/		None	
Slope (PCT)	0-2	Slight	None	None		None	
Total					82	Total	15

-85-

$$\frac{100}{\text{Performance Standard Index}} - \frac{82}{\text{Measure Cost Index}} = \frac{15}{\text{Continuing Limitation Cost Index}} = \frac{3}{\text{Soil Potential Index } 1/}$$

- 1/ If performance exceeds the standard increase SPI by that amount.
- 2/ Moderate permeability limitation is overcome with Special Design.



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

Pat Quinn, Governor  
Marc Miller, Director

March 01, 2011

Elitsa Dimitrova  
Alan Singleton  
2001 S 1st St #209  
Champaign, IL 61820

**Re: Rezoning**

**Project Number(s): 1109251**

**County: Champaign**


Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Rick Pietruszka   
Division of Ecosystems and Environment  
217-785-5500



*Applicant:* Alan Singleton  
*Contact:* Elitsa Dimitrova  
*Address:* 2001 S 1st St #209  
Champaign, IL 61820

*IDNR Project #:* 1109251  
*Date:* 03/01/2011

*Project:* Rezoning  
*Address:* Approximately 1553 CR 200 N, Tolono

*Description:* Rezoning to RRO - Shadwick

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Little Spectaclecase (*Villosa lienosa*)

**An IDNR staff member will evaluate this information and contact you within 30 days to request additional information or to terminate consultation if adverse effects are unlikely.**



#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

*County:* Champaign

*Township, Range, Section:*  
17N, 9E, 27



**IL Department of Natural Resources Contact**  
Rick Pietruszka

Zoning  
217-785-5500

Division of Ecosystems & Environment

**Local or State Government Jurisdiction**

Champaign County Department of Planning &

John Hall  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana, Illinois 61802

### **Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to

terminate or restrict access.

**Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify

unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site.

Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may

subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information

regarding possible violation of law may be provided to law enforcement officials.

**Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act.

Otherwise, IDNR

uses the information submitted to EcoCAT solely for internal tracking purposes.



Illinois Historic  
Preservation Agency

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • [www.illinois-history.gov](http://www.illinois-history.gov)

Champaign County  
Tolono

PLEASE REFER TO: IHPA LOG #020031711

Parcel 1 - West side of County Road 1600 East, South of County Road 200 North; Parcel 2 - Approximately 1561 County Road 200 North; Parcel 3 - Approximately 1553 County Road 200 North  
Rezoning of Parcels

April 2, 2011

Alan Singleton  
Singleton Law Firm, P.C.  
2001 S. First St., Suite 209  
Champaign, IL 61820

Dear Mr. Singleton:

The Illinois Historic Preservation Agency is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. We have received information indicating that the referenced project will, under the state law cited above, require comments from our office and our comments follow. Should you have any contrary information, please contact our office at the number below.

According to the information provided to us concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology, therefore if your project will use federal loans or grants, need federal agency permits or federal property then your project must be reviewed by us under a slightly different procedure under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

The project area has a high probability of containing significant prehistoric/historic archaeological resources. Accordingly, a Phase I archaeological reconnaissance survey to locate, identify, and record all archaeological resources within the project area will be required. This decision is based upon our understanding that there has not been any large scale disturbance of the ground surface (excluding agricultural activities) or major construction activity within the project area which would have destroyed existing cultural resources prior to your project. If the area has been disturbed, please contact our office with the appropriate written and/or photographic evidence. The area(s) that need(s) to be surveyed (within the zone that needs to be surveyed) include(s) all area(s) that will be developed as a result of the issuance of the state agency permit(s) or the granting of the state funds or loan guarantees that have prompted this review. Enclosed you will find an attachment briefly describing Phase I surveys and listing archaeological contracting services. A COPY OF OUR LETTER WITH THE IHPA LOG NUMBER SHOULD BE PROVIDED TO THE SELECTED PROFESSIONAL ARCHAEOLOGICAL CONTRACTOR TO ENSURE THAT THE SURVEY RESULTS ARE CONNECTED TO YOUR PROJECT PAPERWORK.

If you have further questions, please contact Joseph Phillippe, Chief Archaeologist, at 217/785-1279.

Sincerely,

Anne E. Haaker  
Deputy State Historic  
Preservation Officer

Enclosure

UNIVERSITY OF ILLINOIS  
AT URBANA-CHAMPAIGN

Institute of Natural Resource Sustainability  
Illinois State Water Survey

2204 Griffith Drive, MC-674  
Champaign, Illinois 61820-7463



February 22, 2011

Singleton Law Firm, P.C.  
Research Park at the University of Illinois  
c/o Ms Elitsa Dimitrova  
2001 South First St., Suite 209  
Champaign, IL 61820

Dear Ms Dimitrova:

As per your email of February 18, 2011, please find the enclosed Water Survey correspondence and well construction report information for Section 27, T.17N., R.9E., Champaign County. It is understood that this information is required through the Champaign County Zoning Ordinance for rezoning to the Rural Residential District.

If you have any questions or we can be of any further assistance, please feel free to contact us.

Cordially,

Kenneth J. Hlinka  
Associate Hydrologist  
Center for Groundwater Science  
Illinois State Water Survey  
Phone: 217-333-8431

jt

Enclosures

**RECEIVED**

FEB 25 2011

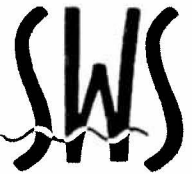
**Singleton Law Firm, P.C.**



# Illinois State Water Survey

Main Office • 2204 Griffith Drive • Champaign, IL 61820-7495 • Tel (217) 333-2210 • Fax (217) 333-6540

Peoria Office • P.O. Box 697 • Peoria, IL 61652-0697 • Tel (309) 671-3196 • Fax (309) 671-3106



January 24, 2008

Mr. Justin Harrison  
202 N. Oak St.  
Villa Grove, IL 61956

COPY

Dear Mr. Harrison:

This letter is in response to your inquiry about the groundwater availability for a domestic water supply in the Northeast ¼ of Section 27, T.17N., R.9E., Champaign County. It is understood that you are planning to construct a home at this location which will require its own groundwater supply and that the Champaign County Department of Planning and Zoning has required you to have the groundwater availability assessed at this site prior to approving your construction.

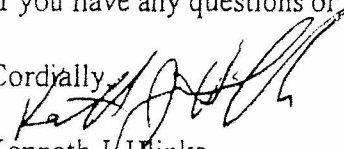
The available information indicates that groundwater for domestic use in this part of the section is obtained from large-diameter bored wells tapping sand and gravel deposits found in the unconsolidated materials above bedrock. These wells obtain their water from lenses of sand and gravel ranging in thickness from about 1 foot to as much as 7 feet. These wells range in depth from 22 to 65 feet below land surface and have reported nonpumping water levels ranging from 8 to 10 feet below land surface. The water levels fluctuate seasonally in response to the variations in precipitation and some wells may go dry in the late summer or early fall. The yield of a bored well may be limited to a few hundred gallons a day but in this area seem to be capable of supplying adequate groundwater for normal household uses.

Analyses showing the mineral quality of water from the unconsolidated materials indicate that the water is hard and contains enough iron to cause staining of laundry and porcelain fixtures. In such cases, the quality of the water can be improved for household uses with commercially available home treatment units.

The information available indicates the chances are fair to good at this site for developing the desired supply from a large-diameter (3 feet) bored well. Though the yield of this type of well is limited, the large storage capacity (about 53 gallons for each foot of water in a 3-foot diameter well) should permit the peak demands to be met with stored water and then recovered by seepage from the surrounding fine-grained materials during periods of little or no water use.

If you have any questions or we can be of any further assistance, please feel free to call.

Cordially,

  
Kenneth J. Hlinka  
Associate Hydrologist  
Center for Groundwater Science  
Phone: (217) 333-8431

Telephone Request  
and Reply  
January 9, 1978

Memorandum

TO: Files  
FROM: Charles B. Burris *CBB*  
SUBJECT: Groundwater availability in the N $\frac{1}{2}$ , N $\frac{1}{2}$ , NE $\frac{1}{4}$ , Section  
27, T.17N., R.9E., Champaign County.

Mr. Chandler Parsons, C.S. Parsons and Associates, 303 W. Springfield Ave., Champaign, called for information concerning the development of individual lot supplies for 40 homes at the above location.

Wells for domestic and farm use in this part of Illinois are either drilled or bored wells finished in the unconsolidated deposits above bedrock. The drilled wells range in depth from 78 to 130 feet and reportedly are pumped at rates of 5 to 10 gpm. The large-diameter bored wells range from 40 to 60 feet in depth and appear to provide adequate supplies for home use. Available chemical analyses indicate the water from the unconsolidated materials is hard and contains iron. The underlying bedrock consists of shale and offers no potential for developing the desired supplies.

From the information available it appears the chances are fair at this site for developing the individual lot supplies desired from drilled wells tapping the sand and gravel deposits at depths of 80 to 130 feet. If a drilling attempt is made it should continue until a satisfactory supply is obtained or to the underlying bedrock surface (perhaps 200 feet). If, on a particular lot, it proves a successful drilled well cannot be constructed, then the chances appear good for developing a satisfactory bored well.

*end*

*\_\_\_\_\_*

COPY

White ink Copies:  
 Ill. Dept. of Public Health  
 Yellow Copy: Well Contractor  
 Golden Copy: Well Owner

# Well Construction Report

THIS FORM MUST BE COMPLETED WITHIN 30 DAYS  
 OF WELL COMPLETION AND SENT TO  
 THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 525 WEST JEFFERSON STREET  
 SPRINGFIELD, ILLINOIS 62761

GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller Reynolds Well Drilling License No. 102-003795  
 10. Well Site Address 1574 C.R. 100 N Villa Grove  
 11. Property Owner Walter Ezell Well No. \_\_\_\_\_  
 12. Permit No. 19-50-95 Date Issued 8-28-95  
 13. Location: Champaign County Douglaser

Sec. 27.1A  
 Twp. 17N  
 Rge. 9E


1. Type of Well  
 a. Bored  Hole Diam. 42 in. Depth 41 ft  
 Buried Slab: Yes  No   
 b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft  
 c. Drilled \_\_\_\_\_ Finished in Drift  In Rock \_\_\_\_\_  
 d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)

14. Water from Sand & Gravel at depth 10 ft  
 15. Casing and Liner Pipe to 4 ft Show location in section plat  

Diam.(in)	Kind and Weight	From (ft)	To (ft)
6"	PVC	+1	-11
36"	Concrete	-11	-41

 SE, SE, SE

2. Well furnishes water for human consumption? Yes  No   
 3. Date well drilled 8-29-95  
 4. Permanent pump installed? Yes  No   
 Manufacturer \_\_\_\_\_ Type \_\_\_\_\_  
 Location \_\_\_\_\_  
 Capacity \_\_\_\_\_ gpm. Depth of setting \_\_\_\_\_ ft.  
 5. Well top sealed? Yes  No  Type Cast iron  
 6. Pitless adapter installed? Yes  No   
 Manufacturer Baker Model No. 1 B AM  
 How attached to casing? Nut  
 7. Well disinfected? Yes  No   
 8. Pump and equipment disinfected Yes  No

16. Screen: Diam. \_\_\_\_\_ in, Length \_\_\_\_\_ in, Slot Size \_\_\_\_\_  
 17. Size hole below casing \_\_\_\_\_ in. 18. Ground Elev. \_\_\_\_\_ ft msl.  
 19. Static level \_\_\_\_\_ ft below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft, pumping gpm for \_\_\_\_\_ hours.

20. Earth Materials Passed Through	Depth of Top	Depth of Bottom
Black Dirt	0	-2
Brown clay	-2	-10
Sand & Gravel	-10	-14
Gray clay	-14	-41

COPY

**IMPORTANT NOTICE**  
 This State Agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center.

PRESS FIRMLY WITH BLACK PEN OR TYPE  
 Do Not Use Felt Pen.

Continue on separate sheet if necessary.  
 Signed Kenn V. Cary Date 8-29-95

2277307 ✓  
 482-0126

Illinois Department of Public Health  
**WATER WELL CONSTRUCTION REPORT**

Date 07/19/04

**TYPE OR PRESS FIRMLY WITH BLACK INK PEN.** COMPLETE WITHIN 30 DAYS OF WELL COMPLETION AND SEND TO THE APPROPRIATE HEALTH DEPARTMENT.

RECEIVED JUL 26 2004

GEOLOGICAL AND WATER SURVEY WELL RECORD

1. Type of Well a. Driven Well Casing diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 b. Bored Well Buried Slab  Yes  No  
 Hole Diameter 36 in. to 65 ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
 c. Drilled Well PVC casing Formation packer set at depth of \_\_\_\_\_ ft.  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)
<u>3/8" GRANULAR Bentonite</u>	<u>15</u>	<u>750 lbs</u>	<u>15.0</u>	<u>16.0</u>	<u>N/A</u>

- d. Drilled Well Steel Casing --- Mechanically Driven  Yes  No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)

- e. Well finished within  Unconsolidated Materials  Bedrock

f. Kind of Gravel Sand Pack	Grain Size/Supplier #	From (ft.)	To (ft.)
<u>1/4" - 3/8" PEA GRAVEL</u>	<u>CA-16</u>	<u>16.0</u>	<u>65.0</u>

2. Well Use  Domestic  Irrigation  Commercial  Livestock  
 Monitoring  Other

3. Date Well Completed 07/16/04 Well Disinfected  Yes  No  
 Driller's estimated well yield 50 gpm

4. Date Permanent Pump Installed \_\_\_\_\_  
 5. Pump Capacity \_\_\_\_\_ gpm Set at (depth) \_\_\_\_\_ ft.

6. Pitless Adapter Model and Manufacturer \_\_\_\_\_

7. Well Cap Type and Manufacturer Monitor / Baker (cast iron)

8. Pressure Tank Working Cycle \_\_\_\_\_ gals. Captive Air  Yes  No

9. Pump System Disinfected  Yes  No

10. Name of Pump Company \_\_\_\_\_

11. Pump Installer \_\_\_\_\_ License # \_\_\_\_\_

12. ~~\_\_\_\_\_~~ License # ~~\_\_\_\_\_~~

Licensed Pump Contractor Signature \_\_\_\_\_

Illinois Department of Public Health  
 Division of Environmental Health  
 525 W. Jefferson St.  
 Springfield, IL 62761

DO NOT write on these lines

IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. **DISCLOSURE OF THIS INFORMATION IS MANDATORY.** This form has been approved by the Forms Management Center.

RECEIVED

JUL 26 2004

Champaign-Urbana  
 Public Health District

13. Property Owner Phillip Jones Well # 1

14. Driller Todd Skinner License # 092-008242

15. Name of Drilling Co. Reynolds Well Drilling Corp

16. Permit No. 19-54-04 Date Issued \_\_\_\_\_

17. Date Drilling Started 07/16/04

18. Well SITE address \_\_\_\_\_

19. Township Name \_\_\_\_\_ Land ID # N/A

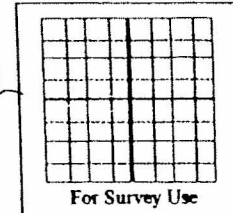
20. Subdivision Name N/A Lot # N/A

21. Location a. County Champaign

b. Township 17N Range 9E Section 27

c. SE Quarter NE Quarter NE Quarter

d. Coordinates \_\_\_\_\_ Site Elevation \_\_\_\_\_ ft. (msl)



22. Casings, Liners\* and Screen Information

Diam. (in.)	Material	Joint	Slot Size	From (ft.)	To (ft.)
<u>6</u>	<u>ASTM 2241 SDR-21 PVC</u>	<u>SOLVENT</u>	<u>N/A</u>	<u>1.5' AGL</u>	<u>16.8' BGL</u>
<u>30</u>	<u>FIBERGLASS BELL</u>	<u>SLOTTED</u>	<u>0.030</u>	<u>16.8</u>	<u>63.0</u>
				<u>53.0</u>	<u>63.0</u>

(\*) \_\_\_\_\_  
 (List reason for liner, type of upper and lower seals installed)

23. Water from SAND & GRAVEL at a depth of 53.5 ft. to 60.0 ft.

a. Static water level 9.0 ft. below casing which is 18 in. above ground

b. Pumping level is 91.0 ft. pumping 10 gpm after pumping for 4 hours

24. Earth Materials Passed Through

	From (ft.)	To (ft.)
<u>Clayey S: H Loam - Brown, moist firm w/ root fiber</u>	<u>0.0</u>	<u>1.5</u>
<u>S: Hly Clay - Brown, moist, stiff to sand to gravel</u>	<u>1.5</u>	<u>6.0</u>
<u>Sand - Brown, v. moist w/ clay</u>	<u>6.0</u>	<u>13.0</u>
<u>Sand &amp; Gravel - Gray, coarse, saturated</u>	<u>13.0</u>	<u>15.0</u>
<u>Silty Clay - Gray, moist, St. H. v. St. ff. to Sand to Gravel</u>	<u>15.0</u>	<u>53.5</u>
<u>Sand - Gray, Saturated FINE-med</u>	<u>53.5</u>	<u>59.0</u>
<u>" " w/ Large Gravel</u>	<u>59.0</u>	<u>60.0</u>
<u>Silty Clay - Gray, moist, Hard, little Sand, little Gravel</u>	<u>60.0</u>	<u>65.0</u>

(If dry hole, fill out log and indicate how hole was sealed.)

Todd M. Skinner License Number 092-008242

25. Licensed Water Well Contractor Signature \_\_\_\_\_ License Number \_\_\_\_\_

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION



White Copy - Ill. Dept. of Public Health  
 Yellow Copy - Well Contractor  
 Blue Copy - Well Owner

INSTRUCTIONS TO WELLERS

FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE DEPARTMENT OF PUBLIC HEALTH, CONSUMER HEALTH PROTECTION, 535 WEST JEFFERSON, SPRINGFIELD, ILLINOIS, 62761. DO NOT DETACH GEOLOGICAL/WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 WELL CONSTRUCTION REPORT

GEOLOGICAL AND WATER SURVEYS WELL RECORD

1. Type of Well

- a. Dug  Bored  Hole Diam. 42 in. Depth 51 ft.  
 Curb material \_\_\_\_\_ Buried Slab: Yes  No   
 b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 c. Drilled \_\_\_\_\_ Finished in Drift \_\_\_\_\_ In Rock \_\_\_\_\_  
 Tubular \_\_\_\_\_ Gravel Packed   
 d. Grout:

(KIND)	FROM (FT.)	TO (FT.)

2. Distance to Nearest:

- Building \_\_\_\_\_ Ft. Seepage Tile Field \_\_\_\_\_  
 Cess Pool \_\_\_\_\_ Sewer (non Cast iron) \_\_\_\_\_  
 Privy \_\_\_\_\_ Sewer (Cast iron) \_\_\_\_\_  
 Septic Tank \_\_\_\_\_ Barnyard \_\_\_\_\_  
 Leaching Pit \_\_\_\_\_ Manure Pile \_\_\_\_\_

3. Well furnishes water for human consumption? Yes  No

4. Date well completed 9/10/84

5. Permanent Pump Installed? Yes \_\_\_\_\_ Date \_\_\_\_\_ No

Manufacturer \_\_\_\_\_ Type \_\_\_\_\_ Location \_\_\_\_\_  
 Capacity \_\_\_\_\_ gpm. Depth of Setting \_\_\_\_\_ Ft.

6. Well Top Sealed? Yes  No  Type Cast Iron

7. Pitless Adapter Installed? Yes  No

Manufacturer Baker Model Number 1BAM6  
 How attached to casing? \_\_\_\_\_

8. Well Disinfected? Yes  No

9. Pump and Equipment Disinfected? Yes  No

10. Pressure Tank Size \_\_\_\_\_ gal. Type \_\_\_\_\_

Location \_\_\_\_\_

11. Water Sample Submitted? Yes \_\_\_\_\_ No \_\_\_\_\_

REMARKS:

COPY

10. Property owner Dwayne Piescy Well No. \_\_\_\_\_  
 Address 1608 East Walnut Villa Grove IL  
 Driller Joseph Reynolds License No. 92-601

11. Permit No. 114748 Date 9/10/84

12. Water from Gravel - 48 13. County Champaign

at depth \_\_\_\_\_ to \_\_\_\_\_ ft. Sec. 27N

14. Screen: Diam. \_\_\_\_\_ in. Twp. 17N

Length: \_\_\_\_\_ ft. Slot \_\_\_\_\_ Rge. 9E

Elev. \_\_\_\_\_


15. Casing and Liner Pipe

Diam. (in.)	Kind and Weight	From (Ft.)	To (Ft.)
<u>6</u>	<u>Plastic</u>	<u>+1</u>	<u>-15</u>
<u>3/8</u>	<u>Concrete</u>	<u>-15</u>	<u>-51</u>

SHOW LOCATION IN SECTION PLAT  
 NE NE NE

16. Size Hole below casing: \_\_\_\_\_ in.

17. Static level \_\_\_\_\_ ft. below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft. when pumping at \_\_\_\_\_ gpm for \_\_\_\_\_ hours.

18. FORMATIONS PASSED THROUGH	THICKNESS	DEPTH OF BOTTOM
<u>Top Soil</u>		<u>2</u>
<u>Yellow Clay</u>		<u>14</u>
<u>Kandy Clay</u>		<u>21</u>
<u>Hard Pan</u>		<u>27</u>
<u>Blue Clay</u>		<u>47</u>
<u>Gravel</u>		<u>51</u>

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED Joseph Reynolds DATE 11/84

WATER SAMPLE DATA  
LABORATORY SAMPLE NUMBER: 224315

SOURCE: WELL  
OWNER: WALTER AND CAROL EZELL  
LOCATION: NORTH OF VILLA GROVE  
COUNTY: CHAMPAIGN TOWNSHIP: 17N RANGE: 9E SECTION: 27.2A  
DATE COLLECTED: 06/27/91 DATE RECEIVED: 06/28/91  
WELL DEPTH (Ft.): 40. TEMPERATURE REPORTED (F): ND  
TREATMENT: NONE  
COMMENTS: SAMPLE COLLECTED FROM KITCHEN SINK TAP.

PARAMETER:	mg/L	me/L	PARAMETER:	mg/L	me/L
Iron (Total Fe):	0.04		Fluoride (F):	0.1	0.01
Manganese (Mn):	-0.01		Nitrate (as NO3):	1.1	0.02
Calcium (Ca):	79.7	3.98	Chloride (Cl):	27.6	0.78
Magnesium (Mg):	30.7	2.53	Sulfate (SO4):	94.6	1.97
Sodium (Na):	5.4	0.23			
Ammonium (as NH4):	ND	0.00			
Other Parameters:	ND				

Turbidity (Lab):	-1 NTU	Alkalinity (as CaCO3):	198	3.96
Color:	-1 PCU	Hardness (as CaCO3):	325	6.5
Odor:	NONE	Total Diss. Minerals:	435	
pH (in Lab):	7.9	Non-Volatile Organic Carbon		
Specific Conductance:	ND uS/cm	(Dissolved, as C):	ND	

CALCULATED VALUES:

Cation sum =	6.74	TDM =	358 mg/L
Ion diff.: (Cation - Anion) =	0.01	Anion sum =	6.73
TDM diff.: (Res. - Calc.) =	77	Ion % difference =	0.1 %
		TDM % difference =	19.4 %

- = Below detection limit (i.e. -1.0 = less than 1.0 mg/L)  
mg/L = milligrams per liter      uS/cm = microsiemens per centimeter  
me/L = milliequivalents per liter  
ND = Not determined/Information not available

IEPA Certified Environmental Laboratory, Number 100202  
Analyst: Lauren F. Sievers  
Assistant Chemist

COPY

265924



Chemistry Division

2204 Griffith Drive

Champaign, Illinois 61820-7495

Telephone (217) 333-9234 or 333-0802

WATER SAMPLE  
REQUIRED INFORMATION

Water Source: Private well Well depth: 40 ft City: Rural Villa Grove  
(e.g. private well, pond, municipal well number, etc.)

Location: 1574 County Rd 100 N See attached Papers  
(in feet from each of two adjoining section lines, or marked on map)

County: Champaign Township No.: 17N Crittenden Range: 9 East Section: 27.2A

Owner: WALTER & Carol Ezell Phone: (217) 832-9066

Address: 1574 County Rd 100 N

Collected by: Carol Ezell Date: 6-27-91 Time: 12 noon

Sample Collection Point: Kitchen Sink  
(e.g. Kitchen sink cold water tap, hydrant at well head, well depth, etc.)

Treatment? NO Description: \_\_\_\_\_  
(Yes or No)

Send Report to: Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
(Other than or in addition to owner)

Address: \_\_\_\_\_

COPY

REQUESTED INFORMATION

Date Drilled: ? Log: ~~27.2E, 54?~~  
(Thicknesses and depths of formations encountered during drilling)

Size hole: 40 ft deep If reduced, where and how much: \_\_\_\_\_

Casing record: \_\_\_\_\_ Screen record: \_\_\_\_\_

Type of pump: Centrifugal  
(Submersible, shallow/deep well jet, centrifugal, etc.)

Distance and direction from potential pollution sources: Landfill 3 miles east  
of here.

Plumbing: Copper & Plastic  
(Materials, e.g., copper, galvanized, plastic, iron)

Gas Presence: \_\_\_\_\_ Previous analysis: \_\_\_\_\_  
(Specific odor, other symptoms--milky water, banging pipes)

Prior owners: Clifford Crawford / Bohls  
(Used to search our files for prior contacts, driller's log, etc.)

Intended use: Routine  
(e.g., routine domestic, drinking-water only, irrigation, livestock (specify) watering, industrial, etc.)

Special users: \_\_\_\_\_

Description of problem/comments: \_\_\_\_\_

INSTRUCTIONS | DRILLERS

FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE  
DEPARTMENT OF PUBLIC HEALTH, HEALTH PROTECTION, ENVIRONMENTAL HEALTH, 525  
WEST JEFFERSON, SPRINGFIELD, ILLINOIS 62761. DO NOT DETACH GEOLOGICAL/WATER  
SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

White Copy -  
Ill. Dept. of Public Health  
Yellow Copy - Well Contractor  
Blue Copy - Well Owner

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
WELL CONSTRUCTION REPORT

GEOLOGICAL AND WATER SURVEYS WELL RECORD

1. Type of Well

- a. Dug  Bored  Hole Diam. 4 1/2 in. Depth 54 ft.  
Curb material \_\_\_\_\_ Buried Slab: Yes  No
- b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.
- c. Drilled \_\_\_\_\_ Finished in Drift \_\_\_\_\_ In Rock \_\_\_\_\_  
Tubular \_\_\_\_\_ Gravel Packed
- d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)

10. Property owner J. D. CRAWFORD Well No. \_\_\_\_\_  
Address R. R# 1 VILLA GROVE  
Driller JOSEPH REYNOLDS License No. 092-006014
11. Permit No. 004196 Date 7-88
12. Water from SAND & GRAVEL Formation 18' + 52' County CHAMPAIGN  
at depth \_\_\_\_\_ to \_\_\_\_\_ ft. Sec. 27
14. Screen: Diam. \_\_\_\_\_ in. Twp. 17N  
Length: \_\_\_\_\_ ft. Slot \_\_\_\_\_ Rge. 9E  
Elev. \_\_\_\_\_


15. Casing and Liner Pipe

Diam. (in.)	Kind and Weight	From (Ft.)	To (Ft.)
<u>6"</u>	<u>PLASTIC</u>	<u>+1</u>	<u>-15</u>
<u>36"</u>	<u>CONCRETE</u>	<u>-15</u>	<u>-54</u>

SHOW LOCATION IN SECTION PLAT  
SW, SE, NE

16. Size Hole below casing: \_\_\_\_\_ in.
17. Static level \_\_\_\_\_ ft. below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft. when pumping at \_\_\_\_\_ gpm for \_\_\_\_\_ hours.

18. FORMATIONS PASSED THROUGH	THICKNESS	DEPTH OF BOTTOM
<u>TOP SOIL</u>		<u>2</u>
<u>YELLOW CLAY</u>		<u>12</u>
<u>SANDY CLAY</u>		<u>16</u>
<u>SAND &amp; GRAVEL</u>		<u>18</u>
<u>BLUE CLAY</u>		<u>48</u>
<u>SAND</u>		<u>54</u>

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED Joseph Reynolds DATE 11-88

2. Distance to Nearest:

- Building \_\_\_\_\_ Ft. Seepage Tile Field \_\_\_\_\_  
Cess Pool \_\_\_\_\_ Sewer (non Cast iron) \_\_\_\_\_  
Privy \_\_\_\_\_ Sewer (Cast iron) \_\_\_\_\_  
Septic Tank \_\_\_\_\_ Barnyard \_\_\_\_\_  
Leaching Pit \_\_\_\_\_ Manure Pile \_\_\_\_\_

3. Well furnishes water for human consumption? Yes  No
4. Date well completed 8-88
5. Permanent Pump Installed? Yes  Date \_\_\_\_\_ No   
Manufacturer \_\_\_\_\_ Type \_\_\_\_\_ Location \_\_\_\_\_  
Capacity \_\_\_\_\_ gpm. Depth of Setting \_\_\_\_\_ Ft.
6. Well Top Sealed? Yes  No  Type CAST IRON
7. Pitless Adapter Installed? Yes  No   
Manufacturer BAKER Model Number 1BAM6  
How attached to casing? NUT
8. Well Disinfected? Yes  No
9. Pump and Equipment Disinfected? Yes  No
10. Pressure Tank Size \_\_\_\_\_ gal. Type \_\_\_\_\_  
Location \_\_\_\_\_
11. Water Sample Submitted? Yes  No

REMARKS:

COPY

C. # 23421

White & Pink Copies:  
 Ill. of Public Health  
 Yellow Copy: Well Contractor  
 Golden Copy: Well Owner

# Well Construction Report

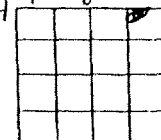
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 OF WELL COMPLETION AND SENT TO  
 THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 525 WEST JEFFERSON STREET  
 SPRINGFIELD, ILLINOIS 62761



## GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller Reynolds Well Drilling License No. 102-003795  
 10. Well Site Address C.R. 200N P.O. 10/Ville Grove  
 11. Property Owner John Kiffick Well No. \_\_\_\_\_  
 12. Permit No. 19-79-95 Date Issued 10-25-95  
 13. Location: County Champaign

Sec. 27.2H  
 Twp. 17N  
 Rge. 9E



1. Type of Well  
 a. Bored  Hole Diam. 4.4 in. Depth 38 ft  
 Buried Slab: Yes  No   
 b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft  
 c. Drilled \_\_\_\_\_ Finished in Drift  In Rock \_\_\_\_\_  
 d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)

14. Water from Sand at depth 10 ft

15. Casing and Liner Pipe		to <u>13</u> ft	
Diam.(in)	Kind and Weight	From (ft)	To (ft)
6"	PVC	+1	-11
36"	Concrete	-11	-38

Show location  
 in section  
 plat  
 NW, NE, NE

2. Well furnishes water for human consumption? Yes  No   
 3. Date well drilled 11-27-95  
 4. Permanent pump installed? Yes \_\_\_\_\_ Date \_\_\_\_\_ No   
 Manufacturer \_\_\_\_\_ Type \_\_\_\_\_  
 Location \_\_\_\_\_  
 Capacity \_\_\_\_\_ gpm. Depth of setting \_\_\_\_\_ ft.  
 5. Well top sealed? Yes  No  Type Cast Iron  
 6. Pitless adapter installed? Yes  No   
 Manufacturer Baker Model No. 1 BAm  
 How attached to casing? Nut  
 7. Well disinfected? Yes  No   
 8. Pump and equipment disinfected Yes \_\_\_\_\_ No \_\_\_\_\_

16. Screen: Diam. \_\_\_\_\_ in, Length \_\_\_\_\_ in, Slot Size \_\_\_\_\_  
 17. Size hole below casing \_\_\_\_\_ in. 18. Ground Elev. \_\_\_\_\_ ft msl.  
 19. Static level \_\_\_\_\_ ft below casing top which is \_\_\_\_\_ ft. above  
 ground level. Pumping level \_\_\_\_\_ ft, pumping gpm for \_\_\_\_\_ hours.

20. Earth Materials Passed Through	Depth of Top	Depth of Bottom
Black Dirt	0	-2
Brown clay	-2	-10
Sand	-10	-13
Gray clay	-13	-38

Continue on separate sheet if necessary.

COPY

**IMPORTANT NOTICE**  
 This State Agency is requesting disclosure of information  
 that is necessary to accomplish the statutory purpose as  
 outlined under Public Act 85-0863. Disclosure of this  
 information is mandatory. This form has been approved by  
 the Forms Management Center.

PRESS FIRMLY WITH BLACK PEN OR TYPE  
 Do Not Use Felt Pen

Signed Kenn V. Casey Date 11-27-95

WATER WELL CONSTRUCTION REPORT

Date 05/10/2001

TYPE OR PRESS FIRMLY WITH BLACK INK PEN. COMPLETE WITHIN 30 DAYS OF WELL COMPLETION AND SEND TO THE APPROPRIATE HEALTH DEPARTMENT

1. Type of Well a. Driven Well Casing diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 b. Bored Well Buried Slab  Yes [ ] No  
 Hole Diameter 46 in. to 22 ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
 c. Drilled Well PVC casing Formation packer set at depth of \_\_\_\_\_ ft.  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)
HOLE PLUG	14		-9	-10	

d. Drilled Well Steel Casing- - - Mechanically Driven [ ] Yes [ ] No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
 Type of Grout # of Bags Grout Weight From (ft.) To (ft.) Tremie Depth (ft.)

e. Well finished within  Unconsolidated Materials [ ] Bedrock  
 f. Kind of Gravel Sand Pack Grain Size/Supplier # From (ft.) To (ft.)  
BUCKSHOT 3/8" -10 -22

2. Well Use  Domestic [ ] Irrigation [ ] Commercial [ ] Livestock [ ] Monitoring [ ] Other  
 3. Date Well Completed 05/04/2001 Well Disinfected  Yes [ ] No  
 Driller's estimated well yield \_\_\_\_\_ gpm  
 4. Date Permanent Pump Installed \_\_\_\_\_  
 5. Pump Capacity \_\_\_\_\_ gpm Set at (depth) \_\_\_\_\_ ft.  
 6. Pitless Adapter Model and Manufacturer CAMPBELL APIOX  
 7. Well Cap Type and Manufacturer CAST IRON BAKER  
 8. Pressure Tank Working Cycle \_\_\_\_\_ gals. Captive Air [ ] Yes [ ] No  
 9. Pump System Disinfected [ ] Yes [ ] No  
 10. Name of Pump Company \_\_\_\_\_  
 1. Pump Installer \_\_\_\_\_ License # \_\_\_\_\_  
 2. \_\_\_\_\_ License # \_\_\_\_\_  
 Licensed Pump Contractor Signature \_\_\_\_\_

Illinois Department of Public Health  
 Division of Environmental Health  
 125 W. Jefferson St.  
 Springfield, IL 62761

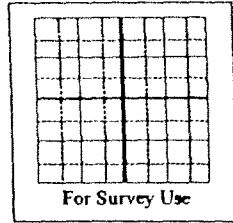
COUNTY No. 15553

DO NOT write on these lines

IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. DISCLOSURE OF THIS INFORMATION IS MANDATORY. This form has been approved by the Forms Management Center.

GEOLOGICAL & WATER SURVEY WELL RECORD

13. Property Owner JOSEPHINE J. HIGDE Well # \_\_\_\_\_  
 14. Driller KEVIN V. CAREY License # 102-003795  
 15. Name of Drilling Co. REYNOLDS WELL DRILLING CORP.  
 16. Permit No. 17-17-01 Date Issued 03/30/2001  
 17. Date Drilling Started 05/04/2001  
 18. Well SITE address 1580 CR 200 NORTH  
 19. Township Name CRITTENDEN Land ID # 08-33-27-200-01  
 20. Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_  
 21. Location a. County CHAMPAIGN  
 b. Township 17N Range 9E Section 27  
 c. NW Quarter NE Quarter NE Quarter 24  
 d. Coordinates \_\_\_\_\_ Site Elevation \_\_\_\_\_ ft. (msl)



22. Casings, Liners\* and Screen Information

Diam. (in.)	Material	Joint	Slot Size	From (ft.)	To (ft.)
6"	PVC	SDR21		+1	-10
36"	CONCRETE			-10	-22

(\*) \_\_\_\_\_  
 (List reason for liner, type of upper and lower seals installed)

23. Water from SAND & GRAVEL at a depth of -10 ft. to -15 ft.  
 a. Static water level \_\_\_\_\_ ft. below casing which is \_\_\_\_\_ in. above ground  
 b. Pumping level is \_\_\_\_\_ ft. pumping \_\_\_\_\_ gpm after pumping for \_\_\_\_\_ hours

24. Earth Materials Passed Through

	From (ft.)	To (ft.)
<u>BLACK DIRT</u>	<u>0</u>	<u>-2</u>
<u>BROWN CLAY</u>	<u>-2</u>	<u>-10</u>
<u>SAND &amp; GRAVEL</u>	<u>-10</u>	<u>-15</u>
<u>SOFT GRAY CLAY</u>	<u>-15</u>	<u>-22</u>

(If dry hole, fill out log & indicate how hole was sealed)

25. Licensed Water Well Contractor Signature Kevin V. Carey License Number 102-003795  
 (SEE REVERSE SIDE FOR ADDITIONAL INFORMATION)

**Illinois Department of Public Health  
WATER WELL CONSTRUCTION REPORT**

Date May 31, 2008

**TYPE OR PRESS FIRMLY WITH BLACK INK PEN. COMPLETE WITHIN 30 DAYS OF WELL COMPLETION AND SEND TO THE APPROPRIATE HEALTH DEPARTMENT.**

- Type of Well **a. Driven Well** Casing diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
**b. Bored Well Buried Slab**  Yes  No  
 Hole Diameter 42 in. to 13.0 ft.; 36 in. to 53.0 ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
**c. Drilled Well PVC casing** Formation packer set at depth of \_\_\_\_\_ ft.  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)
<u>Bentonite</u>	<u>15</u>	<u>750 lbs</u>	<u>12.2</u>	<u>13.4</u>	<u>N/A</u>

- d. Drilled Well Steel Casing** --- Mechanically Driven  Yes  No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)

- e. Well finished within**  Unconsolidated Materials  Bedrock

**f. Kind of Gravel Sand Pack** Grain Size/Supplier # From (ft.) To (ft.)

<u>1/2" - 1/4" Pea Gravel</u>	<u>FA-04</u>	<u>13.4</u>	<u>53.0</u>
-------------------------------	--------------	-------------	-------------

2. Well Use  Domestic  Irrigation  Commercial  Livestock  
 Monitoring  Other  
 3. Date Well Completed 05/20/08 Well Disinfected  Yes  No  
 Driller's estimated well yield 30+ gpm  
 4. Date Permanent Pump Installed \_\_\_\_\_  
 5. Pump Capacity \_\_\_\_\_ gpm Set at (depth) \_\_\_\_\_ ft.  
 6. Pitless Adapter Model and Manufacturer \_\_\_\_\_  
 7. Well Cap Type and Manufacturer Monitor/Baker (cast iron)  
 8. Pressure Tank Working Cycle \_\_\_\_\_ gals. Captive Air  Yes  No  
 9. Pump System Disinfected  Yes  No  
 10. Name of Pump Company \_\_\_\_\_

11. Pump Installer \_\_\_\_\_ License # \_\_\_\_\_  
 12. \_\_\_\_\_ License # \_\_\_\_\_  
 Licensed Pump Contractor Signature \_\_\_\_\_

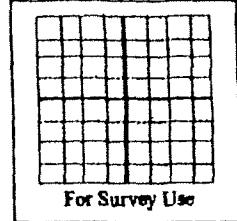
Illinois Department of Public Health  
 Division of Environmental Health  
 525 W. Jefferson St.  
 Springfield, IL 62761

DO NOT write on these lines

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**GEOLOGICAL AND WATER SURVEY WELL RECORD**

13. Property Owner Carl Brown Well # 1  
 14. Driller Todd Skinner License # 09Z-00874Z  
 15. Name of Drilling Co. Reynolds Drilling Corp  
 16. Permit No. 19-11-08 Date Issued 04/04/08  
 17. Date Drilling Started 05/19/08  
 18. Well SITE address 1577CR200N - Talona, IL 61880  
 19. Township Name Griffenden Land ID # 08-33-27-200-021  
 20. Subdivision Name N/A Lot # N/A  
 21. Location **a. County** Champaign  
**b. Township** 17N **Range** 9E **Section** 27  
**c. NW Quarter** NE **Quarter** NE **Quarter** 2H  
**d. Coordinates** 37°54'30N 088°10'08W Site Elevation 655 ft. (msl)



**22. Casings, Liners\* and Screen Information**

Diam. (in.)	Material	Joint	Slot Size	From (ft.)	To (ft.)
<u>6</u>	<u>ASTM F480 Solvent Bore 21 PV welded</u>	<u>N/A</u>	<u>1" AGU 14.5 BSL</u>		
<u>30</u>	<u>Fiberglass Bell</u>	<u>0.040</u>	<u>14.5</u>	<u>52.5</u>	
		<u>(Slotted)</u>	<u>39.5</u>	<u>52.5</u>	

(\*) \_\_\_\_\_  
 (List reason for liner, type of upper and lower seals installed)

23. Water from Sand & Gravel at a depth of 47.0 ft. to 53.0 ft.  
**a. Static water level** 6.5 ft. below casing which is 12 in. above ground  
**b. Pumping level is** 11.0 ft. pumping 10 gpm after pumping for 4.0 hours

24. Earth Materials Passed Through

	From (ft.)	To (ft.)
<u>Clayey Silt + Loam - Brown, moist, firm (Topsoil)</u>	<u>0.0</u>	<u>1.4</u>
<u>Silty Clay - Brown &amp; Gray, moist, st. H</u>	<u>1.4</u>	<u>7.0</u>
<u>Sand - Gray, saturated, fine - coarse, w/ Gravel</u>	<u>7.0</u>	<u>11.0</u>
<u>V. Silty Clay - Gray, moist, firm, to Sand</u>	<u>11.0</u>	<u>23.0</u>
<u>Silty Clay - Gray, moist, v. stiff, to Sand to Gravel</u>	<u>23.0</u>	<u>36.0</u>
<u>" " " V. Hard " " "</u>	<u>36.0</u>	<u>47.0</u>
<u>Sand - Gray, saturated, fine - coarse, to Gravel</u>	<u>47.0</u>	<u>53.0</u>

- (If dry hole, fill out log and indicate how hole was sealed.)  
 \_\_\_\_\_  
 25. Licensed Water Well Contractor Signature Todd M. Skinner License Number 09Z-00874Z

**RECEIVED**  
 JUN 10 2008  
 Champaign-Urbana  
 Public Health District

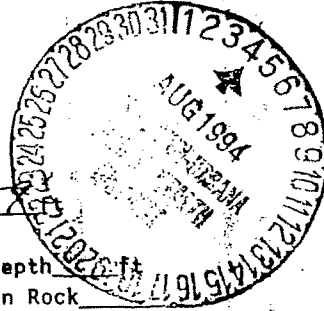
**COPY**

**SCANNED**

write in Pink Copies.  
 Ill. D of Public Health  
 Yellow Copy: Well Contractor  
 Golden Copy: Well Owner

# Well Construction Report

THIS FORM MUST BE COMPLETED WITHIN 30 DAYS  
 OF WELL COMPLETION AND SENT TO  
 THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 525 WEST JEFFERSON STREET  
 SPRINGFIELD, ILLINOIS 62761



## GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller Luttrell Well Driller License No. 092-003318  
 10. Well Site Address 507A Scarburgh Sidney, IL  
 11. Property Owner Richard Lively Well No. \_\_\_\_\_  
 12. Permit No. 19-53-94 Date Issued 6-19-94  
 13. Location: County Champaign  
 Sec. 27-30  
 Twp. 17N  
 Rge. 9E


1. Type of Well  
 a. Bored  Hole Diam. 36" Depth 57 ft.  
 Buried Slab: Yes  No   
 b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 c. Drilled \_\_\_\_\_ Finished in Drift \_\_\_\_\_ In Rock \_\_\_\_\_

(KIND)	FROM (Ft.)	TO (Ft.)

- d. Grout: \_\_\_\_\_  
 2. Well furnishes water for human consumption? Yes  No   
 3. Date well drilled 6-27-94  
 4. Permanent pump installed? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Type \_\_\_\_\_  
 Location \_\_\_\_\_  
 Capacity \_\_\_\_\_ gpm. Depth of setting \_\_\_\_\_ ft.  
 5. Well top sealed? Yes \_\_\_\_\_ No \_\_\_\_\_ Type \_\_\_\_\_  
 6. Pitless adapter installed? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Model No. \_\_\_\_\_  
 How attached to casing? \_\_\_\_\_  
 7. Well disinfected? Yes \_\_\_\_\_ No \_\_\_\_\_  
 8. Pump and equipment disinfected Yes \_\_\_\_\_ No \_\_\_\_\_

14. Water from \_\_\_\_\_ at depth \_\_\_\_\_ ft  
 15. Casing and Liner Pipe to \_\_\_\_\_ ft Show location in section plat  

Diam. (in)	Kind and Weight	From (ft)	To (ft)
<u>36"</u>	<u>concrete tile</u>	<u>10'</u>	<u>59'</u>

 NE, NW, SE  
 LOT 1 E.E.  
 RODGERS SUB

16. Screen: Diam. \_\_\_\_\_ in, Length \_\_\_\_\_ in, Slot Size \_\_\_\_\_  
 17. Size hole below casing \_\_\_\_\_ in. 18. Ground Elev. \_\_\_\_\_ ft msl.  
 19. Static level \_\_\_\_\_ ft below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft, pumping gpm for \_\_\_\_\_ hours.

20. Earth Materials Passed Through	Depth of Top	Depth of Bottom
<u>Black Dirt</u>	<u>0</u>	<u>2'</u>
<u>Yellow Clay</u>	<u>2'</u>	<u>18'</u>
<u>Blue Clay</u>	<u>18'</u>	<u>40'</u>
<u>Sand</u>	<u>40'</u>	<u>59'</u>

Continue on separate sheet if necessary.

Signed J.D. Luttrell Date 8-1-94

### IMPORTANT NOTICE

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PRESS FIRMLY WITH BLACK PEN OR TYPE  
 Do Not Use Felt Pen

COPY



**Illinois Department of Public Health  
WATER WELL CONSTRUCTION REPORT**

Date JUNE 20 2003

**TYPE OR PRESS FIRMLY WITH BLACK INK PEN. COMPLETE WITHIN 30 DAYS OF WELL COMPLETION AND SEND TO THE APPROPRIATE HEALTH DEPARTMENT**

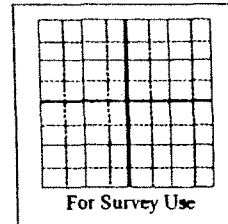
**GEOLOGICAL & WATER SURVEY WELL RECORD**

1. Type of Well a. Driven Well Casing diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 b. Bored Well Buried Slab  Yes  No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
 c. Drilled Well PVC casing Formation packer set at depth of \_\_\_\_\_ ft.  
 Hole Diameter 3 1/4 in. to 6 3/8 ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

13. Property Owner Lyle & Anna Gast Well # 1  
 14. Driller Todd Skinner License # 092-008242  
 15. Name of Drilling Co. Reynolds Well Drilling Corp.  
 16. Permit No. 19/47/03 Date Issued 06/19/03  
 17. Date Drilling Started 06/24/03  
 18. Well SITE address 1502 E. CR 200N.  
 19. Township Name CRITTENDEN Land ID # 08-33-27-200-001014  
 20. Subdivision Name N/A Lot # \_\_\_\_\_

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)
Microsilica Grout	15	750 lbs	9.50	10.50	N/A
Bentonite					

21. Location a. County Champaign  
 b. Township 17N Range 9E Section 27  
 c. NW Quarter NW Quarter NE Quarter 4H  
 d. Coordinates \_\_\_\_\_ Site Elevation \_\_\_\_\_ ft. (msl)



- d. Drilled Well Steel Casing - - Mechanically Driven  Yes  No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)

22. Casings, Liners\* and Screen Information

Diam. (in.)	Material	Joint	Slot Size	From (ft.)	To (ft.)
6	ASTM F-480 PVC	Solvent	N/A	1.10 AGL	11.50 BGL
30	Fiberglass	Bell	0.040	11.50	61.50
		Spotted		45.50	55.50

- e. Well finished within  Unconsolidated Materials  Bedrock

f. Kind of Gravel Sand Pack	Grain Size/Supplier #	From (ft.)	To (ft.)
1/4" - 3/8" Pea Gravel	CA-16	10.50	63.0

Champaign-Urbana  
Public Health District

JUL 10 2003

RECEIVED

(\*) \_\_\_\_\_  
 (List reason for liner, type of upper and lower seals installed)

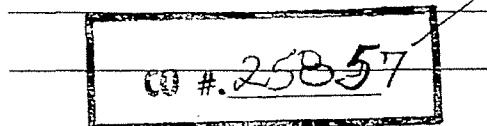
2. Well Use  Domestic  Irrigation  Commercial  Livestock  
 Monitoring  Other  
 3. Date Well Completed 06/24/03 Well Disinfected  Yes  No  
 Driller's estimated well yield 10 gpm  
 4. Date Permanent Pump Installed \_\_\_\_\_  
 5. Pump Capacity \_\_\_\_\_ gpm Set at (depth) \_\_\_\_\_ ft.  
 6. Pitless Adapter Model and Manufacturer \_\_\_\_\_  
 7. Well Cap Type and Manufacturer Baker/Monitors (cast iron)  
 8. Pressure Tank Working Cycle \_\_\_\_\_ gals. Captive Air  Yes  No  
 9. Pump System Disinfected  Yes  No  
 10. Name of Pump Company \_\_\_\_\_

23. Water from SAND & GRAVEL at a depth of 52.0 ft. to 59.3 ft.  
 a. Static water level 8.3 ft. below casing which is 13 in. above ground  
 b. Pumping level is \_\_\_\_\_ ft. pumping \_\_\_\_\_ gpm after pumping for \_\_\_\_\_ hours

11. Pump Installer \_\_\_\_\_ License # \_\_\_\_\_  
 12. Licensed Pump Contractor Signature \_\_\_\_\_ License # \_\_\_\_\_

24. Earth Materials Passed Through	From (ft.)	To (ft.)
Silty Clay - Brown, moist, stiff, little sand, to gravel	0.0	6.5
Loam - Gray, coarse, saturated	6.5	9.2
Silt - Gray, moist, hard, clayey	9.2	21.2
Silty Clay - Gray, moist, stiff, hard, to sand, little gravel	21.2	42.0
" - mottled Gray & Brown, moist, hard, to sand, to gravel	42.0	45.5
Clayey Sand - Gray, moist - r. moist, m. dense, silt	45.5	47.5
Silty Clay - mottled Gray & Brown, moist, hard, little sand	47.5	52.0
* Sand - Gray, fine-med, saturated, to gravel	52.0	59.3
Silty Clay - Brownish Gray, moist, v. hard, to sand, little gravel	59.3	63.0

Illinois Department of Public Health  
 Division of Environmental Health  
 525 W. Jefferson St.  
 Springfield, IL 62761



DO NOT write on these lines

- (If dry hole, fill out log & indicate how hole was sealed)
25. Licensed Water Well Contractor Signature \_\_\_\_\_ License Number \_\_\_\_\_  
 (SEE REVERSE SIDE FOR ADDITIONAL INFORMATION)

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2348758

White Copy - Ill. Dept. of Public Health  
 Yellow Copy - Well Contractor  
 Blue Copy - Well Owner

INSTRUCTIONS TO DRILLERS

FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE DEPARTMENT OF PUBLIC HEALTH, ROOM 616, STATE OFFICE BUILDING, SPRINGFIELD, ILLINOIS, 62706. DO NOT DETACH GEOLOGICAL/WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

1/67

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 WELL CONSTRUCTION REPORT

1. Type of Well

- a. Dug  Bored  Hole Diam. 3 in. Depth 67 1/2 ft.  
 Curb material  Buried Slab: Yes  No
- b. Driven  Drive Pipe Diam.  in. Depth  ft.
- c. Drilled  Finished in Drift  In Rock   
 Tubular  Gravel Packed
- d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)

NO grout

2. Distance to Nearest:

- Building  Ft. Seepage Tile Field
- Cess Pool  Sewer (non Cast iron)
- Privy  Sewer (Cast iron)
- Septic Tank  Barnyard
- Leaching Pit  Manure Pile

3. Is water from this well to be used for human consumption?

Yes  No

4. Date well completed 1940

5. Permanent Pump Installed? Yes  No   
 Manufacturer Mylers Type Pipe Jet 1/311.P.  
 Capacity  gpm. Depth of setting  ft.

6. Well Top Sealed? Yes  No

7. Pitless Adaptor Installed? Yes  No

8. Well Disinfected? Yes  No

9. Water Sample Submitted? Yes  No

REMARKS:

1941 SWS 90582

COPY

P 9999

GEOLOGICAL WATER SURVEYS WATER WELL RECORD

10. Dept. Mines and Minerals permit No. 151 Year 1940

11. Property owner John R. Williams Well No.         

Address Villa Grove

Driller Williamson License No.         

12. Water from          13. County         

at depth 60 to 67 1/2 ft. <sup>Formation</sup>

14. Screen: Diam. 2 in. Sec. 21.5a

Length: 36 ft. Slot 60 Rng. 9E

Elev. 645


15. Casing and Liner Pipe

Diam. (in.)	Kind and Weight	From (Ft.)	To (Ft.)
<u>3</u>	<u>Pipe</u>	<u>3</u>	<u>64</u>

SHOW LOCATION IN SECTION PLAT

16. Size Hole below casing:          in. from ground level
17. Static level 8 ft. below casing top which is          ft. above ground level. Pumping level          ft. when pumping at          gpm for          hours.

18. FORMATIONS PASSED THROUGH	THICKNESS	DEPTH OF BOTTOM
<u>Soil</u>	<u>1</u>	<u>1</u>
<u>Yellow Clay</u>	<u>7</u>	<u>8</u>
<u>Yellow Sand</u>	<u>4</u>	<u>12</u>
<u>Blue clay</u>	<u>20</u>	<u>32</u>
<u>sand</u>	<u>1</u>	<u>33</u>
<u>Blue Clay &amp; gravel</u>	<u>17</u>	<u>50</u>
<u>S &amp; Gravel</u>	<u>7</u>	<u>57</u>
(CONTINUE ON SEPARATE SHEET IF NECESSARY)	(over)	

SIGNED         

DATE 15 Jul 68

745

# WELL DATA <sup>(24)</sup>

City 6 mi E, 1 mi S of Pesotum County Champaign  
Section 27.5e Twp. 17 N Range 9 E  
Location (in feet from section corner) 200' N, 100' E of SE cor SW 1/4

Owner Otto M. Henry Address Villa Grove  
Authority Mrs O Henry Address \_\_\_\_\_  
Contractor Orva Williamson Address Atwood

Date dug, bored, drilled Aug, 1940 Sea level elevation pump base \_\_\_\_\_

Sea level elevation ground 645 Depth 67' 6" Log Soil 0-1

yellow clay 1-8, yellow sand 8-12, blue clay 12-32  
sand 32-33, blue clay & gravel 33-50, sand & gravel 50-57,  
soft blue clay 57-60, coarse sand 60-67 1/2

weak veins of water at 32' & 30' Aquifer Sand from 60-67 1/2

Were drill cuttings saved \_\_\_\_\_ Where filed \_\_\_\_\_

Size hole at top \_\_\_\_\_ If reduced, where and how much \_\_\_\_\_

Casing record and material 3" to 6 1/2"

Screen make Clayton Marks Type \_\_\_\_\_ Material \_\_\_\_\_

Screen diameter 2" Length 9' 6" Slot opening # 60 gauge.

Static water level was 8' at end of \_\_\_\_\_ hours quiet period  
on (date) \_\_\_\_\_ Pumping water level was \_\_\_\_\_ after

\_\_\_\_\_ hours pumping at a rate of \_\_\_\_\_ g.p.m. on \_\_\_\_\_ (date)

Reference point for above measurements Ground Surface

Can static water level be measured now No How Top of Well Covered

Can pumping water level be measured now No How with Earth

Can discharge be measured now \_\_\_\_\_ How \_\_\_\_\_

Influence on other wells \_\_\_\_\_

Length of air line below pump base \_\_\_\_\_ Elev. of lower end \_\_\_\_\_

Size \_\_\_\_\_ Material \_\_\_\_\_

How is lower end made \_\_\_\_\_

Pressure gauge size \_\_\_\_\_ Make \_\_\_\_\_

Temperature of water at discharge \_\_\_\_\_ Date, time \_\_\_\_\_

Water sample collected at (time) 5:00 P.M. on (date) May 20, 1941

after 15 min hours pumping at rate of about 3 g.p.m.

Analysis No. 91.503 Location of sampling tap on pressure tank

Color none Odor none Gassy \_\_\_\_\_ Turbidity \_\_\_\_\_

CO<sub>2</sub> \_\_\_\_\_ pH \_\_\_\_\_ Was filtered sample collected No

Purpose of use \_\_\_\_\_ Corrosive to what \_\_\_\_\_

Treatment None.  
reported hard with much iron.

245

June 11, 1941

CHM 17N9E-27.5a

SHORT PARTIAL MINERAL ANALYSIS

John R. Wallace - 1970

Sample of water collected from a well owned by Otto M. Henry near Villa Grove, Illinois. Location of well: 200' N and 100' E of S.E. corner S.W. 1/4 of Section 27, <sup>SaT.</sup> 17 N., R. 9 E. Depth: 67 feet 6 inches. Date collected: May 20, 1941.

LABORATORY NO. 90582

Determinations Made.

	Pts. per million
Turbidity	12
Color	0
Odor	0
Iron Fe (unfiltered)	7.0
Chloride Cl	32
Alkalinity (as CaCO <sub>3</sub> ) Phenolphthalein	0
Methyl Orange	382
Total Hardness (as CaCO <sub>3</sub> )	379
Total mineral content	474

Wise 7

STATE WATER SURVEY DIVISION

T. E. Larson, Chemist

TEL: RH

COPY

P 9999

INSTRUCTIONS TO DRILLERS

FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE DEPARTMENT OF PUBLIC HEALTH, ROOM 616, STATE OFFICE BUILDING, SPRINGFIELD, ILLINOIS, 62706. DO NOT DETACH GEOLOGICAL / WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

1/67

White Copy - Ill. Dept. of Public Health  
 Yellow Copy - Well Contractor  
 Blue Copy - Well Owner

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 WELL CONSTRUCTION REPORT

1. Type of Well
- a. Dug  Bored \_\_\_\_\_ Hole Diam. \_\_\_\_\_ in. Depth 14.7 ft.  
 Curb material Brick. Buried Slab: Yes \_\_\_\_\_ No
- b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.
- c. Drilled \_\_\_\_\_ Finished in Drift \_\_\_\_\_ In Rock \_\_\_\_\_  
 Tubular \_\_\_\_\_ Gravel Packed \_\_\_\_\_
- d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)

NO 3

2. Distance to Nearest:
- Building \_\_\_\_\_ Ft. Seepage Tile Field \_\_\_\_\_  
 Cess Pool \_\_\_\_\_ Sewer (non Cast iron) \_\_\_\_\_  
 Privy \_\_\_\_\_ Sewer (Cast iron) \_\_\_\_\_  
 Septic Tank \_\_\_\_\_ Barnyard \_\_\_\_\_  
 Leaching Pit \_\_\_\_\_ Manure Pile \_\_\_\_\_

3. Is water from this well to be used for human consumption?  
 Yes  No \_\_\_\_\_
4. Date well completed \_\_\_\_\_
5. Permanent Pump Installed? Yes  No \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Type 1 pipe Jet 1/2 H.P.  
 Capacity \_\_\_\_\_ gpm. Depth of setting \_\_\_\_\_ ft.
6. Well Top Sealed? Yes \_\_\_\_\_ No
7. Pitless Adaptor Installed? Yes \_\_\_\_\_ No
8. Well Disinfected? Yes \_\_\_\_\_ No
9. Water Sample Submitted? Yes \_\_\_\_\_ No

REMARKS:

COPY

GEOLOGICAL WATER SURVEYS WATER WELL RECORD

10. Dept. Mines and Minerals permit No. \_\_\_\_\_ Year \_\_\_\_\_
11. Property owner Ruth Farina - Well No. \_\_\_\_\_  
 Address 708 S Prairie CHM  
 Driller \_\_\_\_\_ License No. \_\_\_\_\_
12. Water from \_\_\_\_\_ 13. County CHM  
 at depth \_\_\_\_\_ to 14.7 ft. Formation \_\_\_\_\_  
 Sec. 27.5h,  
 14. Screen: Diam. \_\_\_\_\_ in. Twp. 17N  
 Length: \_\_\_\_\_ ft. Slot \_\_\_\_\_ Rng. 9E  
 Elev. 652


SHOW LOCATION IN SECTION PLAT

15. Casing and Liner Pipe

Diam. (in.)	Kind and Weight	From (Ft.)	To (Ft.)
<u>30</u>	<u>Brick</u>	<u>0</u>	<u>14.7</u>

16. Size Hole below casing: \_\_\_\_\_ in.
17. Static level 8.35 ft. below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft. when pumping at \_\_\_\_\_ gpm for \_\_\_\_\_ hours.

18. FORMATIONS PASSED THROUGH	THICKNESS	DEPTH OF BOTTOM

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED

[Signature]

DATE

15 Jul 67

236

WELL CONSTRUCTION REPORT

Date March 30, 1999

**TYPE OR PRESS FIRMLY WITH BLACK INK PEN, THIS FORM MUST BE COMPLETED WITHIN 30 DAYS OF COMPLETION AND SENT TO THE APPROPRIATE HEALTH DEPARTMENT**

1. Date Well Completed March 30, 1999  
 2. Use:  Domestic  Irrigation  Commercial  Livestock  
 Monitoring  Other \_\_\_\_\_

3. Type of Well:  
 a. Bored Well: Hole Diameter 46 in. Depth 35 ft.  
 Casing Diameter 36 in. Buried Slab:  Yes  No  
 b. Driven Well: Drive Pipe Diameter \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 c. Drilled Well: Well Diameter \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 Casing Diameter \_\_\_\_\_ in. Type \_\_\_\_\_ Joint \_\_\_\_\_

Casing Grout: \_\_\_\_\_ Oversized \_\_\_\_\_

Kind	Drill Hole(In)	From(ft)	To(ft)
Hole Plug	46"	-10	-11

Finished In: Unconsolidated  Gravel Pack:  Yes  No  
 Rock  Grain Size Buckshot

4. Well Disinfected?  Yes  No  
 5. Date Permanent Pump Installed \_\_\_\_\_  
 6. Licensed Pump Contractor \_\_\_\_\_  
 License Number \_\_\_\_\_  
 7. Pitless Adapter Installed?  Yes  No  
 Manufacturer BP10X Campbell Model BP10X  
 Attached to Casing - How?  Screwed On  Welded  Compression  
 8. Type of Well Cap Cast Iron  
 9. Tank Working Cycle \_\_\_\_\_ gallons Captive Air:  Yes  No  
 10. Pump and Equipment Disinfected?  Yes  No

General Comments: (If dry hole, fill out log & indicate how hole was sealed.)

Illinois Department of Public Health  
 Division of Environmental Health - 525 W. Jefferson  
 Springfield, IL 62761  
 CO# 25178  
309209

IMPORTANT NOTICE. This State Agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center.

GEOLOGICAL AND WATER SURVEY WELL RECORD

11. Permit Number 19-015-99 Date Issued 3-29-99  
 12. Property Owner Phyllis Williams Well # \_\_\_\_\_  
 13. Drilling Company Name Reynolds Well Drilling Inc.  
 14. Name of Person who drilled the well Kevin V. Carey  
 15. Well Site Address 1548 County Rd. 100 N Villa Grove I  
 16. Twnshp Name Crittenden Land ID# 08-33-27-300-  
 17. Subdivision Name 6a Lot \_\_\_\_\_ Elevation \_\_\_\_\_ ft.  
 18. Location: Cnty Champaign Sect 27 Twnshp 17N Range 9E  
SW Quarter of the SE Quarter of the SW Quarter

19. Casing and Liner Pipe: \_\_\_\_\_ 20. Screen: \_\_\_\_\_

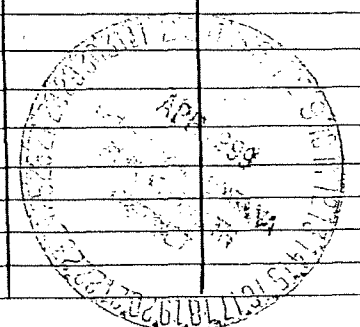
Dia (In)	Type	From(ft)	To (ft)	Diameter _____ in.
6"	PVC SDR 21	+1	-11	Length _____ ft.
36"	Concrete	-11	-35	Slot Size _____
				Material _____

21. Water from Sand at depth 10 ft. to 14 ft.  
 22. Static Level \_\_\_\_\_ ft. below casing top which is \_\_\_\_\_ in. above ground level.  
 Pumping Level \_\_\_\_\_ ft. Pumping \_\_\_\_\_ gpm for \_\_\_\_\_ hours.

23. Earth Materials Passed Through

	Depth Top(ft)	Depth Bottom(ft)
Black dirt	0	-2
Brown clay	-2	-10
Sand	-10	-14
Gray clay	-14	-35

COPY



Continue on back of sheet if necessary

Kevin V. Carey  
 Licensed Contractor Signature  
 License Number 102-003795

White & Pink Copies:  
 111 apt. of Public Health  
 Yellow Copy: Well Contractor  
 Golden Copy: Well Owner

# Well Construction Report

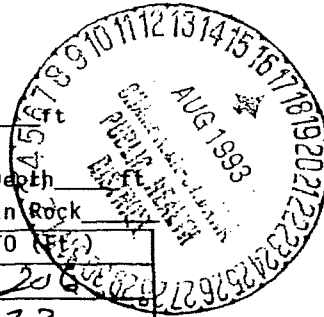
THIS FORM MUST BE COMPLETED WITHIN 30 DAYS  
 OF WELL COMPLETION AND SENT TO  
 THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 525 WEST JEFFERSON STREET  
 SPRINGFIELD, ILLINOIS 62761

## GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller Harold Beck License No. 102-W1237  
 10. Well Site Address 1382 Ce, 300 N  
 11. Property Owner Glenn Linstead Well No. 1  
 12. Permit No. 19-92-076 Date Issued 7/8/92  
 13. Location: County Champaign  
 Sec. 27.86  
 Twp. 17N  
 Rge. 9E

1. Type of Well  
 a. Bored \_\_\_\_\_ Hole Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft  
 Buried Slab: Yes \_\_\_\_\_ No \_\_\_\_\_  
 b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_  
 c. Drilled X Finished in Drift X In Rock \_\_\_\_\_  
 d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)
Clay	0	206
Sand	206	222



14. Water from Sand at depth 222 ft  
 15. Casing and Liner Pipe to 226 ft Show location in section plat  

Diam. (in)	Kind and Weight	From (ft)	To (ft)
4"	Sch. #40 Plastic	+1	222

 SW, NW, N

2. Well furnishes water for human consumption? Yes X No \_\_\_\_\_  
 3. Date well drilled 6/93  
 4. Permanent pump installed? Yes X Date 6/93 No \_\_\_\_\_  
 Manufacturer Goulds Type \_\_\_\_\_  
 Location Well  
 Capacity 15 gpm. Depth of setting 40 ft.  
 5. Well top sealed? Yes X No \_\_\_\_\_ Type \_\_\_\_\_  
 6. Pitless adapter installed? Yes X No \_\_\_\_\_  
 Manufacturer Barker Model No. Snappy  
 How attached to casing? Clamp per  
 7. Well disinfected? Yes X No \_\_\_\_\_  
 8. Pump and equipment disinfected Yes X No \_\_\_\_\_

16. Screen: Diam. 4 in, Length 48 in, Slot Size 12  
 17. Size hole below casing 4 in. 18. Ground Elev. \_\_\_\_\_ ft msl  
 19. Static level 15 ft below casing top which is 1 ft. above ground level. Pumping level 25 ft, pumping gpm for 2 hours

20. Earth Materials Passed Through	Depth of Top	Depth of Bottom
Soil	2'	2'
Clay Yellow	9'	11'
Clay Blue	195'	206'
Sand	20'	226'

COPY

IMPORTANT NOTICE  
 This State Agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center.

PRESS FIRMLY WITH BLACK PEN OR TYPE  
 Do Not Use Felt Pen

\*Signed Harold Beck Date 8/12/93

SOURCE: PRIVATE WELL  
 WELL#:   
 LOCATION: SOUTHEAST OF TOLONO  
 COUNTY: CHAMPAIGN  
 TOWNSHIP: 17N  
 RANGE: 09E  
 SECTION: 27  
 PLOT: 8G

OWNER: GLENN LINSTEAD  
 WELL DEPTH: 226.00  
 DATE COLLECTED: 8/15/2008  
 DATE RECEIVED: 8/15/2008  
 TEMPERATURE (F):  
 COMMENTS: SAMPLE COLLECTED FROM OUTSIDE SPIGOT.  
 PAGE 3 OF 5.

TREATMENT:

PARAMETER	Result	Units	meq/L	PARAMETER	Result	Units	meq/L
Iron (Total Fe):	0.655	mg/L		Fluoride (F):	<	0.08	mg/L 0.00
Potassium (K):	2.99	mg/L	0.08	Chloride (Cl):	404	mg/L	11.39
Calcium (Ca):	42.6	mg/L	2.13	Nitrate (NO3-N):	<	0.07	mg/L 0.00
Magnesium (Mg):	19.7	mg/L	1.62	Sulfate (SO4):	<	0.31	mg/L 0.01
Sodium (Na):	307	mg/L	13.35				

Aluminum (Al):	40	ug/L	
Arsenic (As):	6.99	ug/L	
Barium (Ba):	125	ug/L	
Beryllium (Be):	<	0.55	ug/L
Boron (B):	203	ug/L	
Chromium (Cr):	<	5.8	ug/L
Copper (Cu):	<	0.79	ug/L
Manganese (Mn):	24	ug/L	
Nickel (Ni):	<	14	ug/L
Zinc (Zn):	36	ug/L	

COPY

Turbidity (Lab, NTU):	5.0	NTU	Alkalinity (CaCO3):	291	mg/L	5.82
Color (PCU):	22	PCU	Silica (SiO2):	10.8	mg/L	
pH (Lab):	7.92		Hardness (as CaCO3):	187	mg/L	
Odor:	NONE		Total Dissolved Solids:	978	mg/L	

30111ED

Major Cations Sum (meq/L):	17.18	Major Anions Sum (meq/L):	17.23
Ion Balance: Difference(c-a)=	-0:050	IPD=	-0.14
TDS: Calculated=	963	Difference(m-c)=	15.42
		RPD=	1.59
		Ratio (m/c)=	1.02
< = Below detection limit (i.e. < 1.0 = less than 1.0)		hardness = (Ca mg/L * 2.497) + (Mg mg/L * 4.118) =	
mg/L = milligrams per liter		hardness = 106.37 + 81.12 = 187.50	
ND = Not determined/Information not available		ug/L = micrograms per Liter (1 mg/L = 1000 ug/L)	

	PASS	FAIL	COMMENTS
Holding Time:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RPD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transcription:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
QA (Anions, pH, Alk, TDS):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

P 242472-02  
 NOV 03 2008  
*[Signature]*



SOURCE: PRIVATE WELL  
 WELL#:  
 LOCATION: SOUTHEAST OF TOLONO  
 COUNTY: CHAMPAIGN  
 TOWNSHIP: 17N  
 RANGE: 09E  
 SECTION: 27  
 PLOT: 8G

OWNER: GLENN LNSTEAD  
 WELL DEPTH: 226.00  
 DATE COLLECTED: 8/15/2008  
 DATE RECEIVED: 8/15/2008  
 TEMPERATURE (F):  
 COMMENTS: SAMPLE COLLECTED FROM OUTSIDE SPIGOT.

TREATMENT:

PARAMETER	Result	Units	meq/L	PARAMETER	Result	Units	meq/L
Iron (Total Fe):	0.651	mg/L		Fluoride (F):	<	0.08	mg/L 0.00
Potassium (K):	3.00	mg/L	0.08	Chloride (Cl):	404	mg/L	11.39
Calcium (Ca):	42.3	mg/L	2.11	Nitrate (NO3-N):	<	0.07	mg/L 0.00
Magnesium (Mg):	19.4	mg/L	1.60	Sulfate (SO4):	<	0.31	mg/L 0.01
Sodium (Na):	306	mg/L	13.31				

Aluminum (Al):	41	ug/L
Arsenic (As):	7.30	ug/L
Barium (Ba):	123	ug/L
Beryllium (Be):	< 0.55	ug/L
Boron (B):	203	ug/L
Chromium (Cr):	< 5.8	ug/L
Copper (Cu):	< 0.79	ug/L
Manganese (Mn):	24	ug/L
Nickel (Ni):	< 14	ug/L
Zinc (Zn):	37	ug/L

COPY

Turbidity (Lab, NTU):	4.6	NTU	Alkalinity (CaCO3):	293	mg/L	5.86
Color (PCU):	22	PCU	Silica (SiO2):	10.7	mg/L	
pH (Lab):	7.93		Hardness (as CaCO3):	186	mg/L	
Odor:	NONE		Total Dissolved Solids:	978	mg/L	

SCANNED

Major Cations Sum (meq/L):	17.10	Major Anions Sum (meq/L):	17.27
Ion Balance: Difference(c-a)=	-0.173	IPD=	-0.50
TDS: Calculated=	962	Difference(m-c)=	15.91
		RPD=	1.64
		Ratio (m/c)=	1.02
< = Below detection limit (i.e. <1.0 = less than 1.0)		hardness = (Ca mg/L * 2.497) + (Mg mg/L * 4.118) =	
mg/L = milligrams per liter		hardness = 105.62 + 79.89 = 185.51	
ND = Not determined/Information not available		ug/L = micrograms per Liter (1 mg/L = 1000 ug/L)	

	PASS	FAIL	COMMENTS
Folding Time:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
LPD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transcription:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
QA (Anions, pH, Alk, TDS):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

P 242472-03  
 [Signature]  
 [Signature]

NOV 03 2008

SOURCE: PRIVATE WELL  
 WELL#:  
 LOCATION: SOUTHEAST OF TOLONO  
 COUNTY: CHAMPAIGN  
 TOWNSHIP: 17N  
 RANGE: 09E  
 SECTION: 27  
 PLOT: 8G  
 TREATMENT: SOFTENER

OWNER: GLENN LINSTEAD  
 WELL DEPTH: 226.00  
 DATE COLLECTED: 8/15/2008  
 DATE RECEIVED: 8/15/2008  
 TEMPERATURE (F):  
 COMMENTS: SAMPLE COLLECTED FROM UNFILTERED  
 KITCHEN TAP. PAGE 4 OF 5.

PARAMETER	Result	Units	meq/L	PARAMETER	Result	Units	meq/L
Iron (Total Fe):	0.077	mg/L		Fluoride (F):	<	0.08	mg/L 0.00
Potassium (K):	1.30	mg/L	0.03	Chloride (Cl):		402	mg/L 11.34
Calcium (Ca):	0.809	mg/L	0.04	Nitrate (NO3-N):	<	0.07	mg/L 0.00
Magnesium (Mg):	0.339	mg/L	0.03	Sulfate (SO4):	<	0.31	mg/L 0.01
Sodium (Na):	387	mg/L	16.83				

Aluminum (Al):	<	6.1	ug/L
Arsenic (As):		6.41	ug/L
Barium (Ba):		1.5	ug/L
Beryllium (Be):	<	0.55	ug/L
Boron (B):		201	ug/L
Chromium (Cr):	<	5.8	ug/L
Copper (Cu):		6.2	ug/L
Manganese (Mn):		2.2	ug/L
Nickel (Ni):	<	14	ug/L
Zinc (Zn):		12	ug/L

COPY

Turbidity (Lab, NTU):	2.3	NTU	Alkalinity (CaCO3):	292	mg/L	5.84
Color (PCU):	20	PCU	Silica (SiO2):	10.6	mg/L	
pH (Lab):	8.01		Hardness (as CaCO3):	3	mg/L	
Odor:	NONE		Total Dissolved Solids:	991	mg/L	

LABORATORY REPORT

Major Cations Sum (meq/L):	16.94	Major Anions Sum (meq/L):	17.19
Ion Balance: Difference(c-a)=	-0.256	IPD=	-0.75
TDS: Calculated=	978	Difference(m-c)=	13.04
		RPD=	1.32
		Ratio (m/c)=	1.01
< = Below detection limit (i.e. < 1.0 = less than 1.0)		hardness = (Ca mg/L * 2.497) + (Mg mg/L * 4.118) =	
mg/L = milligrams per liter		hardness = 2.02 + 1.40 = 3.42	
ND = Not determined/Information not available		ug/L = micrograms per Liter (1 mg/L = 1000 ug/L)	

	PASS	FAIL	COMMENTS
Holding Time:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RPD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transcription:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
QA (Anions, pH, Alk, TDS):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

P242472-05

*[Signature]*

NOV 03 2008

SOURCE: PRIVATE WELL  
 WELL#: \_\_\_\_\_  
 LOCATION: SOUTHEAST OF TOLONO  
 COUNTY: CHAMPAIGN  
 TOWNSHIP: 17N  
 RANGE: 09E  
 SECTION: 27  
 PLOT: 8G

OWNER: GLENN LINSTEAD  
 WELL DEPTH: 226.00  
 DATE COLLECTED: 8/15/2008  
 DATE RECEIVED: 8/15/2008  
 TEMPERATURE (F): \_\_\_\_\_  
 COMMENTS: SAMPLE COLLECTED FROM FILTERED  
 KITCHEN TAP. PAGE 5 OF 5.

TREATMENT: SOFTENER, FILTRATION

PARAMETER	Result	Units	meq/L	PARAMETER	Result	Units	meq/L
Iron (Total Fe):	<	0.0059	mg/L	Fluoride (F):	<	0.08	mg/L 0.00
Potassium (K):		0.141	mg/L 0.00	Chloride (Cl):		65.8	mg/L 1.86
Calcium (Ca):		0.169	mg/L 0.01	Nitrate (NO3-N):	<	0.07	mg/L 0.00
Magnesium (Mg):		0.080	mg/L 0.01	Sulfate (SO4):	<	0.31	mg/L 0.01
Sodium (Na):		56.1	mg/L 2.44				

Aluminum (Al):	<	6.1	ug/L
Arsenic (As):		1.92	ug/L
Barium (Ba):		2.0	ug/L
Beryllium (Be):	<	0.55	ug/L
Boron (B):		217	ug/L
Chromium (Cr):	<	5.8	ug/L
Copper (Cu):	<	0.79	ug/L
Manganese (Mn):	<	1.5	ug/L
Nickel (Ni):	<	14	ug/L
Zinc (Zn):	<	7.3	ug/L

COPY

Turbidity (Lab, NTU):	<	0.1	NTU
Color (PCU):	<	5	PCU
pH (Lab):		6.76	
Odor:		NONE	

Alkalinity (CaCO3):		23.8	mg/L 0.48
Silica (SiO2):		1.54	mg/L
Hardness (as CaCO3):	<	1	mg/L
Total Dissolved Solids:		133	mg/L

SCANNED

Major Cations Sum (meq/L):	2.46	Major Anions Sum (meq/L):	2.35
Ion Balance: Difference(c-a)=	0.112	IPD=	2.33
TDS: Calculated=	139	Difference(m-c)=	-5.83
		RPD=	4.29
		Ratio (m/c)=	0.96
< = Below detection limit (i.e. < 1.0 = less than 1.0)		hardness = (Ca mg/L * 2.497) + (Mg mg/L * 4.118) =	
mg/L = milligrams per liter		hardness = 0.42 + 0.33 = 0.75	
ND = Not determined/Information not available		ug/L = micrograms per Liter (1 mg/L = 1000 ug/L)	

	PASS	FAIL	COMMENTS
Holding Time:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
PD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transcription:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
QA (Anions, pH, Alk, TDS):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

242472-07

NOV 03 2008

*[Handwritten Signature]*

Date: 8/4/11

Case #: 690-AM-11 & 689-AM-11

### LAND EVALUATION AND SITE ASSESSMENT WORKSHEET

Worksheet for calculating the total point value for the Land Evaluation and Site Assessment System. Refer to the Champaign County Land Evaluation and Site Assessment System manual for specific instructions and definitions.

Case 690      Case 689  
78      76

<b>I. Land Evaluation Value</b>	78
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#### II. Site Assessment

##### A. Agricultural Uses:

Case 689 & 690

<b>1. Percentage of Area in Agricultural Uses within one and one half (1 1/2) miles of Site</b> 90% or more                      18 75% to 89%                        16 50% to 74%                        12 25% to 49%                        8 Less than 25%                      0	18
<b>2. Land Use Adjacent to Site</b> All sides in Agricultural Use    18 1 Side in Non-Agricultural Uses   16 2 Sides in Non-Agricultural Uses   12 3 Sides in Non-Agricultural Uses   8 All Sides in Non-Agricultural Uses   0	8
<b>3. Percentage of Site in or Suitable for Agricultural Uses</b> 75% to 100%                        10 59% to 74%                         8 25% to 49%                         6 10% to 24%                         4 0% to 9%                             0	10

##### B. Zoning and Prior Governmental Actions:

<b>1. Percentage of land zoned AG-1, Agriculture, AG-2, Agriculture and /or CR, Conservation-Recreation within one-half (1/2) miles of Site</b> 90% or more                        10 75% to 89%                         8 50% to 74%                         6 25% to 49%                         4 Less than 25%                       0	10
<b>2. Percentage of Site zoned AG-1, Agriculture, AG-2, Agriculture or CR, Conservation-Recreation</b> 90% to 100%                        10 75% to 89%                         8 50% to 74%                         6 25% to 49%                         4 24% or less                         0	10
<b>3. Have prior governmental actions committed site to development</b> No                                        10 Partially                               6 Yes                                       0	6

**C. Compatibility/Impact of Uses:**

<b>1. Distance from City or Village Corporate Limits</b> More than 1.5 (1 ½) miles      10 1 to 1.49 miles                      8 .25 to .49 miles                      6 0 to .49 miles                         4 Adjacent                                 0	10
<b>2. Compatibility of proposed use and zoning change with surrounding Agricultural Uses</b> Incompatible                            10 Somewhat Compatible                6 Compatible                              0	0

**D. Land Use Feasibility:**

<b>1. Size of Site Feasible for Farming</b> 100 acres or more                    8 40 to 99 acres                        6 20 to 39 acres                        4 5 to 19 acres                         2 Under 5 acres                         0	2
<b>2. Soil Limitations for Proposed Use and Proposed Zoning Change</b> Severe                                    10 Moderate to Severe                    8 Moderate                                6 Slight to Moderate                    4 Slight                                     0	8
<b>3a. Alternative Sites proposed on less productive land</b> Yes                                        8 No                                         0	8
2/ <b>3b. Need for additional land</b> Vacant buildable land available    8 Little buildable land remaining    0	8

**E. Existence of Infrastructure:**

<b>1. Availability of Central Sewage System</b> More than 1.5 (1 ½) miles      10 .75 to 1.49 miles                    8 .50 to .74 miles                      6 .25 to .49 miles                      4 200 feet to .24 miles                2 200 feet or less or on-site         0	10
<b>2. Availability of Central Water System</b> More than 1.5 (1 ½) miles      10 .75 to 1.49 miles                    8 .50 to .74 miles                      6 .25 to .49 miles                      4 200 feet to .24 miles                2 200 feet or less or on-site         0	10
<b>3. Transportation</b> * Inadequate for planned Use and Proposed Rezoning - Site beyond 1.5 (1 ½) miles from City or Village Corporate Limits      10 * Inadequate for Planned Use & Proposed Rezoning, Some Minor improvements required - site beyond 1.5 (1 ½) miles from City/Village Corporate Limits      8 * Adequate for Planned Use & Proposed Rezoning - site beyond 1.5 (1 ½) miles of City/Village or Village Corporate Limits      6 * Inadequate for Planned Use & Proposed Rezoning - site within      4	6

1.5 (1 ½) miles of City or Village Corporate Limits *Inadequate for Planned Use & Proposed Rezoning, Some minor improvements required - site within 1.5 (1 ½) miles of City/Village Corporate Limits	2	
*Adequate for Planned Use & Proposed Rezoning - site within 1.5 (1 ½) miles of City/Village Corporate Limits	0	
<b>4. Distance of site from fire protection service</b>		6
Not in fire protection district (FPD)	10	
In a FPD, but more than 5 miles from fire protection service	8	
2 ½ to 5 miles - volunteer	6	
0 to 2.49 miles - volunteer	4	
2 ½ to 5 miles - paid	2	
0 to 2.49 miles - paid	0	

**F. Environment Impact of Proposed Use and Zoning Change:**

<b>1. Impact on Flooding/Drainage</b>		0
Negative Impact	6	
Some Impact	4	
Little or none with special design or protective measures provided or required	2	
None	0	
<b>2. Impact on historic, cultural, unique or important vegetation areas, or other areas of ecological importance</b>		4
Negative impact	6	
Some impact	4	
No Impact	0	
<b>3. Impact on Recreation and open spaces</b>		0
Negative impact	6	
Some impact	4	
No Impact	0	
<b>4. Impact on Water Quality</b>		0
Severe	10	
Moderate to Severe	8	
Moderate	6	
Slight to Moderate	4	
Slight	0	
<b>5. Impact on Water Supply</b>		0
Severe	10	
Moderate to Severe	8	
Moderate	6	
Slight to Moderate	4	
Slight	0	

<b>Land Evaluation Total:</b>	78	76
<b>Site Assessment Total:</b>	132	132
<b>Total Land Evaluation and Site Assessment Point Value</b>	210	208

Case 690 Case 689

(3)

**Assessing a Site Where Proposed Agricultural Uses are to be Converted:**
















- 220 - 300 Very High Rating for Protection
- 200 - 219 High Rating for Protection
- 180 - 199 Moderate Rating for Protection
- 179 or below Low Rating for Protection

**Attachment J. RRO Table 3. Summary Of Site Comparison For Factors Relevant To Development Suitability**

Case 690-AM-11

**PRELIMINARY DRAFT**

AUGUST 4, 2011

Factors Related To Development Suitability	Proposed Site Is Most Similar To Which Common Condition:				
	Worst Or Nearly Worst Condition <sup>1</sup> 	Much Worse Than Typical Condition <sup>1</sup> 	More or Less Typical Condition <sup>1</sup> 	Much Better Than Typical Condition <sup>1</sup> 	Ideal or Nearly Ideal Condition <sup>1</sup> 
Adequacy of Roads <sup>2</sup>					 <sup>3</sup>
Other Hazards					 <sup>3</sup>
Septic Suitability				 <sup>3</sup>	
Effects on Drainage <sup>2</sup>				 <sup>3</sup>	
Emergency Services				 <sup>3</sup>	
Effects <i>OF</i> Farms				 <sup>3</sup>	
LESA Score				 <sup>3</sup>	
Availability of Water			 <sup>3</sup>		
Environmental Concerns			 <sup>3</sup>		
Flood Hazard Status					

**NOTES**

- All comparisons are to common Champaign County conditions. Typical conditions are not necessarily suitable for development. See the text.
- Also related to the finding on Compatibility With Surrounding Agriculture. See that discussion and rating.
- There is no difference in suitability of the Proposed Site for either the Proposed RRO or the Non-RRO Alternative.

**Attachment K. RRO Table 4. Summary Of Comparison For Factors Relevant To Compatibility With Agriculture**

Case 690-AM-11

**PRELIMINARY DRAFT**

AUGUST 4, 2011

Factors Related To Compatibility With Agriculture	Compared To The Non-RRO Alternative <sup>1</sup> , The Proposed RRO Development Would Have:		
	MORE EFFECTS	SAME EFFECTS (Or Nearly Same)	LESS EFFECTS
Land Conversion: By Ownership <sup>2</sup>		<b>NEARLY SAME</b>	
By Development <sup>3</sup>		<b>NEARLY SAME</b>	
Road Safety <sup>4</sup>		<b>NEARLY SAME</b>	
Effects <b>ON</b> Farms <sup>5</sup>		<b>NEARLY SAME</b>	
Drainage <sup>4</sup>		<b>NEARLY SAME</b>	
Land Evaluation Score		<b>NEARLY SAME</b>	

**NOTES**

1. The Non-RRO Alternative is a **rough estimation** by staff of the amount of development that may occur without RRO designation and includes considerations of feasibility and marketability. In Cases 689-AM-11 and 690-AM-11 there will be no additional residences without the rezoning.
2. Refers to the division of land that is suitable for farming into smaller tracts. Non-RRO Alternatives that would result in large tracts of land being divided into a number of 35 acre tracts are generally considered to have only a minor detrimental effect on production agriculture.
3. Refers to the amount of land that is (more or less) actually developed.
4. Also related to the finding on site suitability for rural residential development. The proposed RRO will add 100% more traffic than the non-RRO alternative but the amount of traffic will not adversely affect road safety or farm traffic.
5. Includes consideration of how much adjacent farming activity there is. Sites with fewer sides bordering farms will have less effect than if all sides border farms.



***PRELIMINARY DRAFT***

**690-AM-11**

**SUMMARY OF EVIDENCE,**

**FINDING OF FACT,**

**AND**

**FINAL DETERMINATION**

**of**

**Champaign County Zoning Board of Appeals**

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Final Determination: ***{RECOMMEND ENACTMENT/ RECOMMEND DENIAL}***

Date: **August 11, 2011**

Petitioners: Benjamin R. and Jennifer A. Shadwick

Request: Amend the Zoning Map to allow for the use of 1 single family residential lot in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District

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**SUMMARY OF EVIDENCE**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **June 16, 2011, and August 11, 2011**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioners Benjamin R. and Jennifer A. Shadwick own the subject property.
2. The subject property is an approximately 5.3 acre tract of land that is located in the West Half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately 2,000 feet west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR200N).
- \*3. The subject property is not located within the one-and-a-half-mile extraterritorial jurisdiction of a municipality with zoning.
- \*4. Regarding petitioner's comments on the petition:
  - \*A. When asked on the petition what error in the present Ordinance is to be corrected by the proposed change, the petitioner stated the following:  
**Zoning should be amended to RRO because the nature of the neighborhood has changed as there are at least 5 single family residences in the Northeast Quarter of Section 27 on comparable in size and characteristic parcels.**
  - \*B. When asked on the petition what other circumstances justify the rezoning the petitioner stated the following:  
**There are adequate and convenient roads providing access to the property (RTE 130 and County Road 1600E) and access is with good visibility. Emergency services are available as the Villa Grove Fire Department is conveniently located 3.1 miles away. Two new homes would not have negative effect on nearby farming and the soil is not best prime farmland overall (the LESA Score of the land is much lower than the county average of 92 and no amount that was previously used for agriculture will be rezoned to RRO).**
  - \*C. Additional comments made by the petitioner on the petition are the following:  
**The wells in the area are capable of supplying adequate groundwater for normal household use. Drainage flows towards and through the natural waterway. The water does not flow onto any adjoining property, and any sump pump discharge will be diverted by the natural waterway. The site of the potential residence is above the BFE line. The parcel is not close to any man-made hazard and is relatively close to urbanized area (within 16 miles of Urbana). Finally, there are no concerns about wetlands, protected natural resources or habitat in this vicinity.**
5. Land use and zoning on the subject property and in the immediate vicinity are as follows:
  - \*A. Land to the north is zoned AG-1 Agriculture and is farmland.
  - B. Land to the East and West is zoned CR Conservation Recreation and is single family residential.

\*= same as related Case 689-AM-11

- \*C. Land to the South is zoned CR Conservation Recreation and is single family residential and agriculture and is proposed for a Heliport and Restricted Landing Area in Case 688-S-11.

**GENERALLY REGARDING THE REQUIREMENTS FOR ESTABLISHING AN RRO DISTRICT**

- 6. Generally regarding relevant requirements from the *Zoning Ordinance* for establishing an RRO District:
  - A. The Rural Residential Overlay (RRO) Zoning District is an overlay zoning designation that is in addition to the pre-existing (underlying) rural zoning. An RRO is established using the basic rezoning procedure except that specific considerations are taken into account in approvals for rezoning to the RRO District.
  - B. Paragraph 5.4.3.C.1 of the *Zoning Ordinance* requires the Zoning Board of Appeals to make two specific findings for RRO approval which are the following:
    - (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.
  - C. Paragraph 5.4.3 C.1 of the *Zoning Ordinance* requires the Zoning Board of Appeals to consider the following factors in making the required findings:
    - (1) Adequacy and safety of roads providing access to the site;
    - (2) Effects on drainage both upstream and downstream;
    - (3) The suitability of the site for onsite wastewater systems;
    - (4) The availability of water supply to the site;
    - (5) The availability of emergency services to the site;
    - (6) The flood hazard status of the site;
    - (7) Effects on wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat;
    - (8) The presence of nearby natural or man-made hazards;
    - (9) Effects on nearby farmland and farm operations;
    - (10) Effects of nearby farm operations on the proposed residential development;
    - (11) The amount of land to be converted from agricultural uses versus the number of dwelling units to be accommodated;
    - (12) The Land Evaluation and Site Assessment (LESA) score of the subject site;

**PRELIMINARY DRAFT**

**GENERALLY REGARDING THE MAXIMUM ALTERNATIVE DEVELOPMENT WITHOUT AN RRO**

7. Regarding the maximum number of new zoning lots that could be created out of the subject property without the authorization for the RRO Zoning District:
- \*A. As amended on February 19, 2004, by Ordinance No. 710 (Case 431-AT-03 Part A), the *Zoning Ordinance* requires establishment of an RRO District for subdivisions of any tract that existed on January 1, 1998, into more than three lots (whether at one time or in separate divisions) less than 35 acres in area each (from a property larger than 50 acres) and/or subdivisions with new streets in the AG-1, AG-2, and CR districts (the rural districts) except that parcels between 25 and 50 acres may be divided into four parcels.
  - \*B. The subject property was divided out of an approximately 65.54 parcel (the parent tract) of land in the Northeast Quarter of Section 27 of Crittenden Township indicated in the January 1, 1998, Champaign County Supervisor of Assessments Official Tax Map (see attachment).
  - \*C. By July 1, 2005, that 65.54 acre parcel had been divided into a total of six different tax parcels each of which was less than 35 acres in area and one parcel that was larger than 35 acres (see attachment B). The last three lots less than 35 acres in area had been created in a Plat of Survey dated 5/18/04 that was recorded on July 1, 2005 (see attached). The attachment also illustrates that by March 7, 2008, zoning use permits had been authorized on three of the new small (less than 35 acre) lots, as follows:
    - (1) Zoning Use Permit 65-01-01 for a new dwelling was authorized on March 6, 2001.
    - (2) Zoning Use Permit 85-03-01 for a new dwelling was authorized on March 13, 2003.
    - (3) Zoning Use Permit 361-07-01FP (floodplain development permit) was authorized on March 17, 2008. The application for this Zoning Use Permit was received on December 27, 2007.
  - \*D. On December 26, 2007, a Community Acknowledgement of Fill Form was submitted for the subject property by the owners at that time, Justin and Spring Harrison of Villa Grove. In a letter dated April 24, 2008, the Zoning Administrator informed the Harrisons that the subject property was unbuildable without a County Board approval of a Rural Residential Overlay (RRO) zoning map amendment. The letter also stated that the third lot created in the Plat of Survey was also not buildable without the RRO amendment and there was an enforcement action against the owner of that lot for unauthorized construction. The letter also explained that Phillip Jones, from whom the property had been purchased, had been informed of the Zoning Ordinance limit on the number of lots that could be created and what it meant for the division of the property long before the Plat of Survey was ever prepared.
  - \*E. There can be no dwelling constructed on the subject property without the requested RRO rezoning.

**GENERALLY REGARDING THE PROPOSED RRO DISTRICT**

8. The plan that was received on April 29, 2011, in fulfillment of the Schematic Plan requirement indicates the following:
  - A. There is one proposed buildable lot that is 5.3 acres in area.
  - B. The RRO District is necessary for the proposed lot.
  - C. The subject property has access to County Highway 16 (CR200N) and is located approximately 2,000 feet west of the intersection with Illinois Route 130.
  - D. The proposed lot meets or exceeds all of the minimum lot standards in the *Zoning Ordinance*.
  - E. The subject property is in different ownership than the property in related case 689-AM-11 but the impacts of each case should be considered together since both lots require rezoning.

**GENERALLY REGARDING THE SOILS ON THE PROPERTY**

9. A Section 22 Natural Resource Report was prepared for the subject property by the Champaign County Soil and Water Conservation District on February 8, 2008, and supplemental information was provided on April 29, 2011. The types of soils and other site characteristics are as follows:
  - A. The area covered by the Natural Resource Report prepared on February 8, 2008, appears to cover more area than the actual proposed lot, which might make some difference in the LE score and relative extents of the soil types on the subject property. Supplemental information provided on April 29, 2011, indicates that the subject property is not best prime farmland overall.
  - B. Regarding the soils on the subject property, their extents, and their relative values are as follows:
    - (1) Approximately 2.63 acres (about 50%) of the subject property is soil map unit 3107A Sawmill silty clay loam (formerly 402 Colo silty clay loam), 0 to 2% slopes. Sawmill soil generally covers the southern half of the property nearest the river.
    - (2) Approximately 1.64 acres (about 31%) of the subject property is soil map unit 134B Camden silt loam, 2% to 5% slopes. Camden soil is generally in the northern half of the property.
    - (3) Approximately .83 acres (about 16%) of the subject property is soil map unit 152A Drummer silty clay loam, 0 to 2% slopes. Drummer soil is in the northeastern part of the subject property.
    - (4) The rest of the subject property consists of very small areas of Kendall and Martinsville soils.
  - B. The subject property is not Best Prime Farmland under the Champaign County Land Use Regulatory Policies, as follows:
    - (1) Best Prime Farmland is identified by the Champaign County Land Use Regulatory Policies – Rural Districts as amended on November 20, 2001, as any tract on which the

**PRELIMINARY DRAFT**

soil has an average Land Evaluation Factor of 85 or greater using relative values and procedures specified in the *Champaign County, Illinois Land Evaluation and Site Assessment System*.

- (2) The Land Evaluation Worksheet in the Natural Resource Report indicates the overall Land Evaluation factor for the soils in the original Plat of Survey is 76 and based on the soil areas for the subject property indicated in the Phillip Jones Tract Soils Information including soil information for Sollers and Shadwick tracts, the overall Land Evaluation for the subject property is 78.
- C. Site specific concerns stated in the Section 22 report are the following:
- (1) The Drummer soil is subject to severe wetness.
  - (2) The Drummer soil is also the general location of a surface drainageway that carries the flow from a culvert under County Highway 16. This surface drainageway must be kept open.
  - (3) Extra care should be taken to minimize soil erosion and sedimentation into the East Branch of the Embarras River on the south edge of the property.

**GENERALLY REGARDING THE ADEQUACY AND SAFETY OF ROADS**

10. Regarding the adequacy and safety of roads providing access to the proposed RRO District:
  - A. The Institute of Transportation Engineers publishes guidelines for estimating of trip generation from various types of land uses in the reference handbook *Trip Generation*. Various statistical averages are reported for single family detached housing in *Trip Generation* and the average “weekday” traffic generation rate per dwelling unit is 9.55 average vehicle trip ends per dwelling unit. *Trip Generation* does not report any trip generation results for rural residential development.
  - B. The Staff report *Locational Considerations for Rural Residential Development in Champaign County, Illinois* that led to the development of the RRO Amendment, incorporated an assumed rate of 10 average daily vehicle trip ends (ADT) per dwelling unit for rural residences. The assumption that each proposed dwelling is the source of 10 ADT is a standard assumption in the analysis of any proposed RRO.
  - C. Based on the standard assumption that each proposed dwelling is the source of 10 ADT, the single residence in the requested RRO District is estimated to account for an increase of approximately 10 ADT in total, which is a 100% increase over the non-RRO alternative. The subject property and the property in related case 689-AM-11 should be considered together and both properties together are an increase of approximately 20ADT.
  - D. The Illinois Department of Transportation’s *Manual of Administrative Policies of the Bureau of Local Roads and Streets* are general design guidelines for local road construction using Motor

\*= same as related Case 689-AM-11

Fuel Tax funding and relate traffic volume to recommended pavement width, shoulder width, and other design considerations. The *Manual* indicates the following pavement widths for the following traffic volumes measured in Average Daily Traffic (ADT):

- (1) A local road with a pavement width of 16 feet has a recommended maximum ADT of no more than 150 vehicle trips.
- (2) A local road with a pavement width of 18 feet has a recommended maximum ADT of no more than 250 vehicle trips.
- (3) A local road with a pavement width of 20 feet has a recommended maximum ADT between 250 and 400 vehicle trips.
- (4) A local road with a pavement width of 22 feet has a recommended maximum ADT of more than 400 vehicle trips.

- E. The Illinois Department of Transportation's *Manual of Administrative Policies of the Bureau of Local Roads and Streets* general design guidelines also recommends that local roads with an ADT of 400 vehicle trips or less have a minimum shoulder width of two feet.
- F. The subject property is located on County Highway 16. The width of the pavement is approximately 22 feet. A special condition has been proposed to ensure that the driveway entrance is approved by the County Engineer.
- G. The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Annual Average Daily Traffic (AADT). As indicated in a print out of IDOT traffic data included with the 8/4/11 Supplemental Memorandum, the most recent AADT data in the vicinity of the subject property is 750 AADT along CH16 (CR200N) where it passes the subject property.
- H. The relevant geometric standards for visibility are found in the *Manual of Administrative Policies of the Bureau of Local Roads and Streets* prepared by the Bureau of Local Roads and Streets of the Illinois Department of Transportation. Concerns are principally related to "minimum stopping sight distance". Design speed determines what the recommended distance is. There appear to be no visibility concerns related to the placement of the new street.
- I. Overall, the subject property and proposed RRO are comparable to "nearly ideal" conditions for Champaign County in terms of common conditions for the adequacy and safety of roads providing access because the subject property is located approximately 2,000 feet west of IL 130 and appears to have adequate capacity.

*GENERALLY REGARDING DRAINAGE*

11. Regarding the effects of the proposed RRO District on drainage both upstream and downstream:
- A. The Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011, was an attachment to the Preliminary Memorandum and describes the topography of the subject property as follows:
- (1) The subject property is Parcel "A" and the property in related Case 689-AM-11 is Parcel "C".
  - (2) The subject property varies in elevation from 655 feet to 648 feet mean sea level.
  - (3) The subject property has a mounded area approximately 100 feet square located 120 feet south of the north property line (ROW of CH16) at elevation 655 feet. The rest of the property has ground slope between 2% and 8% or steeper in the natural drainageway.
  - (4) There is an existing natural drainageway along the east property line that drains to the river and all drainage from the subject property drains through the waterway. The waterway also drains the northern 100 feet of Parcel C and the intervening parcel.
  - (5) The engineer has no knowledge of any specific proposals for onsite wastewater treatment and disposal systems and so there are no recommendations.
  - (6) Any sump pump discharge could be diverted to the natural waterway and the quantity of discharge water will not impact the capacity or condition of the natural waterway.
- B. Staff evidence relevant to the drainage conditions on the subject property is as follows:
- (1) The topographic contours do not indicate any areas of significant storm water ponding on the subject property.
  - (2) The Champaign County Zoning Ordinance does not contain a minimum required ground slope but 1% is normally considered a minimum desirable ground slope for residential development.
- C. Overall, the proposed RRO District is comparable to "much better than typical" conditions for Champaign County in terms of common conditions for the drainage effects on properties located both upstream and downstream because of the following:
- (1) The subject property has ground slope exceeding 2% in general.
  - (2) The subject property does not drain over any adjacent property except for a portion of the natural drainageway that is on the adjacent property.



**GENERALLY REGARDING SUITABILITY OF THE SITE FOR ONSITE WASTEWATER SYSTEMS**

12. Regarding the suitability of the site for onsite wastewater systems:
- A. 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 were included with the Supplemental Memorandum dated August 4, 2011, and can be summarized as follows:
- (1) Camden silt loam, 1 to 5 percent slopes (map unit 134B), soil is rated as having “very high” suitability for subsurface soil absorption wastewater systems (septic tank leach fields) and requires no corrective measures. Camden soil is generally in the northern half of the property where a home would most likely be constructed.
  - (2) Drummer silt loam (map unit 152A) has a low suitability for septic tank leach fields with a soil potential index of 53. Drummer has severe wetness problems due to low permeability and a high groundwater level. The typical corrective measures are fill, a large absorption field, or subsurface drainage improvements (underground drain tiles or curtain drains) to lower the groundwater level. Drummer soil makes up about 16% (about .83 acres) of the subject property.
  - (3) Sawmill silty clay loam, 0-2% slopes, (map unit 3107A; formerly Colo silty clay loam) has Very Low suitability for septic tank leach fields with a soil potential index of 3. Sawmill has severe wetness problems due to a water table high enough to cause flooding (1 foot above to 2 feet deep) and moderate permeability. The typical corrective measure is subsurface drainage to lower groundwater levels. Sawmill soil makes up about 50% (2.63 acres) of the subject property.
- B. The subject property is comparable to “much better than typical” conditions for Champaign County because approximately 50% of the soils on the subject property have Very High suitability, as compared to the approximately 51% of the entire County that has a Low Potential.

**GENERALLY REGARDING THE AVAILABILITY OF GROUNDWATER AT THE SITE**

13. Regarding the availability of water supply to the site;
- A. The Staff report *Locational Considerations and Issues for Rural Residential Development in Champaign County, Illinois* included a map generally indicating the composite thickness of water bearing sand deposits in Champaign County. The map was an adaptation of a figure prepared by the Illinois State Geological Survey for the Landfill Site Identification Study for Champaign County.
- B. The subject property is located in an area with known limited groundwater availability.

**PRELIMINARY DRAFT**

- C. In a letter dated January 24, 2008, that was included with the Supplemental Memorandum dated August 4, 2011, Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science stated the chances are fair to good for developing the necessary water supply at the subject property.
- D. The subject property and proposed RRO are comparable to “more or less typical” conditions for Champaign County in terms of common conditions for the availability of water supply.

**GENERALLY REGARDING THE AVAILABILITY OF EMERGENCY SERVICES TO THE SITE**

- 14. Regarding the availability of emergency services to the site:
  - A. The subject property is under contract with the Villa Grove Fire Protection Department and is located approximately 3.1 road miles from the Villa Grove station. The approximate travel time is less than 10 minutes. The Fire District Chief has been notified of this request for rezoning.
  - B. 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 availability of emergency services because the site is under contract with and located approximately 3.1 road miles from the Villa Grove fire station.

**GENERALLY REGARDING FLOOD HAZARD AND OTHER NATURAL OR MANMADE HAZARDS**

- 15. Regarding the flood hazard status of the site:
  - A. An excerpt of Flood Insurance Rate Map (FIRM) Community Panel Number 170894 0275 B dated March 1, 1984, was included with the Preliminary Memorandum and indicates the entire subject property is within the mapped 100-year floodplain.
  - B. An excerpt from the *Embarras River Watershed Digital Floodplain Mapping, Champaign County, Illinois* by the Illinois State Water Survey (August 2002) was also included with the Preliminary Memorandum and indicates that the entire subject property is located within the 100-year floodplain and based on interpolation the base flood elevation is approximately 654.5 feet mean sea level at the subject property.
  - C. The Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011, was an attachment to the Preliminary Memorandum and indicates there is a mounded area approximately 100 feet square located 120 feet south of the north property line at elevation 655 feet and one-half foot above the base flood elevation.
  - D. The Champaign County *Special Flood Hazard Areas Ordinance* allows construction in the 100-year floodplain regardless of depth below the base flood elevation provided that proper measures are taken to minimize damage from flooding. However, the greater the depth below the base flood elevation the more expensive are the minimum requirements to minimize damage from flooding.

- E. Overall, the proposed RRO District is comparable to “worst or nearly worst” conditions for Champaign County in terms of flood hazard status because the entire no part of the subject property is in the mapped floodplain however there is pad of elevated ground that will make it easier to construct a home and partially mitigate this condition.
16. Regarding the presence of nearby natural or man-made hazards, there are no known hazards in the vicinity and the location on a County Highway and proximity to a state highway should minimize the problems with weather related conditions. Overall, the subject property and proposed RRO are comparable to “nearly ideal” conditions for Champaign County in terms of common conditions for the presence of nearby natural or manmade hazards.

**GENERALLY REGARDING COMPATIBILITY WITH SURROUNDING AGRICULTURE AND THE EFFECTS OF NEARBY FARM OPERATIONS ON THE DEVELOPMENT**

17. Regarding the likely effects of nearby farm operations on the proposed development:
- A. Rough analysis of land use within a one-half mile radius of the subject property indicates the following:
- (1) Row crop production agriculture occupies a portion of the land area within the immediate vicinity of the proposed RRO District, but occurs on only one side of the proposed RRO and that is to the north and separated from the subject property by the right of way of CH16.
  - (2) Row crop production produces noise, dust and odors that homeowners sometimes find objectionable. Farm operations may begin early and continue until well after dark exacerbating the impact of noise related to field work.
- B. 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 effects of nearby farmland operations on the proposed development because the subject property is bordered on one side by row crop agriculture.

**GENERALLY REGARDING THE (LESA) SCORE**

18. Regarding the LESA score of the proposed RRO District:
- A. 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 and the degrees of protection are as follows:
- (1) An overall score of 220 to 300 indicates a very high rating for protection of agriculture.
  - (2) An overall score of 200 to 219 indicates a high rating for protection of agriculture.
  - (3) An overall score of 180 to 199 indicates a moderate rating for protection of agriculture.
  - (4) An overall score of 179 or lower indicates a low rating for protection of agriculture.

***PRELIMINARY DRAFT***

- (5) For comparison purposes, development on prime farmland soils but in close proximity to built up areas and urban services typically has scores between 180 and 200.
- B. The LESA worksheets are an attachment to the Supplemental Memorandum dated August 4, 2011. The component and total scores are as follows:
  - (1) The Land Evaluation component rating for the proposed RRO District is 78.
  - (2) The Site Assessment component rating for the proposed RRO District is 132.
  - (3) The total LESA score is 210 and indicates a High rating for protection of agriculture.
- C. 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 there is no best prime farmland and the total score of 210 indicates a High rating for protection of agriculture.

***GENERALLY REGARDING THE EFFICIENT USE OF BEST PRIME FARMLAND***

19. The subject property is not best prime farmland overall.

***GENERALLY REGARDING THE EFFECTS ON WETLANDS, ARCHAEOLOGICAL SITES, AND NATURAL AREAS***

20. Regarding the effects on wetlands, endangered species, and natural areas:
  - A. An application to the Illinois Department of Natural Resources (IDNR) for endangered species consultation and a report was received from IDNR on March 1, 2011, and included with the Supplemental Memorandum dated August 4, 2011, that indicated that it is unlikely that the proposed action would have adverse effects on any protected resource that may be in the vicinity of the subject property.
  - B. Regarding the effects on archaeological resources, a letter reply from the Illinois Historic Preservation Agency was dated April 2, 2011, and included with the Supplemental Memorandum dated August 4, 2011, and indicated that a Phase I archaeological survey will be required on the subject property because it is located within a “high probability” area.
  - C. Overall, the subject property and proposed RRO are comparable to “More or less typical” conditions for Champaign County in terms of effects on wetlands, archaeological sites, and natural areas because much of Champaign County is located within a “high probability” area for archaeological resources.

***GENERALLY REGARDING OVERALL SUITABILITY OF THE SITE FOR RURAL RESIDENTIAL DEVELOPMENT***

21. 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 2 factors (adequacy of roads and manmade hazards)
  - B. “Much Better Than Typical” conditions for 5 factors (septic suitability, availability of emergency services, effects of nearby farms, LESA score, and effects on drainage)
  - C. “More or Less Typical” conditions for 2 factors (availability of groundwater and effects on wetlands, endangered species, and natural areas)
  - D. “Worst or Nearly Worst” conditions for flood hazard status however there is pad of elevated ground that will make it easier to construct a home and partially mitigate this condition.

***GENERALLY REGARDING COMPATIBILITY WITH SURROUNDING AGRICULTURE AND THE EFFECTS OF THE DEVELOPMENT ON NEARBY FARM OPERATIONS***

22. Regarding the likely effects of the proposed development on nearby farm operations:
- A. The surrounding land use on only one side of the subject property is agriculture. Direct interactions between the proposed development and nearby farmland are likely to include the following:
    - (1) The added traffic from the proposed development will increase the conflicts with movement of farm vehicles. See the concerns related to adequacy and safety of roads.  
  
The single-family dwellings that will result from the proposed RRO and the RRO in Case 689-AM-11 will generate 200% more traffic than the non-RRO alternative that is no additional dwellings.
    - (2) Trespassing onto adjacent fields possible resulting into damage to crops or to the land itself.  
  
The single-family dwellings that will result from the proposed RRO will probably is only adjacent to farmland that is across the County Highway so there may be little or no trespassing.
    - (3) Blowing litter into the adjacent crops making agricultural operations more difficult.  
  
The single-family dwelling that will result from the proposed RRO is located downwind from the farmland to the north and there may be some increase in blowing litter.
    - (4) Discharge of “dry weather flows” of stormwater or ground water (such as from a sump pump) that may make agricultural operations more difficult.

**PRELIMINARY DRAFT**

Because the subject property is adjacent to a natural drainage ditch, there should be no problems with dry weather flows, which means there would be no difference between the proposed RRO and the non-RRO alternative.

- (5) Trees planted close to the property lines on the subject property will not be a problem on any adjacent farmland or interfere with farming operations.

Therefore, there will be no difference between the proposed RRO on the subject property and the non-RRO alternative.

B. The indirect effects are not as evident as the direct effects:

- (1) A potential primary indirect effect of non-farm development on adjacent farmers (as identified in *Locational Considerations and Issues for Rural Subdivisions in Champaign County*) is that potential nuisance complaints from non-farm neighbors about farming activities can create a hostile environment for farmers particularly for livestock management operations.
- (2) Champaign County has passed a “right to farm” resolution that addresses public nuisance complaints against farm activities. The resolution exempts agricultural operations from the Public Nuisance Ordinance (except for junk equipment) but does not prevent private law suits from being filed.
- (3) The State of Illinois Livestock Management Facilities Act (510ILCS 77) governs where larger livestock facilities (those with more than 50 or more animal units) can be located in relation to non-farm residences and public assembly uses (churches, for example). The separation distances between larger livestock facilities and non-farm residences is based on the number of animal units occupying the livestock facility and the number of non-farm residences in the vicinity. The *Illinois Livestock Management Facilities Act* was adopted on May 21, 1996, and facilities in existence on the date of adoption are exempt from the requirements of that act so long as the fixed capital cost of the new components constructed within a 2-year period does not exceed 50% of the fixed capital cost of a comparable entirely new facility.

*Evidence to be added*

**GENERALLY REGARDING CONFORMANCE WITH THE LAND RESOURCE MANAGEMENT PLAN**

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

It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable.

- B. The LRMP defines Goals, Objectives, and Policies as follows:
  - (1) Goal: an ideal future condition to which the community aspires
  - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
  - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
- C. The Background given with the LRMP Goals, Objectives, and Policies further states, “Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.”
- D. LRMP Objective 1.1 is entitled “Guidance on Land Resource Management Decisions”, and states, “Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.”
- E. Goal 1 of the LRMP is relevant to the review of the LRMP Goals, Objectives, and Policies in land use decisions (see Item 6.D. above), but is otherwise not relevant to the proposed rezoning. The Goals for Governmental Coordination (Goal 2), Prosperity (Goal 3), and Cultural Amenities (Goal 10) and their subsidiary Objectives and Policies also do not appear to be relevant to the proposed rezoning.

**REGARDING LRMP GOAL 4 AGRICULTURE**

- 12. LRMP Goal 4 is entitled “Agriculture” and is relevant to the proposed rezoning because the proposed rezoning includes land currently zoned AG-2 and proposed to be zoned B-4. Goal 4 states, “Champaign County will protect the long term viability of agriculture in Champaign County and its land resource base.”

The proposed rezoning **{ACHIEVES / DOES NOT ACHIEVE}** Goal 4 because of the following:

- A. Goal 4 includes nine subsidiary Objectives. Objectives 4.4, 4.5, 4.6, 4.7, 4.8, and 4.9 do not appear to be relevant to the proposed rezoning.
- B. Objective 4.1 is entitled “Agricultural Land Fragmentation and Conservation” and states, “Champaign County will strive to minimize the fragmentation of the County’s agricultural land base and conserve farmland, generally applying more stringent development standards on best prime farmland.”

The proposed rezoning **{ACHIEVES}** Objective 4.1 because of the following:

**PRELIMINARY DRAFT**

- (1) Objective 4.1 includes nine subsidiary policies. Policies 4.1.2, 4.1.4, 4.1.5, 4.1.7, and 4.1.9 do not appear to be relevant to the proposed rezoning.
- (2) Policy 4.1.1 states “Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils.”

Policy 4.1.1 **DOES NOT APPEAR TO BE RELEVANT** to any specific Rural Residential Overlay map amendment.

- (3) Policy 4.1.6 is as follows:

Provided that the use, design, site and location are consistent with County policies regarding:

- i. Suitability of the site for the proposed use;
- ii. Adequacy of infrastructure and public services for the proposed use;
- iii. Minimizing conflict with agriculture;
- iv. Minimizing the conversion of farmland; and
- v. Minimizing the disturbance of natural areas; then
  - a) On best prime farmland, the County may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 1998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of by-right development) not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or
  - b) On best prime farmland, the County may authorize non-residential discretionary development; or
  - c) The County may authorize discretionary review development on tracts consisting of other than best prime farmland.

The proposed rezoning **{CONFORMS}** to Policy 4.1.6 because of the following:

- (a) The Section 22 Natural Resources Report from CCSWCD for Justin Harrison received February 19, 2008, indicates that the subject property is not best prime farmland overall and the limit on best prime farmland does not apply.
- (2) Policy 4.1.8 states that the County will consider the LESA rating for farmland protection when making land use decisions regarding a discretionary development.



The proposed rezoning *{CONFORMS}* to Policy 4.1.6 because the LESA rating for the subject property is 210 which is a High Rating for Protection which is much better (lower) than a typical LESA rating for Champaign County.

- C. Objective 4.2 is entitled “Development Conflicts with Agricultural Operations” and states, “Champaign County will require that each discretionary review development will not interfere with agricultural operations.”

The proposed rezoning *{ACHIEVES/ DOES NOT ACHIEVE}* Objective 4.2 because of the following:

- (1) Policy 4.2.2 states the following:

The County may authorize discretionary review development in a rural area if the proposed development:

- a. Is a type that does not negatively affect agricultural activities; or
- b. Is located and designed to minimize exposure to any negative effect caused by agricultural activities; and
- c. Will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.

The proposed rezoning *{CONFORMS}* to Policy 4.2.2 because of the following:

- (a) The proposed use will not interfere with agricultural activities or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.
  - (b) The proposed use will have minimal exposure to any negative effect cause by agricultural activities.
- (3) Policy 4.2.3 states, “The County will require that proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.”

The proposed rezoning *{CONFORMS}* to Policy 4.2.3 because a special condition has been proposed to require any use established on the subject property to explicitly recognize and provide for the right of agricultural activities on adjacent land.

- (4) Policy 4.2.4 states, “To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.”

The proposed rezoning *{CONFORMS}* to Policy 4.2.4 because of the following:

- (a) No buffering is necessary on the north side of the subject property because the right of way of County Highway 16 is situated between the subject property and the farmland to the north.

**PRELIMINARY DRAFT**

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

The proposed rezoning *{ACHIEVES}* Objective 4.3 because of the following:

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

The proposed rezoning *{CONFORMS}* to Policy 4.3.1 because of the following:

*Evidence to be added*

- (2) Policy 4.3.2 does not apply because the soils are not best prime farmland overall.
- (3) Policy 4.3.3 states, “The County may authorize a discretionary review development provided that existing public services are adequate to support to the proposed development effectively and safely without undue public expense.”

The proposed rezoning *{CONFORMS}* to Policy 4.3.3 because of the following:

*Evidence to be added*

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

The proposed rezoning *{CONFORMS}* to Policy 4.3.4 because of the following:

*Evidence to be added*

13. Regarding proposed special conditions of approval:

- A. The subject property fronts County Highway 16 and any driveway entrance must meet the County Engineer’s requirements. The following conditions should ensure timely review by the County Engineer:

- (1) **The petitioner shall apply for a driveway permit from the County Engineer and comply with the requirements of the County Engineer for any required driveway driveway entrance.**

- (2) **The Zoning Administrator shall not approve a Zoning Use Permit without documentation of the County Engineer's approval of the proposed driveway entrance.**
- (3) **Construction related traffic shall not track mud onto the County Highway at any time.**
- (4) **The Zoning Administrator shall not issue a Zoning Compliance Certificate without documentation of the County Engineer's approval of the constructed driveway entrance including any necessary as-built engineering drawings.**

To ensure that:

**Any driveway entrance complies with the County Engineer's requirements.**

- B. LRMP Policy 4.2.3 requires discretionary development and urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land. The following condition is intended to provide for that:

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

The above special condition is necessary to ensure the following:

**Conformance with policies 4.2.3 and 5.1.5.**

**PRELIMINARY DRAFT**

**DOCUMENTS OF RECORD**

1. Application received April 29, 2011, with attachments:
  - A Excerpt of Plat of Survey by Moore Surveying and Mapping received April 29, 2011
  - B Copy of Topographic Survey by Wayne Ward Engineering received April 29, 2011
  - C Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011
  - D Federal Emergency Management Agency (FEMA) National Flood Insurance Program Elevation Certificate for PARCEL "C"
  - E Commitment for Title Insurance with effective date of February 9, 2011, received on April 29, 2011
  - F Phillip Jones Tract Soils Information including soil information for Sollers and Shadwick tracts and Soil Potential ratings for septic systems
  - G Illinois Department of Natural Resources EcoCAT Agency Response dated March 1, 2011
  - H Letter dated April 2, 2011, from Anne Haaker, Deputy State Historic Preservation Officer
  - I Written Surface Drainage Analysis of Parcel 'A' (Shadwick Property) and Parcel 'B' (Sollers Property) dated March 10, 2011, by Wayne Ward Engineering
  - J Letter dated February 22, 2011, from Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science, regarding the likelihood of successfully finishing an onsite water well sufficient to serve the proposed lot
  
2. Preliminary Memorandum dated June 16, 2011, with Attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Excerpt of Flood Insurance Rate Map (FIRM) Community Panel Number 170894 0275 B dated March 1, 1984
  - C Excerpt of Embarras River Watershed Digital Floodplain Mapping, Champaign County, Illinois. Illinois State Water Survey. August 2002.
  - D Plat of Survey received April 29, 2011
  - E Section 22 Natural Resources Report from CCSWCD for Justin Harrison received February 19, 2008
  - F Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011
  - G Topographic Survey received April 29, 2011
  - H Topographic / Drainage Analysis Survey received April 29, 2011
  - I Table of Common Conditions Influencing the Suitability of Locations for Rural Residential Development in Champaign County (included separately)
  - J Comparing the Proposed Site Conditions to Common Champaign County Conditions
  
3. REVISED Preliminary Memorandum dated August 4, 2011, with Attachments:
  - A Excerpt of Sheet 33-Q from the January 1, 1998, Champaign County Supervisor of Assessments Official Tax Map showing Section 27 of Crittenden Township
  - B Divisions of land in the Northeast Quarter of Section 27 of Crittenden Township by July 1, 2005
  - C Plat of Survey recorded on July 1, 2005
  - D Preliminary Memorandum dated June 16, 2011, with Attachments

\*= same as related Case 689-AM-11

4. Supplemental Memorandum dated August 4, 2011, with Attachments:
  - A Petitioner Submittals
  - B Commitment for Title Insurance with effective date of February 9, 2011, received on April 29, 2011
  - C Phillip Jones Tract Soils Information including soil information for Sollers and Shadwick tracts and Soil Potential ratings for septic systems
  - D Average Annual Daily Traffic
  - E Excerpted worksheets from *Soil Potential Ratings For Septic Tank Absorption Fields Champaign County, Illinois*
  - F Illinois Department of Natural Resources EcoCAT Agency Response dated March 1, 2011
  - G Letter dated April 2, 2011, from Anne Haaker, Deputy State Historic Preservation Officer
  - H Letter dated February 22, 2011, from Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science, regarding the likelihood of successfully finishing an onsite water well sufficient to serve the proposed lot
  - I Champaign County Land Evaluation and Site Assessment worksheet for the subject property
  - J RRO Table 3. Summary Of Site Comparison For Factors Relevant To Development Suitability
  - K Attachment K. RRO Table 4. Summary Of Comparison For Factors Relevant To Compatibility With Agriculture
  - L Preliminary Draft Summary of Evidence and Finding of Fact (included separately)

**FINDING OF FACT**

From the Documents of Record and the testimony and exhibits received at the public hearing conducted on **June 16, 2011, and August 11, 2011**, the Zoning Board of Appeals of Champaign County finds that:

- 1. The Proposed Site *{IS SUITED/IS NOT SUITED}* for the development of **1** residence because:

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and despite:

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- 2. Development of the Proposed Site under the proposed Rural Residential Overlay development *{WILL BE COMPATIBLE/WILL NOT BE COMPATIBLE}* with surrounding agriculture because:

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and despite:

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- 3. The proposed Zoning Ordinance text amendment the Land Resource Management Plan because:
  - A. The proposed Zoning Ordinance text amendment *IS NOT NECESSARY TO ACHIEVE* any LRMP goal.
  - B. The proposed Zoning Ordinance text amendment will *{HELP ACHIEVE / NOT HELP ACHIEVE}* any LRMP goal(s):
  - C. The proposed Zoning Ordinance text amendment *{WILL/ WILL NOT IMPEDE}* the achievement of the other LRMP goals:

- 4. The proposed map amendment *{WILL NOT / WILL}* correct an error in the present Ordinance.

\*= same as related Case 689-AM-11

**FINAL DETERMINATION**

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

The Map Amendment requested in Case 690-AM-11 should *{BE ENACTED/NOT BE ENACTED}* by the County Board *{AS REQUESTED/SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS}*.

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

SIGNED:

Eric Thorsland, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

# CASE NO. 689-AM-11

PRELIMINARY MEMORANDUM

August 5, 2011

Champaign  
County  
Department of

Petitioner: **Charles T. and Shelly Sollers**

**PLANNING &  
ZONING**

Site Area: **6 acres**

Time Schedule for Development:

**Already developed without  
authorization- subject of enforcement  
case ZN-08-01/33**

Prepared by: **John Hall**  
Zoning Administrator

**Request: Amend the Zoning Map to  
allow for the use of 1 single family  
residential lot in the CR Conservation  
Recreation Zoning District by adding  
the Rural Residential Overlay (RRO)  
Zoning District**

**Location: An approximately 6 acre  
tract of land that is located in the  
West Half of the North Half of the  
Northeast Quarter of Section 27 of  
Crittenden Township and that is  
located approximately one-half mile  
west of the intersection of County  
Highway 16 and Illinois Route 130  
and located on the south side of  
County Highway 16 (CR200N).**

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

(217) 384-3708

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## BACKGROUND

The Champaign County Zoning Ordinance requires that the creation of more than three lots, each of which is less than 10 acres, in the rural districts after January 1, 1998, requires rezoning to the Rural Residential Overlay (RRO) Zoning District.

### THE NEED FOR THE R.R.O.

The following information is included under item 7. in the Summary of Evidence that is included separately as an attachment:

- As amended on February 19, 2004, by Ordinance No. 710 (Case 431-AT-03 Part A), the *Zoning Ordinance* requires establishment of an RRO District for subdivisions of any tract that existed on January 1, 1998, into more than three lots (whether at one time or in separate divisions) less than 35 acres in area each (from a property larger than 50 acres) and/or subdivisions with new streets in the AG-1, AG-2, and CR districts (the rural districts) except that parcels between 25 and 50 acres may be divided into four parcels.
- The subject property was divided out of an approximately 65.54 parcel (the parent tract) of land in the Northeast Quarter of Section 27 of Crittenden Township indicated in the January 1, 1998, Champaign County Supervisor of Assessments Official Tax Map (see attachment).
- By July 1, 2005, that 65.54 acre parcel had been divided into a total of six different tax parcels each of which was less than 35 acres in area and one parcel that was larger than 35 acres (see attachment B). The last three lots less than 35 acres in area had been created in a Plat of Survey dated 5/18/04 that was recorded on July 1, 2005 (see attached). The attachment also illustrates that



by March 7, 2008, zoning use permits had been authorized on three of the new small (less than 35 acre) lots, as follows:

- Zoning Use Permit 65-01-01 for a new dwelling was authorized on March 6, 2001.
- Zoning Use Permit 85-03-01 for a new dwelling was authorized on March 13, 2003.
- Zoning Use Permit 361-07-01FP (floodplain development permit) was authorized on March 17, 2008. The application for this Zoning Use Permit was received on December 27, 2007.
- On December 26, 2007, a Community Acknowledgement of Fill Form was submitted for the subject property in related Case 690-AM-11 by the owners at that time, Justin and Spring Harrison of Villa Grove. In a letter dated April 24, 2008, the Zoning Administrator informed the Harrisons that the subject property was unbuildable without a County Board approval of a Rural Residential Overlay (RRO) zoning map amendment. The letter also stated that the third lot created in the Plat of Survey was also not buildable without the RRO amendment and there was an enforcement action against the owner of that lot for unauthorized construction.
- The subject property is the subject of enforcement case ZN-08-01/33 for unauthorized construction. There is an existing building on the property without a permit and no permit can be authorized on the subject property without the requested RRO rezoning. The existing building is also apparently not a dwelling and is only a storage structure and non-agricultural storage structures cannot be authorized without there being a dwelling. Resolution of the required RRO rezoning will lead to eventual resolution of all other necessary authorizations.

### **Purpose of the RRO District**

The unique nature of the district and the specific considerations required for determination in each RRO request merit a brief review the Rural Residential Overlay (RRO) Zoning District is intended to identify those rural areas that are most suitable for residential development and whose development will not significantly interfere with agricultural pursuits in neighboring areas. The RRO Zoning District is an overlay zoning designation that is in addition to the pre-existing (underlying) rural zoning.

Rezoning to the RRO District is required for subdivisions with more than three lots (whether at one time or in separate divisions) and/or new streets in the AG-1, AG-2, and CR districts (the rural districts). Approval of the RRO district does not change any current requirement of the underlying districts. All other restrictions on use, setbacks, lot coverage, etc. remain in effect.

### **Specific Findings and Considerations Required In RRO Requests**

The RRO district is established using the basic rezoning procedure except that specific considerations are taken into account in approvals for rezoning to the RRO District. The Zoning Board of Appeals must make two specific findings for RRO approval. Those findings are:

- **Suitability of the proposed site for the development of rural residences; and**
- **Impact that the proposed residential development will have on surrounding agriculture.**

The Board is required to consider the following factors in making these findings:

1. **Adequacy and safety of roads providing access to the site**
2. **Effects on nearby farmland and farm operations**
3. **Effects of nearby farm operations on the proposed residential development**
4. **The LESA (Land Evaluation and Site Assessment) score of the subject site**
5. **Effects on drainage both upstream and downstream**
6. **The suitability of the site for onsite wastewater systems**
7. **The availability of water supply to the site**
8. **The availability of emergency services to the site**
9. **The flood hazard status of the site**
10. **Effects on wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat**
11. **The presence of nearby natural or man-made hazards**
12. **The amount of land to be converted from agricultural uses versus the number of dwelling units to be accommodated**

No specific standards apply to the criteria and a positive evaluation of every factor may not be necessary for approval. The Board should feel comfortable, however, that significant potential problems that are identified are not insurmountable.

#### **Difference between RRO Rezoning Approval and Subdivision Approval**

The zoning approval for the RRO District is not the same thing as approval of the subdivision of the land. At this stage the County is considering only the suitability of the site for residential development and not the adequacy of a specific design. The division of the land into separate legal parcels for sale must still comply with the regulations of the relevant subdivision jurisdiction which in this case is the City of Urbana.

Engineering design issues are only relevant in determining whether the development of the site is practical from a public as well as private standpoint. The RRO criteria contain a number of important issues regarding suitability of the site that are not amenable to site engineering such as traffic and land use compatibility issues. When necessary to deal with concerns of suitability and compatibility, the Board may recommend specific conditions that should be imposed on the future subdivision of the land as part of the RRO approval. Significant differences between the plan submitted for RRO designation and the Preliminary Plat required for subdivision approval would not be allowed.

For example, the Board may determine that a site has particular problems that should be addressed by some action on the part of the developer such as improving a road or ditch or with respect to the design of the subdivision

### **PETITIONER SUBMITTALS**

Section 5.4.4 of the Zoning Ordinance requires several supporting documents for each petition for RRO rezoning. All have been received.

### **EXISTING LAND USE AND ZONING**

Table 1 summarizes the land use and zoning on the subject property and adjacent to it.

**Table 1. Land Use and Zoning In The Vicinity Of The Subject Property**

Direction	Land Use	Zoning
Onsite	Farmland	CR Conservation Recreation
North	Farmland	AG-1 Agriculture
East	Single Family Residential	CR Conservation Recreation
West	Single Family Residential	CR Conservation Recreation
	Agriculture	
South	Single Family Residential / Agriculture	CR Conservation Recreation

### **MUNICIPAL EXTRATERRITORIAL JURISDICTION**

The subject property is located within the mile and a half ETJ of the City of Urbana. Municipalities have protest rights on all map amendment cases within their mile and a half ETJ, and as such they are notified of all such cases.

### **COMPARISON WITH COMMON CHAMPAIGN COUNTY CONDITIONS**

Attachment V summarizes the comparison of the subject property with common Champaign County conditions that are in the same Attachment.

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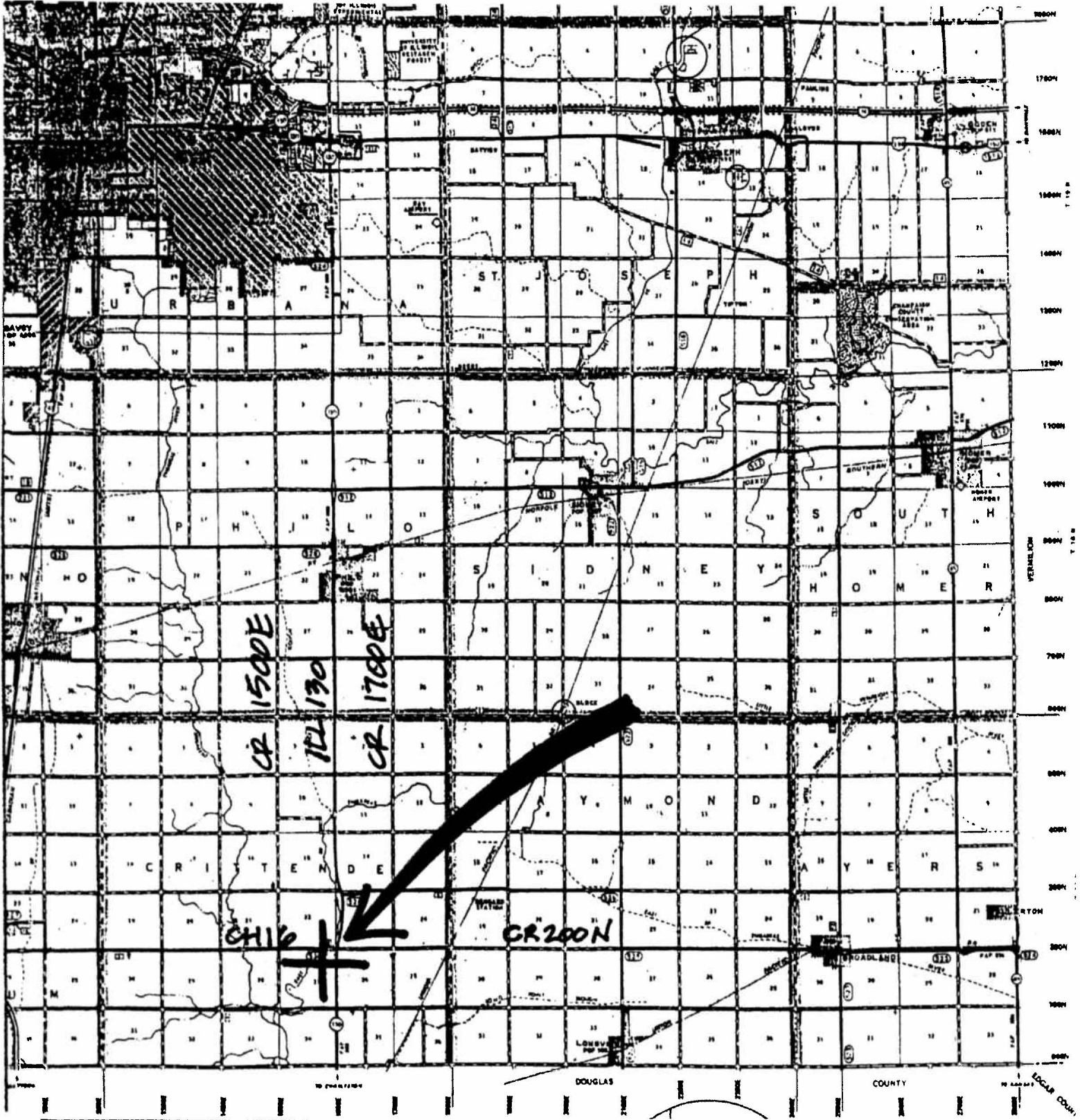
**ATTACHMENTS**

- A Case Maps (Location, Land Use, Zoning)
- B Excerpt of Sheet 33-Q from the January 1, 1998, Champaign County Supervisor of Assessments Official Tax Map showing Section 27 of Crittenden Township
- C Divisions of land in the Northeast Quarter of Section 27 of Crittenden Township by July 1, 2005
- D Plat of Survey recorded on July 1, 2005
- E Petitioner Submittals
- F Commitment for Title Insurance with effective date of February 9, 2011, received on April 29, 2011
- G Excerpt of Flood Insurance Rate Map (FIRM) Community Panel Number 170894 0275 B dated March 1, 1984
- H Excerpt of Embarras River Watershed Digital Floodplain Mapping, Champaign County, Illinois. Illinois State Water Survey. August 2002.
- I Plat of Survey received April 29, 2011
- J Section 22 Natural Resources Report from CCSWCD for Justin Harrison received Feb. 19, 2008
- K Phillip Jones Tract Soils Information including soil information for Sollers and Shadwick tracts and Soil Potential ratings for septic systems
- L Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011
- M Topographic Survey received April 29, 2011
- N Topographic / Drainage Analysis Survey received April 29, 2011
- O Average Annual Daily Traffic
- P Excerpted worksheets from *Soil Potential Ratings For Septic Tank Absorption Fields Champaign County, Illinois*
- Q Illinois Department of Natural Resources EcoCAT Agency Response dated March 1, 2011
- R Letter dated April 2, 2011, from Anne Haaker, Deputy State Historic Preservation Officer
- S Letter dated February 22, 2011, from Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science, regarding the likelihood of successfully finishing an onsite water well sufficient to serve the proposed lot (included separately)
- T Champaign County Land Evaluation and Site Assessment worksheet for the subject property
- U Table of Common Conditions Influencing the Suitability of Locations for Rural Residential Development in Champaign County (included separately)
- V RRO Table 2. Comparing The Proposed Site Condition To Common Champaign County Conditions
- W RRO Table 3. Summary Of Site Comparison For Factors Relevant To Development Suitability
- X RRO Table 4. Summary Of Comparison For Factors Relevant To Compatibility With Agriculture
- Y Preliminary Draft Summary of Evidence and Finding of Fact (included separately)

Attachment A Location Map

Case 689-AM-11

JUNE 9, 2011



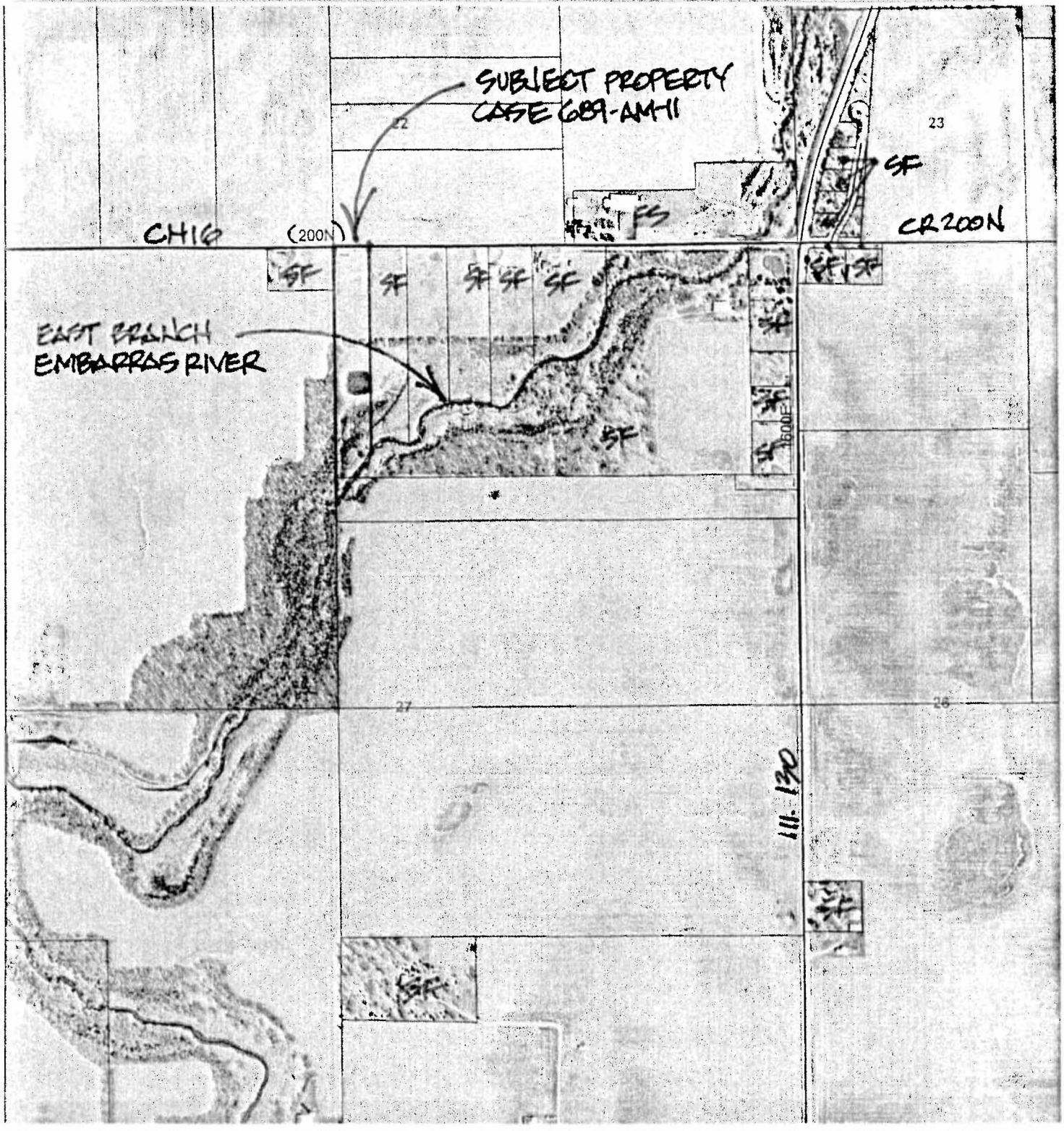
Champaign  
County  
Department of  
**PLANNING & ZONING**



Attachment A Land Use Map

Case 689-AM-11

JUNE 9, 2011



SF	Single Family	<input type="checkbox"/>
FS	Farmstead	<input type="checkbox"/>

Champaign  
County  
Department of  
**PLANNING & ZONING**

A north arrow pointing upwards with the word "NORTH" below it. Below the arrow is a scale bar with markings at 0 and 800 feet.

Attachment A Zoning Map

Case 689-AM-11

JUNE 9, 2011


















SUBJECT PROPERTY  
CASE 689-AM-11

CH16

CR200N

111-130

0' 200'

 AG-1 Agriculture	 R-1 Single Family Residence	 R-4 Multiple Family Res.	 B-2 Neighborhood Business	 B-5 Central Business	 NORTH 
 AG-2 Agriculture	 R-2 Single Family Residence	 R-5 Mobile Home Park	 B-3 Highway Business	 I-1 Light Industry	
 CR Conservation- Recreation	 R-3 Two-family Residence	 B-1 Rural Trade Center	 B-4 General Business	 I-2 Heavy Industry	

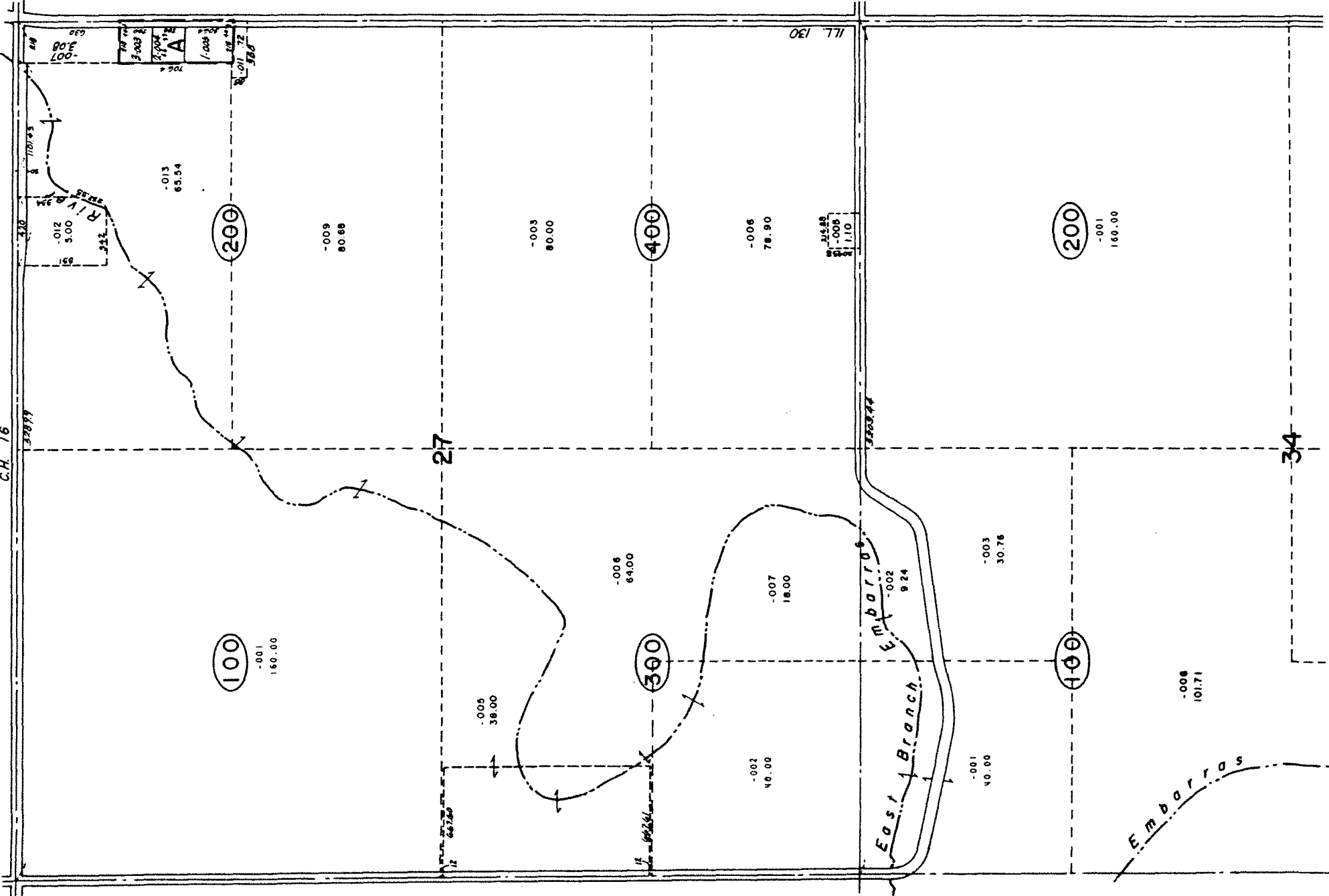
REVISED: JAN. 1.

"A"  
E. E. ROGERS & SONS

33-K  
C.H. 16

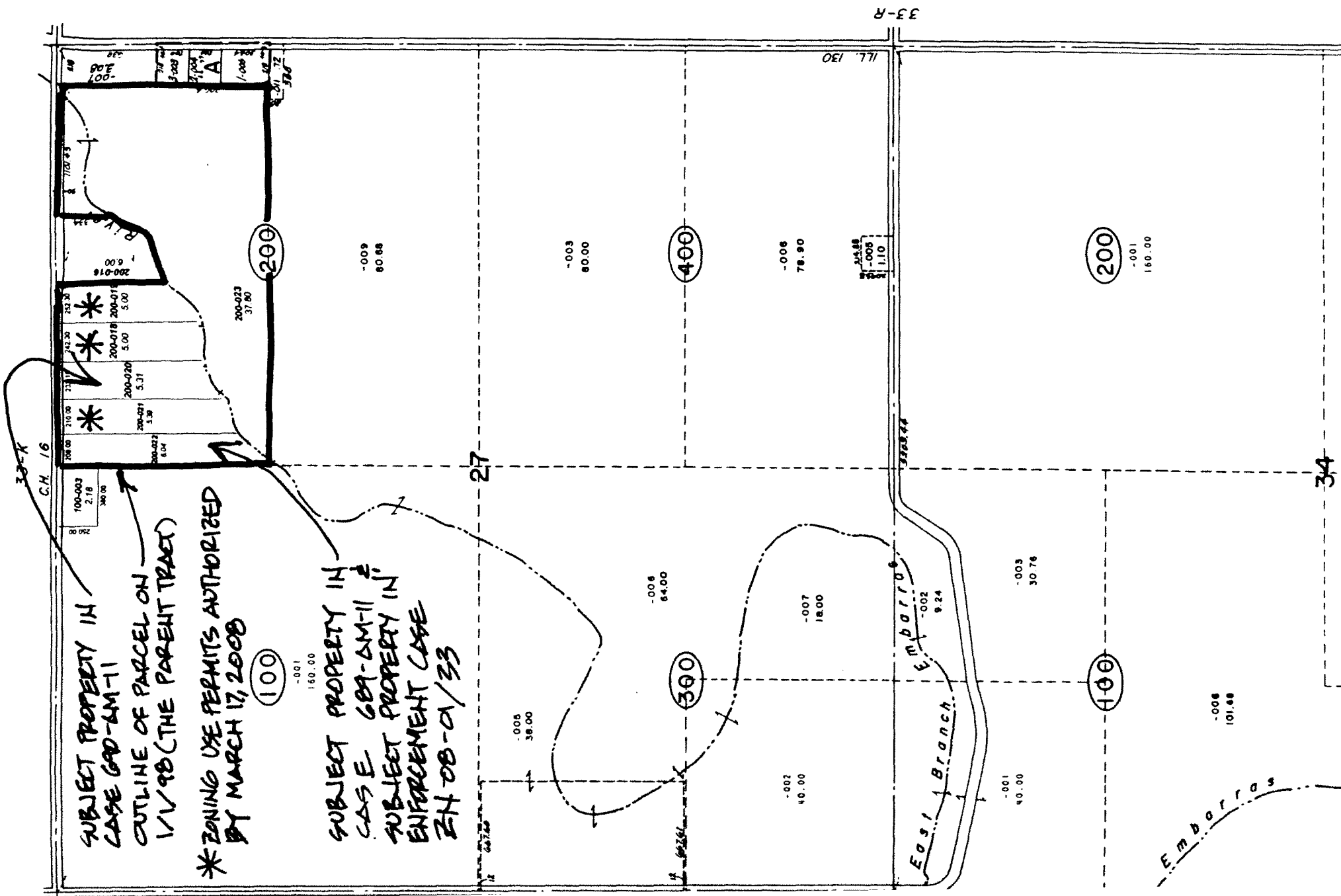
33-R

33-P





"A"  
E. E. ROGERS SUB.



33-R  
C.H. 16

SUBJECT PROPERTY IN  
CASE 69-AM-11  
OUTLINE OF PARCEL ON  
1/1/98 (THE PARENT TRACT)  
\* ZONING USE PERMITS AUTHORIZED  
BY MARCH 17, 2008

(100)

-001  
160.00

SUBJECT PROPERTY IN  
CASE 69-AM-11  
SUBJECT PROPERTY IN  
ENFORCEMENT CASE  
ZH 08-01/33

-009  
80.88

-003  
80.00

(400)

-006  
78.90

ASSES  
21.005  
31.110

(200)

-001  
160.00

-006  
64.00

(300)

-007  
18.00

Embarras  
-002  
9.24

-003  
30.76

(100)

-001  
40.00

-006  
101.66

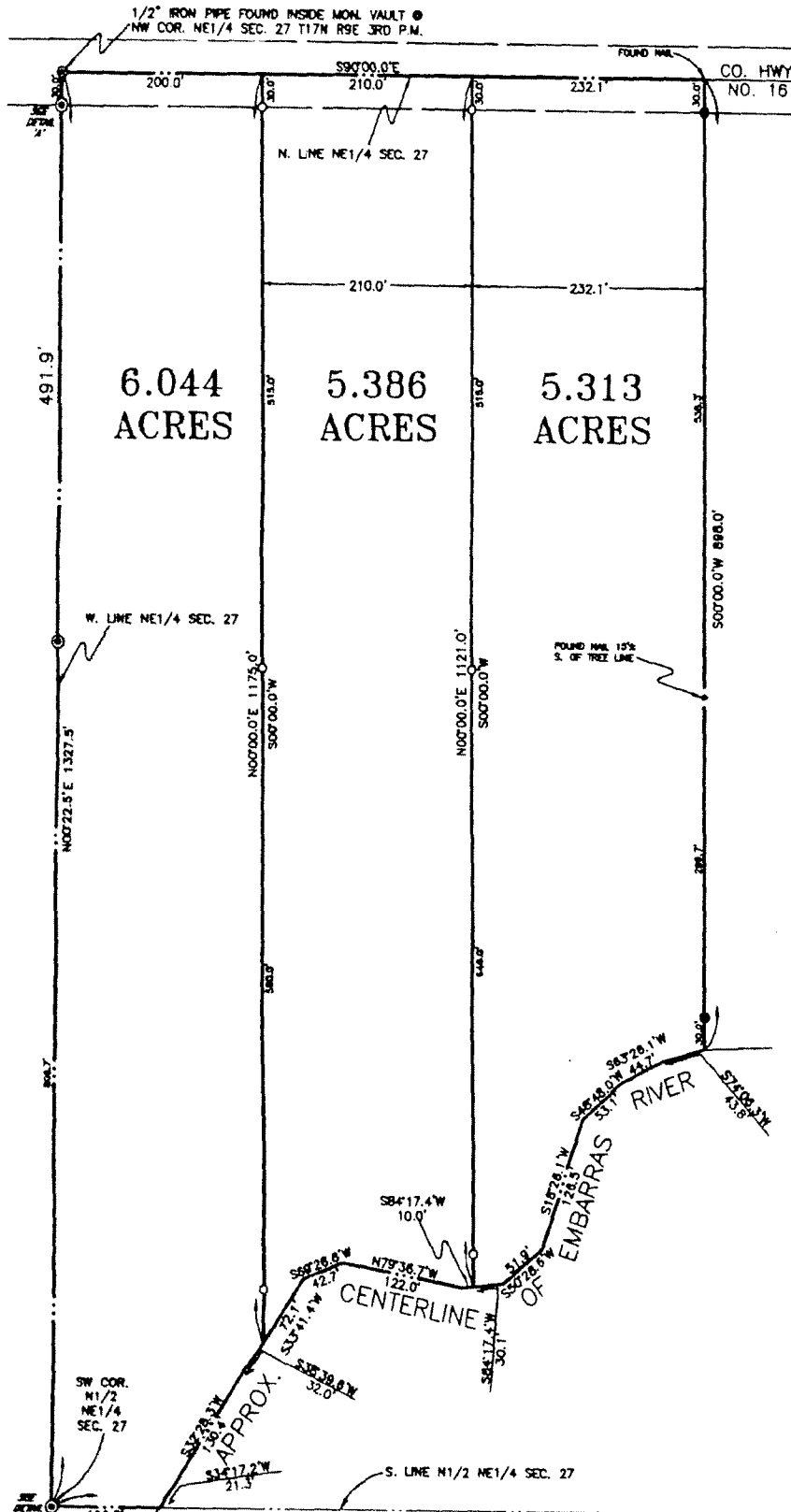
Embarras

33-R

34

# PLAT OF SURVEY

2005R18295 7/1/05



- ⊙ 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "ROGER D. MEYER ILS 3396"
  - 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "ILS 3396"
  - 1/2" IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "ILS 2616"
- — — FORESHORTENED LINE

I hereby certify that this plat represents a survey made by me of three tracts of land described as:

### 6.044 ACRE TRACT

Beginning at the Northwest corner of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian; thence South 90 degrees 00.0 minutes East (S90°00.0'E) a distance of 200.0 feet on the North Line of said Northeast Quarter; thence S00°00.0'W 1175.0 feet; thence S38°38.6'W 32.0 feet along the centerline of the Embarras River; thence S32°28.3'W 130.4 feet along said centerline; thence S34°17.2'W 21.3 feet along said centerline; thence N68°36.8'W 108.8 feet on the South Line of the North Half of said Northeast Quarter; and thence N00°22.5'E 1327.5 feet on the West Line of said Northeast Quarter to the point of beginning encompassing 6.044 acres, situated in Champaign County, Illinois.

### 5.386 ACRE TRACT

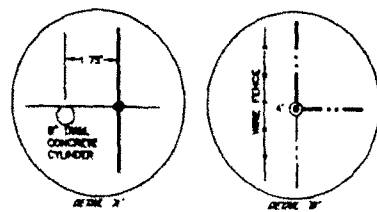
Beginning on the North Line of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian a distance of 200.0 feet east of the Northwest Corner of said Northeast Quarter; thence South 90 degrees 00.0 minutes East (S90°00.0'E) 210.0 feet on said North Line; thence S00°00.0'W 1121.0 feet; thence S84°17.4'W 10.0 feet along the centerline of the Embarras River; thence N79°36.7'W 122.0 feet along said centerline; thence S99°28.0'W 42.7 feet along said centerline; thence S33°41.4'W 72.1 feet along said centerline; and thence N00°00.0'E 1175.0 feet to the point of beginning; encompassing 5.386 acres, situated in Champaign County, Illinois.

### 5.313 ACRE TRACT

Beginning on the North Line of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian a distance of 410.0 feet east of the Northwest Corner of said Northeast Quarter; thence South 90 degrees 00.0 minutes East (S90°00.0'E) 232.1 feet on said North Line; thence S00°00.0'W 898.0 feet; thence S74°08.5'W 43.8 feet along the centerline of the Embarras River; thence S83°26.1'W 44.7 feet along said centerline; thence S48°48.0'W 53.1 feet along said centerline; thence S16°28.1'W 126.6 feet along said centerline; thence S50°28.6'W 51.9 feet along said centerline; thence S84°17.4'W 30.1 feet along said centerline; and thence N00°00.0'E 1121.0 feet to the point of beginning; encompassing 5.313 acres, situated in Champaign County, Illinois.

To the best of my knowledge and belief this professional service conforms to the current Illinois Minimum Standards of Practice applicable to boundary surveys.

*Robert A. Moore* 5/18/04  
 Robert A. Moore Date  
 Illinois Land Surveyor No. 2616  
 License expires 11/30/2004



RECORDED ON  
 07/01/2005 09:36:46AM  
 CHAMPAIGN COUNTY  
 RECORDER  
 BARBARA A. FRASCA  
 REC. FEE: 65.00  
 RHP'S FEE:  
 REV. FEE:  
 PAGES: 3  
 PLAT ACT:  
 PLAT PAGE: 1



MOORE SURVEYING & MAPPING	
PAXTON, ILLINOIS	
CLIENT	DATE
PHILLIP W. R. JONES	5/18/04
SCALE	1" = 40'

**Attachment E. Petitioner Submittals**  
**Case 689-AM-11**

AUGUST 4, 2011

Submittals	Document Name, Date, and Notes
<b>REQUIRED SUBMITTALS</b> <sup>1</sup>	
Schematic Plan	Excerpt of Plat of Survey by Moore Surveying and Mapping received April 29, 2011
Open Title Commitment or Title Policy	Commitment for Title Policy received with effective date of February 9, 2011, received on April 29, 2011
Section 22 (Natural Resource) Report by the Champaign County Soil and Water Conservation District	Section 22 Natural Resources Report from CCSWCD for Justin Harrison received February 19, 2008
Copy of Agency Action Report from the Endangered Species Program of the Illinois Department of Natural Resources	Illinois Department of Natural Resources EcoCAT Agency Response dated March 1, 2011
Copy of Agency Response from the Illinois State Historic Preservation	Letter dated April 2, 2011, from Anne Haaker, Deputy State Historic Preservation Officer
Excerpt from USGS 7.5 Topographic Map Or actual topographic information by an Illinois Licensed Surveyor	Copy of Topographic Survey by Wayne Ward Engineering received April 29, 2011
Written explanation by an Illinois Professional Engineer of the proposed surface drainage system	Written Surface Drainage Analysis of Parcel 'A' (Shadwick Property) and Parcel 'B' (Sollers Property) dated March 10, 2011, by Wayne Ward Engineering
Letter from the Illinois State Water Survey <sup>1</sup>	Letter dated February 22, 2011, from Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science, regarding the likelihood of successfully finishing an onsite water well sufficient to serve the proposed lot
<b>NOTES</b> 1. Subject property is clearly within the area of limited groundwater availability and submittals from the Illinois State Water Survey are required and have been required to date.	

## COMMITMENT FOR TITLE INSURANCE



# Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY ("Company"), for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued By:

CHICAGO TITLE INSURANCE COMPANY  
201 NORTH NEIL STREET  
CHAMPAIGN, IL 61820

Refer Inquiries To:  
(217) 356-0501

Fax Number:  
(217) 351-2982

CHICAGO TITLE INSURANCE COMPANY

By



Authorized Signatory

Commitment No.:

1253 000864660 CHA

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

YOUR REFERENCE: Sollers

ORDER NO.: 1253 000864660 CHA

EFFECTIVE DATE: FEBRUARY 17, 2011

1. POLICY OR POLICIES TO BE ISSUED:

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN:  
Charles T. Sollers and Shelley Sollers, as joint tenants

4. MORTGAGE OR TRUST DEED TO BE INSURED:  
NONE

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1253 000864660 CHA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian; thence South 90 degrees 00.0 minutes East a distance of 200.0 feet on the North Line of said Northeast Quarter; thence South 00 degrees 00.0 minutes West 1175.0 feet; thence South 38 degrees 39.6 minutes West 32.0 feet along the centerline of the Embarras River; thence South 32 degrees 28.3 minutes West 130.4 feet along said centerline; thence South 34 degrees 17.2 minutes West 21.3 feet along said centerline; thence North 89 degrees 56.6 minutes West 106.8 feet on the South Line of the North Half of said Northeast Quarter; and thence North 00 degrees 22.5 minutes East 1327.5 feet on the West Line of said Northeast Quarter to the point of beginning, in Champaign County, Illinois,

said tract shown on Plat of Survey prepared by Robert A. Moore and recorded July 1, 2005 as Document 2005R 18295, in Champaign County, Illinois.

**CHICAGO TITLE INSURANCE COMPANY**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE B**

ORDER NO. : 1253    000864660 CHA

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

**GENERAL EXCEPTIONS**

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. AN ALTA LOAN POLICY WILL BE SUBJECT TO THE FOLLOWING EXCEPTIONS (A) AND (B), IN THE ABSENCE OF THE PRODUCTION OF THE DATA AND OTHER ESSENTIAL MATTERS DESCRIBED IN OUR "STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES (ALTA STATEMENT)". (A) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS; (B) CONSEQUENCES OF THE FAILURE OF THE LENDER TO PAY OUT PROPERLY THE WHOLE OR ANY PART OF THE LOAN SECURED BY THE MORTGAGE DESCRIBED IN SCHEDULE A, AS AFFECTING; (I) THE VALIDITY OF THE LIEN OF SAID MORTGAGE; AND (II) THE PRIORITY OF THE LIEN OVER ANY OTHER RIGHT, CLAIM, LIEN OR ENCUMBRANCE WHICH HAS OR MAY BECOME SUPERIOR TO THE LIEN OF SAID MORTGAGE BEFORE THE DISBURSEMENT OF THE ENTIRE PROCEEDS OF THE LOAN.

- B    3. Taxes for the years 2010 & 2011, which are a lien although not due & payable.

Note: Taxes for the year 2009 in the total amount of \$7.88 shown paid in full. Crittenden Township, 08-33-27-200-022, Tax Code 7, assessed to 6.04 acres.

- C    4. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

- D    5. Rights of the public, the State of Illinois and the municipality in and to that part of the land taken or used for road purposes, including but not limited to that part dedicated in document recorded May 28, 1947 in book 282 at page 352 as document no. 415481.

- E    6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

- F    7. Rights, if any, of the United States of America, the State of Illinois, the municipality and the public in and to that part of the land lying within the bed

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B (CONTINUED)

ORDER NO.: 1253 000864660 CHA

of the Embarras River; and the rights of other owners of land bordering on the river in respect to the water of said river.

- G 8. Easement in favor of Eastern Illini Electric Cooperative, and its successors and assigns, and the provisions relating thereto contained in the grant recorded October 20, 2004 as document no. 2004R 33439.
- H 9. Easement in favor of Eastern Illini Electric Cooperative Right of Way - Underground, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant dated March 26, 2008 and recorded August 4, 2008 as document no. 2008 R 20325.
- I 10. Easement in favor of Eastern Illini Electric Cooperative Right of Way - Underground, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant dated March 26, 2008 and recorded August 4, 2008 as document no. 2008 R 20326.
- J 11. Mortgage dated August 27, 2010 and recorded September 3, 2010 as Document No. 2010 R 19939 made by Philip W. Jones and Sarabeth F. Jones, Husband and Wife to Heartland Bank and Trust Company to secure an indebtedness in the amount of \$315,611.00.

\*\*\*END\*\*\*

- M 12. Please refer inquiries regarding this order to Deb Kurz (Deborah.Kurz@ctt.com) at (217)356-0501.
- N 13. Copies of this commitment have been furnished to:  
Alan Singleton.



CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE

ORDER NO. : 1253 000864660 CHA

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 or these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.

Effective Date: May 1, 2008

Fidelity National Financial, Inc.  
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explain FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in the Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

**Personal Information Collected**

We may collect Personal Information about you from the following sources:

Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information and income information;

Information we receive from you through our Internet websites, such as your name, address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites.

Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transactions, account balances, and credit card information; and

Information we receive from consumer or other reporting agencies and publicly recorded.

**Disclosure of Personal Information**

We may provide your Personal Information (excluding information we receive from our consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connections with an insurance transactions.

To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested.

To an insurance regulatory, or law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation

To companies that perform marketing services on our behalf or to other financial institutions with which we have had joint marketing agreements and/or

To lenders, lien holders, judgement creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/ or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlines herein or as otherwise permitted by law.

**Confidentiality and Security of Personal Information**

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulation to guard Personal Information.

**Access to Personal Information/**

**Requests for Correction, Amendment, or Deletion of Personal Information**

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity.

Where permitted by law we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer  
Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, FL 32204

**Changes to this Privacy Statement**

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

ZONE C

22

23

SUBJECT PROPERTY  
CASE 689-AM-11

ZONE A

CH 16

CR 200N

Branch

27

26

130

34

35

ZONE A

MISSOURI

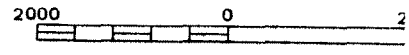
ZO

653

653



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE

**FIRM**  
FLOOD INSURANCE

COUNTY OF  
**CHAMPAIGN**  
**ILLINOIS**  
(UNINCORPORATED)

**PANEL 275 OF 300**

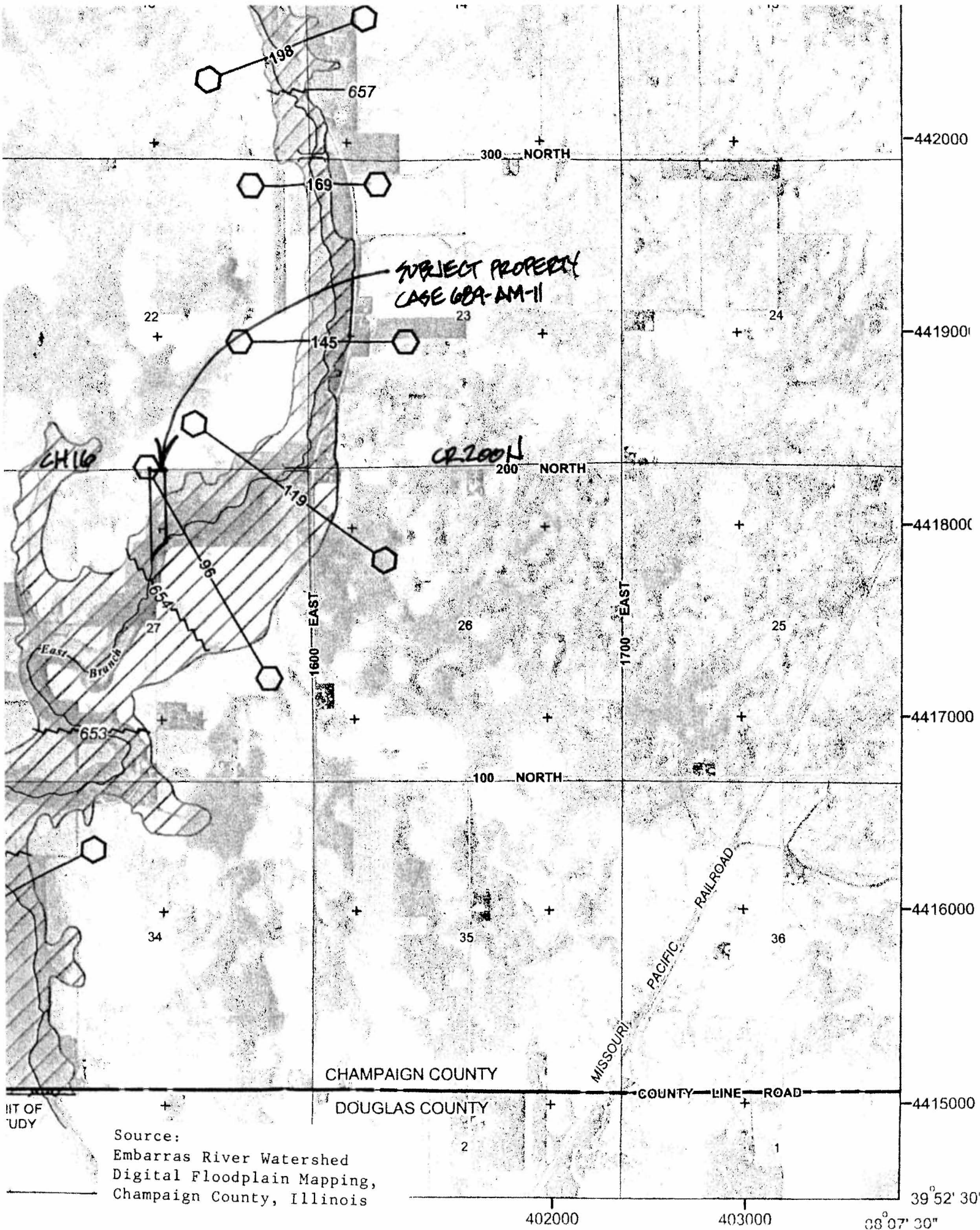
Champaign County  
Planning & Zoning Dept.  
1776 E. Washington  
Urbana, Illinois 61801

**COMMUNITY-PANEL**  
1701

**EFFECTIVE DATE**  
MARC



Federal Emergency Management Agency



Source:  
 Embarras River Watershed  
 Digital Floodplain Mapping,  
 Champaign County, Illinois

LIMIT OF STUDY

1/4 IRON PIPE FOUND INSIDE MUN. VAULT  
NW COR. NE1/4 SEC. 27 T17N R9E 3RD P.M.

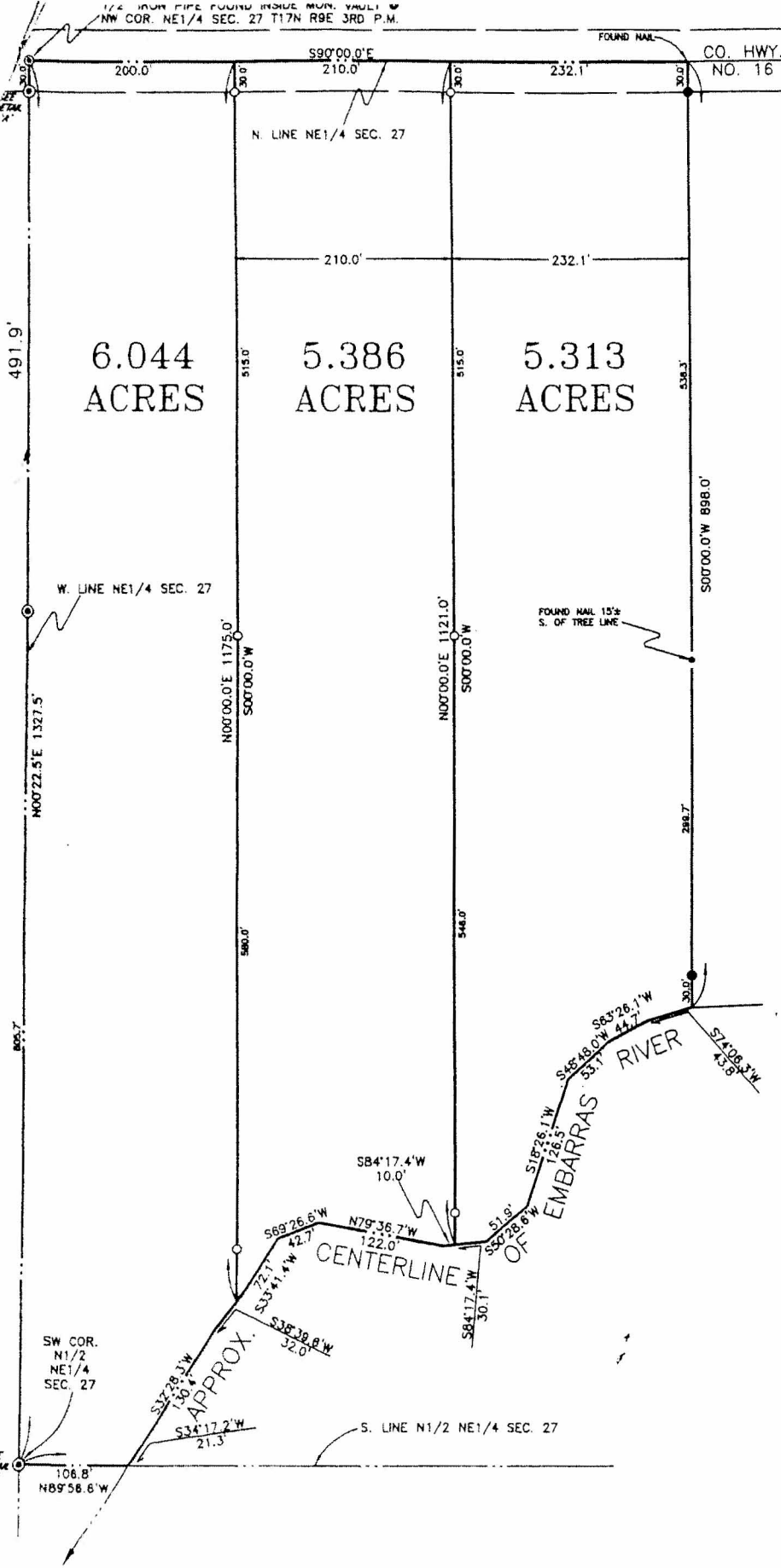
CO. HWY.  
NO. 16

N90°00.0'W  
2025.1'

RECEIVED

APR 29 2011

CHAMPAIGN CO. P & Z DEPARTMENT



- ⊙ 1/2" IRON ROD FOUND, PLASTIC CAP STAMPED, D. MEYER ILS 3396"
- 1/2" IRON ROD FOUND, PLASTIC CAP STAMPED
- 1/2" IRON ROD SET W/ PLASTIC CAP STAMPED
- — — — — FORESHORTENED LINE

I hereby certify that this plat represents the true and correct boundaries of the above described tracts of land as made by me of three tracts of land

**6.044 ACRE TRACT**

Beginning at the Northwest or Northeast Corner of Section 27, Township 17 North of the Base Line, Range 9 East, Third Principal Meridian; thence North 90 degrees 00.0 minutes East (distance of 200.0 feet on the North Line of said Northeast Quarter; thence North 1175.0 feet; thence South 338°39.6'W 32.0 feet, the centerline of the Embarras River; thence South 332°28.3'W 130.4 feet along said centerline; thence South 534°17.2'W 21.3 feet along said centerline; thence North 89°56.6'W 106.8 feet on the North Line of the North Half of said Quarter; and thence North 00°00.0'W 1175.0 feet on the West Line of said Northeast Quarter to the point of beginning; enclosing 6.044 acres, situated in Champaign County, Illinois.

**5.386 ACRE TRACT**

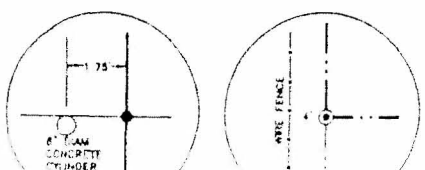
Beginning on the North Line of the east Quarter of Section 27, Township 17 North of the Base Line, Range 9 East, Third Principal Meridian a distance east of the Northwest Corner of said Quarter; thence South 90 minutes East (S90°00.0'E) 210.0 feet on the North Line; thence South 00°00.0'W 1175.0 feet along the centerline of the Embarras River; thence South 122.0 feet along said centerline; thence South 26.8°W 42.7 feet along said centerline; thence South 333°41.4'W 72.1 feet along said centerline; thence North 00°00.0'E 1175.0 feet to the point of beginning; enclosing 5.386 acres, situated in Champaign County, Illinois.

**5.313 ACRE TRACT**

Beginning on the North Line of the east Quarter of Section 27, Township 17 North of the Base Line, Range 9 East, Third Principal Meridian a distance east of the Northwest Corner of said Quarter; thence South 90 minutes East (S90°00.0'E) 232.1 feet on the North Line; thence South 00°00.0'W 1175.0 feet along the centerline of the Embarras River; thence South 44.7 feet along said centerline; thence South 48.0°W 53.1 feet along said centerline; thence South 118°26.1'W 128.5 feet along said centerline; thence South 56°28.6'W 51.9 feet along said centerline; thence South 84°17.4'W 30.1 feet along said centerline; and thence North 00°00.0'E to the point of beginning; enclosing 5.313 acres, situated in Champaign County, Illinois.

To the best of my knowledge and best professional service conforms to the current minimum Standards of Practice applicable to land surveying.

*Robert A. Moore*  
Robert A. Moore  
Illinois Land Surveyor No. 2818  
License expires 11/30/2004



MOORE SURVEYING  
CHAMPAIGN, ILLINOIS

**Champaign County Soil and Water Conservation District**  
2110 W. Park Court, Suite C  
Champaign, IL. 61821  
(217) 352-3536, Ext. 3

**NATURAL RESOURCE REPORT**

**Development Name: None**

**Date Reviewed: February 8, 2008**

**Requested By: Justin Harrison**

**Address:** Justin and Spring Harrison  
202 North Oak Street  
Villa Grove, IL 61956

RECEIVED

FEB 19 2008

CHAMPAIGN CO. P & Z DEPARTMENT

**Location of Property:** Part of the Northwest quarter of the Northeast Quarter of Section 27, T17N, R9E, Crittenden Township, Champaign County, IL. This is on the south side of County Road 200 North 3/8 mile west of Highway 130. The site consists of a corn field on the north and a small home with grass and trees on the south adjoining the Embarras River

The Resource Conservationist of the Champaign County Soil and Water Conservation District inspected this tract February 6, 2008.

**SITE SPECIFIC CONCERNS**

- 1. The area that is to be developed has 3 soil types that have severe wetness and ponding characteristics. This will be especially important for the septic system that is planned.**
- 2. Water drains from the north under the road along the east edge of the property. This flow continues to the East Branch of the Embarras River on the south side of the property. This drainageway must be kept clear to maintain its function.**
- 3. Pollution of the river is a concern due to the proximity of the houses. Extra care should be taken to minimize any possibility that runoff could carry pollutants to the river.**

**SOIL RESOURCE**

**a) Prime Farmland:**

This tract is NOT considered best prime farmland for Champaign County.

This tract has an L.E. Factor of 76; see the attached worksheet for this calculation. A portion of the tract is in corn and the south portion is not farmed. It is along the banks of the Embarras River and subject to flooding.

**b) Erosion:**

This area will be susceptible to erosion both during and after construction. Any areas left bare for more than 30 days, should be temporarily seeded or mulched and permanent vegetation established as soon as possible. The area is covered with corn stalks, which will minimize erosion until construction begins. Extra care should be taken during construction to minimize erosion due the proximity of the river.

**c) Sedimentation:**

A complete erosion and sedimentation control plan should be developed and implemented on this site prior to and during major construction activity. All sediment-laden runoff should be routed through sediment basins before discharge. No straw bales or silt fences should be used in concentrated flow areas, with drainage areas exceeding 0.5 acres. A perimeter berm could be installed around the entire site to totally control all runoff from the site. Plans should be in conformance with the Illinois Urban Manual for erosion and sedimentation control. Extra care should be taken during construction to minimize erosion due the proximity of the river.

**d) Soil Characteristics:**

There are three (3) soil types on this site; see the attached soil map. The soils present have moderate to severe limitations for development in their natural, unimproved state. The possible limitations include severe ponding and wetness that will adversely affect septic fields on the site.

A development plan will have to take these soil characteristics into consideration; specific problem areas are addressed below.

Map Symbol	Name	Slope	Shallow Excavations	Basements	Roads	Septic Fields
134B	Camden Silt Loam	2-5%	Severe: cutbank cave	Moderate: shrink-swell	Severe: low strength	Moderate: percs slowly
152A	Drummer Silty Clay Loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: ponding
242A	Kendall Silt Loam	0-2%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: wetness
3107A	Sawmill silty clay loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: flooding
570C2	Martinsville Loam	5-10%	Severe: cutbank cave	Moderate: s hrink-swell	Moderate: low strength	Slight:
680B	Campton silt loam	2-5%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: wetness

## WATER RESOURCE

### **a) Surface Drainage:**

Most of the water drains from the north to the south and into the Embarrass River on the south side of the property. The field north of the road drains into a culvert under the road and through the property to the south into the river. This drainageway is east of a pad that was built up for future building. No building should take place in this area and the flow must be maintained to move the water to the river.

### **b) Subsurface Drainage:**

This site may contain agricultural tile, if any tile found care should be taken to maintain it in working order.

Wetness may be a limitation associated with the soils on this site. Installing a properly designed subsurface drainage system will minimize adverse effects. Reinforcing foundations helps to prevent the structural damage caused by shrinking and swelling of naturally wet soils.

### **c) Water Quality:**

As long as adequate erosion and sedimentation control systems are installed as described above, the quality of water should not be significantly impacted.

## CULTURAL, PLANT, AND ANIMAL RESOURCE

### **a) Plant:**

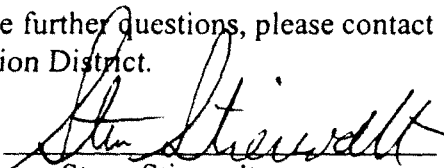
For eventual landscaping of the site, the use of native species is recommended whenever possible. Some species include White Oak, Blue Spruce, Norway Spruce, Red Oak, and Red Twig Dogwood. Extra care should be taken to maintain or increase grass planting on the south side of the property to act as a filter for water going into the river. Planting trees and grass along the river floodplain area would be desirable to maintain water quality.

### **b) Cultural:**

The Illinois Historic Preservation Agency may require a Phase 1 Archeological Review to identify any cultural resources that may be on the site.

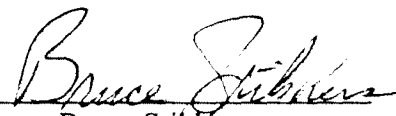
If you have further questions, please contact the Champaign County Soil and Water Conservation District.

Signed by



Steve Stierwalt  
Board Chairman

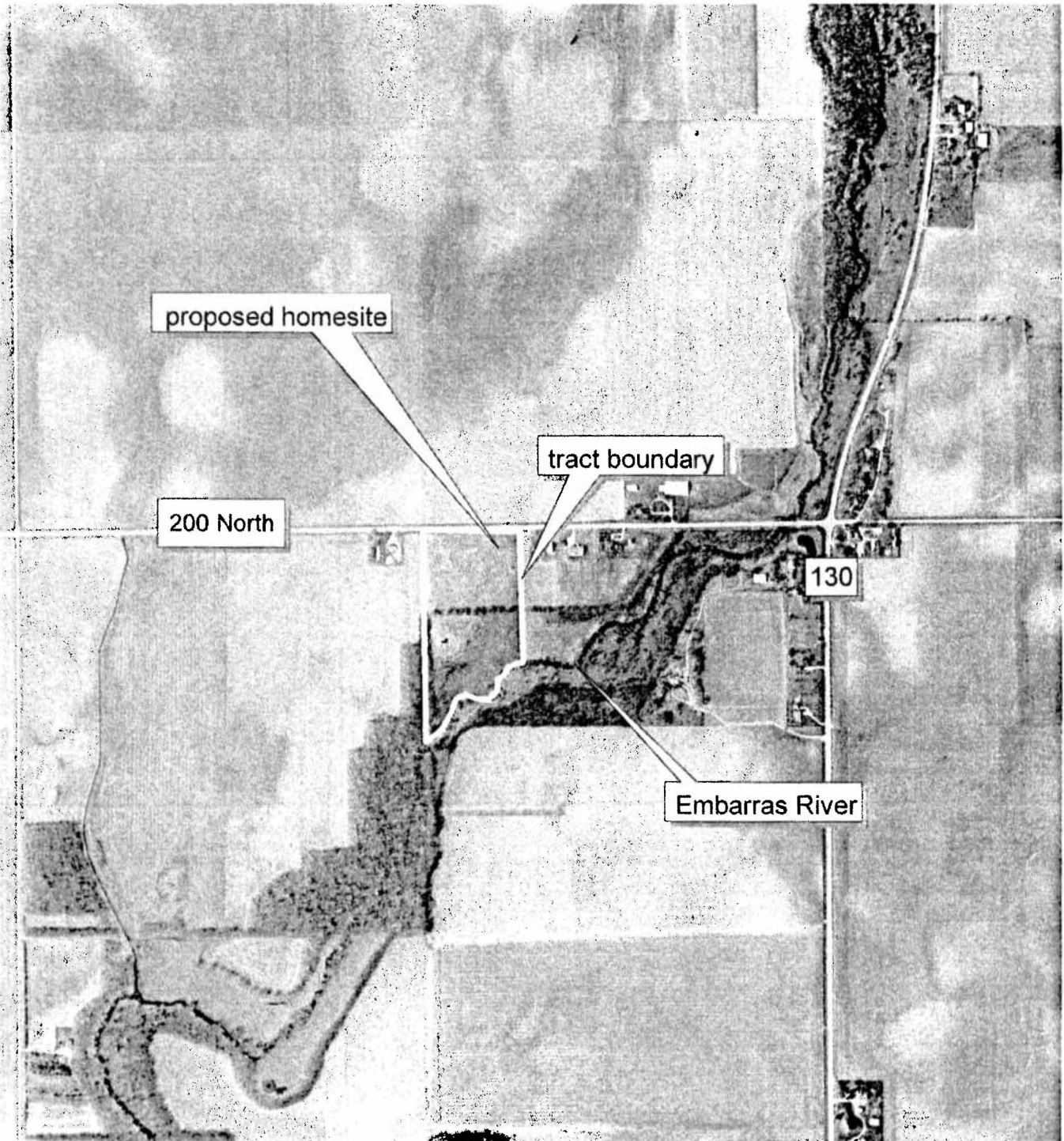
Prepared by



Bruce Stickers  
Resource Conservationist



# Harrison Subdivision



April 2005 photography

Champaign County SWCD  
1/30/2008

## LAND EVALUATION WORKSHEET

<u>Soil Type</u>	<u>Ag Group</u>	<u>Relative Value</u>	<u>Acres</u>	<u>L.E.</u>
134B	5	79	2.5	197.50
152A	2	98	0.7	68.60
242A	4	85	4.6	391.00
3107A	6	70	6.8	476.00
570C2	7	65	2.1	136.50
				0.00
				0.00
				0.00
				0.00
				0.00
				0.00

Total LE factor= 1269.60

Acreage= 16.7

Land Evaluation Factor for site = **76**

Note: A Soil Classifier could be hired for additional accuracy if necessary.

Data Source: Champaign County Digital Soil Survey  
Revised fall 2002

# Harrison Subdivision



County Road 200 North






proposed homesite

**SOILS**

134B

View1

Harrisonsoils.shp

-  134B
-  152A
-  242A
-  3107A
-  570C2

68680B

T17N  
R9E  
Sec 27

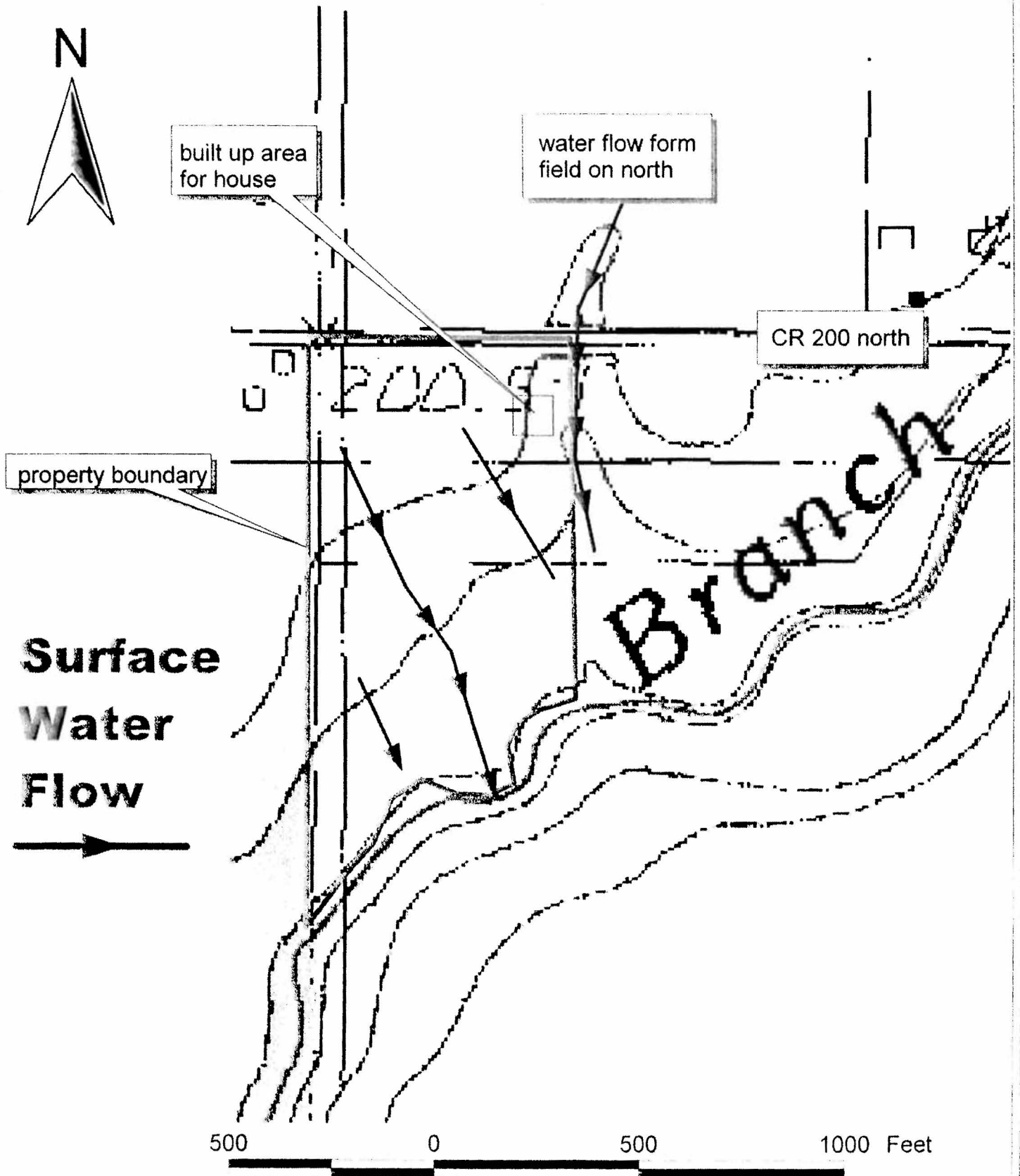
Musym	First Name	Sum Acres
134B	Camden	2.5000
152A	Drummer	0.7000
242A	Kendall	4.6000
3107A	Sawmill	6.8000
570C2	Martinsville	2.1000

570C2

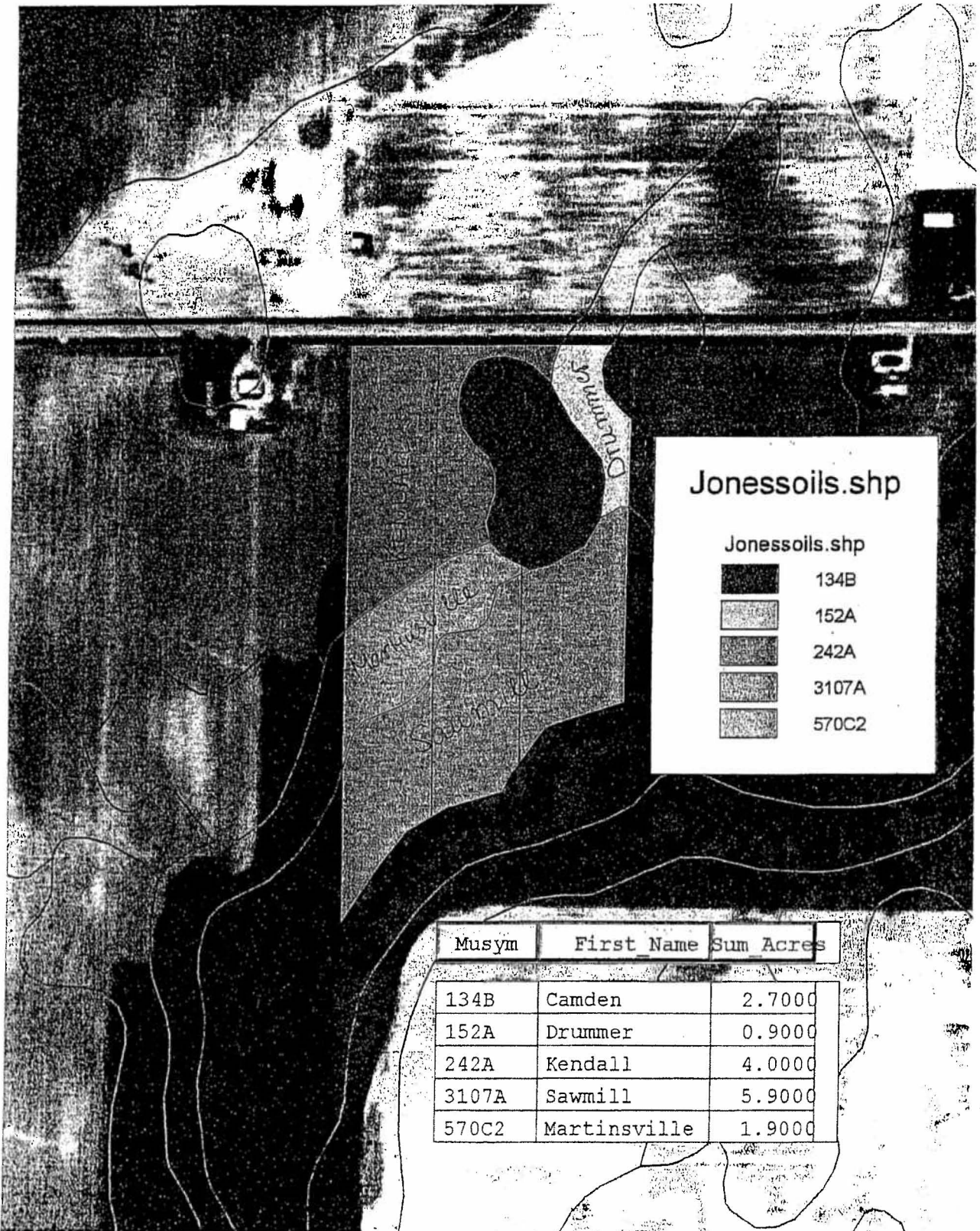
200 0 200 400 600 800 Feet

Champaign County SWCD  
1/30/2008






# Harrison Subdivision



# Phillip Jones Tract Soils Information




**Jonessoils.shp**

	134B
	152A
	242A
	3107A
	570C2

Musym	First Name	Sum Acres
134B	Camden	2.7000
152A	Drummer	0.9000
242A	Kendall	4.0000
3107A	Sawmill	5.9000
570C2	Martinsville	1.9000

100 0 100 200 300 400 500 600 Feet



Champaign County SWCD  
10/15/2004

## Soil Information

### Sollers

**Kendall:** 2.97 acres  
**Martinsville:** 1.27 acres  
**Sawmill:** 1.8 acres

### Shadwick

**Sawmill:** 2.63 acres  
**Camden:** 1.64 acres  
**Drummer:** 0.83 acres  
**Kendall:** 0.2 acres  
**Martinsville:** 0.01 acres

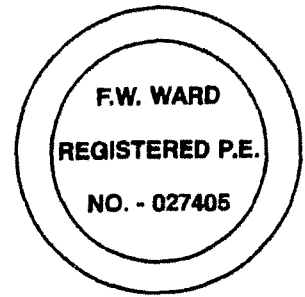


# WAYNE WARD ENGINEERING

977 N COUNTY ROAD 1500 E

CAMARGO, ILLINOIS 61919

PHONE: (217) 253-2120 FAX: (217) 253-3218



**SURFACE DRAINAGE ANALYSIS OF  
PARCEL 'A' (SHADWICK PROPERTY) AND  
PARCEL 'C' (SOLLERS PROPERTY) OF  
16.7 ACRE TRACT LOCATED IN NW¼ OF NE¼ OF  
SECTION 27, T 17N, T 9E OF 3rd P.M.**

I, F. Wayne Ward, Registered Professional Engineer in the State of Illinois, entered upon Parcel "A" and Parcel "C" to survey and determine the surface drainage of the Parcels. A Plat of the resulting survey is hereby attached which indicates the ground contours on one foot internals and the direction and slope of surface drainage on the Parcels.

There is an existing natural waterway along the east property line of Parcel "A" that drains south from Road 200 North approximately 900 feet to the East Branch of the Embarrass River. All drainage from Parcel "A" flows towards and through the natural waterway.

The drainage from Parcel "C" flows naturally to the North road ditch for the north 100 feet of property, which then flows to the natural waterway mentioned above. The remaining part of Parcel "C" flows over natural ground for approximately 1200 feet toward the East Branch of the Embarrass River.

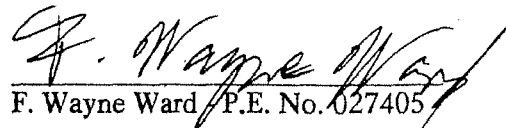
Water from Parcel "A" or Parcel "C" does not flow onto any adjoining property with the exception of the portion of the natural waterway that lies within the boundary of the adjoining property on the east.

All ground slopes have been indicated on the attached plat.

There is currently no structure on Parcel "A" and Parcel "C" has been planted with nursery stock trees, therefore, I have no knowledge of any proposed wastewater disposal system. Any sump pump discharge will be diverted to the same natural waterway that carries the surface water to the river. The quantity of discharge water would not impact the capacity or condition of the natural waterway.

The above information and the information provided on the attached plat is an accurate representation of the existing conditions of drainage on Parcel "A" (Shadwick Property) and Parcel "C" (Sollers Property) at this time.

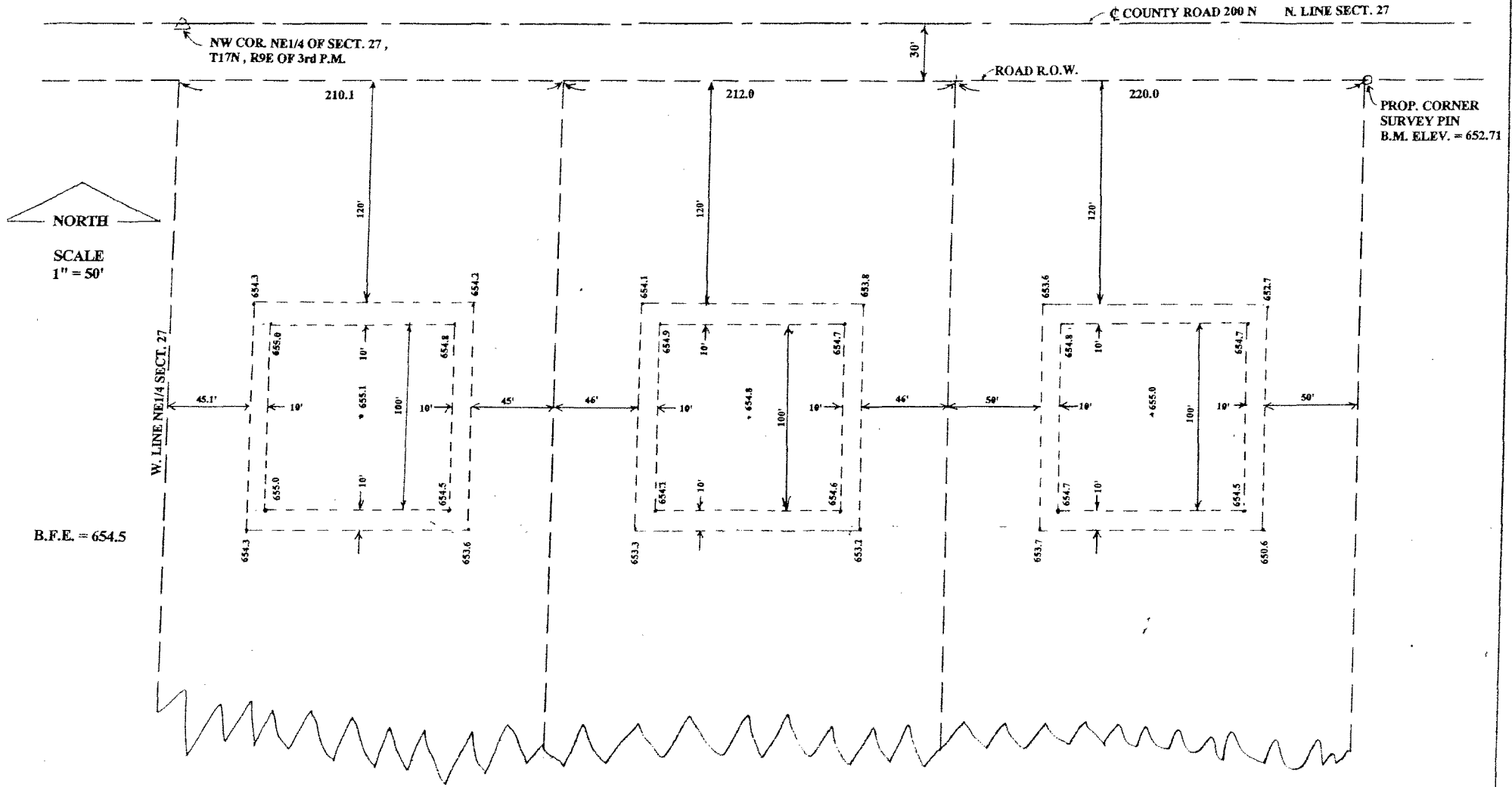
Prepared By

  
F. Wayne Ward, P.E. No. 027405

March 10, 2011

Date

**TOPOGRAPHIC SURVEY FOR PHILLIP JONES  
 LOCATED IN NW1/4 OF NE1/4 OF SECTION 27,  
 T17N, R9E OF 3rd P.M. ( CRITTENDEN TOWNSHIP )**



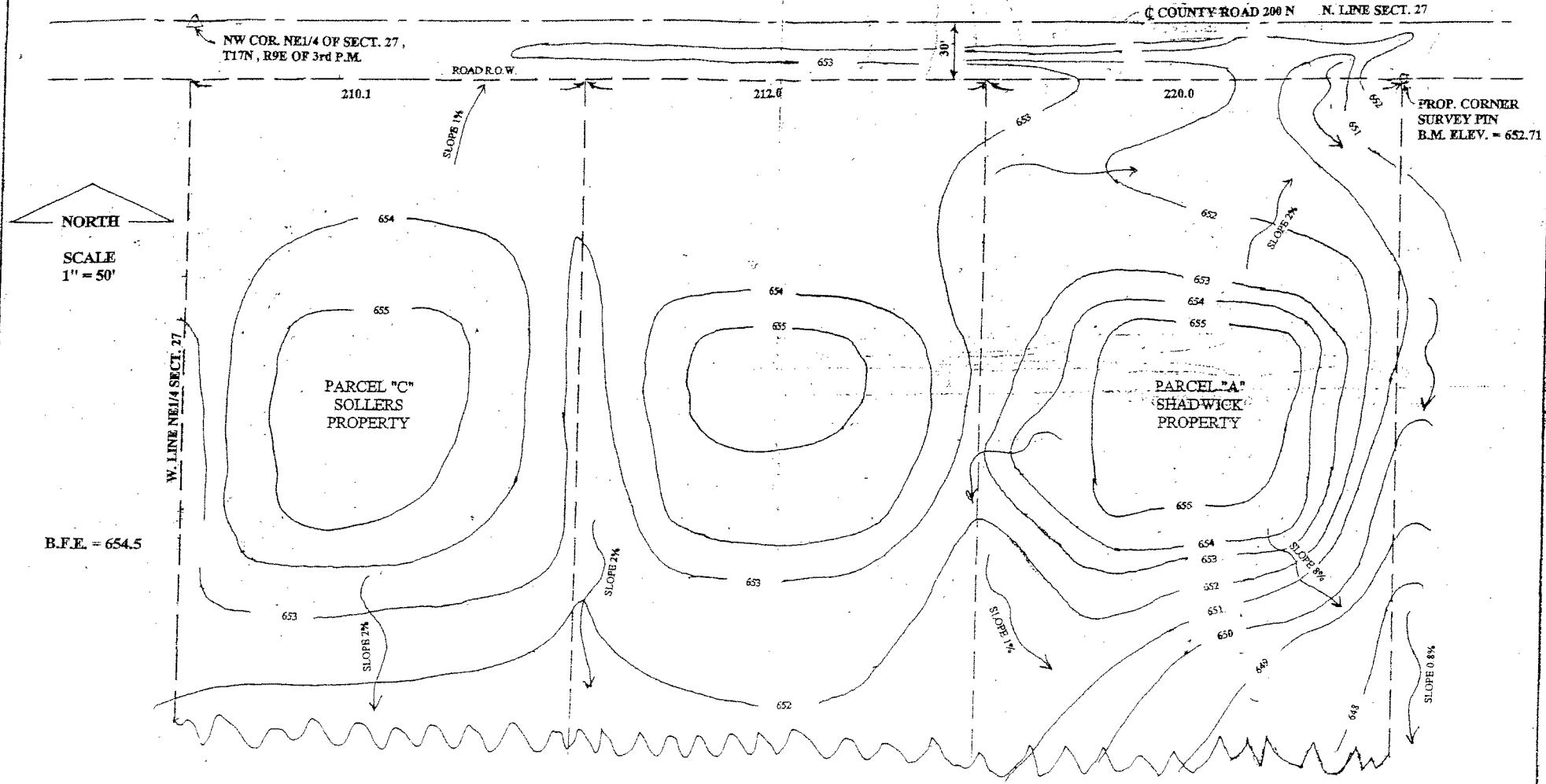
*F. Wayne Ward*  
 F. WAYNE WARD P.E. NO. 027405

*May 26, 2005*  
 DATE

SURVEYED AND PLATTED BY  
 WAYNE WARD ENGINEERING  
 977 N. COUNTY ROAD 1500 E.  
 CAMARCO, ILLINOIS 61810



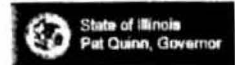
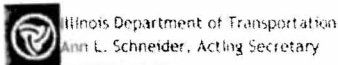
TOPOGRAPHIC / DRAINAGE ANALYSIS SURVEY FOR  
 PARCEL "A" ( SHADWICK ) AND PARCEL "C" ( SOLLERS )  
 LOCATED IN NW1/4 , NE1/4 , SECT. 27 , T17N , R9E , 3rd PM  
 CRITTENDEN TOWNSHIP , CHAMPAIGN CO. , ILLINOIS



*F. Wayne Ward*  
 F. WAYNE WARD P.E. NO. 027405

MARCH 10, 2011  
 DATE

SURVEYED AND PLATTED BY  
 WAYNE WARD ENGINEERING  
 977 N. COUNTY ROAD 1500 E.  
 CAMARGO, ILLINOIS 61919



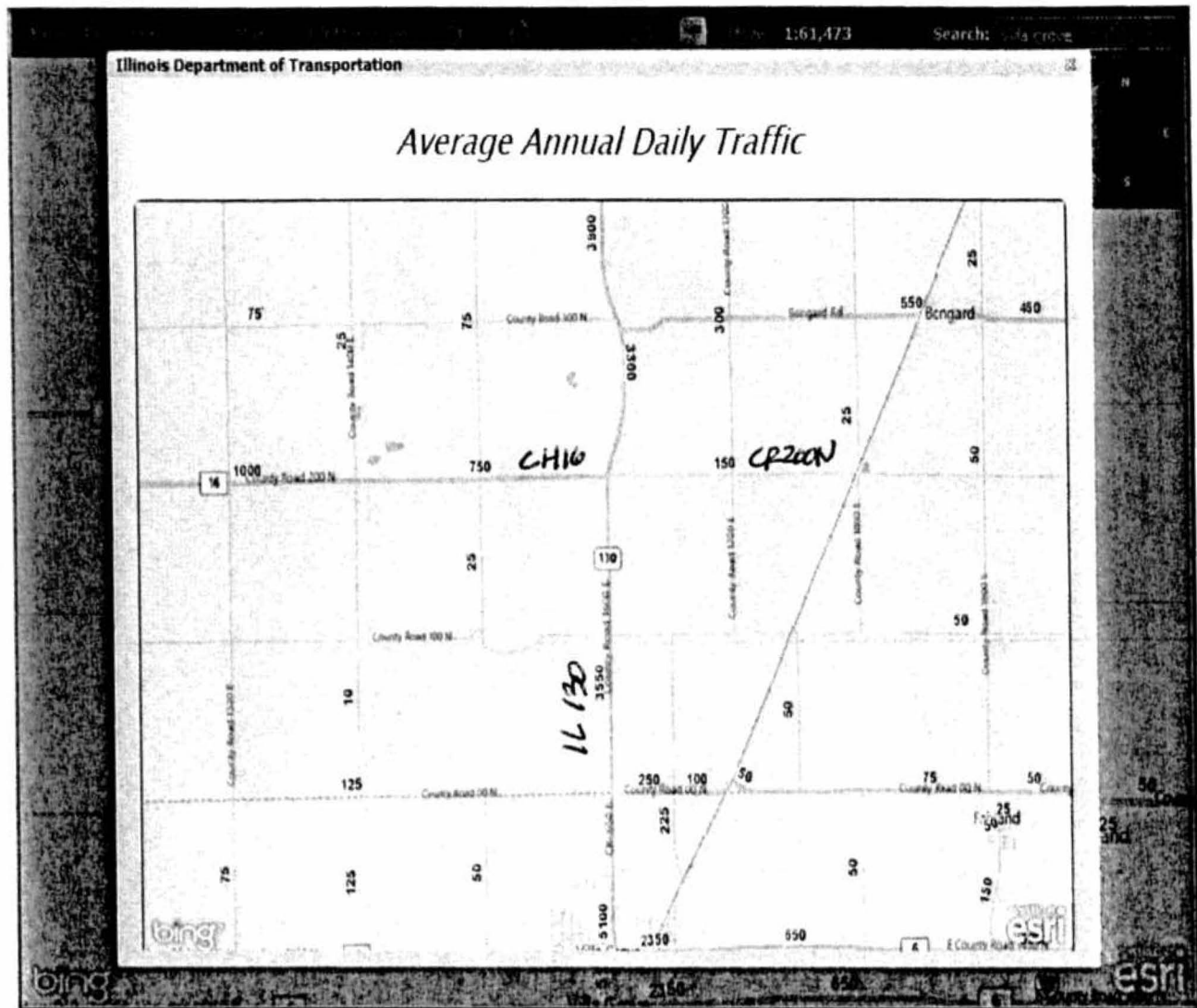
Home Map Road Construction

"Base Map" - Changes the Base Map view. Choose between ROADS, AERIAL IMAGES and AERIAL MAP WITH LABELS.

"Pick Map Type" - Point to the "Pick Map Type" button below and select from the drop-down.

"Table of Contents" - Use button below to toggle the data panel. The check boxes control data visibility depending on map scale. Click the 'triangle' or the 'Expand' and/or 'Collapse' buttons to see data viewing options.

"Search" - type in a place name and the map will be centered at that location ("Springfield", "Buckingham Fountain").



Illinois Department of Transportation 2300 S. Dirksen Parkway Springfield, IL 62764 [Contact](#)

Disclaimer

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Martinsville loam, 5 to 10 percent slopes, eroded 57002

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	None	Slight	None	None		None	
Depth to High Water Table (Ft)	> 6.0	Slight	None	None		None	
Permeability (IN/HR): (24-60")	0.6-6.0	Moderate	None	Standard Absorption Field 210-290 Sq.Ft./Bedroom	0	None	
Slope (PCT)	5-10	Slight	Surfacing of Effluent on Sideslopes <i>possible Exposure of System by Erosion</i>	Serial Distribution or Slope Design	4	Monitor Erosion Over System	1
Total					4	Total	1

-37-

$$\frac{100}{\text{Performance Standard Index}} - \frac{1}{\text{Measure Cost Index}} - \frac{1}{\text{Continuing Limitation Cost Index}} = \frac{95}{\text{Soil Potential Index 1/}}$$

1/ If performance exceeds the standard increase SPI by that amount.

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Kendall silt loam, 0 to 3 percent slopes 242A

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	None	Slight	None	None		None	
Depth to High Water Table (Ft)	1.0-3.0	Severe	System Failure	Subsurface Drainage or fill and curtain drain	12	Possible surfacing of effluent	5
Permeability (IN/HR) (24-60")	0.6-2.0	Moderate	None	Standard Absorp. Field 210-290Sq.Ft./Bedroom	0	None	
Slope (PCT)	0-3	Slight	None	None		None	
Total					12	Total	5

-55-

$$\frac{100}{\text{Performance Standard Index}} - \frac{12}{\text{Measure Cost Index}} - \frac{5}{\text{Continuing Limitation Cost Index}} = \frac{83}{\text{Soil Potential Index 1/}}$$

1/ If performance exceeds the standard increase SPI by that amount.

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Colo silty clay loam 402

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	Common (Floodplain position)	Severe	System Failure	Check Federal, State, & local laws Consult Engineer Special Design	65	System Maintenance	10
Depth to High Water Table (Ft)	+1.0-2.0	Severe	System Failure	Subsurface Drainage Locate Outlet	12 5	Possible Surfacing of Effluent	5
Permeability (IN/HR): (24-60")	0.6-2.0	Moderate	None	None 2/		None	
Slope (PCT)	0-2	Slight	None	None		None	
Total					82	Total	15

185-

$$\frac{100}{\text{Performance Standard Index}} - \frac{82}{\text{Measure Cost Index}} = \frac{15}{\text{Continuing Limitation Cost Index}} = \frac{3}{\text{Soil Potential Index 1/}}$$

- 1/ If performance exceeds the standard increase SPI by that amount.
- 2/ Moderate permeability limitation is overcome with Special Design.



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

Pat Quinn, Governor  
Marc Miller, Director

March 01, 2011

Elitsa Dimitrova  
Alan Singleton  
2001 S 1st St #209  
Champaign, IL 61820

**Re: Rezoning**

**Project Number(s): 1109248**

**County: Champaign**


Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Rick Pietruszka   
Division of Ecosystems and Environment  
217-785-5500



Applicant: Alan Singleton  
 Contact: Elitsa Dimitrova  
 Address: 2001 S 1st St #209  
 Champaign, IL 61820

IDNR Project #: 1109248  
 Date: 03/01/2011

Project: Rezoning  
 Address: Approximately 1561 CR 200 N, Tolono

Description: Rezoning to RRO - Sollers

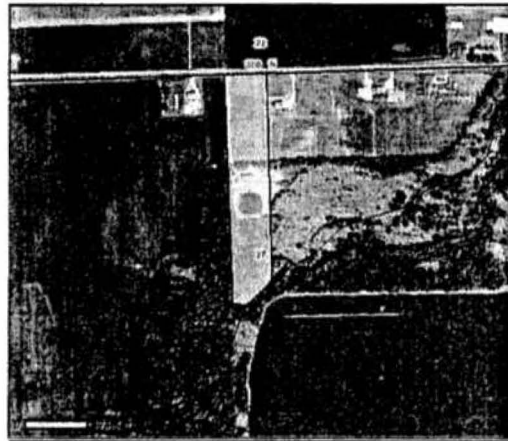
### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Little Spectaclecase (*Villosa lianosa*)

**An IDNR staff member will evaluate this information and contact you within 30 days to request additional information or to terminate consultation if adverse effects are unlikely.**



#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Champaign

Township, Range, Section:

17N, 9E, 22      17N, 9E, 27

**IL Department of Natural Resources Contact**  
Rick Pietruszka

Zoning  
217-785-5500

Division of Ecosystems & Environment

**Local or State Government Jurisdiction**

Champaign County Department of Planning &

John Hall  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana, Illinois 61802

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Illinois Historic  
Preservation Agency

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Champaign County  
Tolono

PLEASE REFER TO: IHPA LOG #020031711

Parcel 1 - West side of County Road 1600 East, South of County Road 200 North; Parcel 2 - Approximately 1561 County Road 200 North; Parcel 3 - Approximately 1553 County Road 200 North  
Rezoning of Parcels

April 2, 2011

Alan Singleton  
Singleton Law Firm, P.C.  
2001 S. First St., Suite 209  
Champaign, IL 61820

Dear Mr. Singleton:

The Illinois Historic Preservation Agency is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. We have received information indicating that the referenced project will, under the state law cited above, require comments from our office and our comments follow. Should you have any contrary information, please contact our office at the number below.

According to the information provided to us concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology, therefore if your project will use federal loans or grants, need federal agency permits or federal property then your project must be reviewed by us under a slightly different procedure under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

The project area has a high probability of containing significant prehistoric/historic archaeological resources. Accordingly, a Phase I archaeological reconnaissance survey to locate, identify, and record all archaeological resources within the project area will be required. This decision is based upon our understanding that there has not been any large scale disturbance of the ground surface (excluding agricultural activities) or major construction activity within the project area which would have destroyed existing cultural resources prior to your project. If the area has been disturbed, please contact our office with the appropriate written and/or photographic evidence. The area(s) that need(s) to be surveyed (within the zone that needs to be surveyed) include(s) all area(s) that will be developed as a result of the issuance of the state agency permit(s) or the granting of the state funds or loan guarantees that have prompted this review. Enclosed you will find an attachment briefly describing Phase I surveys and listing archaeological contracting services. A COPY OF OUR LETTER WITH THE IHPA LOG NUMBER SHOULD BE PROVIDED TO THE SELECTED PROFESSIONAL ARCHAEOLOGICAL CONTRACTOR TO ENSURE THAT THE SURVEY RESULTS ARE CONNECTED TO YOUR PROJECT PAPERWORK.

If you have further questions, please contact Joseph Phillippe, Chief Archaeologist, at 217/785-1279.

Sincerely,

Anne E. Haaker  
Deputy State Historic  
Preservation Officer

Enclosure

Date: 8/4/11

Case #: 690-AM-11 & 689-AM-11

### LAND EVALUATION AND SITE ASSESSMENT WORKSHEET

Worksheet for calculating the total point value for the Land Evaluation and Site Assessment System. Refer to the Champaign County Land Evaluation and Site Assessment System manual for specific instructions and definitions.

Case 690      Case 689

<b>I. Land Evaluation Value</b>	78	76
---------------------------------	----	----

#### II. Site Assessment

##### A. Agricultural Uses:

Case 689 & 690

<b>1. Percentage of Area in Agricultural Uses within one and one half (1 1/2) miles of Site</b> 90% or more                      18 75% to 89%                        16 50% to 74%                        12 25% to 49%                        8 Less than 25%                    0	18
<b>2. Land Use Adjacent to Site</b> All sides in Agricultural Use    18 1 Side in Non-Agricultural Uses 16 2 Sides in Non-Agricultural Uses 12 3 Sides in Non-Agricultural Uses 8 All Sides in Non-Agricultural Uses 0	8
<b>3. Percentage of Site In or Suitable for Agricultural Uses</b> 75% to 100%                      10 59% to 74%                        8 25% to 49%                        6 10% to 24%                        4 0% to 9%                            0	10

##### B. Zoning and Prior Governmental Actions:

<b>1. Percentage of land zoned AG-1, Agriculture, AG-2, Agriculture and /or CR, Conservation-Recreation within one-half (1/2) miles of Site</b> 90% or more                      10 75% to 89%                        8 50% to 74%                        6 25% to 49%                        4 Less than 25%                    0	10
<b>2. Percentage of Site zoned AG-1, Agriculture, AG-2, Agriculture or CR, Conservation-Recreation</b> 90% to 100%                      10 75% to 89%                        8 50% to 74%                        6 25% to 49%                        4 24% or less                        0	10
<b>3. Have prior governmental actions committed site to development</b> No                                      10 Partially                            6 Yes                                    0	6

**C. Compatibility/Impact of Uses:**

<p><b>1. Distance from City or Village Corporate Limits</b></p> <p>More than 1.5 (1 ½) miles      10</p> <p>1 to 1.49 miles                      8</p> <p>.25 to .49 miles                      6</p> <p>0 to .49 miles                        4</p> <p>Adjacent                                0</p>	10
<p><b>2. Compatibility of proposed use and zoning change with surrounding Agricultural Uses</b></p> <p>Incompatible                          10</p> <p>Somewhat Compatible                6</p> <p>Compatible                              0</p>	8

**D. Land Use Feasibility:**

<p><b>1. Size of Site Feasible for Farming</b></p> <p>100 acres or more                    8</p> <p>40 to 99 acres                        6</p> <p>20 to 39 acres                        4</p> <p>5 to 19 acres                         2</p> <p>Under 5 acres                         0</p>	2
<p><b>2. Soil Limitations for Proposed Use and Proposed Zoning Change</b></p> <p>Severe                                  10</p> <p>Moderate to Severe                  8</p> <p>Moderate                              6</p> <p>Slight to Moderate                  4</p> <p>Slight                                  0</p>	8
<p><b>3a. Alternative Sites proposed on less productive land</b></p> <p>Yes                                      8</p> <p>No                                        0</p>	8
<p><b>3b. Need for additional land</b></p> <p>Vacant buildable land available    8</p> <p>Little buildable land remaining    0</p>	8

**E. Existence of Infrastructure:**

<p><b>1. Availability of Central Sewage System</b></p> <p>More than 1.5 (1 ½) miles      10</p> <p>.75 to 1.49 miles                  8</p> <p>.50 to .74 miles                    6</p> <p>.25 to .49 miles                    4</p> <p>200 feet to .24 miles              2</p> <p>200 feet or less or on-site        0</p>	10
<p><b>2. Availability of Central Water System</b></p> <p>More than 1.5 (1 ½) miles      10</p> <p>.75 to 1.49 miles                  8</p> <p>.50 to .74 miles                    6</p> <p>.25 to .49 miles                    4</p> <p>200 feet to .24 miles              2</p> <p>200 feet or less or on-site        0</p>	10
<p><b>3. Transportation</b></p> <p>* Inadequate for planned Use and Proposed Rezoning - Site beyond 1.5 (1 ½) miles from City or Village Corporate Limits      10</p> <p>* Inadequate for Planned Use &amp; Proposed Rezoning, Some Minor improvements required - site beyond 1.5 (1 ½) miles from City/Village Corporate Limits      8</p> <p>* Adequate for Planned Use &amp; Proposed Rezoning - site beyond 1.5 (1 ½) miles of City/Village or Village Corporate Limits      6</p> <p>* Inadequate for Planned Use &amp; Proposed Rezoning - site within      4</p>	6

1.5 (1 1/4) miles of City or Village Corporate Limits		
*Inadequate for Planned Use & Proposed Rezoning, Some minor improvements required - site within 1.5 (1 1/4) miles of City/Village Corporate Limits	2	
*Adequate for Planned Use & Proposed Rezoning - site within 1.5 (1 1/4) miles of City/Village Corporate Limits	0	
<b>4. Distance of site from fire protection service</b>		6
Not in fire protection district (FPD)	10	
In a FPD, but more than 5 miles from fire protection service	8	
2 1/2 to 5 miles - volunteer	6	
0 to 2.49 miles - volunteer	4	
2 1/2 to 5 miles - paid	2	
0 to 2.49 miles - paid	0	

**F. Environment Impact of Proposed Use and Zoning Change:**

<b>1. Impact on Flooding/Drainage</b>		0
Negative Impact	6	
Some Impact	4	
Little or none with special design or protective measures provided or required	2	
None	0	
<b>2. Impact on historic, cultural, unique or important vegetation areas, or other areas of ecological importance</b>		4
Negative impact	6	
Some impact	4	
No Impact	0	
<b>3. Impact on Recreation and open spaces</b>		0
Negative impact	6	
Some impact	4	
No Impact	0	
<b>4. Impact on Water Quality</b>		0
Severe	10	
Moderate to Severe	8	
Moderate	6	
Slight to Moderate	4	
Slight	0	
<b>5. Impact on Water Supply</b>		0
Severe	10	
Moderate to Severe	8	
Moderate	6	
Slight to Moderate	4	
Slight	0	

	Case 690	Case 689
<b>Land Evaluation Total:</b>	78	76
<b>Site Assessment Total:</b>	132	132
<b>Total Land Evaluation and Site Assessment Point Value</b>	210	208

(3)

**Assessing a Site Where Proposed Agricultural Uses are to be Converted:**

- 220 - 300                      Very High Rating for Protection
- 200 - 219                      High Rating for Protection
- 180 - 199                      Moderate Rating for Protection
- 179 or below                      Low Rating for Protection

Attachment V. RRO Table 2. Comparing The Proposed Site Condition To Common Champaign County Conditions  
 Case 689-AM-11  
 PRELIMINARY DRAFT

AUGUST 5, 2011

Page 1 of 2

RRO Rezoning Factor	Conditions At The Proposed Site Are Most Comparable To The Following Common Conditions:
1) Availability of water supply	<input type="radio"/> <b>More or Less Typical Conditions</b> Reasonable confidence of water availability (area with no suspected problems of groundwater availability) and no reason to suspect impact on neighboring wells.
2) Suitability for onsite wastewater systems	<input checked="" type="radio"/> <b>Much Better Than Typical Conditions.</b> About 50% of the soils have a very high suitability and only about 13% of the soils on the property have low suitability compared to the approximately 51% of the entire County that has a Low Potential. Also, according to the Champaign County Public Health Department only two of the proposed lots will need curtain drains.
3) Flood hazard status	<input checked="" type="radio"/> <b>Worst or Nearly Worst Conditions</b> Entire lot is entirely within the SFHA (based on actual topography) but fill has been added to make a building pad above the Base Flood Elevation
4) The availability of emergency services <sup>4</sup>	<input checked="" type="radio"/> <b>Much Better Than Typical Conditions.</b> Located between two-and-half and five road miles from a fire station within the district.
5) The presence of nearby natural or manmade hazards <sup>5</sup>	<input checked="" type="radio"/> <b>Nearly Ideal Conditions.</b> There are no man-made hazards nearby
6) Effects on wetlands, historic or archeological sites, natural or scenic areas, and/or wildlife habitat	<input type="radio"/> <b>More or Less Typical Conditions</b> Archaeological concerns may apply to a small part of the site but in general no negative effects.
7) Effects of nearby farm operations on the proposed development	<input checked="" type="radio"/> <b>Much Better Than Typical Conditions.</b> Approximately half of the surrounding land use is farmland and half the perimeter of the subject property is bordered by row crop agriculture.
8) The LESA score	<input checked="" type="radio"/> <b>Much Better Than Typical Conditions.</b> The LESA score is 208
9) Adequacy and safety of roads providing access	<input checked="" type="radio"/> <b>Nearly Ideal Conditions.</b> Access is from a County Highway (CH16) and is less than one mile from a State Highway (Ill. 130). Access is at a location with good visibility.
10) Effects on drainage both upstream and downstream	<input checked="" type="radio"/> <b>Much Better Than Typical Conditions.</b> Only about 13% of soils are "wet" soils; there is good surface drainage with adequate outlets and the property drains only a short distance over adjacent land.
















RRO Rezoning Factor	Conditions At The Proposed Site Are Most Comparable To The Following Common Conditions:
<p>LEGEND (Also see the Descriptions of Prototypical Champaign County Conditions)</p> <ul style="list-style-type: none"> <li>⊕ <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is more or less equal to the ideal Champaign County site</li> <li>☆ <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is much better than typical but not equal to the ideal Champaign County site</li> <li>○ <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is equal to or somewhat better than the typical Champaign County site</li> <li>— <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is worse than the typical Champaign County site</li> <li>— <i>WITH NO CORRECTIVE IMPROVEMENTS</i>, the proposed site is more or less equal to the worst Champaign County site for</li> </ul>	
<p>NOTES</p> <ol style="list-style-type: none"> <li>1. Typical Champaign County rural residential development site conditions are based on averages for the entire County except for water availability. For example, the overall average Land Evaluation is for all of the land in the County. Some factors are based on a review of data for all major rural subdivisions (such as the gross average lot size).</li> <li>2. The ideal Champaign County rural residential development site conditions are based on the best possible conditions for each factor that can be found in rural Champaign County regardless of the amount of land that might be available and regardless of whether or not any individual site would likely ever combine ideal ratings on all factors.</li> <li>3. Typical factor is based on a review of data from major rural subdivisions in the AG-1 and CR districts and does not reflect conditions found in rural residential development that occurred under the requirements of the Illinois Plat Act and without County subdivision approval. These Plat Act Developments typically take up much more land since the minimum lot size is five acres.</li> <li>4. Ambulance service can presumably be further than five miles distance and be acceptable. <i>NO STANDARD OF COMPARISON IS PROPOSED FOR EMERGENCY AMBULANCE SERVICE.</i></li> <li>5. Any location in the County is subject to natural hazards such as tornadoes, freezing rain, etc.</li> </ol>	

**Attachment W. RRO Table 3. Summary Of Site Comparison For Factors Relevant To Development Suitability**

Case 689-AM-11

**PRELIMINARY DRAFT**

AUGUST 4, 2011

Factors Related To Development Suitability	Proposed Site Is Most Similar To Which Common Condition:				
	Worst Or Nearly Worst Condition <sup>1</sup> 	Much Worse Than Typical Condition <sup>1</sup> 	More or Less Typical Condition <sup>1</sup> 	Much Better Than Typical Condition <sup>1</sup> 	Ideal or Nearly Ideal Condition <sup>1</sup> 
Adequacy of Roads <sup>2</sup>					 <sup>3</sup>
Other Hazards					 <sup>3</sup>
Septic Suitability				 <sup>3</sup>	
Effects on Drainage <sup>2</sup>				 <sup>3</sup>	
Emergency Services				 <sup>3</sup>	
Effects <b>OF</b> Farms				 <sup>3</sup>	
LESA Score				 <sup>3</sup>	
Availability of Water			 <sup>3</sup>		
Environmental Concerns			 <sup>3</sup>		
Flood Hazard Status					
<p><b>NOTES</b></p> <p>1. All comparisons are to common Champaign County conditions. Typical conditions are not necessarily suitable for development. See the text.</p> <p>2. Also related to the finding on Compatibility With Surrounding Agriculture. See that discussion and rating.</p> <p>3. There is no difference in suitability of the Proposed Site for either the Proposed RRO or the Non-RRO Alternative.</p>					



**Attachment X. RRO Table 4. Summary Of Comparison For Factors Relevant To Compatibility With Agriculture**

Case 689-AM-11

**PRELIMINARY DRAFT**

AUGUST 4, 2011

Factors Related To Compatibility With Agriculture	Compared To The Non-RRO Alternative <sup>1</sup> , The Proposed RRO Development Would Have:		
	MORE EFFECTS	SAME EFFECTS (Or Nearly Same)	LESS EFFECTS
Land Conversion: By Ownership <sup>2</sup>		<b>NEARLY SAME</b>	
By Development <sup>3</sup>		<b>NEARLY SAME</b>	
Road Safety <sup>4</sup>		<b>NEARLY SAME</b>	
Effects <b>ON</b> Farms <sup>5</sup>		<b>NEARLY SAME</b>	
Drainage <sup>4</sup>		<b>NEARLY SAME</b>	
Land Evaluation Score		<b>NEARLY SAME</b>	

**NOTES**

1. The Non-RRO Alternative is a **rough estimation** by staff of the amount of development that may occur without RRO designation and includes considerations of feasibility and marketability. In Cases 689-AM-11 and 690-AM-11 there will be no additional residences without the rezoning.

2. Refers to the division of land that is suitable for farming into smaller tracts. Non-RRO Alternatives that would result in large tracts of land being divided into a number of 35 acre tracts are generally considered to have only a minor detrimental effect on production agriculture.

3. Refers to the amount of land that is (more or less) actually developed.

4. Also related to the finding on site suitability for rural residential development. The proposed RRO will add 100% more traffic than the non-RRO alternative but the amount of traffic will not adversely affect road safety or farm traffic.

5. Includes consideration of how much adjacent farming activity there is. Sites with fewer sides bordering farms will have less effect than if all sides border farms.

*PRELIMINARY DRAFT*

**689-AM-11**

**SUMMARY OF EVIDENCE,  
FINDING OF FACT,  
AND  
FINAL DETERMINATION**

**of  
Champaign County Zoning Board of Appeals**

---

Final Determination: *{RECOMMEND ENACTMENT/ RECOMMEND DENIAL}*

Date: **August 11, 2011**

Petitioners: **Charles T. and Shelly Sollers**

Request: **Amend the Zoning Map to allow for the use of 1 single family residential lot in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District**

---

**SUMMARY OF EVIDENCE**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **June 16, 2011, and August 11, 2011**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioners Charles T. and Shelly Sollers own the subject property.
2. The subject property is an approximately an approximately 6 acre tract of land that is located in the West Half of the North Half of the Northeast Quarter of Section 27 of Crittenden Township and that is located approximately one-half mile west of the intersection of County Highway 16 and Illinois Route 130 and located on the south side of County Highway 16 (CR200N).
- \*3. The subject property is not located within the one-and-a-half-mile extraterritorial jurisdiction of a municipality with zoning.
- \*4. Regarding petitioner's comments on the petition:
  - \*A. When asked on the petition what error in the present Ordinance is to be corrected by the proposed change, the petitioner stated the following:  
**Zoning should be amended to RRO because the nature of the neighborhood has changed as there are at least 5 single family residences in the Northeast Quarter of Section 27 on comparable in size and characteristic parcels.**
  - \*B. When asked on the petition what other circumstances justify the rezoning the petitioner stated the following:  
**There are adequate and convenient roads providing access to the property (RTE 130 and County Road 1600E) and access is with good visibility. Emergency services are available as the Villa Grove Fire Department is conveniently located 3.1 miles away. Two new homes would not have negative effect on nearby farming and the soil is not best prime farmland overall (the LESA Score of the land is much lower than the county average of 92 and no amount that was previously used for agriculture will be rezoned to RRO).**
  - \*C. Additional comments made by the petitioner on the petition are the following:  
**The wells in the area are capable of supplying adequate groundwater for normal household use. Drainage flows towards and through the natural waterway. The water does not flow onto any adjoining property, and any sump pump discharge will be diverted by the natural waterway. The site of the potential residence is above the BFE line. The parcel is not close to any man-made hazard and is relatively close to urbanized area (within 16 miles of Urbana). Finally, there are no concerns about wetlands, protected natural resources or habitat in this vicinity.**
5. Land use and zoning on the subject property and in the immediate vicinity are as follows:
  - \*A. Land to the north is zoned AG-1 Agriculture and is farmland.
  - B. Land to the East is zoned CR Conservation Recreation and is single family residential.

\*= same as related Case 690-AM-11

- \*C. Land to the South is zoned CR Conservation Recreation and is single family residential and agriculture and is proposed for a Heliport and Restricted Landing Area in Case 688-S-11.
- D. Land to the West is zoned CR Conservation Recreation and is single family residential and agricultural.

**GENERALLY REGARDING THE REQUIREMENTS FOR ESTABLISHING AN RRO DISTRICT**

- 6. Generally regarding relevant requirements from the *Zoning Ordinance* for establishing an RRO District:
  - A. The Rural Residential Overlay (RRO) Zoning District is an overlay zoning designation that is in addition to the pre-existing (underlying) rural zoning. An RRO is established using the basic rezoning procedure except that specific considerations are taken into account in approvals for rezoning to the RRO District.
  - B. Paragraph 5.4.3.C.1 of the *Zoning Ordinance* requires the Zoning Board of Appeals to make two specific findings for RRO approval which are the following:
    - (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.
  - C. Paragraph 5.4.3 C.1 of the *Zoning Ordinance* requires the Zoning Board of Appeals to consider the following factors in making the required findings:
    - (1) Adequacy and safety of roads providing access to the site;
    - (2) Effects on drainage both upstream and downstream;
    - (3) The suitability of the site for onsite wastewater systems;
    - (4) The availability of water supply to the site;
    - (5) The availability of emergency services to the site;
    - (6) The flood hazard status of the site;
    - (7) Effects on wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat;
    - (8) The presence of nearby natural or man-made hazards;
    - (9) Effects on nearby farmland and farm operations;
    - (10) Effects of nearby farm operations on the proposed residential development;

**PRELIMINARY DRAFT**

- (11) The amount of land to be converted from agricultural uses versus the number of dwelling units to be accommodated;
- (12) The Land Evaluation and Site Assessment (LESA) score of the subject site;

**GENERALLY REGARDING THE MAXIMUM ALTERNATIVE DEVELOPMENT WITHOUT AN RRO**

- 7. Regarding the maximum number of new zoning lots that could be created out of the subject property without the authorization for the RRO Zoning District:
  - \*A. As amended on February 19, 2004, by Ordinance No. 710 (Case 431-AT-03 Part A), the *Zoning Ordinance* requires establishment of an RRO District for subdivisions of any tract that existed on January 1, 1998, into more than three lots (whether at one time or in separate divisions) less than 35 acres in area each (from a property larger than 50 acres) and/or subdivisions with new streets in the AG-1, AG-2, and CR districts (the rural districts) except that parcels between 25 and 50 acres may be divided into four parcels.
  - \*B. The subject property was divided out of an approximately 65.54 parcel (the parent tract) of land in the Northeast Quarter of Section 27 of Crittenden Township indicated in the January 1, 1998, Champaign County Supervisor of Assessments Official Tax Map (see attachment).
  - \*C. By July 1, 2005, that 65.54 acre parcel had been divided into a total of six different tax parcels each of which was less than 35 acres in area and one parcel that was larger than 35 acres (see attachment B). The last three lots less than 35 acres in area had been created in a Plat of Survey dated 5/18/04 that was recorded on July 1, 2005 (see attached). The attachment also illustrates that by March 7, 2008, zoning use permits had been authorized on three of the new small (less than 35 acre) lots, as follows:
    - (1) Zoning Use Permit 65-01-01 for a new dwelling was authorized on March 6, 2001.
    - (2) Zoning Use Permit 85-03-01 for a new dwelling was authorized on March 13, 2003.
    - (3) Zoning Use Permit 361-07-01FP (floodplain development permit) was authorized on March 17, 2008. The application for this Zoning Use Permit was received on December 27, 2007.
  - \*D. On December 26, 2007, a Community Acknowledgement of Fill Form was submitted for the subject property by the owners at that time, Justin and Spring Harrison of Villa Grove. In a letter dated April 24, 2008, the Zoning Administrator informed the Harrisons that the subject property was unbuildable without a County Board approval of a Rural Residential Overlay (RRO) zoning map amendment. The letter also stated that the third lot created in the Plat of Survey was also not buildable without the RRO amendment and there was an enforcement action against the owner of that lot for unauthorized construction. The letter also explained that Phillip Jones, from whom the property had been purchased, had been informed of the Zoning Ordinance limit on the number of lots that could be created and what it meant for the division of the property long before the Plat of Survey was ever prepared.

- E. The subject property is the subject of enforcement case ZN-08-01/33 for unauthorized construction. There is an existing building on the property without a permit and no permit can be authorized on the subject property without the requested RRO rezoning. The existing building is also apparently not a dwelling and is only a storage structure and non-agricultural storage structures cannot be authorized without there being a dwelling. Resolution of the required RRO rezoning will lead to eventual resolution of all other necessary authorizations.

**GENERALLY REGARDING THE PROPOSED RRO DISTRICT**

- 8. The plan that was received on April 29, 2011, in fulfillment of the Schematic Plan requirement indicates the following:
  - A. There is one proposed buildable lot that is approximately 6 acres in area.
  - B. The RRO District is necessary for the proposed lot.
  - C. The subject property has access to County Highway 16 (CR200N) and is located approximately 2,000 feet west of the intersection with Illinois Route 130.
  - D. The proposed lot meets or exceeds all of the minimum lot standards in the *Zoning Ordinance*.
  - E. The subject property is in different ownership than the property in related case 689-AM-11 but the impacts of each case should be considered together since both lots require rezoning.
  - F. Although not indicated on the Plat of Survey, an unauthorized building has been constructed on the subject property and a pond has been constructed. The subject property is the subject of enforcement case ZN-08-01/33. Because of the extent of the floodplain both the building and the pond are located in the floodplain but were constructed without zoning use permits and thus without a floodplain development permit. The pond appears to be less than one acre in area and if so a special use permit is not required and it appears to have been completely excavated and is probably compliant with the Special Flood Hazard Areas Ordinance. The building is apparently not a “dwelling” and is a storage building which means the property has no principal use. Non-agricultural storage buildings are not authorized without a principal use. Approval of the RRO request will not resolve all of the violations on the property but is a necessary first step. Resolution of the remaining violations will be the responsibility of the owners.

**GENERALLY REGARDING THE SOILS ON THE PROPERTY**

- 9. A Section 22 Natural Resource Report was prepared for the subject property by the Champaign County Soil and Water Conservation District on February 8, 2008, and supplemental information was provided on April 29, 2011. The types of soils and other site characteristics are as follows:
  - A. The area covered by the Natural Resource Report prepared on February 8, 2008, appears to cover more area than the actual proposed lot, which might make some difference in the LE score and relative extents of the soil types on the subject property. Supplemental information provided on April 29, 2011, indicates that the subject property is not best prime farmland overall.

**PRELIMINARY DRAFT**

- B. Regarding the soils on the subject property, their extents, and their relative values are as follows:
- (1) Approximately 2.97 acres (about 50%) of the subject property is soil map unit 242A Kendall silt loam, 0 to 2% slopes. Kendall soil generally covers the the northern half of the property.
  - (2) Approximately 1.8 acres (about 30%) of the subject property is soil map unit is soil map unit 3107A Sawmill silty clay loam (formerly 402 Colo silty clay loam), 0 to 2% slopes. Sawmill soil is a floodplain soil that covers the southern 30% of the property nearest the river.
  - (3) The rest of the subject property (1.4 acres or about 20%) consists of map unit 570C2 Martinsville silt loam, 5% to 10% slopes, eroded. Martinsville soil is midway between the Kendall and the bottomland Sawmill soil and probably indicates a stream terrace.
- B. The subject property is not Best Prime Farmland under the Champaign County Land Use Regulatory Policies, as follows:
- (1) Best Prime Farmland is identified by the Champaign County Land Use Regulatory Policies – Rural Districts as amended on November 20, 2001, as any tract on which the soil has an average Land Evaluation Factor of 85 or greater using relative values and procedures specified in the *Champaign County, Illinois Land Evaluation and Site Assessment System*.
  - (2) The Land Evaluation Worksheet in the Natural Resource Report indicates the overall Land Evaluation factor for the soils in the original Plat of Survey is 76 and based on the soil areas for the subject property indicated in the Phillip Jones Tract Soils Information including soil information for Sollers and Shadwick tracts, the overall Land Evaluation for the subject property is also 76.
- C. Site specific concerns stated in the Section 22 report are the following:
- (1) The Kendall soil is subject to severe wetness (although less than Drummer).
  - (2) Extra care should be taken to minimize soil erosion and sedimentation into the East Branch of the Embarras River on the south edge of the property.

**GENERALLY REGARDING THE ADEQUACY AND SAFETY OF ROADS**

10. Regarding the adequacy and safety of roads providing access to the proposed RRO District:
- A. The Institute of Transportation Engineers publishes guidelines for estimating of trip generation from various types of land uses in the reference handbook *Trip Generation*. Various statistical averages are reported for single family detached housing in *Trip Generation* and the average “weekday” traffic generation rate per dwelling unit is 9.55 average vehicle trip ends per dwelling unit. *Trip Generation* does not report any trip generation results for rural residential development.

- B. The Staff report *Locational Considerations for Rural Residential Development in Champaign County, Illinois* that led to the development of the RRO Amendment, incorporated an assumed rate of 10 average daily vehicle trip ends (ADT) per dwelling unit for rural residences. The assumption that each proposed dwelling is the source of 10 ADT is a standard assumption in the analysis of any proposed RRO.
- C. Based on the standard assumption that each proposed dwelling is the source of 10 ADT, the single residence in the requested RRO District is estimated to account for an increase of approximately 10 ADT in total, which is a 100% increase over the non-RRO alternative. The subject property and the property in related case 689-AM-11 should be considered together and both properties together are an increase of approximately 20ADT.
- D. The Illinois Department of Transportation's *Manual of Administrative Policies of the Bureau of Local Roads and Streets* are general design guidelines for local road construction using Motor Fuel Tax funding and relate traffic volume to recommended pavement width, shoulder width, and other design considerations. The *Manual* indicates the following pavement widths for the following traffic volumes measured in Average Daily Traffic (ADT):
- (1) A local road with a pavement width of 16 feet has a recommended maximum ADT of no more than 150 vehicle trips.
  - (2) A local road with a pavement width of 18 feet has a recommended maximum ADT of no more than 250 vehicle trips.
  - (3) A local road with a pavement width of 20 feet has a recommended maximum ADT between 250 and 400 vehicle trips.
  - (4) A local road with a pavement width of 22 feet has a recommended maximum ADT of more than 400 vehicle trips.
- E. The Illinois Department of Transportation's *Manual of Administrative Policies of the Bureau of Local Roads and Streets* general design guidelines also recommends that local roads with an ADT of 400 vehicle trips or less have a minimum shoulder width of two feet.
- F. The subject property is located on County Highway 16. The width of the pavement is approximately 22 feet. A special condition has been proposed to ensure that the driveway entrance is approved by the County Engineer.
- G. The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Annual Average Daily Traffic (AADT). As indicated in a print out of IDOT traffic data included with the 8/4/11 Supplemental Memorandum, the most recent AADT data in the vicinity of the subject property is 750 AADT along CH16 (CR200N) where it passes the subject property.



**PRELIMINARY DRAFT**

- H. The relevant geometric standards for visibility are found in the *Manual of Administrative Policies of the Bureau of Local Roads and Streets* prepared by the Bureau of Local Roads and Streets of the Illinois Department of Transportation. Concerns are principally related to “minimum stopping sight distance”. Design speed determines what the recommended distance is. There appear to be no visibility concerns related to the placement of the new street.
- I. Overall, the subject property and proposed RRO are comparable to “nearly ideal” conditions for Champaign County in terms of common conditions for the adequacy and safety of roads providing access because the subject property is located approximately 2,000 feet west of IL 130 and appears to have adequate capacity.

**GENERALLY REGARDING DRAINAGE**

- 11. Regarding the effects of the proposed RRO District on drainage both upstream and downstream:
  - A. The Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011, was an attachment to the Preliminary Memorandum and describes the topography of the subject property as follows:
    - (1) The subject property is Parcel “C” and the property in related Case 690-AM-11 is Parcel “A”.
    - (2) The northern half of the subject property varies in elevation from 655 feet to 653 feet mean sea level.
    - (3) The subject property has a mounded area approximately 100 feet square located 120 feet south of the north property line (ROW of CH16) at elevation 655 feet. The rest of the property has ground slope between 1% and 2% or steeper near the East Branch of the Embarras River.
    - (4) The engineer has no knowledge of any specific proposals for onsite wastewater treatment and disposal systems and so there are no recommendations.
    - (5) Any sump pump discharge could be diverted to the natural waterway and the quantity of discharge water will not impact the capacity or condition of the natural waterway.
  - B. Staff evidence relevant to the drainage conditions on the subject property is as follows:
    - (1) The topographic contours do not indicate any areas of significant storm water ponding on the subject property.
    - (2) The Champaign County Zoning Ordinance does not contain a minimum required ground slope but 1% is normally considered a minimum desirable ground slope for residential development.

\*= same as related Case 690-AM-11

- C. Overall, the proposed RRO District is comparable to “much better than typical” conditions for Champaign County in terms of common conditions for the drainage effects on properties located both upstream and downstream because of the following:
- (1) The subject property has ground slope exceeding 2% in general.
  - (2) The subject property does not drain over any adjacent property except for a portion of the natural drainageway that is on the adjacent property.

**GENERALLY REGARDING SUITABILITY OF THE SITE FOR ONSITE WASTEWATER SYSTEMS**

12. Regarding the suitability of the site for onsite wastewater systems:
- A. 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 were included with the Supplemental Memorandum dated August 4, 2011, and can be summarized as follows:
- (1) Kendall silt loam, 0 to 3 percent slopes (map unit 242A) soil covers about 50% of the property and is rated as having “medium” suitability for subsurface soil absorption wastewater systems (septic tank leach fields) with a soil potential index of 83 and requires corrective measures generally of subsurface drainage or fill and a curtain drain. Kendall soil is generally in the northern half of the property where a home would most likely be constructed.
  - (2) Martinsville silt loam, 5% to 10% slopes, eroded covers about 20% of the property and has “high” suitability for septic tank leach fields with a soil potential index of 95 but may require a serial distribution to accommodate the slope.
  - (3) Sawmill silty clay loam, 0-2% slopes, (map unit 3107A; formerly Colo silty clay loam) has “very low” suitability for septic tank leach fields with a soil potential index of 3. Sawmill has severe wetness problems due to a water table high enough to cause flooding (1 foot above to 2 feet deep) and moderate permeability. The typical corrective measure is subsurface drainage to lower groundwater levels. Sawmill soil makes up about 50% (2.63 acres) of the subject property.
- B. The subject property is comparable to “much better than typical” conditions for Champaign County because 50% of the soils on the subject property have “medium” suitability and 20% of the soils have “high” suitability, as compared to the approximately 51% of the entire County that has a Low Potential.

**PRELIMINARY DRAFT**

**GENERALLY REGARDING THE AVAILABILITY OF GROUNDWATER AT THE SITE**

13. Regarding the availability of water supply to the site:
- A. The Staff report *Locational Considerations and Issues for Rural Residential Development in Champaign County, Illinois* included a map generally indicating the composite thickness of water bearing sand deposits in Champaign County. The map was an adaptation of a figure prepared by the Illinois State Geological Survey for the Landfill Site Identification Study for Champaign County.
  - B. The subject property is located in an area with known limited groundwater availability.
  - C. In a letter dated January 24, 2008, that was included with the Supplemental Memorandum dated August 4, 2011, Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science stated the chances are fair to good for developing the necessary water supply at the subject property.
  - D. The subject property and proposed RRO are comparable to “more or less typical” conditions for Champaign County in terms of common conditions for the availability of water supply.

**GENERALLY REGARDING THE AVAILABILITY OF EMERGENCY SERVICES TO THE SITE**

14. Regarding the availability of emergency services to the site:
- A. The subject property is under contract with the Villa Grove Fire Protection Department and is located approximately 3.1 road miles from the Villa Grove station. The approximate travel time is less than 10 minutes. The Fire District Chief has been notified of this request for rezoning.
  - B. 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 availability of emergency services because the site is under contract with and located approximately 3.1 road miles from the Villa Grove fire station.

**GENERALLY REGARDING FLOOD HAZARD AND OTHER NATURAL OR MANMADE HAZARDS**

15. Regarding the flood hazard status of the site:
- A. An excerpt of Flood Insurance Rate Map (FIRM) Community Panel Number 170894 0275 B dated March 1, 1984, was included with the Preliminary Memorandum and indicates the entire subject property is within the mapped 100-year floodplain.
  - B. An excerpt from the *Embarras River Watershed Digital Floodplain Mapping, Champaign County, Illinois* by the Illinois State Water Survey (August 2002) was also included with the Preliminary Memorandum and indicates that the entire subject property is located within the 100-year floodplain and based on interpolation the base flood elevation is approximately 654.5 feet mean sea level at the subject property.

- C. The Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011, was an attachment to the Preliminary Memorandum and indicates there is a mounded area approximately 100 feet square located 120 feet south of the north property line at elevation 655 feet and one-half foot above the base flood elevation.
  - D. The Champaign County *Special Flood Hazard Areas Ordinance* allows construction in the 100-year floodplain regardless of depth below the base flood elevation provided that proper measures are taken to minimize damage from flooding. However, the greater the depth below the base flood elevation the more expensive are the minimum requirements to minimize damage from flooding.
  - E. Overall, the proposed RRO District is comparable to “worst or nearly worst” conditions for Champaign County in terms of flood hazard status because the entire no part of the subject property is in the mapped floodplain however there is pad of elevated ground that will make it easier to construct a home and partially mitigate this condition.
16. Regarding the presence of nearby natural or man-made hazards, there are no known hazards in the vicinity and the location on a County Highway and proximity to a state highway should minimize the problems with weather related conditions. Overall, the subject property and proposed RRO are comparable to “nearly ideal” conditions for Champaign County in terms of common conditions for the presence of nearby natural or manmade hazards.

**GENERALLY REGARDING COMPATIBILITY WITH SURROUNDING AGRICULTURE AND THE EFFECTS OF NEARBY FARM OPERATIONS ON THE DEVELOPMENT**

17. Regarding the likely effects of nearby farm operations on the proposed development:
- A. Rough analysis of land use within a one-half mile radius of the subject property indicates the following:
    - (1) Row crop production agriculture occupies a portion of the land area within the immediate vicinity of the proposed RRO District, but occurs on only one side of the proposed RRO and that is to the north and separated from the subject property by the right of way of CH16.
    - (2) Row crop production produces noise, dust and odors that homeowners sometimes find objectionable. Farm operations may begin early and continue until well after dark exacerbating the impact of noise related to field work.
  - B. 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 effects of nearby farmland operations on the proposed development because most of the buildable area on the subject property is bordered on only one side by row crop agriculture.

**PRELIMINARY DRAFT**

**GENERALLY REGARDING THE (LESA) SCORE**

18. Regarding the LESA score of the proposed RRO District:
- A. 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 and the degrees of protection are as follows:
    - (1) An overall score of 220 to 300 indicates a very high rating for protection of agriculture.
    - (2) An overall score of 200 to 219 indicates a high rating for protection of agriculture.
    - (3) An overall score of 180 to 199 indicates a moderate rating for protection of agriculture.
    - (4) An overall score of 179 or lower indicates a low rating for protection of agriculture.
    - (5) For comparison purposes, development on prime farmland soils but in close proximity to built up areas and urban services typically has scores between 180 and 200.
  - B. The LESA worksheets are an attachment to the Supplemental Memorandum dated August 4, 2011. The component and total scores are as follows:
    - (1) The Land Evaluation component rating for the proposed RRO District is 76.
    - (2) The Site Assessment component rating for the proposed RRO District is 132.
    - (3) The total LESA score is 208 and indicates a High rating for protection of agriculture.
  - C. 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 there is no best prime farmland and the total score of 208 indicates a High rating for protection of agriculture.

**GENERALLY REGARDING THE EFFICIENT USE OF BEST PRIME FARMLAND**

19. The subject property is not best prime farmland overall.

**GENERALLY REGARDING THE EFFECTS ON WETLANDS, ARCHAEOLOGICAL SITES, AND NATURAL AREAS**

20. Regarding the effects on wetlands, endangered species, and natural areas:
- A. An application to the Illinois Department of Natural Resources (IDNR) for endangered species consultation and a report was received from IDNR on March 1, 2011, and included with the Supplemental Memorandum dated August 4, 2011, that indicated that it is unlikely that the proposed action would have adverse effects on any protected resource that may be in the vicinity of the subject property.

- B. Regarding the effects on archaeological resources, a letter reply from the Illinois Historic Preservation Agency was dated April 2, 2011, and included with the Supplemental Memorandum dated August 4, 2011, and indicated that a Phase I archaeological survey will be required on the subject property because it is located within a “high probability” area.
- C. Overall, the subject property and proposed RRO are comparable to “More or less typical” conditions for Champaign County in terms of effects on wetlands, archaeological sites, and natural areas because much of Champaign County is located within a “high probability” area for archaeological resources.

**GENERALLY REGARDING OVERALL SUITABILITY OF THE SITE FOR RURAL RESIDENTIAL DEVELOPMENT**

- 21. 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 2 factors (adequacy of roads and manmade hazards)
  - B. “Much Better Than Typical” conditions for 5 factors (septic suitability, availability of emergency services, effects of nearby farms, LESA score, and effects on drainage)
  - C. “More or Less Typical” conditions for 2 factors (availability of groundwater and effects on wetlands, endangered species, and natural areas)
  - D. “Worst or Nearly Worst” conditions for flood hazard status however there is pad of elevated ground that will make it easier to construct a home and partially mitigate this condition.

**GENERALLY REGARDING COMPATIBILITY WITH SURROUNDING AGRICULTURE AND THE EFFECTS OF THE DEVELOPMENT ON NEARBY FARM OPERATIONS**

- 22. Regarding the likely effects of the proposed development on nearby farm operations:
  - A. The surrounding land use on only one side of the subject property is agriculture. Direct interactions between the proposed development and nearby farmland are likely to include the following:
    - (1) The added traffic from the proposed development will increase the conflicts with movement of farm vehicles. See the concerns related to adequacy and safety of roads.  
  
The single-family dwellings that will result from the proposed RRO and the RRO in Case 690-AM-11 will generate 200% more traffic than the non-RRO alternative that is no additional dwellings.
    - (2) Trespassing onto adjacent fields possible resulting into damage to crops or to the land itself.  
  
The single-family dwellings that will result from the proposed RRO will probably is only adjacent to farmland that is across the County Highway so there may be little or no trespassing.

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- (3) Blowing litter into the adjacent crops making agricultural operations more difficult.

The single-family dwelling that will result from the proposed RRO is located downwind from the farmland to the north and there may be some increase in blowing litter.

- (4) Discharge of “dry weather flows” of stormwater or ground water (such as from a sump pump) that may make agricultural operations more difficult.

Because the subject property is adjacent to a natural drainage ditch, there should be no problems with dry weather flows, which means there would be no difference between the proposed RRO and the non-RRO alternative.

- (5) Trees planted close to the property lines on the subject property will not be a problem on any adjacent farmland or interfere with farming operations.

Therefore, there will be no difference between the proposed RRO on the subject property and the non-RRO alternative.

B. The indirect effects are not as evident as the direct effects:

- (1) A potential primary indirect effect of non-farm development on adjacent farmers (as identified in *Locational Considerations and Issues for Rural Subdivisions in Champaign County*) is that potential nuisance complaints from non-farm neighbors about farming activities can create a hostile environment for farmers particularly for livestock management operations.
- (2) Champaign County has passed a “right to farm” resolution that addresses public nuisance complaints against farm activities. The resolution exempts agricultural operations from the Public Nuisance Ordinance (except for junk equipment) but does not prevent private law suits from being filed.
- (3) The State of Illinois Livestock Management Facilities Act (510ILCS 77) governs where larger livestock facilities (those with more than 50 or more animal units) can be located in relation to non-farm residences and public assembly uses (churches, for example). The separation distances between larger livestock facilities and non-farm residences is based on the number of animal units occupying the livestock facility and the number of non-farm residences in the vicinity. The *Illinois Livestock Management Facilities Act* was adopted on May 21, 1996, and facilities in existence on the date of adoption are exempt from the requirements of that act so long as the fixed capital cost of the new components constructed within a 2-year period does not exceed 50% of the fixed capital cost of a comparable entirely new facility.

*Evidence to be added*

**GENERALLY REGARDING CONFORMANCE WITH THE LAND RESOURCE MANAGEMENT PLAN**

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

It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable.
  - B. The LRMP defines Goals, Objectives, and Policies as follows:
    - (1) Goal: an ideal future condition to which the community aspires
    - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
    - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
  - C. The Background given with the LRMP Goals, Objectives, and Policies further states, “Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.”
  - D. LRMP Objective 1.1 is entitled “Guidance on Land Resource Management Decisions”, and states, “Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.”
  - E. Goal 1 of the LRMP is relevant to the review of the LRMP Goals, Objectives, and Policies in land use decisions (see Item 6.D. above), but is otherwise not relevant to the proposed rezoning. The Goals for Governmental Coordination (Goal 2), Prosperity (Goal 3), and Cultural Amenities (Goal 10) and their subsidiary Objectives and Policies also do not appear to be relevant to the proposed rezoning.

**REGARDING LRMP GOAL 4 AGRICULTURE**

12. LRMP Goal 4 is entitled “Agriculture” and is relevant to the proposed rezoning because the proposed rezoning includes land currently zoned AG-2 and proposed to be zoned B-4. Goal 4 states, “Champaign County will protect the long term viability of agriculture in Champaign County and its land resource base.”



**PRELIMINARY DRAFT**

The proposed rezoning *{ACHIEVES / DOES NOT ACHIEVE}* Goal 4 because of the following:

- A. Goal 4 includes nine subsidiary Objectives. Objectives 4.4, 4.5, 4.6, 4.7, 4.8, and 4.9 do not appear to be relevant to the proposed rezoning.
- B. Objective 4.1 is entitled “Agricultural Land Fragmentation and Conservation” and states, “Champaign County will strive to minimize the fragmentation of the County’s agricultural land base and conserve farmland, generally applying more stringent development standards on best prime farmland.”

The proposed rezoning *{ACHIEVES}* Objective 4.1 because of the following:

- (1) Objective 4.1 includes nine subsidiary policies. Policies 4.1.2, 4.1.4, 4.1.5, 4.1.7, and 4.1.9 do not appear to be relevant to the proposed rezoning.
- (2) Policy 4.1.1 states “Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils.”

Policy 4.1.1 ***DOES NOT APPEAR TO BE RELEVANT*** to any specific Rural Residential Overlay map amendment.

- (3) Policy 4.1.6 is as follows:

Provided that the use, design, site and location are consistent with County policies regarding:

- i. Suitability of the site for the proposed use;
- ii. Adequacy of infrastructure and public services for the proposed use;
- iii. Minimizing conflict with agriculture;
- iv. Minimizing the conversion of farmland; and
- v. Minimizing the disturbance of natural areas; then
  - a) On best prime farmland, the County may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 1998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of by-right development) not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or
  - b) On best prime farmland, the County may authorize non-residential discretionary development; or
  - c) The County may authorize discretionary review development on tracts consisting of other than best prime farmland.

The proposed rezoning *{CONFORMS}* to Policy 4.1.6 because of the following:

- (a) The Section 22 Natural Resources Report from CCSWCD for Justin Harrison received February 19, 2008, indicates that the subject property is not best prime farmland overall and the limit on best prime farmland does not apply.
- (2) Policy 4.1.8 states that the County will consider the LESA rating for farmland protection when making land use decisions regarding a discretionary development.

The proposed rezoning *{CONFORMS}* to Policy 4.1.6 because the LESA rating for the subject property is 208 which is a High Rating for Protection which is much better (lower) than a typical LESA rating for Champaign County.

- C. Objective 4.2 is entitled “Development Conflicts with Agricultural Operations” and states, “Champaign County will require that each discretionary review development will not interfere with agricultural operations.”

The proposed rezoning *{ACHIEVES/ DOES NOT ACHIEVE}* Objective 4.2 because of the following:

- (1) Policy 4.2.2 states the following:

The County may authorize discretionary review development in a rural area if the proposed development:

- a. Is a type that does not negatively affect agricultural activities; or
- b. Is located and designed to minimize exposure to any negative effect caused by agricultural activities; and
- c. Will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.

The proposed rezoning *{CONFORMS}* to Policy 4.2.2 because of the following:

- (a) The proposed use will not interfere with agricultural activities or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.
- (b) The proposed use will have minimal exposure to any negative effect caused by agricultural activities.
- (3) Policy 4.2.3 states, “The County will require that proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.”

The proposed rezoning *{CONFORMS}* to Policy 4.2.3 because a special condition has been proposed to require any use established on the subject property to explicitly recognize and provide for the right of agricultural activities on adjacent land.

**PRELIMINARY DRAFT**

- (4) Policy 4.2.4 states, “To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.”

The proposed rezoning *{CONFORMS}* to Policy 4.2.4 because of the following:

- (a) No buffering is necessary on the north side of the subject property because the right of way of County Highway 16 is situated between the subject property and the farmland to the north.

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

The proposed rezoning *{ACHIEVES}* Objective 4.3 because of the following:

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

The proposed rezoning *{CONFORMS}* to Policy 4.3.1 because of the following:

*Evidence to be added*

- (2) Policy 4.3.2 does not apply because the soils are not best prime farmland overall.
- (3) Policy 4.3.3 states, “The County may authorize a discretionary review development provided that existing public services are adequate to support to the proposed development effectively and safely without undue public expense.”

The proposed rezoning *{CONFORMS}* to Policy 4.3.3 because of the following:

*Evidence to be added*

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

The proposed rezoning *{CONFORMS}* to Policy 4.3.4 because of the following:

*Evidence to be added*

13. Regarding proposed special conditions of approval:

A. The subject property fronts County Highway 16 and any driveway entrance must meet the County Engineer's requirements. The following conditions should ensure timely review by the County Engineer:

- (1) **The petitioner shall apply for a driveway permit from the County Engineer and comply with the requirements of the County Engineer for any required driveway driveway entrance.**
- (2) **The Zoning Administrator shall not approve a Zoning Use Permit without documentation of the County Engineer's approval of the proposed driveway entrance.**
- (3) **Construction related traffic shall not track mud onto the County Highway at any time.**
- (4) **The Zoning Administrator shall not issue a Zoning Compliance Certificate without documentation of the County Engineer's approval of the constructed driveway entrance including any necessary as-built engineering drawings.**

To ensure that:

**Any driveway entrance complies with the County Engineer's requirements.**

B. LRMP Policy 4.2.3 requires discretionary development and urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land. The following condition is intended to provide for that:

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

The above special condition is necessary to ensure the following:

**Conformance with policies 4.2.3 and 5.1.5.**

14. Regarding enforcement case ZN-08-01/33, there is an existing building on the property without a permit and no permit can be authorized on the subject property without the requested RRO rezoning. The existing building is also apparently not a dwelling and is only a storage structure and non-agricultural storage structures cannot be authorized without there being a dwelling. Resolution of the required RRO rezoning will lead to eventual resolution of all other necessary authorizations but **approval of the required RRO rezoning by itself will not resolve the other necessary authorizations.**

DOCUMENTS OF RECORD

1. Application received April 29, 2011, with attachments:
  - A Excerpt of Plat of Survey by Moore Surveying and Mapping received April 29, 2011
  - B Copy of Topographic Survey by Wayne Ward Engineering received April 29, 2011
  - C Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011
  - D Federal Emergency Management Agency (FEMA) National Flood Insurance Program Elevation Certificate for PARCEL "C"
  - E Commitment for Title Insurance with effective date of February 9, 2011, received on April 29, 2011
  - F Phillip Jones Tract Soils Information including soil information for Sollers and Shadwick tracts and Soil Potential ratings for septic systems
  - G Illinois Department of Natural Resources EcoCAT Agency Response dated March 1, 2011
  - H Letter dated April 2, 2011, from Anne Haaker, Deputy State Historic Preservation Officer
  - I Written Surface Drainage Analysis of Parcel 'A' (Shadwick Property) and Parcel 'B' (Sollers Property) dated March 10, 2011, by Wayne Ward Engineering
  - J Letter dated February 22, 2011, from Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science, regarding the likelihood of successfully finishing an onsite water well sufficient to serve the proposed lot
  
2. Preliminary Memorandum dated June 16, 2011, with Attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Excerpt of Sheet 33-Q from the January 1, 1998, Champaign County Supervisor of Assessments Official Tax Map showing Section 27 of Crittenden Township
  - C Divisions of land in the Northeast Quarter of Section 27 of Crittenden Township by July 1, 2005
  - D Plat of Survey recorded on July 1, 2005
  - E Petitioner Submittals
  - F Commitment for Title Insurance with effective date of February 9, 2011, received on April 29, 2011
  - G Excerpt of Flood Insurance Rate Map (FIRM) Community Panel Number 170894 0275 B dated March 1, 1984
  - H Excerpt of Embarras River Watershed Digital Floodplain Mapping, Champaign County, Illinois. Illinois State Water Survey. August 2002.
  - I Plat of Survey received April 29, 2011
  - J Section 22 Natural Resources Report from CCSWCD for Justin Harrison received Feb. 19, 2008
  - K Phillip Jones Tract Soils Information including soil information for Sollers and Shadwick tracts and Soil Potential ratings for septic systems
  - L Analysis of Drainage Conditions by Wayne Ward Engineering dated March 10, 2011
  - M Topographic Survey received April 29, 2011
  - N Topographic / Drainage Analysis Survey received April 29, 2011
  - O Average Annual Daily Traffic
  - P Excerpted worksheets from *Soil Potential Ratings For Septic Tank Absorption Fields Champaign County, Illinois*
  - Q Illinois Department of Natural Resources EcoCAT Agency Response dated March 1, 2011

\*= same as related Case 690-AM-11

- R Letter dated April 2, 2011, from Anne Haaker, Deputy State Historic Preservation Officer
- S Letter dated February 22, 2011, from Ken Hlinka, Associate Hydrologist with the Illinois State Water Survey Center for Groundwater Science, regarding the likelihood of successfully finishing an onsite water well sufficient to serve the proposed lot (included separately)
- T Champaign County Land Evaluation and Site Assessment worksheet for the subject property
- U Table of Common Conditions Influencing the Suitability of Locations for Rural Residential Development in Champaign County (included separately)
- V RRO Table 2. Comparing The Proposed Site Condition To Common Champaign County Conditions
- W RRO Table 3. Summary Of Site Comparison For Factors Relevant To Development Suitability
- X RRO Table 4. Summary Of Comparison For Factors Relevant To Compatibility With Agriculture
- Y Preliminary Draft Summary of Evidence and Finding of Fact (included separately)

**PRELIMINARY DRAFT**

**FINDING OF FACT**

From the Documents of Record and the testimony and exhibits received at the public hearing conducted on **June 16, 2011, and August 11, 2011**, the Zoning Board of Appeals of Champaign County finds that:

1. The Proposed Site *{IS SUITED/IS NOT SUITED}* for the development of **1** residence because:

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and despite:

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2. Development of the Proposed Site under the proposed Rural Residential Overlay development *{WILL BE COMPATIBLE/WILL NOT BE COMPATIBLE}* with surrounding agriculture because:

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and despite:

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3. The proposed Zoning Ordinance text amendment the Land Resource Management Plan because:
  - A. The proposed Zoning Ordinance text amendment *IS NOT NECESSARY TO ACHIEVE* any LRMP goal.
  - B. The proposed Zoning Ordinance text amendment will *{HELP ACHIEVE / NOT HELP ACHIEVE}* any LRMP goal(s):
  - C. The proposed Zoning Ordinance text amendment *{WILL/ WILL NOT IMPEDE}* the achievement of the other LRMP goals:

4. The proposed map amendment *{WILL NOT / WILL}* correct an error in the present Ordinance.

\*= same as related Case 690-AM-11

**FINAL DETERMINATION**

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

The Map Amendment requested in Case 689-AM-11 should *{BE ENACTED/NOT BE ENACTED}* by the County Board *{AS REQUESTED/SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS}*.

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

SIGNED:

Eric Thorsland, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date



UNIVERSITY OF ILLINOIS  
AT URBANA-CHAMPAIGN

Institute of Natural Resource Sustainability  
Illinois State Water Survey

2204 Griffith Drive, MC-674  
Champaign, Illinois 61820-7463



February 22, 2011

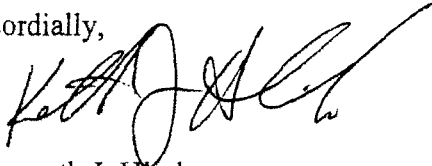
Singleton Law Firm, P.C.  
Research Park at the University of Illinois  
c/o Ms Elitsa Dimitrova  
2001 South First St., Suite 209  
Champaign, IL 61820

Dear Ms Dimitrova:

As per your email of February 18, 2011, please find the enclosed Water Survey correspondence and well construction report information for Section 27, T.17N., R.9E., Champaign County. It is understood that this information is required through the Champaign County Zoning Ordinance for rezoning to the Rural Residential District.

If you have any questions or we can be of any further assistance, please feel free to contact us.

Cordially,



Kenneth J. Hlinka  
Associate Hydrologist  
Center for Groundwater Science  
Illinois State Water Survey  
Phone: 217-333-8431

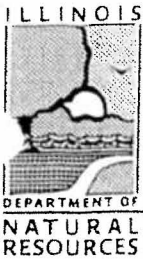
jt

Enclosures

**RECEIVED**

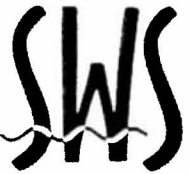
FEB 25 2011

**Singleton Law Firm, P.C.**



# Illinois State Water Survey

Main Office • 2204 Griffith Drive • Champaign, IL 61820-7495 • Tel (217) 333-2210 • Fax (217) 333-6540  
Peoria Office • P.O. Box 697 • Peoria, IL 61652-0697 • Tel (309) 671-3196 • Fax (309) 671-3106



January 24, 2008

Mr. Justin Harrison  
202 N. Oak St.  
Villa Grove, IL 61956

COPY

Dear Mr. Harrison:

This letter is in response to your inquiry about the groundwater availability for a domestic water supply in the Northeast  $\frac{1}{4}$  of Section 27, T.17N., R.9E., Champaign County. It is understood that you are planning to construct a home at this location which will require its own groundwater supply and that the Champaign County Department of Planning and Zoning has required you to have the groundwater availability assessed at this site prior to approving your construction.

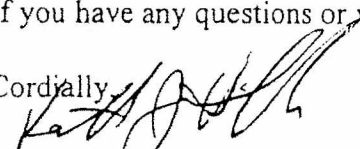
The available information indicates that groundwater for domestic use in this part of the section is obtained from large-diameter bored wells tapping sand and gravel deposits found in the unconsolidated materials above bedrock. These wells obtain their water from lenses of sand and gravel ranging in thickness from about 1 foot to as much as 7 feet. These wells range in depth from 22 to 65 feet below land surface and have reported nonpumping water levels ranging from 8 to 10 feet below land surface. The water levels fluctuate seasonally in response to the variations in precipitation and some wells may go dry in the late summer or early fall. The yield of a bored well may be limited to a few hundred gallons a day but in this area seem to be capable of supplying adequate groundwater for normal household uses.

Analyses showing the mineral quality of water from the unconsolidated materials indicate that the water is hard and contains enough iron to cause staining of laundry and porcelain fixtures. In such cases, the quality of the water can be improved for household uses with commercially available home treatment units.

The information available indicates the chances are fair to good at this site for developing the desired supply from a large-diameter (3 feet) bored well. Though the yield of this type of well is limited, the large storage capacity (about 53 gallons for each foot of water in a 3-foot diameter well) should permit the peak demands to be met with stored water and then recovered by seepage from the surrounding fine-grained materials during periods of little or no water use.

If you have any questions or we can be of any further assistance, please feel free to call.

Cordially,

  
Kenneth J. Hlinka  
Associate Hydrologist  
Center for Groundwater Science  
Phone: (217) 333-8431

Telephone Request  
and Reply  
January 9, 1978

Memorandum

TO: Files  
FROM: Charles B. Burris *CBB*  
SUBJECT: Groundwater availability in the N $\frac{1}{2}$ , N $\frac{1}{2}$ , NE $\frac{1}{4}$ , Section  
27, T.17N., R.9E., Champaign County.

Mr. Chandler Parsons, C.S. Parsons and Associates, 303 W. Springfield Ave., Champaign, called for information concerning the development of individual lot supplies for 40 homes at the above location.

Wells for domestic and farm use in this part of Illinois are either drilled or bored wells finished in the unconsolidated deposits above bedrock. The drilled wells range in depth from 78 to 130 feet and reportedly are pumped at rates of 5 to 10 gpm. The large-diameter bored wells range from 40 to 60 feet in depth and appear to provide adequate supplies for home use. Available chemical analyses indicate the water from the unconsolidated materials is hard and contains iron. The underlying bedrock consists of shale and offers no potential for developing the desired supplies.

From the information available it appears the chances are fair at this site for developing the individual lot supplies desired from drilled wells tapping the sand and gravel deposits at depths of 80 to 130 feet. If a drilling attempt is made it should continue until a satisfactory supply is obtained or to the underlying bedrock surface (perhaps 200 feet). If, on a particular lot, it proves a successful drilled well cannot be constructed, then the chances appear good for developing a satisfactory bored well.

*not*

*✓*

COPY

White Ink Copies:  
 Ill. Dept. of Public Health  
 Yellow Copy: Well Contractor  
 Golden Copy: Well Owner

# Well Construction Report

THIS FORM MUST BE COMPLETED WITHIN 30 DAYS  
 OF WELL COMPLETION AND SENT TO  
 THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 525 WEST JEFFERSON STREET  
 SPRINGFIELD, ILLINOIS 62761

## GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller Reynolds Well Drilling License No. 102-003795  
 10. Well Site Address 1574 C.R. 100 N Villa Grove  
 11. Property Owner Walter Ezell Well No. \_\_\_\_\_  
 12. Permit No. 19-50-95 Date Issued 8-28-95  
 13. Location: Champaign County Douglas EA

Sec. 27.1A  
 Twp. 17N  
 Rge. 9E


1. Type of Well

a. Bored  Hole Diam. 42 in. Depth 41 ft  
 Buried Slab: Yes  No

b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft

c. Drilled \_\_\_\_\_ Finished in Drift  In Rock \_\_\_\_\_

(KIND)	FROM (Ft.)	TO (Ft.)

d. Grout: \_\_\_\_\_

14. Water from Sand & Gravel at depth 10 ft

15. Casing and Liner Pipe		to <u>14</u> ft	
Diam. (in)	Kind and Weight	From (ft)	To (ft)
6"	PVC	+1	-11
36"	Concrete	-11	-41

Show location  
 in section  
 plat  
SE, SE, SE

2. Well furnishes water for human consumption? Yes  No

3. Date well drilled 8-29-95

4. Permanent pump installed? Yes \_\_\_\_\_ Date \_\_\_\_\_ No   
 Manufacturer \_\_\_\_\_ Type \_\_\_\_\_  
 Location \_\_\_\_\_  
 Capacity \_\_\_\_\_ gpm. Depth of setting \_\_\_\_\_ ft.

5. Well top sealed? Yes  No  Type Cast iron

6. Pitless adapter installed? Yes  No   
 Manufacturer Baker Model No. 1 BAN  
 How attached to casing? Nut

7. Well disinfected? Yes  No

8. Pump and equipment disinfected Yes \_\_\_\_\_ No \_\_\_\_\_

### IMPORTANT NOTICE

This State Agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center.

COPY

PRESS FIRMLY WITH BLACK PEN OR TYPE  
 Do Not Use Felt Pen.

16. Screen: Diam. \_\_\_\_\_ in, Length \_\_\_\_\_ in, Slot Size \_\_\_\_\_

17. Size hole below casing \_\_\_\_\_ in. 18. Ground Elev. \_\_\_\_\_ ft msl.

19. Static level \_\_\_\_\_ ft below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft, pumping gpm for \_\_\_\_\_ hours.

20. Earth Materials Passed Through	Depth of Top	Depth of Bottom
Black Dirt	0	-2
Brown clay	-2	-10
Sand & gravel	-10	-14
Gray clay	-14	-41

Continue on separate sheet if necessary.

Signed Kenn V. Coay Date 8-29-95

277 3082-0126

Illinois Department of Public Health  
WATER WELL CONSTRUCTION REPORT

Date 07/19/04

**TYPE OR PRESS FIRMLY WITH BLACK INK PEN.** COMPLETE WITHIN 30 DAYS OF WELL COMPLETION AND SEND TO THE APPROPRIATE HEALTH DEPARTMENT.

RECEIVED JUL 26 2004

GEOLOGICAL AND WATER SURVEY WELL RECORD

1. Type of Well a. Driven Well Casing diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 b. Bored Well Buried Slab  Yes  No  
 Hole Diameter 36 in. to 65 ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
 c. Drilled Well PVC casing Formation packer set at depth of \_\_\_\_\_ ft.  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)
<u>3/8" GRANULAR Bentonite</u>	<u>15</u>	<u>750 lbs</u>	<u>15.0</u>	<u>16.0</u>	<u>N/A</u>

- d. Drilled Well Steel Casing- - Mechanically Driven  Yes  No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)

- e. Well finished within  Unconsolidated Materials  Bedrock

f. Kind of Gravel Sand Pack	Grain Size/Supplier #	From (ft.)	To (ft.)
<u>1/4" - 3/8" Pea Gravel</u>	<u>CA-16</u>	<u>16.0</u>	<u>65.0</u>

2. Well Use  Domestic  Irrigation  Commercial  Livestock  
 Monitoring  Other  
 3. Date Well Completed 07/16/04 Well Disinfected  Yes  No  
 Driller's estimated well yield 50 gpm  
 4. Date Permanent Pump Installed \_\_\_\_\_  
 5. Pump Capacity \_\_\_\_\_ gpm Set at (depth) \_\_\_\_\_ ft.  
 6. Pitless Adapter Model and Manufacturer \_\_\_\_\_  
 7. Well Cap Type and Manufacturer Monitor / BAKER (CAST IRON)  
 8. Pressure Tank Working Cycle \_\_\_\_\_ gals. Captive Air  Yes  No  
 9. Pump System Disinfected  Yes  No  
 10. Name of Pump Company \_\_\_\_\_

11. Pump Installer \_\_\_\_\_ License # \_\_\_\_\_  
 12. ~~\_\_\_\_\_~~ License # ~~\_\_\_\_\_~~  
 Licensed Pump Contractor Signature \_\_\_\_\_

Illinois Department of Public Health  
 Division of Environmental Health  
 525 W. Jefferson St.  
 Springfield, IL 62761

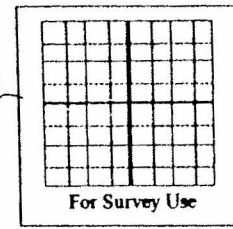
DO NOT write on these lines

IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. **DISCLOSURE OF THIS INFORMATION IS MANDATORY.** This form has been approved by the Forms Management Center.

RECEIVED

Champaign-Urbana  
Public Health District

13. Property Owner Phillip Jones Well # 1  
 14. Driller Todd SKINNER License # 092-008242  
 15. Name of Drilling Co. Reynolds Well Drilling Corp  
 16. Permit No. 19-54-04 Date Issued \_\_\_\_\_  
 17. Date Drilling Started 07/16/04  
 18. Well SITE address \_\_\_\_\_  
 19. Township Name \_\_\_\_\_ Land ID # N/A  
 20. Subdivision Name N/A Lot # N/A  
 21. Location a. County Champaign  
 b. Township 17N Range 9E Section 27  
 c. SE Quarter NE Quarter NE Quarter  
 d. Coordinates \_\_\_\_\_ Site Elevation \_\_\_\_\_ ft. (msl)



22. Casings, Liners\* and Screen Information

Diam. (in.)	Material	Joint	Slot Size	From (ft.)	To (ft.)
<u>6</u>	<u>ASTM 2241 SDR-21 PVC</u>	<u>SOLVENT</u>	<u>N/A</u>	<u>1.5' AGL</u>	<u>16.8' BGL</u>
<u>30</u>	<u>FIBERGLASS BELL</u>	<u>SLOTTED</u>	<u>0.030</u>	<u>16.8</u>	<u>63.0</u>

(\*) \_\_\_\_\_  
 (List reason for liner, type of upper and lower seals installed)

23. Water from SAND & GRAVEL at a depth of 53.5 ft. to 60.0 ft.  
 a. Static water level 9.0 ft. below casing which is 18 in. above ground  
 b. Pumping level is 21.0 ft. pumping 10 gpm after pumping for 4 hours

24. Earth Materials Passed Through	From (ft.)	To (ft.)
<u>Clayey S: H Low-m. Brown, moist firm w/ root fiber</u>	<u>0.0</u>	<u>1.5</u>
<u>S: Hly Clay - Brown, moist, stiff to Sand to Gravel</u>	<u>1.5</u>	<u>6.0</u>
<u>Sand - Brown, v. moist w/ clay</u>	<u>6.0</u>	<u>13.0</u>
<u>Sand &amp; GRAVEL - Gray, coarse, saturated</u>	<u>13.0</u>	<u>15.0</u>
<u>S: Hly Clay - Gray, moist, stiff v. stiff to Sand to Gravel</u>	<u>15.0</u>	<u>53.5</u>
<u>Sand - Gray, saturated fine-med</u>	<u>53.5</u>	<u>59.0</u>
<u>" " " w/ Large Gravel</u>	<u>59.0</u>	<u>60.0</u>
<u>S: Hly Clay - Gray, moist, Hard, little Sand, little Gravel</u>	<u>60.0</u>	<u>65.0</u>

- (If dry hole, fill out log and indicate how hole was sealed.)  
Todd M. Skinner 092-008242  
 25. Licensed Water Well Contractor Signature License Number

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

White Copy - Ill. Dept. of Public Health  
 Yellow Copy - Well Contractor  
 Blue Copy - Well Owner

INSTRUCTIONS TO WELLERS

FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE DEPARTMENT OF PUBLIC HEALTH, CONSUMER HEALTH PROTECTION, 535 WEST JEFFERSON, SPRINGFIELD, ILLINOIS, 62761. DO NOT DETACH GEOLOGICAL/WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 WELL CONSTRUCTION REPORT

GEOLOGICAL AND WATER SURVEYS WELL RECORD

1. Type of Well

- a. Dug  Bored  Hole Diam. 42 in. Depth 51 ft.  
 Curb material \_\_\_\_\_ Buried Slab: Yes  No
- b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.
- c. Drilled \_\_\_\_\_ Finished in Drift \_\_\_\_\_ In Rock \_\_\_\_\_  
 Tubular \_\_\_\_\_ Gravel Packed
- d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)

2. Distance to Nearest:

- Building \_\_\_\_\_ Ft. Seepage Tile Field \_\_\_\_\_
- Cess Pool \_\_\_\_\_ Sewer (non Cast iron) \_\_\_\_\_
- Privy \_\_\_\_\_ Sewer (Cast iron) \_\_\_\_\_
- Septic Tank \_\_\_\_\_ Barnyard \_\_\_\_\_
- Leaching Pit \_\_\_\_\_ Manure Pile \_\_\_\_\_

3. Well furnishes water for human consumption? Yes  No

4. Date well completed 9/10/84

5. Permanent Pump Installed? Yes \_\_\_\_\_ Date \_\_\_\_\_ No

Manufacturer \_\_\_\_\_ Type \_\_\_\_\_ Location \_\_\_\_\_  
 Capacity \_\_\_\_\_ gpm. Depth of Setting \_\_\_\_\_ Ft.

6. Well Top Sealed? Yes  No  Type Cast Iron

7. Pitless Adapter Installed? Yes  No

Manufacturer Baker Model Number 1BAM6  
 How attached to casing? \_\_\_\_\_

8. Well Disinfected? Yes  No

9. Pump and Equipment Disinfected? Yes  No

10. Pressure Tank Size \_\_\_\_\_ gal. Type \_\_\_\_\_  
 Location \_\_\_\_\_

11. Water Sample Submitted? Yes \_\_\_\_\_ No \_\_\_\_\_

REMARKS:

COPY

10. Property owner Dwaine Pierce Well No. \_\_\_\_\_  
 Address 608 East Walnut Villa Grove IL  
 Driller Joseph Reynolds License No. 92-601

11. Permit No. 114748 Date 9/10/84

12. Water from Gravel - 48 13. County Champaign  
 Formation \_\_\_\_\_

at depth \_\_\_\_\_ to \_\_\_\_\_ ft. Sec. 27.11

14. Screen: Diam. \_\_\_\_\_ in. Twp. 17N

Length: \_\_\_\_\_ ft. Slot \_\_\_\_\_ Rge. 9E

Elev. \_\_\_\_\_


SHOW LOCATION IN SECTION PLAT  
 NE NE NE

15. Casing and Liner Pipe

Diam. (in.)	Kind and Weight	From (Ft.)	To (Ft.)
<u>6</u>	<u>Plastic</u>	<u>+1</u>	<u>-15</u>
<u>3/4</u>	<u>Concrete</u>	<u>-15</u>	<u>-51</u>

16. Size Hole below casing: \_\_\_\_\_ in.

17. Static level \_\_\_\_\_ ft. below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft. when pumping at \_\_\_\_\_ gpm for \_\_\_\_\_ hours.

18. FORMATIONS PASSED THROUGH	THICKNESS	DEPTH OF BOTTOM
<u>Top Soil</u>		<u>2</u>
<u>Yellow Clay</u>		<u>14</u>
<u>Ranchy Clay</u>		<u>21</u>
<u>Hard Pan</u>		<u>27</u>
<u>Blue Clay</u>		<u>47</u>
<u>Gravel</u>		<u>51</u>

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED Joseph Reynolds DATE 11/84

WATER SAMPLE DATA  
LABORATORY SAMPLE NUMBER: 224315

SOURCE: WELL  
 OWNER: WALTER AND CAROL EZELL  
 LOCATION: NORTH OF VILLA GROVE  
 COUNTY: CHAMPAIGN TOWNSHIP: 17N RANGE: 9E SECTION: 27.2A  
 DATE COLLECTED: 06/27/91 DATE RECEIVED: 06/28/91  
 WELL DEPTH (Ft.): 40. TEMPERATURE REPORTED (F): ND  
 TREATMENT: NONE  
 COMMENTS: SAMPLE COLLECTED FROM KITCHEN SINK TAP.

PARAMETER:	mg/L	me/L	PARAMETER:	mg/L	me/L
Iron (Total Fe):	0.04		Fluoride (F):	0.1	0.01
Manganese (Mn):	-0.01		Nitrate (as NO3):	1.1	0.02
Calcium (Ca):	79.7	3.98	Chloride (Cl):	27.6	0.78
Magnesium (Mg):	30.7	2.53	Sulfate (SO4):	94.6	1.97
Sodium (Na):	5.4	0.23			
Ammonium (as NH4):	ND	0.00			
Other Parameters:	ND				
Turbidity (Lab):	-1	NTU	Alkalinity (as CaCO3):	198	3.96
Color:	-1	PCU	Hardness (as CaCO3):	325	6.5
Odor:	NONE		Total Diss. Minerals:	435	
pH (in Lab):	7.9		Non-Volatile Organic Carbon		
Specific Conductance:	ND	uS/cm	(Dissolved, as C):	ND	

---

CALCULATED VALUES:			TDM =	358 mg/L
	Cation sum =	6.74	Anion sum =	6.73
Ion diff.: (Cation - Anion) =	0.01		Ion % difference =	0.1 %
TDM diff.: (Res. - Calc.) =	77		TDM % difference =	19.4 %

---

- = Below detection limit (i.e. -1.0 = less than 1.0 mg/L)  
 mg/L = milligrams per liter                      uS/cm = microsiemens per centimeter  
 me/L = milliequivalents per liter  
 ND = Not determined/Information not available

IEPA Certified Environmental Laboratory, Number 100202  
 Analyst: Lauren F. Sievers  
 Assistant Chemist

COPY

D 265024 ✓



Chemistry Division

2204 Griffith Drive

Champaign, Illinois 61820-7495

Telephone (217) 333-9234 or 333-0802

WATER SAMPLE  
REQUIRED INFORMATION

Water Source: Private Well Well depth: 40 ft City: Rural Villa Grove  
(e.g. private well, pond, municipal well number, etc.)

Location 1574 County Rd 100 N See attached Papers  
(in feet from each of two adjoining section lines, or marked on map)

County: Champaign Township No.: Crittenden Range: 9 East Section: 27.21A

Owner: WALTER & Carol Ezell Phone: (217) 832-9066

Address: 1574 County Rd 100 N

Collected by: Carol Ezell Date: 6-27-91 Time: 12 noon

Sample Collection Point: Kitchen Sink  
(e.g. Kitchen sink cold water tap, hydrant at well head, well depth, etc.)

Treatment? NO Description: \_\_\_\_\_  
(Yes or No)

Send Report to: Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
(Other than or in addition to owner)

Address: \_\_\_\_\_

COPY

REQUESTED INFORMATION

Date Drilled: ? Log: ~~27.2E~~, 541?

Size hole: 40 ft deep If reduced, where and how much: \_\_\_\_\_  
(Thicknesses and depths of formations encountered during drilling)

Casing record: \_\_\_\_\_ Screen record: \_\_\_\_\_

Type of pump: Centrifugal  
(Submersible, shallow/deep well jet, centrifugal, etc.)

Distance and direction from potential pollution sources: Landfill 3 miles east  
of here.

Plumbing: Copper & Plastic  
(Materials, e.g., copper, galvanized, plastic, iron)

Gas Presence: \_\_\_\_\_ Previous analysis: \_\_\_\_\_  
(Specific odor, other symptoms--milky water, banging pipes)

Prior owners: Clifford Crawford / Bohls  
(Used to search our files for prior contacts, driller's log, etc.)

Intended use: Routine  
(e.g., routine domestic, drinking-water only, irrigation, livestock (specify) watering, industrial, etc.)

Special users: \_\_\_\_\_

Description of problem/comments: \_\_\_\_\_





FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE DEPARTMENT OF PUBLIC HEALTH, HEALTH PROTECTION, ENVIRONMENTAL HEALTH, 525 WEST JEFFERSON, SPRINGFIELD, ILLINOIS 62761. DO NOT DETACH GEOLOGICAL/WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

White Copy - Ill. Dept. of Public Health
Yellow Copy - Well Contractor
Blue Copy - Well Owner

ILLINOIS DEPARTMENT OF PUBLIC HEALTH
WELL CONSTRUCTION REPORT

GEOLOGICAL AND WATER SURVEYS WELL RECORD

- 1. Type of Well
a. Dug Bored Hole Diam. 4 1/2 in. Depth 54 ft.
b. Driven Drive Pipe Diam. in. Depth ft.
c. Drilled Finished in Drift In Rock
d. Grout:

Table with 3 columns: (KIND), FROM (Ft.), TO (Ft.)

- 2. Distance to Nearest: Building, Cess Pool, Privy, Septic Tank, Leaching Pit, Seepage Tile Field, Sewer (non Cast iron), Sewer (Cast iron), Barnyard, Manure Pile
3. Well furnishes water for human consumption? Yes No
4. Date well completed 8-88
5. Permanent Pump Installed? Yes No
6. Well Top Sealed? Yes No Type CAST IRON
7. Pitless Adapter Installed? Yes No
8. Well Disinfected? Yes No
9. Pump and Equipment Disinfected? Yes No
10. Pressure Tank Size gal. Type
11. Water Sample Submitted? Yes No

- 10. Property owner J. D. CRAWFORD Well No.
Address R. R# 1 VILLA GROVE
Driller JOSEPH REYNOLDS License No. 092-006014
11. Permit No. 004196 Date 7-88
12. Water from SAND & GRAVEL Formation 18' + 52' County CHAMPAIGN
at depth to ft. Sec. 27
14. Screen: Diam. in. Length: ft. Slot ft. Twp. 17N Rge. 9E Elev.

Grid for well location with handwritten 'S' in the bottom right cell.

15. Casing and Liner Pipe

Table with 4 columns: Diam. (In.), Kind and Weight, From (Ft.), To (Ft.)
Rows: 6" PLASTIC +1 -15, 3 1/2" CONCRETE -15 -54

SHOW LOCATION IN SECTION PLAT Sw, Se, Ne

- 16. Size Hole below casing: in.
17. Static level ft. below casing top which is ft. above ground level. Pumping level ft. when pumping at gpm for hours.

Table with 3 columns: FORMATIONS PASSED THROUGH, THICKNESS, DEPTH OF BOTTOM
Rows: TOP Soil (2), YELLOW CLAY (12), SANDY CLAY (16), SAND & GRAVEL (18), BLUE CLAY (48), SAND (54)

COPY

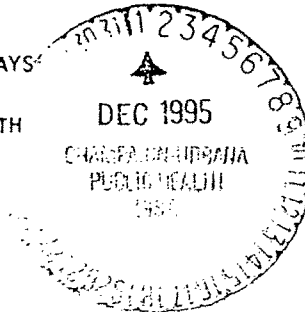
(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED Joseph Reynolds DATE 11-88

Handwritten note: C# 23421

# Well Construction Report

THIS FORM MUST BE COMPLETED WITHIN 30 DAYS OF WELL COMPLETION AND SENT TO THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENVIRONMENTAL HEALTH 525 WEST JEFFERSON STREET SPRINGFIELD, ILLINOIS 62761



## GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller Reynolds Well Drilling License No. 102-003795  
 10. Well Site Address C.R. 200N Pk. 10/Ville Grove  
 11. Property Owner John Liffick Well No. \_\_\_\_\_  
 12. Permit No. 19-79-95 Date Issued 10-25-95  
 13. Location: County Champaign

Sec. 27.2H  
 Twp. 17N  
 Rge. 9E


1. Type of Well  
 a. Bored  Hole Diam. 4 in. Depth 38 ft  
 Buried Slab: Yes  No   
 b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft  
 c. Drilled \_\_\_\_\_ Finished in Drift  In Rock \_\_\_\_\_  
 d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)

2. Well furnishes water for human consumption? Yes  No   
 3. Date well drilled 11-27-95  
 4. Permanent pump installed? Yes \_\_\_\_\_ Date \_\_\_\_\_ No   
 Manufacturer \_\_\_\_\_ Type \_\_\_\_\_  
 Location \_\_\_\_\_  
 Capacity \_\_\_\_\_ gpm. Depth of setting \_\_\_\_\_ ft.  
 5. Well top sealed? Yes  No  Type Cast Iron  
 6. Pitless adapter installed? Yes  No   
 Manufacturer Baker Model No. 1 B1M  
 How attached to casing? Nut  
 7. Well disinfected? Yes  No   
 8. Pump and equipment disinfected Yes \_\_\_\_\_ No \_\_\_\_\_

### IMPORTANT NOTICE

This State Agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. Disclosure of this information is mandatory. This form has been approved by the Forms Management Center.

PRESS FIRMLY WITH BLACK PEN OR TYPE

Do Not Use Felt Pen

14. Water from Sand at depth 10 ft

15. Casing and Liner Pipe		to <u>13</u> ft	
Diam. (in)	Kind and Weight	From (ft)	To (ft)
6"	PVC	+1	-11
36"	Concrete	-11	-38

Show location in section plat  
 NW, NE, NE

16. Screen: Diam. \_\_\_\_\_ in, Length \_\_\_\_\_ in, Slot Size \_\_\_\_\_  
 17. Size hole below casing \_\_\_\_\_ in. 18. Ground Elev. \_\_\_\_\_ ft msl.  
 19. Static level \_\_\_\_\_ ft below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft, pumping gpm for \_\_\_\_\_ hours.

20. Earth Materials Passed Through	Depth of Top	Depth of Bottom
Black Dirt	0	-2
Brown clay	-2	-10
Sand	-10	-13
Gray clay	-13	-38

Continue on separate sheet if necessary.

Signed Kenn V. Casey Date 11-27-95

Date 05/10/2001

**TYPE OR PRESS FIRMLY WITH BLACK INK PEN. COMPLETE WITHIN 30 DAYS OF WELL COMPLETION AND SEND TO THE APPROPRIATE HEALTH DEPARTMENT**

GEOLOGICAL & WATER SURVEY WELL RECORD

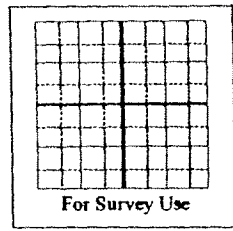
1. Type of Well a. Driven Well Casing diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 b. Bored Well Buried Slab  Yes [ ] No  
 Hole Diameter 46 in. to 22 ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
 c. Drilled Well PVC casing Formation packer set at depth of \_\_\_\_\_ ft.  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

13. Property Owner JOSEPHINE J. HILDE Well # \_\_\_\_\_  
 14. Driller KEVIN V. CAREY License # 102-003795  
 15. Name of Drilling Co. REYNOLDS WELL DRILLING CORP.  
 16. Permit No. 17-17-01 Date Issued 03/30/2001  
 17. Date Drilling Started 05/04/2001  
 18. Well SITE address 1580 CR 200 NORTH  
 19. Township Name CRITTENDEN Land ID # 08-33-27-200-01  
 20. Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_  
 21. Location a. County CHAMPAIGN  
 b. Township 17N Range 9E Section 27  
 c. NW Quarter NE Quarter NE Quarter 24  
 d. Coordinates \_\_\_\_\_ Site Elevation \_\_\_\_\_ ft. (msl)

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)
HOLE PLUG	14		-9	-10	

22. Casings, Liners\* and Screen Information

Diam. (in.)	Material	Joint	Slot Size	From (ft.)	To (ft.)
6"	PVC	SDR21		+1	-10
36"	CONCRETE			-10	-22



d. Drilled Well Steel Casing --- Mechanically Driven [ ] Yes [ ] No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)

- e. Well finished with  Unconsolidated Materials [ ] Bedrock  
 f. Kind of Gravel Sand Pack Grain Size/Supplier # From (ft.) To (ft.)  
BACKSHOT 3/8" -10 -22

(\*) \_\_\_\_\_  
 (List reason for liner, type of upper and lower seals installed)

2. Well Use  Domestic [ ] Irrigation [ ] Commercial [ ] Livestock  
 [ ] Monitoring [ ] Other  
 3. Date Well Completed 05/10/2001 Well Disinfected  Yes [ ] No  
 Driller's estimated well yield \_\_\_\_\_ gpm  
 4. Date Permanent Pump Installed \_\_\_\_\_  
 5. Pump Capacity \_\_\_\_\_ gpm Set at (depth) \_\_\_\_\_ ft.  
 6. Pitless Adapter Model and Manufacturer CAMPBELL BPI0X  
 7. Well Cap Type and Manufacturer CAST IRON BAKER  
 8. Pressure Tank Working Cycle \_\_\_\_\_ gals. Captive Air [ ] Yes [ ] No  
 9. Pump System Disinfected [ ] Yes [ ] No  
 10. Name of Pump Company \_\_\_\_\_

23. Water from SAND & GRAVEL at a depth of -10 ft. to -15 ft.  
 a. Static water level \_\_\_\_\_ ft. below casing which is \_\_\_\_\_ in. above ground  
 b. Pumping level is \_\_\_\_\_ ft. pumping \_\_\_\_\_ gpm after pumping for \_\_\_\_\_ hours

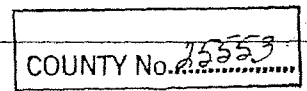
24. Earth Materials Passed Through

	From (ft.)	To (ft.)
BLACK DIRT	0	-2
BROWN CLAY	-2	-10
SAND & GRAVEL	-10	-15
SOFT GRAY CLAY	-15	-22

1. Pump Installer \_\_\_\_\_ License # \_\_\_\_\_  
 2. \_\_\_\_\_ License # \_\_\_\_\_  
 Licensed Pump Contractor Signature \_\_\_\_\_

(If dry hole, fill out log & indicate how hole was sealed)  
Kevin V. Carey 102-003795  
 25. Licensed Water Well Contractor Signature License Number  
 (SEE REVERSE SIDE FOR ADDITIONAL INFORMATION)

Illinois Department of Public Health  
 Division of Environmental Health  
 25 W. Jefferson St.  
 Springfield, IL 62761



DO NOT write on these lines

IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to  
 accomplish the statutory purpose as outlined under Public Act 85-0863. DISCLOSURE OF THIS  
 INFORMATION IS MANDATORY. This form has been approved by the Forms Management Center.

COPY

R 330656

Date May 31, 2008

**TYPE OR PRESS FIRMLY WITH BLACK INK PEN. COMPLETE WITHIN 30 DAYS OF WELL COMPLETION AND SEND TO THE APPROPRIATE HEALTH DEPARTMENT.**

1. Type of Well a. Driven Well Casing diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 b. Bored Well Buried Slab  Yes  No  
 Hole Diameter 42 in. to 13° ft.; 36 in. to 53° ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
 c. Drilled Well PVC casing Formation packer set at depth of \_\_\_\_\_ ft.  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)
<u>36# Gravel</u>	<u>15</u>	<u>750 lbs</u>	<u>12.2</u>	<u>13.4</u>	<u>N/A</u>
<u>Bentonite</u>					

- d. Drilled Well Steel Casing --- Mechanically Driven  Yes  No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)

- e. Well finished within  Unconsolidated Materials  Bedrock

f. Kind of Gravel Sand Pack Grain Size/Supplier # From (ft.) To (ft.)

<u>1/2" - 1/4" Pea Gravel</u>	<u>FA-04</u>	<u>13.4</u>	<u>53.0</u>
-------------------------------	--------------	-------------	-------------

2. Well Use  Domestic  Irrigation  Commercial  Livestock  
 Monitoring  Other  
 3. Date Well Completed 05/20/08 Well Disinfected  Yes  No  
 Driller's estimated well yield 30+ gpm  
 4. Date Permanent Pump Installed \_\_\_\_\_  
 5. Pump Capacity \_\_\_\_\_ gpm Set at (depth) \_\_\_\_\_ ft.  
 6. Pitless Adapter Model and Manufacturer \_\_\_\_\_  
 7. Well Cap Type and Manufacturer Monitor/Baker (cast iron)  
 8. Pressure Tank Working Cycle \_\_\_\_\_ gals. Captive Air  Yes  No  
 9. Pump System Disinfected  Yes  No  
 10. Name of Pump Company \_\_\_\_\_

11. Pump Installer \_\_\_\_\_ License # \_\_\_\_\_  
 12. \_\_\_\_\_ License # \_\_\_\_\_  
 Licensed Pump Contractor Signature \_\_\_\_\_

Illinois Department of Public Health  
 Division of Environmental Health  
 525 W. Jefferson St.  
 Springfield, IL 62761

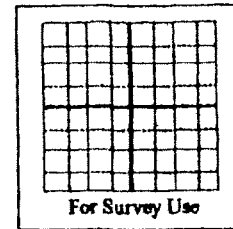
9438870  
 DO NOT write on these lines  
**IMPORTANT NOTICE:** This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. **DISCLOSURE OF THIS INFORMATION IS MANDATORY.** This form has been approved by the Forms Management Center.

RECEIVED  
 JUN 10 2008  
 Champaign-Urbana  
 Public Health District

COPY  
 SCANNED

GEOLOGICAL AND WATER SURVEY WELL RECORD

13. Property Owner Carl Brown Well # 1  
 14. Driller Todd Skinner License # 092-008742  
 15. Name of Drilling Co. Reynolds Drilling Corp  
 16. Permit No. 19-11-08 Date Issued 04/04/08  
 17. Date Drilling Started 05/19/08  
 18. Well SITE address 157762200N - Talona, IL 61880  
 19. Township Name CRITTENDEN Land ID # 08-33-27-200-021  
 20. Subdivision Name N/A Lot # N/A  
 21. Location a. County Champaign  
 b. Township TIN Range 9E Section 27  
 c. NW Quarter NE Quarter NE Quarter 24  
 d. Coordinates 39°54'30N Site Elevation 653 ft. (msl)  
088°10'08W



22. Casings, Liners\* and Screen Information

Diam. (in.)	Material	Joint	Slot Size	From (ft.)	To (ft.)
<u>6</u>	<u>ASTM F480 Solvent</u>	<u>30R21 PK. welded</u>	<u>N/A</u>	<u>1° AGN</u>	<u>14.5 BSL</u>
<u>30</u>	<u>Fiberglass Bell</u>		<u>0.040</u>	<u>14.5</u>	<u>52.5</u>
			<u>(Slotted)</u>	<u>39.5</u>	<u>52.5</u>

(\*) \_\_\_\_\_  
 (List reason for liner, type of upper and lower seals installed)

23. Water from Sand & Gravel at a depth of 47.0 ft. to 53.0 ft.  
 a. Static water level 6.5 ft below casing which is 12 in. above ground  
 b. Pumping level is 11.0 ft. pumping 10 gpm after pumping for 4.0 hours

24. Earth Materials Passed Through

	From (ft.)	To (ft.)
<u>Clayey Silt Loam - Brown, moist, firm (Topsoil)</u>	<u>0.0</u>	<u>1.4</u>
<u>Silty Clay - Brown &amp; Gray, moist, stiff</u>	<u>1.4</u>	<u>7.0</u>
<u>Sand - Gray, saturated, fine-coarse, w/Gravel</u>	<u>7.0</u>	<u>11.0</u>
<u>V. Silty Clay - Gray, moist, firm, to Sand</u>	<u>11.0</u>	<u>23.0</u>
<u>Silty Clay - Gray, moist, v. stiff, to Sand to Gravel</u>	<u>23.0</u>	<u>36.0</u>
<u>" " " V. Hard "</u>	<u>36.0</u>	<u>47.0</u>
<u>Sand - Gray, saturated, fine-coarse, to Gravel</u>	<u>47.0</u>	<u>53.0</u>

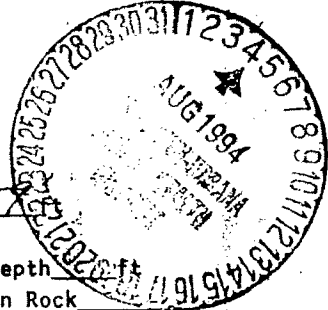
- (If dry hole, fill out log and indicate how hole was sealed.)  
 25. Licensed Water Well Contractor Signature Todd M. Skinner License Number 092-008742

# Well Construction Report

THIS FORM MUST BE COMPLETED WITHIN 30 DAYS  
 OF WELL COMPLETION AND SENT TO  
 THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 525 WEST JEFFERSON STREET  
 SPRINGFIELD, ILLINOIS 62761

## GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller Luttrell Well Drilling License No. 092-003318  
 10. Well Site Address 5078 Scarburgh Sidney, IL  
 11. Property Owner Richard Lively Well No. \_\_\_\_\_  
 12. Permit No. 19-53-94 Date Issued 6-19-94  
 13. Location: County Champaign  
 Sec. 22-30  
 Twp. 17N  
 Rge. 9E



1. Type of Well  
 a. Bored  Hole Diam. 36" in. Depth 57'  
 Buried Slab: Yes  No   
 b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 c. Drilled \_\_\_\_\_ Finished in Drift \_\_\_\_\_ In Rock \_\_\_\_\_

(KIND)	FROM (Ft.)	TO (Ft.)

d. Grout: \_\_\_\_\_  
 2. Well furnishes water for human consumption? Yes  No   
 3. Date well drilled 6-27-94  
 4. Permanent pump installed? Yes \_\_\_\_\_ Date \_\_\_\_\_ No \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Type \_\_\_\_\_  
 Location \_\_\_\_\_  
 Capacity \_\_\_\_\_ gpm. Depth of setting \_\_\_\_\_ ft.

5. Well top sealed? Yes \_\_\_\_\_ No \_\_\_\_\_ Type \_\_\_\_\_  
 6. Pitless adapter installed? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Manufacturer \_\_\_\_\_ Model No. \_\_\_\_\_  
 How attached to casing? \_\_\_\_\_  
 7. Well disinfected? Yes \_\_\_\_\_ No \_\_\_\_\_  
 8. Pump and equipment disinfected Yes \_\_\_\_\_ No \_\_\_\_\_

**IMPORTANT NOTICE**

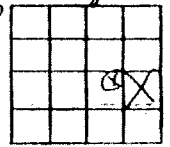
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PRESS FIRMLY WITH BLACK PEN OR TYPE

Do Not Use Felt Pen

14. Water from \_\_\_\_\_ at depth \_\_\_\_\_ ft

15. Casing and Liner Pipe		to _____ ft	
Diam. (in)	Kind and Weight	From (ft)	To (ft)
<u>36"</u>	<u>concrete tile</u>	<u>10'</u>	<u>59'</u>



Show location in section plat  
 NE, NW, SE  
 LOT 1 E.E.  
 RODGERS SUB

16. Screen: Diam. \_\_\_\_\_ in, Length \_\_\_\_\_ in, Slot Size \_\_\_\_\_  
 17. Size hole below casing \_\_\_\_\_ in. 18. Ground Elev. \_\_\_\_\_ ft msl.  
 19. Static level \_\_\_\_\_ ft below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft, pumping gpm for \_\_\_\_\_ hours.

20. Earth Materials Passed Through	Depth of Top	Depth of Bottom
<u>Black Dirt</u>	<u>0</u>	<u>2'</u>
<u>Yellow Clay</u>	<u>2'</u>	<u>18'</u>
<u>Blue Clay</u>	<u>18'</u>	<u>40'</u>
<u>Sand</u>	<u>40'</u>	<u>59'</u>

Continue on separate sheet if necessary.

Signed J.D. Luttrell Date 8-1-94

COPY

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
WATER WELL CONSTRUCTION REPORT

Date JUNE 2, 2003

TYPE OR PRESS FIRMLY WITH BLACK INK PEN. COMPLETE WITHIN 30 DAYS OF WELL COMPLETION AND SEND TO THE APPROPRIATE HEALTH DEPARTMENT

GEOLOGICAL & WATER SURVEY WELL RECORD

1. Type of Well a. Driven Well Casing diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 b. Bored Well Buried Slab  Yes  No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.; \_\_\_\_\_ in. to \_\_\_\_\_ ft.  
 c. Drilled Well PVC casing Formation packer set at depth of \_\_\_\_\_ ft.  
 Hole Diameter 3 1/2 in. to 6 3/4 ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

13. Property Owner Lyle & Anna Gast Well # 1  
 14. Driller Todd Skinner License # 092-008242  
 15. Name of Drilling Co. Reynolds Well Drilling Corp.  
 16. Permit No. 19/47/03 Date Issued 06/19/03  
 17. Date Drilling Started 06/24/03  
 18. Well SITE address 1542 E. CR 200N.  
 19. Township Name CRITTENDEN Land ID # 08-33-27-700-001014  
 20. Subdivision Name N/A Lot # \_\_\_\_\_

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)
Expanding Grout Bentonite	15	750 lbs	9.50	10.50	N/A

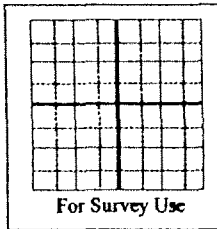
- d. Drilled Well Steel Casing - - Mechanically Driven  Yes  No  
 Hole Diameter \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft. \_\_\_\_\_ in. to \_\_\_\_\_ ft.

Type of Grout	# of Bags	Grout Weight	From (ft.)	To (ft.)	Tremie Depth (ft.)

- e. Well finished within  Unconsolidated Materials  Bedrock

f. Kind of Gravel Sand Pack	Grain Size/Supplier #	From (ft.)	To (ft.)
<u>1/2 - 3/8" Pea Gravel</u>	<u>CA-16</u>	<u>10.50</u>	<u>63.0</u>

21. Location a. County Champaign  
 b. Township 17N Range 9E Section 27  
 c. NW Quarter NW Quarter NE Quarter 4H  
 d. Coordinates \_\_\_\_\_ Site Elevation \_\_\_\_\_ ft. (msl)



22. Casings, Liners\* and Screen Information

Diam. (in.)	Material	Joint	Slot Size	From (ft.)	To (ft.)
<u>6</u>	<u>ASTM F-480 PVC</u>	<u>Solvent</u>	<u>N/A</u>	<u>1.10 AGL</u>	<u>11.50 BGL</u>
<u>30</u>	<u>Fiberglass</u>	<u>Bell</u>	<u>0.040</u>	<u>11.50</u>	<u>61.50</u>
		<u>Spotted</u>		<u>45.50</u>	<u>55.50</u>

(List reason for liner, type of upper and lower seals installed)

23. Water from Sand & Gravel at a depth of 52.0 ft. to 59.3 ft.  
 a. Static water level 8.3 ft. below casing which is 13 in. above ground  
 b. Pumping level is \_\_\_\_\_ ft. pumping \_\_\_\_\_ gpm after pumping for \_\_\_\_\_ hours

24. Earth Materials Passed Through	From (ft.)	To (ft.)
<u>Silty Clay - Brown moist, stiff, little sand, to gravel</u>	<u>0.0</u>	<u>6.5</u>
<u>Loam - Gray, coarse, saturated</u>	<u>6.5</u>	<u>9.2</u>
<u>Silt - Gray, moist, hard, clayey</u>	<u>9.2</u>	<u>21.2</u>
<u>Silty Clay - Gray, moist, stiff, hard, to sand, little gravel</u>	<u>21.2</u>	<u>42.0</u>
<u>" - mottled Gray &amp; Brown, moist, hard, to sand, to gravel</u>	<u>42.0</u>	<u>45.5</u>
<u>Clayey Sand - Gray, moist, v. moist, m. dense, silt</u>	<u>45.5</u>	<u>47.5</u>
<u>Silty Clay - mottled Gray &amp; Brown, moist, hard, little sand</u>	<u>47.5</u>	<u>52.0</u>
<u>* Sand - Gray, fine-med, saturated, to gravel</u>	<u>52.0</u>	<u>59.3</u>
<u>Silty Clay - Brownish Gray, moist, v. hard, to sand, little gravel</u>	<u>59.3</u>	<u>63.0</u>

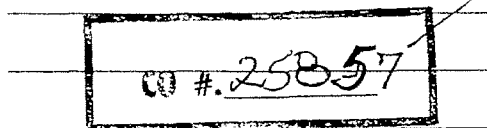
(If dry hole, fill out log & indicate how hole was sealed)

25. Licensed Water Well Contractor Signature \_\_\_\_\_ License Number \_\_\_\_\_  
 (SEE REVERSE SIDE FOR ADDITIONAL INFORMATION)

Champaign-Urbana  
 Public Health District  
 RECEIVED  
 JUL 10 2003

COP

Illinois Department of Public Health  
 Division of Environmental Health  
 525 W. Jefferson St.  
 Springfield, IL 62761



DO NOT write on these lines

2348958

IMPORTANT NOTICE: This state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 85-0863. DISCLOSURE OF THIS INFORMATION IS MANDATORY. This form has been approved by the Forms Management Center.

White Copy - Ill. Dept. of Public Health  
 Yellow Copy - Well Contractor  
 Blue Copy - Well Owner

INSTRUCTIONS TO DRILLERS

FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE DEPARTMENT OF PUBLIC HEALTH, ROOM 616, STATE OFFICE BUILDING, SPRINGFIELD, ILLINOIS, 62706. DO NOT DETACH GEOLOGICAL / WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

1/67

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 WELL CONSTRUCTION REPORT

- Type of Well
  - Dug  Bored  Hole Diam. 3 in. Depth 167 1/2 ft.  
 Curb material  Buried Slab: Yes  No
  - Driven  Drive Pipe Diam.  in. Depth  ft.
  - Drilled  Finished in Drift  In Rock   
 Tubular  Gravel Packed
  - Grout:

NO<sub>3</sub>

(KIND)	FROM (Ft.)	TO (Ft.)

- Distance to Nearest:
 

Building <input type="checkbox"/> Ft.	Seepage Tile Field <input type="checkbox"/>
Cess Pool <input type="checkbox"/>	Sewer (non Cast iron) <input type="checkbox"/>
Privy <input type="checkbox"/>	Sewer (Cast iron) <input type="checkbox"/>
Septic Tank <input type="checkbox"/>	Barnyard <input type="checkbox"/>
Leaching Pit <input type="checkbox"/>	Manure Pile <input type="checkbox"/>

- Is water from this well to be used for human consumption?  
 Yes  No
- Date well completed 1940
- Permanent Pump Installed? Yes  No   
 Manufacturer Myers Type 1 pipe jet 1/3 H.P.  
 Capacity  gpm. Depth of setting  ft.
- Well Top Sealed? Yes  No
- Pitless Adaptor Installed? Yes  No
- Well Disinfected? Yes  No
- Water Sample Submitted? Yes  No

REMARKS: 1941 SWS 90582

COPY

GEOLOGICAL WATER SURVEYS WATER WELL RECORD

- Dept. Mines and Minerals permit No. 127 Year 1967
- Property owner John R. Williams Well No.    
 Address Villa Grove  
 Driller Williamson License No.
- Water from   13. County    
 at depth 160 to 167 1/2 ft. <sup>Formation</sup>  
 Sec. 27.5a
- Screen: Diam. 2 in. Twp. 17N  
 Length: 3' 6" ft. Slot 60 Rng. 9E  
 Elev. 645


15. Casing and Liner Pipe

Diam. (in.)	Kind and Weight	From (Ft.)	To (Ft.)
<u>3</u>	<u>Pipe</u>	<u>3</u>	<u>64</u>

SHOW LOCATION IN SECTION PLAT

- Size Hole below casing:   in. from ground level
- Static level 8 ft. below casing top which is   ft. 1940  
 above ground level. Pumping level   ft. when pumping at   gpm for   hours.

18. FORMATIONS PASSED THROUGH	THICKNESS	DEPTH OF BOTTOM
<u>Soil</u>	<u>1</u>	<u>1</u>
<u>Yellow Clay</u>	<u>7</u>	<u>8</u>
<u>Yellow Sand</u>	<u>4</u>	<u>12</u>
<u>Blue clay</u>	<u>20</u>	<u>32</u>
<u>sand</u>	<u>1</u>	<u>33</u>
<u>Blue Clay &amp; gravel</u>	<u>17</u>	<u>50</u>
<u>S &amp; Gravel</u>	<u>7</u>	<u>57</u>
(CONTINUE ON SEPARATE SHEET IF NECESSARY)	(over)	

SIGNED   DATE 15 Jul 68

(705)

9999

# WELL DATA <sup>(245)</sup>

City 6 mi E, 1 mi S of Pesotum County Champaign

Section 27.52 Twp. 17 N Range 9 E

Location (in feet from section corner) 200' N, 100' E of SE cor SW 1/4

Owner Otto M. Henry Address Villa Grove

Authority Mrs O. Henry Address \_\_\_\_\_

Contractor Orva Williamson Address Atwood

Date dug, bored, drilled Aug, 1940 Sea level elevation pump base \_\_\_\_\_

Sea level elevation ground 645 Depth 67' 6" Log Soil 0-1

yellow clay 1-8, yellow sand 8-12, blue clay 12-32  
sand 32-33, blue clay & gravel 33-50, sand & gravel 50-57,  
soft blue clay 57-60, coarse sand 60-67 1/2

weak veins of water at 32' & 50' Aquifer Sand from 60-67 1/2

Were drill cuttings saved \_\_\_\_\_ Where filed \_\_\_\_\_

Size hole at top \_\_\_\_\_ If reduced, where and how much \_\_\_\_\_

Casing record and material 3" to 64"

Screen make Clayton Marks Type \_\_\_\_\_ Material \_\_\_\_\_

Screen diameter 2" Length 3' 6" Slot opening # 60 gauge.

Static water level was 8' at end of \_\_\_\_\_ hours quiet period  
on (date) \_\_\_\_\_ Pumping water level was \_\_\_\_\_ after

\_\_\_\_\_ hours pumping at a rate of \_\_\_\_\_ g.p.m. on \_\_\_\_\_ (date)

Reference point for above measurements Ground Surface

Can static water level be measured now No How Top of Well Covered

Can pumping water level be measured now No How with Earth

Can discharge be measured now \_\_\_\_\_ How \_\_\_\_\_

Influence on other wells \_\_\_\_\_

Length of air line below pump base \_\_\_\_\_ Elev. of lower end \_\_\_\_\_

Size \_\_\_\_\_ Material \_\_\_\_\_

How is lower end made \_\_\_\_\_

Pressure gauge size \_\_\_\_\_ Make \_\_\_\_\_

Temperature of water at discharge \_\_\_\_\_ Date, time \_\_\_\_\_

Water sample collected at (time) 5:00 P.M. on (date) May 20, 1941

after 15 min hours pumping at rate of about 3 g.p.m.

Analysis No. 91583 Location of sampling tap on pressure tank

Color none Odor none Gassy \_\_\_\_\_ Turbidity \_\_\_\_\_

CO<sub>2</sub> \_\_\_\_\_ pH \_\_\_\_\_ Was filtered sample collected No.

Purpose of use \_\_\_\_\_ Corrosive to what \_\_\_\_\_

Treatment None.  
reported hard with much iron.

COPY

20000



245

June 11, 1941

CHM 17N9E-27.5a

SHORT PARTIAL MINERAL ANALYSIS

John R. Wallace - 1970

Sample of water collected from a well owned by Otto M. Henry near Villa Grove, Illinois. Location of well: 200' N and 100' E of S.E. corner S.W. of Section 27, T. 17 N., R. 9 E. Depth: 67 feet 6 inches. Date collected: May 20, 1941.

LABORATORY NO. 90582

Determinations Made.

	Pts. per million
Turbidity	12
Color	0
Odor	0
Iron Fe	7.0
(unfiltered)	32
Chloride Cl	
Alkalinity (as CaCO <sub>3</sub> )	0
Phenolphthalein	382
Methyl Orange	379
Total Hardness (as CaCO <sub>3</sub> )	474
Total mineral content	

Wise?

STATE WATER SURVEY DIVISION

T. E. Larson, Chemist

TEL:RH

COPY

P 9999

INSTRUCTIONS TO DRILLERS

White Copy - Ill. Dept. of Public Health  
 Yellow Copy - Well Contractor  
 Blue Copy - Well Owner

FILL IN ALL PERTINENT INFORMATION REQUESTED AND MAIL ORIGINAL TO STATE DEPARTMENT OF PUBLIC HEALTH, ROOM 616, STATE OFFICE BUILDING, SPRINGFIELD, ILLINOIS, 62706. DO NOT DETACH GEOLOGICAL/WATER SURVEYS SECTION. BE SURE TO PROVIDE PROPER WELL LOCATION.

1/67

ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 WELL CONSTRUCTION REPORT

1. Type of Well

- a. Dug  Bored  Hole Diam. \_\_\_\_\_ in. Depth 14.7 ft.  
 Curb material Brick Buried Slab: Yes  No
- b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.
- c. Drilled \_\_\_\_\_ Finished in Drift \_\_\_\_\_ In Rock \_\_\_\_\_  
 Tubular \_\_\_\_\_ Gravel Packed \_\_\_\_\_

d. Grout:

NO 3

(KIND)	FROM (Ft.)	TO (Ft.)

2. Distance to Nearest:

- Building \_\_\_\_\_ Ft. Seepage Tile Field \_\_\_\_\_  
 Cess Pool \_\_\_\_\_ Sewer (non Cast iron) \_\_\_\_\_  
 Privy \_\_\_\_\_ Sewer (Cast iron) \_\_\_\_\_  
 Septic Tank \_\_\_\_\_ Barnyard \_\_\_\_\_  
 Leaching Pit \_\_\_\_\_ Manure Pile \_\_\_\_\_

3. Is water from this well to be used for human consumption?

Yes  No

4. Date well completed \_\_\_\_\_

5. Permanent Pump Installed? Yes  No   
 Manufacturer \_\_\_\_\_ Type 1p pipe Jet 1/2 H.P.  
 Capacity \_\_\_\_\_ gpm. Depth of setting \_\_\_\_\_ ft.

6. Well Top Sealed? Yes \_\_\_\_\_ No

7. Pitless Adaptor Installed? Yes \_\_\_\_\_ No

8. Well Disinfected? Yes \_\_\_\_\_ No

9. Water Sample Submitted? Yes \_\_\_\_\_ No

REMARKS:

COPY

GEOLOGICAL WATER SURVEYS WATER WELL RECORD

10. Dept. Mines and Minerals permit No. \_\_\_\_\_ Year \_\_\_\_\_

11. Property owner Ruth Farina - Well No. \_\_\_\_\_

Address 708 S Prairie CH. 11

Driller \_\_\_\_\_ License No. \_\_\_\_\_

12. Water from \_\_\_\_\_ 13. County CH. 11

at depth \_\_\_\_\_ to 14.7 ft. <sup>Formation</sup> Sec. 27.5h

14. Screen: Diam. \_\_\_\_\_ in. Twp. 17N

Length: \_\_\_\_\_ ft. Slot \_\_\_\_\_ Rng. 9E

Elev. 652


SHOW LOCATION IN SECTION PLAT

15. Casing and Liner Pipe

Diam. (in.)	Kind and Weight	From (Ft.)	To (Ft.)
<u>30</u>	<u>Brick</u>	<u>0</u>	<u>14.7</u>

16. Size Hole below casing: \_\_\_\_\_ in.

17. Static level 8.35 ft. below casing top which is \_\_\_\_\_ ft. above ground level. Pumping level \_\_\_\_\_ ft. when pumping at \_\_\_\_\_ gpm for \_\_\_\_\_ hours.

18.	FORMATIONS PASSED THROUGH	THICKNESS	DEPTH OF BOTTOM

(CONTINUE ON SEPARATE SHEET IF NECESSARY)

SIGNED [Signature] DATE 15 Jul 68

236

WELL CONSTRUCTION REPORT

Date March 30, 1999

**TYPE OR PRESS FIRMLY WITH BLACK INK PEN, THIS FORM MUST BE COMPLETED WITHIN 30 DAYS OF COMPLETION AND SENT TO THE APPROPRIATE HEALTH DEPARTMENT**

1. Date Well Completed March 30, 1999  
 2. Use:  Domestic  Irrigation  Commercial  Livestock  
 Monitoring  Other \_\_\_\_\_

3. Type of Well:  
 a. Bored Well: Hole Diameter 46 in. Depth 35 ft.  
 Casing Diameter 36 in. Buried Slab:  Yes  No  
 b. Driven Well: Drive Pipe Diameter \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 c. Drilled Well: Well Diameter \_\_\_\_\_ in. Depth \_\_\_\_\_ ft.  
 Casing Diameter \_\_\_\_\_ in. Type \_\_\_\_\_ Joint \_\_\_\_\_

Casing Grout: \_\_\_\_\_ Oversized \_\_\_\_\_

Kind	Drill Hole(In)	From(ft)	To(ft)
Hole Plug	46"	-10	-11

Finished In: Unconsolidated  Gravel Pack:  Yes  No  
 Rock  Grain Size Bucks hot

4. Well Disinfected?  Yes  No  
 5. Date Permanent Pump Installed \_\_\_\_\_  
 6. Licensed Pump Contractor \_\_\_\_\_  
 License Number \_\_\_\_\_  
 7. Pitless Adapter Installed?  Yes  No  
 Manufacturer BP10X Campbell Model BP10X  
 Attached to Casing - How?  Screwed On  Welded  Compression  
 8. Type of Well Cap Cast Iron  
 9. Tank Working Cycle \_\_\_\_\_ gallons Captive Air:  Yes  No  
 10. Pump and Equipment Disinfected?  Yes  No

General Comments: (If dry hole, fill out log & indicate how hole was sealed.)

Illinois Department of Public Health  
 Division of Environmental Health - 525 W. Jefferson CO# 25178  
 Springfield, IL 62761 R 309209

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GEOLOGICAL AND WATER SURVEY WELL RECORD

11. Permit Number 19-015-99 Date Issued 3-29-99  
 12. Property Owner Phyllis Williams Well # \_\_\_\_\_  
 13. Drilling Company Name Reynolds Well Drilling Inc.  
 14. Name of Person who drilled the well Kevin V. Carey  
 15. Well Site Address 1548 county rd. 100 N Killa Grove I  
 16. Twnshp Name Crittenden Land ID# 08-33-27-300-0  
 17. Subdivision Name \_\_\_\_\_ Lot 60 Elevation \_\_\_\_\_ ft.  
 18. Location: Cnty Champaign Sect 27 Twnshp 17N Range 9E  
SW Quarter of the SE Quarter of the SW Quarter

19. Casing and Liner Pipe: \_\_\_\_\_ 20. Screen: \_\_\_\_\_

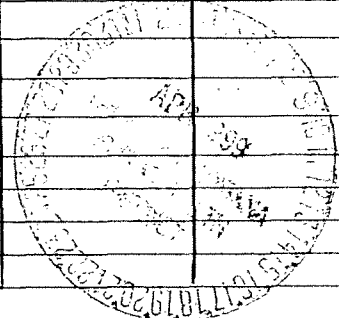
Dia (In)	Type	From(ft)	To (ft)	Diameter in.
6"	PVC SDR 21	+1	-11	Length _____ ft.
36"	Concrete	-11	-35	Slot Size _____
				Material _____

21. Water from Sand at depth 10 ft. to 14 ft.  
 22. Static Level \_\_\_\_\_ ft. below casing top which is \_\_\_\_\_ in. above ground level.  
 Pumping Level \_\_\_\_\_ ft. Pumping \_\_\_\_\_ gpm for \_\_\_\_\_ hours.

23. Earth Materials Passed Through

Material	Depth Top(ft)	Depth Bottom(ft)
Black dirt	0	-2
Brown clay	-2	-10
Sand	-10	-14
Gray clay	-14	-35

COPY



Continue on back of sheet if necessary

Kevin V. Carey  
 Licensed Contractor Signature License Number 102-003795

111 Dept. of Public Health  
 Yellow Copy: Well Contractor  
 Golden Copy: Well Owner

# Well Construction Report

THIS FORM MUST BE COMPLETED WITHIN 30 DAYS  
 OF WELL COMPLETION AND SENT TO  
 THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 525 WEST JEFFERSON STREET  
 SPRINGFIELD, ILLINOIS 62761

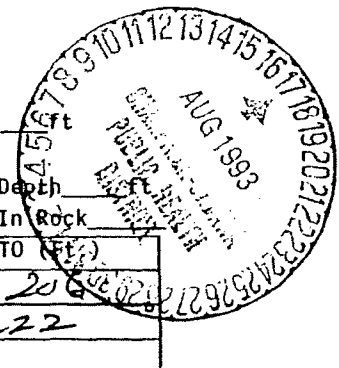
## GEOLOGICAL AND WATER SURVEYS WELL RECORD

9. Driller Harold Beck License No. 102-W1237  
 10. Well Site Address 1382 CE, 300 N  
 11. Property Owner Glenn Linstead Well No. 1  
 12. Permit No. 19-92-076 Date Issued 7/8/92  
 13. Location: County Jampaign  
 Sec. 27.86  
 Twp. 17N  
 Rge. 9E




1. Type of Well  
 a. Bored \_\_\_\_\_ Hole Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_ ft  
 Buried Slab: Yes \_\_\_\_\_ No \_\_\_\_\_  
 b. Driven \_\_\_\_\_ Drive Pipe Diam. \_\_\_\_\_ in. Depth \_\_\_\_\_  
 c. Drilled X Finished in Drift X In Rock \_\_\_\_\_  
 d. Grout:

(KIND)	FROM (Ft.)	TO (Ft.)
<u>Clay</u>	<u>0</u>	<u>206</u>
<u>Sand</u>	<u>206</u>	<u>222</u>



14. Water from Sand at depth 222 ft to 226 ft  
 15. Casing and Liner Pipe  

Diam. (in)	Kind and Weight	From (ft)	To (ft)
<u>4"</u>	<u>Schd. #40 Plastic</u>	<u>+1</u>	<u>222</u>

 Show location in section plat SW, NW, N

2. Well furnishes water for human consumption? Yes X No \_\_\_\_\_  
 3. Date well drilled 6/93  
 4. Permanent pump installed? Yes X Date 6/93 No \_\_\_\_\_  
 Manufacturer Goulds Type \_\_\_\_\_  
 Location Well  
 Capacity 15 gpm. Depth of setting 40 ft.  
 5. Well top sealed? Yes X No \_\_\_\_\_ Type \_\_\_\_\_  
 6. Pitless adapter installed? Yes X No \_\_\_\_\_  
 Manufacturer Barker Model No. Snappy  
 How attached to casing? Clamp per  
 7. Well disinfected? Yes X No \_\_\_\_\_  
 8. Pump and equipment disinfected Yes X No \_\_\_\_\_

16. Screen: Diam. 4 in, Length 48 in, Slot Size 1/2  
 17. Size hole below casing 4 in. 18. Ground Elev. \_\_\_\_\_ ft msl  
 19. Static level 15 ft below casing top which is 1 ft. above ground level. Pumping level 15 ft, pumping gpm for 2 hour:

20. Earth Materials Passed Through	Depth of	
	Top	Bottom
<u>Soil</u>	<u>2'</u>	<u>2'</u>
<u>Clay Yellow</u>	<u>9'</u>	<u>11'</u>
<u>Clay Blue</u>	<u>195'</u>	<u>206'</u>
<u>Sand</u>	<u>20'</u>	<u>226'</u>

COPY

**IMPORTANT NOTICE**  
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PRESS FIRMLY WITH BLACK PEN OR TYPE  
 Do Not Use Felt Pen

Continue on separate sheet if necessary.  
 \*Signed Harold Beck Date 8/12/93

SOURCE: PRIVATE WELL  
 WELL#: \_\_\_\_\_  
 LOCATION: SOUTHEAST OF TOLONO  
 COUNTY: CHAMPAIGN  
 TOWNSHIP: 17N  
 RANGE: 09E  
 SECTION: 27  
 PLOT: 8G  
 TREATMENT:

OWNER: GLENN LINSTAD  
 WELL DEPTH: 226.00  
 DATE COLLECTED: 8/15/2008  
 DATE RECEIVED: 8/15/2008  
 TEMPERATURE (F): \_\_\_\_\_  
 COMMENTS: SAMPLE COLLECTED FROM OUTSIDE SPIGOT.  
 PAGE 3 OF 5.

PARAMETER	Result	Units	meq/L	PARAMETER	Result	Units	meq/L
Iron (Total Fe):	0.655	mg/L		Fluoride (F):	< 0.08	mg/L	0.00
Potassium (K):	2.99	mg/L	0.08	Chloride (Cl):	404	mg/L	11.39
Calcium (Ca):	42.6	mg/L	2.13	Nitrate (NO3-N):	< 0.07	mg/L	0.00
Magnesium (Mg):	19.7	mg/L	1.62	Sulfate (SO4):	< 0.31	mg/L	0.01
Sodium (Na):	307	mg/L	13.35				

Aluminum (Al):	40	ug/L
Arsenic (As):	6.99	ug/L
Barium (Ba):	125	ug/L
Beryllium (Be):	< 0.55	ug/L
Boron (B):	203	ug/L
Chromium (Cr):	< 5.8	ug/L
Copper (Cu):	< 0.79	ug/L
Manganese (Mn):	24	ug/L
Nickel (Ni):	< 14	ug/L
Zinc (Zn):	36	ug/L

COPY

Turbidity (Lab, NTU):	5.0	NTU	Alkalinity (CaCO3):	291	mg/L	5.82
Color (PCU):	22	PCU	Silica (SiO2):	10.8	mg/L	
pH (Lab):	7.92		Hardness (as CaCO3):	187	mg/L	
Odor:	NONE		Total Dissolved Solids:	978	mg/L	

COPIED

Major Cations Sum (meq/L):	17.18	Major Anions Sum (meq/L):	17.23
Ion Balance: Difference(c-a)=	-0.050	IPD=	-0.14
TDS: Calculated=	963	RPD=	0.29
Difference(m-c)=	15.42	RPD=	1.59
		Ratio (m/c)=	1.02
< = Below detection limit (i.e. < 1.0 = less than 1.0)		hardness = (Ca mg/L * 2.497) + (Mg mg/L * 4.118) =	
mg/L = milligrams per liter		hardness = 106.37 + 81.12 = 187.50	
ND = Not determined/Information not available		ug/L = micrograms per Liter (1 mg/L = 1000 ug/L)	

	PASS	FAIL	COMMENTS
Holding Time:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
APD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transcription:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
QA(Anions, pH,Alk,TDS):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

NOV 03 2008

P 242472-02  
 [Signature]

SOURCE: PRIVATE WELL

OWNER: GLENN Linstead

WELL#:

WELL DEPTH: 226.00

LOCATION: SOUTHEAST OF TOLONO

DATE COLLECTED: 8/15/2008

COUNTY: CHAMPAIGN

DATE RECEIVED: 8/15/2008

TOWNSHIP: 17N

RANGE: 09E

TEMPERATURE (F):

SECTION: 27

PLOT: 8G

COMMENTS: SAMPLE COLLECTED FROM OUTSIDE SPIGOT.

TREATMENT:

PARAMETER	Result	Units	meq/L	PARAMETER	Result	Units	meq/L
Iron (Total Fe):	0.651	mg/L		Fluoride (F):	< 0.08	mg/L	0.00
Potassium (K):	3.00	mg/L	0.08	Chloride (Cl):	404	mg/L	11.39
Calcium (Ca):	42.3	mg/L	2.11	Nitrate (NO3-N):	< 0.07	mg/L	0.00
Magnesium (Mg):	19.4	mg/L	1.60	Sulfate (SO4):	< 0.31	mg/L	0.01
Sodium (Na):	306	mg/L	13.31				

Aluminum (Al):	41	ug/L	
Arsenic (As):	7.30	ug/L	
Barium (Ba):	123	ug/L	
Beryllium (Be):	< 0.55	ug/L	
Boron (B):	203	ug/L	
Chromium (Cr):	< 5.8	ug/L	
Copper (Cu):	< 0.79	ug/L	
Manganese (Mn):	24	ug/L	
Nickel (Ni):	< 14	ug/L	
Zinc (Zn):	37	ug/L	

Turbidity (Lab, NTU):	4.6	NTU		Alkalinity (CaCO3):	293	mg/L	5.86
Color (PCU):	22	PCU		Silica (SiO2):	10.7	mg/L	
pH (Lab):	7.93			Hardness (as CaCO3):	186	mg/L	
Odor:	NONE			Total Dissolved Solids:	978	mg/L	

COPY

SCANNED

Major Cations Sum (meq/L):	17.10		Major Anions Sum (meq/L):	17.27			
Ion Balance:	Difference(c-a)=	-0.173	IPD=	-0.50	RPD=	1.00	
TDS: Calculated=	962	Difference(m-c)=	15.91	RPD=	1.64	Ratio (m/c)=	1.02
< = Below detection limit (i.e. < 1.0 = less than 1.0)				hardness = (Ca mg/L * 2.497) + (Mg mg/L * 4.118) =			
mg/L = milligrams per liter				hardness = 105.62 + 79.89 = 185.51			
ND = Not determined/Information not available				ug/L = micrograms per Liter (1 mg/L = 1000 ug/L)			

	PASS	FAIL	COMMENTS
Folding Time:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RPD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transcription:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
QA (Anions, pH, Alk, TDS):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

P 242472-03

NOV 03 2008

*[Signature]*

SOURCE: PRIVATE WELL  
 WELL#:  
 LOCATION: SOUTHEAST OF TOLONO  
 COUNTY: CHAMPAIGN  
 TOWNSHIP: 17N  
 RANGE: 09E  
 SECTION: 27  
 PLOT: 8G

OWNER: GLENN LINSTEAD  
 WELL DEPTH: 226.00  
 DATE COLLECTED: 8/15/2008  
 DATE RECEIVED: 8/15/2008  
 TEMPERATURE (F):  
 COMMENTS: SAMPLE COLLECTED FROM UNFILTERED  
 KITCHEN TAP. PAGE 4 OF 5.

TREATMENT: SOFTENER

PARAMETER	Result	Units	meq/L	PARAMETER	Result	Units	meq/L
Iron (Total Fe):	0.077	mg/L		Fluoride (F):	< 0.08	mg/L	0.00
Potassium (K):	1.30	mg/L	0.03	Chloride (Cl):	402	mg/L	11.34
Calcium (Ca):	0.809	mg/L	0.04	Nitrate (NO3-N):	< 0.07	mg/L	0.00
Magnesium (Mg):	0.339	mg/L	0.03	Sulfate (SO4):	< 0.31	mg/L	0.01
Sodium (Na):	387	mg/L	16.83				

Aluminum (Al):	< 6.1	ug/L	
Arsenic (As):	6.41	ug/L	
Barium (Ba):	1.5	ug/L	
Beryllium (Be):	< 0.55	ug/L	
Boron (B):	201	ug/L	
Chromium (Cr):	< 5.8	ug/L	
Copper (Cu):	6.2	ug/L	
Manganese (Mn):	2.2	ug/L	
Nickel (Ni):	< 14	ug/L	
Zinc (Zn):	12	ug/L	

COPY

Turbidity (Lab, NTU):	2.3	NTU	Alkalinity (CaCO3):	292	mg/L	5.84
Color (PCU):	20	PCU	Silica (SiO2):	10.6	mg/L	
pH (Lab):	8.01		Hardness (as CaCO3):	3	mg/L	
Odor:	NONE		Total Dissolved Solids:	991	mg/L	

LABORATORY

Major Cations Sum (meq/L):	16.94	Major Anions Sum (meq/L):	17.19
Ion Balance: Difference(c-a)=	-0.256	IPD=	-0.75
TDS: Calculated=	978	Difference(m-c)=	13.04
		RPD=	1.32
		Ratio (m/c)=	1.01
< = Below detection limit (i.e. < 1.0 = less than 1.0)		hardness = (Ca mg/L * 2.497) + (Mg mg/L * 4.118) =	
mg/L = milligrams per liter		hardness = 2.02 + 1.40 =	3.42
ND = Not determined/Information not available		ug/L = micrograms per Liter (1 mg/L = 1000 ug/L)	

	PASS	FAIL	COMMENTS
Holding Time:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IPD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transcription:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
QA (Anions, pH, Alk, TDS):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

P242472-05

*[Signature]*

NOV 03 2008

SOURCE: PRIVATE WELL  
 WELL#:   
 LOCATION: SOUTHEAST OF TOLONO  
 COUNTY: CHAMPAIGN  
 TOWNSHIP: 17N  
 RANGE: 09E  
 SECTION: 27  
 PLOT: 8G  
 TREATMENT: SOFTENER, FILTRATION

OWNER: GLENN LINSTEAD  
 WELL DEPTH: 226.00  
 DATE COLLECTED: 8/15/2008  
 DATE RECEIVED: 8/15/2008  
 TEMPERATURE (F):  
 COMMENTS: SAMPLE COLLECTED FROM FILTERED  
 KITCHEN TAP. PAGE 5 OF 5.

PARAMETER	Result	Units	meq/L	PARAMETER	Result	Units	meq/L
Iron (Total Fe):	< 0.0059	mg/L		Fluoride (F):	< 0.08	mg/L	0.00
Potassium (K):	0.141	mg/L	0.00	Chloride (Cl):	65.8	mg/L	1.86
Calcium (Ca):	0.169	mg/L	0.01	Nitrate (NO3-N):	< 0.07	mg/L	0.00
Magnesium (Mg):	0.080	mg/L	0.01	Sulfate (SO4):	< 0.31	mg/L	0.01
Sodium (Na):	56.1	mg/L	2.44				

Aluminum (Al):	< 6.1	ug/L	
Arsenic (As):	1.92	ug/L	
Barium (Ba):	2.0	ug/L	
Beryllium (Be):	< 0.55	ug/L	
Boron (B):	217	ug/L	
Chromium (Cr):	< 5.8	ug/L	
Copper (Cu):	< 0.79	ug/L	
Manganese (Mn):	< 1.5	ug/L	
Nickel (Ni):	< 14	ug/L	
Zinc (Zn):	< 7.3	ug/L	

COPY

Turbidity (Lab, NTU):	< 0.1	NTU		Alkalinity (CaCO3):	23.8	mg/L	0.48
Color (PCU):	< 5	PCU		Silica (SiO2):	1.54	mg/L	
pH (Lab):	6.76			Hardness (as CaCO3):	< 1	mg/L	
Odor:	NONE			Total Dissolved Solids:	133	mg/L	

SCANNED

Major Cations Sum (meq/L):	2.46		Major Anions Sum (meq/L):	2.35
Ion Balance: Difference(c-a)=	0.112	IPD=	2.33	RPD= 4.65
TDS: Calculated=	139	Difference(m-c)=	-5.83	RPD= 4.29 Ratio (m/c)= 0.96
< = Below detection limit (i.e. < 1.0 = less than 1.0)		hardness = (Ca mg/L * 2.497) + (Mg mg/L * 4.118) =		
mg/L = milligrams per liter		hardness = 0.42 + 0.33 = 0.75		
ND = Not determined/Information not available		ug/L = micrograms per Liter (1 mg/L = 1000 ug/L)		

	PASS	FAIL	COMMENTS
Holding Time:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
PD:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transcription:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
QA (Anions, pH, Alk, TDS):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

242472-07

*[Signature]*

NOV 03 2008



# CASE NO. 694-V-11

PRELIMINARY MEMORANDUM

August 5, 2011

Petitioner: **Damon Reifsteck**

Champaign  
County  
Department of

**PLANNING &  
ZONING**

Site Area: **approx. 1 acre**

Time Schedule for Development:  
**Zoning Use Permit application  
already submitted; construction  
awaiting variance decision**

Prepared by: **John Hall**  
Zoning Administrator

Request: **Authorize the construction and use of an addition to an existing dwelling and authorize the reconstruction of the existing dwelling with a setback of 44 feet and 7 inches from CR900E, a minor street, in lieu of the minimum required setback of 55 feet, and a front yard of 14 feet and 7 inches from the front property line in lieu of the minimum required front yard of 25 feet, in the AG-1 District.**

Location: **An approximately one acre lot in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 27 of Tolono Township and commonly known as the house at 702 CR900E, Tolono.**

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

(217) 384-3708

---

## BACKGROUND

The petitioner applied for a zoning use permit to build an attached garage and found out that the existing dwelling was closer to the street than allowed by the minimum setback and a variance is required.

## EXTRATERRITORIAL JURISDICTION

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Tolono but municipalities do not have protest rights in variance cases and are not notified of such cases.

## EXISTING LAND USE AND ZONING

**Table 1. Land Use and Zoning in the Vicinity**

Direction	Land Use	Zoning
Onsite	Single Family Dwelling	AG-1 Agriculture
North	Farmland	AG-1 Agriculture
East	Farmland	AG-1 Agriculture
West	Single Family Dwelling	AG-1 Agriculture
South	Farmland	AG-1 Agriculture

## ATTACHMENTS

- A Case Maps (Land Use)
- B Proposed site plan
- C Draft Summary of Evidence and Finding of Fact

Attachment A Land Use Map

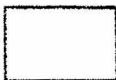
Case 694-V-11

AUGUST 5, 2011



SF

Single Family



FS

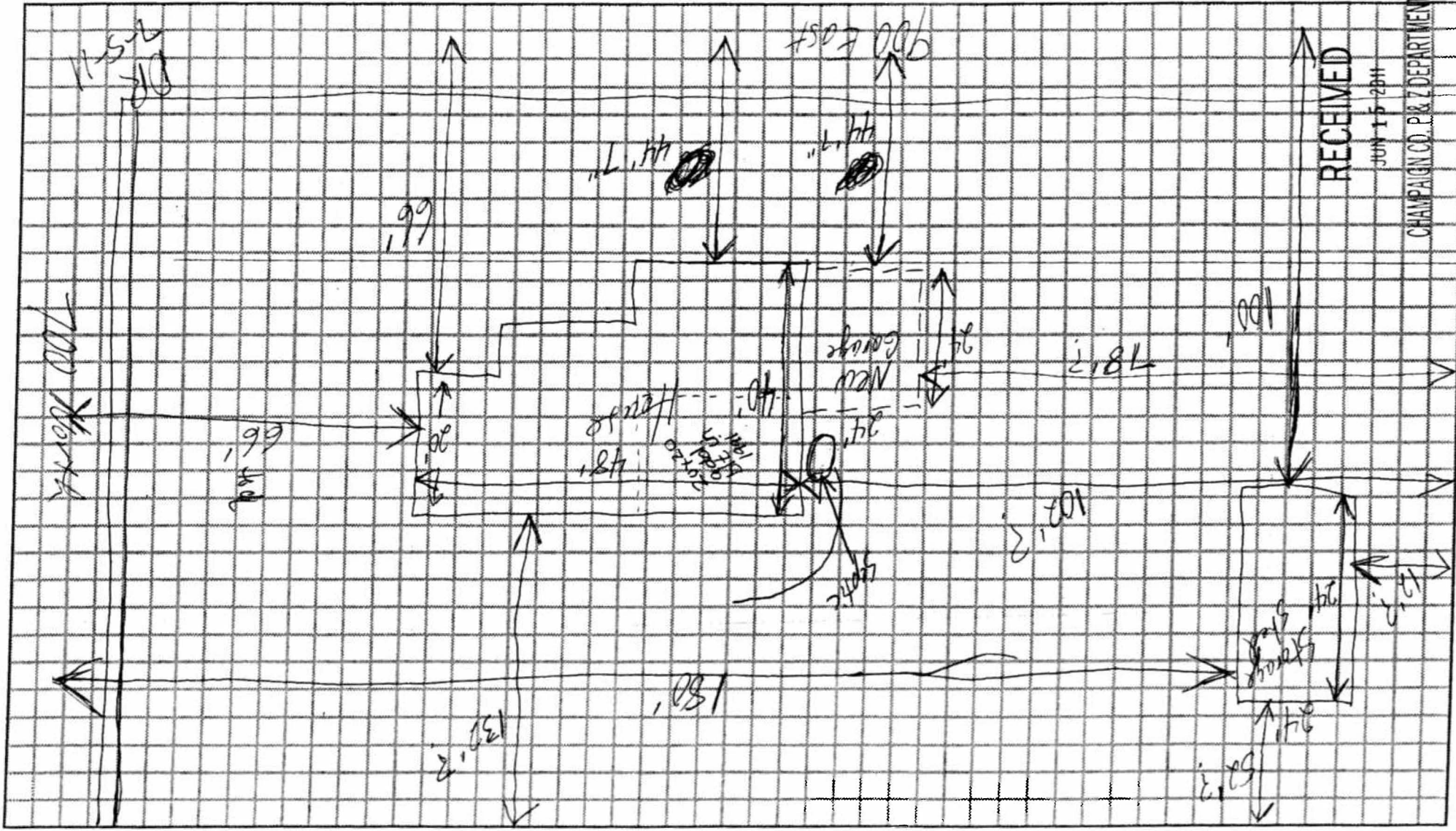
Farmstead



0' 200'

Champaign  
County  
Department of

PLANNING &  
ZONING



RECEIVED

JUN 15 2011

CHAMPAIGN CO. P & Z DEPARTMENT



***PRELIMINARY DRAFT***

**694-V-11**

**SUMMARY OF EVIDENCE,  
FINDING OF FACT  
AND**

**FINAL DETERMINATION**

**of**

**Champaign County Zoning Board of Appeals**

---

Final Determination: ***{GRANTED / GRANTED WITH SPECIAL CONDITIONS / DENIED}***

Date: August 11, 2011

Petitioner: Damon Reifsteck

Request: Authorize the construction and use of an addition to an existing dwelling and authorize the reconstruction of the existing dwelling with a setback of 44 feet and 7 inches from CR900E, a minor street, in lieu of the minimum required setback of 55 feet, and a front yard of 14 feet and 7 inches from the front property line in lieu of the minimum required front yard of 25 feet, in the AG-1 District

---

**PRELIMINARY DRAFT**

**SUMMARY OF EVIDENCE**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **August 11, 2011**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner Damon Reifsteck owns the subject property.
2. The subject property is an approximately one acre lot in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 27 of Tolono Township and commonly known as the house at 702 CR900E, Tolono.
3. The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Tolono but municipalities do not have protest rights in variance cases and are not notified of such cases.

**GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY**

4. Regarding land use and zoning on the subject property and adjacent to it:
  - A. The subject property is zoned AG-1 Agriculture and is a single family dwelling.
  - B. Land to the north, east, and south of the subject property is zoned AG-1 Agriculture and is farmland.
  - C. Land to the west of the subject property is zoned AG-1 Agriculture and is used as single family dwellings.

**GENERALLY REGARDING THE PROPOSED SITE PLAN**

5. Regarding the proposed site plan:
  - A. The existing home is 44 feet and 7 inches from the centerline of CR900E and the petitioner desires to construct an attached garage that is aligned with the front of the dwelling.

**GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS AND ZONING PROCEDURES**

6. Regarding specific *Zoning Ordinance* requirements relevant to this case:
  - A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested variances (capitalized words are defined in the Ordinance):
    - (1) "BUILDING RESTRICTION LINE" is a line usually parallel to the FRONT, side, or REAR LOT LINE set so as to provide the required YARDS for a BUILDING or STRUCTURE.
    - (2) "DWELLING, SINGLE FAMILY" is a DWELLING containing one DWELLING UNIT.

- (3) "LOT" is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.
  - (4) "LOT LINE, FRONT" is a line dividing a LOT from a STREET or easement of ACCESS. On a CORNER LOT or a LOT otherwise abutting more than one STREET or easement of ACCESS only one such LOT LINE shall be deemed the FRONT LOT LINE.
  - (5) "SETBACK LINE" is the BUILDING RESTRICTION LINE nearest the front of and across a LOT establishing the minimum distance to be provided between a line of a STRUCTURE located on said LOT and the nearest STREET RIGHT-OF-WAY line.
  - (6) "STREET" is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
    - (a) MAJOR STREET: Federal or State highways
    - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
    - (c) MINOR STREET: Township roads and other local roads.
  - (7) "VARIANCE" is a deviation from the regulations or standards adopted by this ordinance which the Hearing Officer or Zoning Board of Appeals are permitted to grant.
  - (8) "YARD" is an OPEN SPACE, other than a COURT, of uniform depth on the same LOT with a STRUCTURE, lying between the STRUCTURE and the nearest LOT LINE and which is unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.
  - (9) "YARD, FRONT" is a YARD extending the full width of a LOT and situated between the FRONT LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT. Where a LOT is located such that its REAR and FRONT LOT LINES each abut a STREET RIGHT-OF-WAY both such YARDS shall be classified as FRONT YARDS.
- B. In the *Zoning Ordinance*, setback requirements are established in two sections, as follows:
- (1) Subsection 4.3.2. Setback Line states, "All BUILDINGS and all MAIN or PRINCIPAL STRUCTURES shall be positioned in conformance with the

**PRELIMINARY DRAFT**

SETBACK LINE regulations and standards specified hereinafter for the DISTRICT in which they are located,” and drawings in 4.3.2 further specify that in the case of a MINOR STREET the required setback is 55 feet with a front yard of 25 feet.

- (2) Section 5.3 is the Schedule of Area, Height, and Placement Regulations by District and indicates that the setback from a MINOR STREET is 55 feet and footnote 3 further specifies that in no case shall the FRONT YARD be less than 25 feet from a MINOR STREET.
- C. The Department of Planning and Zoning measures yards and setbacks to the nearest wall line of a building or structure and the nearest wall line is interpreted to include overhanging balconies, projecting window and fireplace bulkheads, and similar irregularities in the building footprint. A roof overhang is only considered if it overhangs a property line.
- D. Paragraph 9.1.9 D. of the *Zoning Ordinance* requires the ZBA to make the following findings for a variance:
- (1) That the requirements of Paragraph 9.1.9 C. have been met and justify granting the variance. Paragraph 9.1.9C. of the *Zoning Ordinance* states that a variance from the terms of the *Champaign County Zoning Ordinance* shall not be granted by the Board or the hearing officer unless a written application for a variance is submitted demonstrating all of the following:
    - (a) That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district.
    - (b) That practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot.
    - (c) That the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the Applicant.
    - (d) That the granting of the variance is in harmony with the general purpose and intent of the *Ordinance*.
    - (e) That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.
  - (2) That the variance is the minimum variation that will make possible the reasonable use of the land or structure, as required by subparagraph 9.1.9D.2.
- E. Paragraph 9.1.9.E. of the *Zoning Ordinance* authorizes the ZBA to prescribe appropriate conditions and safeguards in granting a variance.

**GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT**

7. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
  - A. The Petitioner has testified on the application that, **“I would like west wall to line up with existing house because I think it looks better.”**

*Evidence to be added*

**GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE**

8. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
  - A. The Petitioner has testified on the application that, **“My septic is too close to move it to the east”**

*Evidence to be added*

**GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT**

9. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:
  - A. The Petitioner has testified on the application that, **“No, nothing I have done, the septic was there when I purchased property.”**

*Evidence to be added*

**GENERALLY PERTAINING TO WHETHER OR NOT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE**

10. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance is in harmony with the general purpose and intent of the Ordinance:
  - A. The Petitioner has testified on the application that, **“The proposed use is allowed in the AG 1 zoning district.”**
  - B. The Zoning Ordinance does not clearly state the considerations that underlay the setback and front yard requirements. In general, the setback is presumably intended to ensure the following:
    - (1) Right of way acquisition:
    - (2) Off-street parking: The subject property provides the required amount of off-street parking outside of the setback.



*PRELIMINARY DRAFT*

- (3) Aesthetics: Aesthetic benefit may be a consideration for any given front yard and setback but can be very subjective.
- C. The subject property conforms to all other zoning requirements.
- D. The proposed front yard of 14 feet and 7 inches is 58.3% of the minimum required 25 feet for a variance of 41.7%, and the proposed setback of 44 feet and 7 inches is 81.0% of the required 55 feet for a variance of 19%.
- E. The requested variance is not prohibited by the *Zoning Ordinance*.

*GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED VARIANCE ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE*

- 11. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
  - A. The Petitioner has testified on the application that, **“There is adequate room for firefighting purposes, there is adequate vision for drivers, water drainage is not affected.”**
  - B. The Township Highway Commissioner has notified of this variance but no comments have been received.
  - C. The Fire Protection District has been notified of this variance but no comments have been received.
- 12. When asked on the application what other circumstances justify the Variance the Petitioner stated **“The west side wall would line up with existing house, the roof line would line up better.”**

*GENERALLY REGARDING PROPOSED CONDITIONS OF APPROVAL*

- 13. No special conditions of approval are proposed at this time.

**DOCUMENTS OF RECORD**

1. Zoning Use Permit Application 166-11-01 submitted on June 15, 2011, with attachment:
  - A Quit Claim Deed Recorder's Document #2003R02985
2. Variance Application received on June 15, 2011 with attachment:
  - A Quit Claim Deed Recorder's Document #2003R02985
3. Preliminary Memorandum with attachments:
  - A Case Maps (Land Use)
  - B Proposed site plan
  - C Draft Summary of Evidence and Finding of Fact

FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case 694-V-11 held on August 11, 2011, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances *{DO / DO NOT}* exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied *{WILL / WILL NOT}* prevent reasonable or otherwise permitted use of the land or structure or construction because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. The requested variance *{SUBJECT TO THE PROPOSED CONDITION} {IS / IS NOT}* in harmony with the general purpose and intent of the *Ordinance* because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. The requested variance *{SUBJECT TO THE PROPOSED CONDITION} {WILL / WILL NOT}* be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. The requested variance *{SUBJECT TO THE PROPOSED CONDITION} {IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}***

**FINAL DETERMINATION**

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval of Section 9.1.9.C *{HAVE / HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case 694-V-11 is hereby *{GRANTED/ GRANTED WITH CONDITIONS/ DENIED}* to the petitioner, **Damon Reifsteck**, to authorize **the construction and use of an addition to an existing dwelling and authorize the reconstruction of the existing dwelling with a setback of 44 feet and 7 inches from CR900E, a minor street, in lieu of the minimum required setback of 55 feet, and a front yard of 14 feet and 7 inches from the front property line in lieu of the minimum required front yard of 25 feet, in the AG-1 District** *{SUBJECT TO THE FOLLOWING CONDITION(S):}*.

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

SIGNED:

Eric Thorsland, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

Champaign  
County  
Department of

**PLANNING &  
ZONING**

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

(217) 384-3708

To: **Champaign County Zoning Board of Appeals**

From: **John Hall, Zoning Administrator**

Date: **August 4, 2011**

RE: **Proposed Revisions to ZBA Bylaws**

---

**UPDATE**

**At the July 28, 2011, meeting the ZBA received an update on the proposed revisions to the Bylaws (see attached) that had been reviewed and approved by the State's Attorney.**

**The Bylaws amendment may be adopted at the August 11 meeting.**

---

**ATTACHMENTS**

- A Annotated Draft Revision Bylaws dated July 22, 2011 (including Appendices)**



**DRAFT REVISION BYLAWS**  
**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**As Amended August 25, 2005 DRAFT REVISION July 22, 2011**

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**ARTICLE 1 - AUTHORITY**

1.1 The authority to establish the Zoning Board of Appeals is set forth under the *Illinois Counties Code*, Chapter 55, Section 5/5-12007 *et seq*, herein referred to as the County Enabling Legislation. Powers and duties are delegated to the Zoning Board of Appeals by the Champaign County Board, herein referred to as the Governing Body, pursuant to Section 9.1.6(B) of the Champaign County Zoning Ordinance, Resolution Number 971, dated September 11, 1973 and as amended, in accordance with the County Enabling Legislation.

**ARTICLE 2 - GENERAL PROVISIONS**

- 2.1 These rules are supplementary to the provisions of the Champaign County Zoning Ordinance as they relate to procedures of the Zoning Board of Appeals. If there is a conflict between these rules and the Zoning Ordinance, the Zoning Ordinance shall prevail.
- 2.2 Nothing herein shall be construed to give or grant to the Board the power or authority to alter or change the Zoning Ordinance, including the Zoning Map, which authority is granted to the Governing Body, except as provided in Section 4.1.6 of the Zoning Ordinance.
- 2.3 The State's Attorney shall be consulted regarding questions of law. The Zoning Administrator shall be consulted regarding provisional interpretations of the Zoning Ordinance.
- 2.4 The Office of the Zoning Board of Appeals shall be located in The Champaign County Department of Planning and Zoning.

### ARTICLE 3 - APPOINTMENT AND TERMS OF MEMBERS

- 3.1 Appointment of the Zoning Board of Appeals shall be as provided for by the Governing Body pursuant to Section 9.1.6(A) of the Zoning Ordinance.
- 3.2 Applications for appointment to the Zoning Board of Appeals may be submitted to the Office of the Champaign County Board, 1776 East Washington Street, Urbana Illinois, 61802, or forms provided by the Office of the County Board.
- 3.3 For each meeting attended, members shall be compensated in a manner established by the Governing Body.
- 3.4 The Governing Body shall have the power to remove any member of the Board for cause only after a public hearing. Such hearing shall be held no less than 10 days after the member concerned has been given written notice of the charges against him or her. The Chairperson may make a recommendation to the Governing Body for removal of a Zoning Board member ~~due~~ to malfeasance, misfeasance, or nonfeasance generally, and in particular:
- a) Failure to disclose any conflict of interest pursuant to Section ~~7.8~~ 6.8 herein;
  - b) Failure to disclose any substantial or material *ex-parte* communications at the earliest opportunity subsequent to any such communications pursuant to Section ~~6.8~~ 7.4 herein;
  - c) Failure to attend two meetings within a period of one year, without recorded consent of the Chairperson; or
  - d) Repeated or excessive tardiness, as determined by the Chairperson.
- 3.5 Upon death, removal for cause, or resignation of a Board member, the Secretary shall promptly notify the Governing Body that a vacancy exists. If a member becomes incapacitated permanently or for what appears likely to be a protracted period, or moves from the jurisdiction, or becomes for any other reason no longer qualified to serve, and does not resign, the Chairperson shall promptly notify the Governing Body. The Chairperson may also request that the Governing Body declare that member's seat vacant.

### ARTICLE 4 - CHAIRPERSON

- 4.1 All proceedings and administrative functions of the Board shall be directed by a Chairperson, who shall preside over all meetings of the Board and shall otherwise supervise the affairs of the Board as outlined in Section 4.3 herein.
- 4.2 The Governing Body shall designate the Chairperson pursuant to Section 9.1.6(A)3 of the Zoning Ordinance. In the event of death, removal for cause, or resignation of the Chairperson, successor(s) shall also be named by the Governing Body. Upon vacancy of the Chairperson, the Board may vote to recommend a current serving member to the Governing Body for appointment as Chairperson of the Zoning Board.
- 4.3 If present and able, the Chairperson shall supervise the affairs of the Board and shall:
- a) preside at all hearings and meetings of the Board;
  - b) assure and maintain proper order and decorum of the Board, staff, and the public in all



proceedings of the Board;

**Article 4 – continued**

- c) decide all points of procedure or order in accordance with these and other applicable rules;
- d) provide for the oath or affirmation to be administered to all witnesses in cases before the Board pursuant to Section ~~6.6~~ 7.7 herein; and shall
- e) take such actions and exercise such powers as are specifically outlined herein.

4.4 The Board shall elect from among its members an Acting Chairperson to serve at any meeting where the Chairperson is absent or is otherwise unable to supervise the affairs of the Board. An Acting Chairperson, in the absence or disability of the Chairperson, shall perform all duties and exercise all powers of the Chairperson.

**ARTICLE 5 - MEETINGS**

- 5.1 No less than two regular meetings shall be held each month at a place authorized in Section 9.2.1(E) of the Zoning Ordinance, except under the following circumstances:
- a) the Chairperson determines that cancellation of a regular meeting is appropriate under Section 5.2 herein; or
  - b) the Secretary determines that the cancellation of a regular meeting is appropriate under Section 5.3 herein; or
  - c) the regular meeting falls on a designated County Holiday, in which case the Board shall vote as to whether such a meeting shall proceed as scheduled, be cancelled, or be rescheduled.
- 5.2 Regular meetings may be canceled by the Chairperson, or with the oral approval of a quorum of the Board. Meetings may be cancelled when there are no cases pending, or in the event that the requirements of these By-laws or the Zoning Ordinance prevent the Board from conducting any business, or in the event of hazardous or inclement weather. In the event of hazardous or inclement weather, the Champaign County Sheriff's Department may be consulted as to road conditions and other factors which may affect transportation to and from the meeting place. Upon cancellation, the Secretary shall make a reasonable attempt to notify the members of the Board, the petitioners, and other interested parties.
- 5.3 In the event that after all publications of scheduled public hearings pursuant to Sections 5.5 and 6.2 have been made, but prior to the scheduled meeting of the Board, all petitioners of all scheduled hearings have requested continuances or withdrawn their cases, the Secretary shall have the authority to cancel the scheduled meeting of the Board. Upon making the decision to cancel a scheduled meeting of the Board, the Secretary shall make a reasonable attempt to notify the members of the Board and all other interested parties of record, and shall post the meeting place with a notice of cancellation.
- 5.4 Special meetings may be called only with the oral approval of no less than a quorum of the Board, provided that no less than 24 hours notice is given to each member, and provided that all notice requirements have been met pursuant to Section 5.4 herein.
- 5.5 All meetings shall be open to the public, noticed, and posted in accordance with the *Illinois Open Meetings Act*, (5 ILCS 120/1.01 et seq.). The Board may only go into closed session for

appropriate reasons and only upon the advice of the Champaign County State's Attorney.

**Article 5 – continued**

- 5.6 A quorum shall consist of four members for any regular or special meeting, and is required for any decision, determination, or official action by the Board.
- 5.7 Any meeting of more than two Board members where matters pending before the Board would be discussed, including but not limited to visits to subject properties, shall be prohibited except as properly noticed and posted in accordance with the *Illinois Open Meetings Act*, (5 ILCS 120/1.01 et seq.).

**5.8 Ex parte Communications.**

- a) Communications regarding any pending item before the Board with any individual outside of the public hearing, including communications with any other Board member, or any member of the Governing Body, or any employee of Champaign County, except for purely procedural matters or legal subjects specifically approved by the State's Attorney's Office, are considered *ex-parte* communications.
- b) If a member of the Board has participated in a substantial or material *ex-parte* communication, that member shall disclose the following information to the Board at the earliest public hearing subsequent to any such communication:
- 1) the person or persons with whom the Board member has spoken;
  - 2) the circumstances under which the communication(s) took place;
  - 3) the general content of the communication(s); and
  - 4) any response given to the person or persons by the Board member. {Note: Ex parte communications relate to matters of public hearings and this should be relocated to the Article on Public Hearing Procedures.}

**5.98** ~~Neither meetings nor public hearings shall not be held by less than a quorum of the Board. Public hearings may be conducted by a bare quorum, however, all hearings shall then be continued, and shall not be closed other than at a meeting where at least five Board members are present. {Note: The prohibition on closing of a public hearing with less than five Board members is apparently a neglected hangover from when the quorum was five members. The quorum has been changed to four and if four members can decide a case four members should be able to continue a case.}~~

- 5.10 9** Meetings of the Board shall include the following agenda items and unless the Board votes to vary the order, the agenda items shall proceed as follows:
- a) Introduction and Explanatory Comments by the Chairperson
  - b) Announcement of Witness Register requirement for persons wishing to testify to any agenda item
  - c) Roll call and declaration of quorum
  - d) Correction and approval of minutes of previous meeting(s)
  - e) Communications
  - f) Continued Public Hearings
  - g) New Public Hearings
  - h) Other Business
  - i) Staff Report

- j) Audience Participation with respect to matters other than cases pending before the Board
- k) Adjournment

**5.1110** All regular meetings of the Board shall begin at 6:30 p.m. Central Standard Time, or at 7:00 p.m. Central Daylight Savings Time, whichever applies. All meetings of the Board shall last no more than 3 hours unless the Board shall vote to extend the meeting to a specified time.

**5.1211** Applications for zoning cases shall be docketed on a first come first serve basis, strictly based upon receipt of a completed application and its required fee. In no case shall an application shall be docketed for a public hearing before the Board if the application is received less than 22 days in advance of the hearing date. In the event that four cases public hearings are docketed for a meeting of the Board, no additional cases public hearings shall be docketed for that meeting without prior approval of the Chairperson. {Note: relocated from 6.1; some grammar changes}

## ARTICLE 76 - FORM AND CHARACTER OF MOTIONS AND DECISIONS

- 76.1** The Board shall conduct all votes in public session. Voting *in absentia* is not permitted.
- 76.2** The form and character of motions shall conform to those specified in the Appendix Champaign County Zoning Board of Appeals ~~Rules of Order~~ Bylaws Summary of Actions, a copy of which is attached hereto, provided that all motions and decisions shall conform to applicable Illinois Law. In the event that the ~~Rules of Order~~ Bylaws Summary of Actions contained in the attached Appendix are not applicable to the question at hand, *Roberts Rules of Order, Newly Revised* shall apply.
- 76.3** The Chairperson shall not make any motion, except as provided in Section ~~8.5~~ 9.5 herein.
- 76.4** A second shall be required prior to the Board's voting on any motion, except as provided in Section ~~8~~ 9.5 herein. A second shall not be construed as an indication of how the member offering the second intends to vote.
- 76.5** The Chairperson may second any motion, provided that he or she has not offered the motion pursuant to Section ~~8~~ 9.5 herein. Alternately, the Chairperson may declare a motion dead for lack of second only after three requests to entertain a second to the motion have been offered.
- 76.6** Where a motion to disapprove an item other than a Final Determination of the Board has been defeated, a member of the Board who initially voted with the prevailing side of that motion, except the Chairperson, may offer a motion to reconsider the question.
- 76.7** In the event of a tie vote, the motion shall be defeated.
- 76.8** Any member who becomes aware that he or she has a potential conflict of interest regarding a petition shall notify the Chairperson at the earliest opportunity. If it is determined that the member does have a direct conflict of interest, or prejudice sufficient to impair their ability to fairly weigh evidence, such member shall not participate in the public hearing or discussion at any meeting that relates to that particular matter, nor shall the member vote on the matter.

*Article 76 – continued*

- 76.9** On any matter before the Board, any member declining to vote for any reason shall announce their intent to abstain and the reason for doing so before the public hearing is closed.
- 76.10** An abstention shall not be counted in the determination of a motion, but shall be recorded.
- 76.11** Upon the request of any member of the Board, a roll call vote shall be taken in lieu of a voice vote.
- 76.12** Votes on Final Determination with respect to any matter before the Board shall be by roll call vote and in accordance with Article ~~89~~.
- 76.13** All roll call votes shall be taken by the Recording Secretary in varied order, except that the Chairperson shall vote last.

**ARTICLE 6 7– PUBLIC HEARING PROCEDURES**

~~6.1~~ Applications shall be docketed on a first come first serve basis, strictly based upon receipt of a completed application and its required fee. In no case shall an application be docketed for a public hearing before the Board if the application is received less than 22 days in advance of the hearing date. In the event that four cases are docketed for a meeting of the Board, no additional cases shall be docketed for that meeting without prior approval of the Chairperson. {Note: relocate to the end of Art. 5}

**67.1** All public hearings shall include the following steps:

- a) Public Notice
- b) Reading of the petition request by the Chairperson at each new or continued public hearing.
- c) Presentation of the evidence
- d) Adoption of a Summary of Evidence
- e) Adoption of Documents of Record
- f) Adoption of a Finding of Fact
- g) Final Determination

**67.2** Public Notice. The Secretary shall provide notice of the general location of the subject property, a brief statement of the nature of the petition, and the date, time, and place of the first scheduled public hearing for the petition. In addition to all statutorily required notices pursuant to the County Enabling Legislation, notice shall also be mailed by regular U.S. Mail no less than 15 days but no more than 30 days prior to the date of the first public hearing as follows:

- a) Notice of all petitions shall be provided to:
  - 1) the petitioner(s), applicant(s), or appellant(s) and their representative or counsel;
  - 2) the lot owner(s) of record of all property within 250 feet in each direction of the subject property. The lot owners of record shall be identified as those appearing in the authentic tax records of Champaign County. The measurements of right-of-way(s) for public streets, alleyways, and other public ways shall be excluded in calculating the 250 foot notification distance. In the event that the subject property is part of a larger tract, such 250 foot

distance shall be calculated from the exterior boundaries of the larger tract;

**Article 67- continued**

- b) In addition to the notices required above, in the case of Map Amendments and Special Use Permits, notice shall also be provided to:
  - 1) the clerk of any zoned municipality with corporate limits within one and one-half miles of the subject site;
  - 2) the planning staff or planning consultant for any municipality with corporate limits within one and one-half miles of the subject site;
  - 3) the Supervisor of the Township within which the subject site is located;
  - 4) no less than one commissioner of the drainage district within which the subject site is located, if applicable;
  - 5) any provider of public sanitary sewer or public water service, if applicable; and
  - 6) the Chief of the Fire Protection District within which the subject site is located, if applicable.

**67.3** The Board shall decide all matters presented during administrative proceedings and proposed amendments in accordance with Sections 9.1.7 and 9.2 of the Zoning Ordinance.

**5.8 7.4 Ex parte Communications**

- a) Communications regarding any pending item public hearing before the Board with any individual outside of the public hearing, including communications with any other Board member, or any member of the Governing Body, or any employee of Champaign County, except for purely procedural matters or legal subjects specifically approved by the State's Attorney's Office, are considered ex-parte communications.
- b) If a member of the Board has participated in a substantial or material ex-parte communication, that member shall disclose the following information to the Board at the earliest public hearing subsequent to any such communication:
  - 1) the person or persons with whom the Board member has spoken;
  - 2) the circumstances under which the communication(s) took place;
  - 3) the general content of the communication(s); and
  - 4) any response given to the person or persons by the Board member. *{Note: Ex parte communications relate to matters of public hearings and this has been relocated from the Article 5 on Meetings.}*

**6.4 7.5** At the time of the public hearing before the Board, the Petitioner may appear in his or her own behalf, or he or she may be represented by counsel or agent.

**6.5 7.6** In the event that parties other than the petitioner retain counsel or other agent to represent them at a hearing before the Board, then such representative shall state that he or she has been so retained, by whom, and shall also disclose the extent of their authorization.

**6.6 7.7** All witnesses shall swear or affirm in written form on the Witness Register to the truthfulness of their oral or written testimony and any exhibits they submit. The Witness Register shall contain the witness(es) printed name, signature, and address, and shall be confirmed and signed by the Chairperson of the Board.

*Article 6 7- continued*

**6.7 7.8 Order Presentation of Evidence.** Evidence shall be presented in the following order unless altered by the Chairperson or by Motion:

- a) Announcement by the Chairperson that all testimony given under oath or affirmation pursuant to the signing of the Witness Register for each agenda item;
- b) The Petitioner or representative shall make a statement outlining the nature of his or her request prior to introducing evidence or alternatively the Board may ask Staff to review the request. The Chairperson or Staff may give restatement of the case if the presentation of the Petitioner or the representative needs clarification;
- c) The Petitioner or representative presents evidence, subject to ~~Rule section 6.8-7.9;~~
- d) Staff presents and summarizes any distributed memorandum, materials or reports;
- e) Parties other than the Petitioner present evidence, subject to ~~Rule section 6.8-7.9;~~
- f) The Petitioner or representative presents rebuttal evidence, subject to ~~Rule section 6.8-7.9,~~ but may not introduce new evidence;
- g) At the discretion of the Board, further surrebuttal evidence may be presented by parties other than the Petitioner. However, the Petitioner shall always have the final opportunity to present evidence, ~~subject to Rule 6.7(h);~~
- h) Questions, comments, requests, or continuance by the Staff or Board.
- i) The Board shall then vote to Close the Witness Register

**6.8 7.9 Inquiry of Witness.**

- a) Each witness' testimony shall proceed in the following manner:
  - 1) The witness may present oral testimony, and tender any documents to the Board;
  - 2) Staff may then ask questions of the witness;
  - 3) In an administrative case, the Chair shall then invite and allow the Petitioner or representative to then ask questions of the witness;
  - 4) In an administrative case, the Chair shall then invite and allow other members of the public to then ask questions of the witness;
  - 5) Any of the above persons may then ask followup questions of the witness, but those other than the Board and Staff may address only those matters addressed in earlier questions of this witness or in response to such questioning.
- b) For purposes of these rules, an "administrative case" is a Special Use permit case, a Variance case, a conditional Rezoning case, or any matter combined in the same hearing with one of these cases.
- c) At any point during the course of a public hearing, the Chairperson, Board members, or Staff may ask questions of any party to bring out pertinent facts, and may make appropriate comments pertinent to the case.
- d) If, at any point during ~~a meeting~~ public hearing, a witness is unable or unwilling to respond to a question, the Chair shall make note of this in the minutes of the ~~meeting~~ public hearing unless the question has been deemed improper, pursuant to ~~Rule 6.9~~ section 7.10 (b) or (c).
- e) The Board may place limitations on the right of ~~cross~~examination, which may include, but shall not be limited to, the following:

**Article 6 Z- continued**

- 1) Requesting that groups who are associated with the same affected property or organization to select one representative who alone shall be entitled to cross-examine adverse witnesses.
- 2) Requiring those represented in the matter by licensed attorneys who are also present at the ~~meeting~~ public hearing to exercise the right of cross examination only through the attorney.
- 3) Restricting the class of those who may be cross-examined to witnesses who have offered testimony that includes factual allegations that are relevant and material to deciding the issues before the Board.

**6.8 7.10 Admissibility of Evidence.**

- a) The Board shall consider competent and material evidence as necessary for a full and fair presentation of the issues presented.
  - 1) The Board shall not be bound by the strict rules of evidence. However, the Board shall not consider hearsay inadmissible in a court of law, if this hearsay is uncorroborated, more than once-removed, or otherwise unreliable.
  - 2) Testimony shall be limited to factual statements and qualified expert or relevant lay opinion and shall not relate to personalities or conjecture.
  - 3) Testimony or other evidence may be excluded if it is irrelevant, immaterial, incompetent, or repetitious.
  - 4) Failure strictly to enforce these ~~Rules~~ Bylaws, or to reject matters which may be irrelevant or immaterial shall not affect the validity of the hearing.
- b) A question, documentary materials, or testimony presented by any witness may be barred by the Chair if:
  - 1) It relates only to a matter of personal taste;
  - 2) It is an argumentative or rhetorical question, or seeks testimony or evidence in violation of ~~Rule 6.9 section 7.10~~ (a); or
  - 3) It is beyond the scope of allowable questions under ~~Rule 6.8 section 7.9~~ (a)(5), above.
- c) Any person present at the ~~meeting~~ public hearing may request that the Chairperson rule on the admissibility of specific evidence or the permissibility of a question, which ruling may, upon motion by any person present, be overruled by a majority of Board members present but not abstaining.
- d) Procedural errors which do not materially affect the rights of the parties shall be disregarded and shall not affect the validity of the proceeding.

~~6.10~~ **7.11** Any party appearing before the Board may submit a list of persons favoring or opposing the zoning case application. Such list will be received by the Board, although it contains nothing more than a brief statement of the position of the persons favoring or opposing the application together with the signature and address of the persons subscribing to such statement. The Board shall determine the weight to be given to such evidence.

Article 6 ~~7~~- continued

~~6.11~~ 7.12 Any evidence that any party wishes to have considered by the Board must be presented prior to the closing of the public hearing Witness Register (end of public testimony) ~~the closing of the public hearing.~~ ~~or, if a Finding of Fact has been approved but the Board has not taken its final vote on the matter made a motion for a specific Final Determination and any party wishes to present new evidence, have the public hearing re opened, it may be re opened the new evidence may be presented only upon the majority vote of those Board members present and not abstaining from the final vote.~~ *{Note: The proposed changes are intended to make minimal changes while eliminating any appearance of inconsistency with the Open Meetings Act. The shaded text is relocated to new 7.13.}*

~~6.12~~ The public hearing shall remain open to allow for oral and/or written testimony, and until the Board votes to close the public hearing pursuant to Section 8.2 herein. ~~Further Oral or written testimony shall not be accepted after the public hearing has been closed.~~ *{Note: The existing paragraph is redundant to the preceding paragraph.}*

7.13 The Board may request any relevant information or evidence from any party only prior to the closing of the public hearing any motion for a specific Final Determination. *{Note: This has been relocated from the existing 6.11 and modified to eliminate any appearance of inconsistency with the Open Meetings Act.}*

~~6.12~~ 7.14 In the event that the petitioner fails to appear either in person or by agent, the case shall be deemed dismissed unless the Board shall vote otherwise. In such cases, the Petitioner shall be furnished with written notice of the dismissal by the Secretary of the Board. A petitioner may reactivate a dismissed case only upon filing a new petition and upon payment of the fee specified in Section 9.3.3(A)4 of the Zoning Ordinance. Such reactivated cases shall be noticed in the usual manner pursuant to Section 6.2 herein.

~~6.13~~ 7.15 Upon submission presentation of all evidence, the Board shall consider the following motions prior to closing the public hearing making a Final Determination:

a) to close the Witness Register;

a-b) to amend, correct, add or delete points of evidence from the Summary of Evidence and Documents of Record;

b-c) to consider approval of the Summary of Evidence and Documents of Record, either as submitted or as amended;

e-d) to consider any waivers of standard conditions for specific Special Use Permits contained in Section 6.1.3 of the Zoning Ordinance. Said waivers may be approved individually or en masse by the affirmative vote of a majority of those members voting on the issue, and shall be incorporated into the Findings of Fact with the reason for granting each waiver described;



**Article 6-7- continued**

- ~~d-e)~~ to consider any conditions proposed by Staff or the Board. Said conditions may be adopted either individually or en masse, but shall be incorporated into the Findings of Fact, with the purpose of each condition described;
- e-f) to consider any proposed Findings of Fact as required by Sections 9.1.9(D) of the Zoning Ordinance for variance criteria or 9.1.11(C) of the Zoning Ordinance for special use permit criteria, whichever is applicable for any proposed amendment. Said Findings of Fact may be adopted individually or en masse ~~and~~
- ~~f) to close the public hearing. {Note: This entire paragraph is relocated from the existing paragraph 8.2.; the adoption of a Finding of Fact completes the "fact finding" portion of a public hearing}~~

~~6.14 7.16~~ A Final Determination consistent with Article ~~8~~ 9 or a dismissal consistent with section 7.1.4 shall end the public hearing.

**ARTICLE 98 – PUBLIC HEARING REQUEST TO WITHDRAW, AMEND, CONTINUE, OR REHEAR APPLICATIONS**

- 98.1** Upon written request from the applicant or authorized agent, a petition or an appeal may be withdrawn at any time prior to the Board's making its final determination on the case.
- 98.2** The Board may consider a request to amend a petition or an appeal prior to or during the course of the public hearing on the issue. In the event that the request to amend is denied, the cause for such denial being stated in the motion, the hearing and decision on the case as it was originally proposed shall proceed.
- 98.3** If the request to amend the petition or appeal is granted, or if a text amendment has been altered, the Board shall determine whether there is a substantial or material difference between the case as it was described in the public notice and the case as amended such as to render the notice insufficient. ~~In such case,~~ When there is material difference, a new public notice shall be required before the public hearing of the zoning case may proceed, with fees for ~~such the new notice~~ legal advertisement to be paid by the applicant pursuant to Section 9.3.3(B) of the Zoning Ordinance.
- 98.4** The Board shall also determine whether the nature of the amendment is such as to require re-examination by counsel or staff members having made reports on the original application or appeal. If referral for re-examination is found necessary, the Board may proceed with the hearing, or may continue it to a specified time, and shall not make a final determination on the case until it has considered any revised staff reports that result from the amendment to the petition.
- 98.5** The Board may, upon majority vote of ~~the~~ members present, continue a public hearing in order to receive additional information from staff, the petitioner, other agencies, technical experts, or other interested parties. A request from the applicant or any other interested party to continue the public hearing may be permitted only for good cause. In the event of such continuances, further publication of such action need not be made.

- 98.6** ~~In all cases, All~~ continuances shall be made to a date certain. The Board shall not grant a request for a continuance for more than 100 days from the date the continuance is requested. The Board shall not grant more than one request for a continuance except in the following instances:
- a) a continuance initiated by the Board for purpose of receiving additional information from staff, the petitioner, other agencies, technical experts, or other interested parties;
  - a) a continuance due to the absence of two or more Board members;
  - b) a continuance due to a bona fide illness or incapacity of the petitioner, the petitioner's representatives, or other interested party; or
  - c) a continuance due to faulty public or mail notice.
- ~~d) In all cases, continuances shall be made to a date certain. The Board shall not grant a request for a continuance for more than 100 days from the date the continuance is requested.~~
- 98.7** No matter previously decided by the Board may be reconsidered unless upon submission of a new petition, the Board finds that the petition or the circumstances of a particular case have changed significantly, or unless a period of no less than one year has passed.

#### **ARTICLE 8-9 PUBLIC HEARING FINAL DETERMINATIONS**

- 89.1** The Board shall vote on the petition only as it was filed or subsequently amended by the Petitioner, except ~~in the case of~~ for amendments to the text of the Zoning Ordinance.

- 8.1** Upon submission of all evidence, the Board shall consider the following motions prior to closing the public hearing:
- e) to amend, correct, add or delete points of evidence from the Summary of Evidence and Documents of Record;
  - b) to consider approval of the Summary of Evidence and Documents of Record, either as submitted or as amended;
  - c) to consider any waivers of standard conditions for specific Special Use Permits contained in Section 6.1.3 of the Zoning Ordinance. Said waivers may be approved individually or en masse by the affirmative vote of a majority of those members voting on the issue, and shall be incorporated into the Findings of Fact with the reason for granting each waiver described;
  - d) to consider any conditions proposed by Staff or the Board. Said conditions may be adopted either individually or en masse, but shall be incorporated into the Findings of Fact, with the purpose of each condition described;
  - e) to consider any proposed Findings of Fact as required by Sections 9.1.9(D) of the Zoning Ordinance for variance criteria or 9.1.11(C) of the Zoning Ordinance for special use permit criteria, whichever is applicable. Said Findings of Fact may be adopted individually or en masse; and
  - f) to close the public hearing. *{Note: This paragraph with revisions is relocated to become new paragraph 6.14}*

- 89.2** Upon review of the full public record and due deliberation by the Board, any of its members other than the Chairperson, except as provided in Section **89.5** herein, may make a motion for Final Determination. The motion may include direction in the form of approval, approval with specified conditions, or denial.

**Article 89 – continued**

- 89.3** No Final Determination shall be made at ~~a meeting~~ public hearing where less than four board members are present. A concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, or to grant any Variance or Special Use Permit under the terms of the Ordinance, or to recommend any amendment of the Zoning Map or Ordinance Text to the Governing Body.
- 89.4** In the event of a final determination where the Chairperson has requested a motion three times, the Chairperson shall make a Motion to Approve, which need not be seconded prior to the Board voting on the motion.
- 89.5** In the case of a final determination, a Motion to Approve which fails either by failure to receive a second or by failure to receive the required number of affirmative votes shall be deemed a denial and shall be dispositive of the issue.
- 89.6** Also in the case of a final determination, an initial Motion to Deny which fails shall not be deemed dispositive, and an alternate motion shall be made.
- 89.7** The Summary of Evidence and the Findings of Fact and Record of Decision of the case shall be acknowledged as to accuracy by the Secretary and the Chairperson, and shall be part of the public record of the Board.
- 89.8** Notice of the decision of the Board, including the Findings of Fact and Record of Decision, shall be given by the Secretary to the Petitioner and any other parties that have requested such notice, as soon as reasonably possible after the decision is reached.
- 89.9** All decisions or determinations made by the Zoning Board of Appeals shall be final, and shall not be reconsidered other than in accordance with Section ~~89.7~~ 89.7 herein.

**ARTICLE 10 - RECORDS**

- 10.1** A file of materials and decisions relating to each ~~case~~ public hearing shall be kept as part of the records of the Board by the Secretary ~~in the Office of~~ to the Zoning Board of Appeals. *{Note: This revision is to make this paragraph consistent with practice.}*
- 10.2** All records of the Board shall be public records. Such records shall be maintained in accordance with the *Illinois Public Records Act*, (50 ILCS 205/1 *et seq.*), and shall be made available to the public pursuant to the provisions of the *Illinois Freedom of Information Act*, (5 ILCS 140/01 *et seq.*).
- 10.3** The Zoning Administrator, or the Zoning Administrator's representative, shall serve as Secretary to the Board pursuant to Section 9.1.7(F) of the Zoning Ordinance.
- 10.4** The Secretary to the Board shall perform or supervise all clerical work of the Board and shall
- a) maintain the case docket, case log, and all case files;
  - b) set the agenda for the meetings of the Board pursuant to Section ~~6.4~~ 5.11 herein;

- c) cause to be published all required legal publications pursuant to the County Enabling Legislation;

**Article 10 – continued**

- d) send out all other notices pursuant to Section ~~6.2~~ 7.2 herein;
- e) furnish the Board with all pertinent information and memorandum regarding items before the Board;
- f) attend all Board meetings and hearings;
- g) summarize the testimony of those appearing before the Board;
- h) record and maintain permanent minutes of the Board's proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating that fact;
- i) maintain the audio tapes of the Board's proceedings for a period of no less than one year after the date of each hearing of the Board;
- j) make a record of examinations and official actions;
- k) record the names and mailing addresses of all persons appearing before the Board; and
  
- l) conduct the routine correspondence of the Board and such other correspondence as directed by the Board.

**ARTICLE 11 - SEPARABILITY**

- 11.1 Should any Article or Section of the ByLaws of the Champaign County Zoning Board of Appeals be found to be illegal, the remaining articles and sections shall remain in effect.

**ARTICLE 12 - AMENDMENTS**

- 12.1 These rules may be amended by the affirmative vote of ~~five~~ four members of the Board.
- 12.2 The proposed amendment must be presented at a regular or special meeting preceding the meeting at which the vote is taken.
- 12.3 These rules may be suspended for cause upon affirmative vote of five members, unless such rule is required by state statute or the Zoning Ordinance.

**APPENDICES**

- A Champaign County Zoning Board of Appeals Bylaws Summary of Actions
- B Example statement to be read at the beginning of Administrative Hearings

\* \* \*

The foregoing rules and regulations are hereby adopted by the Zoning Board of Appeals of Champaign County.

SIGNED:

\_\_\_\_\_  
~~Debra Griest~~ Eric Thorsland  
Champaign County Zoning Board of Appeals

ATTEST:

\_\_\_\_\_  
Secretary  
Champaign County Zoning Board of Appeals

DATE: \_\_\_\_\_



**APPENDIX A**  
**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS BY-LAWS SUMMARY OF ACTIONS**  
 JULY 22, 2011

Type of Motion or Action	Requires a second	Debatable	Amendable	Type of Vote	Affirmative Votes Req'd	Explanatory Notes Regarding Use of Motion or Action <i>Italics indicate pertinent By-Laws Sections</i>
<b>ACTIONS OF THE CHAIRPERSON</b>						
Call to Order	N	N	N	None	N/A	Action of the Chairperson to bring the Board members, staff, and the audience into order, either at the onset of a hearing, or after recess.
Roll Call and Declaration of a Quorum	N	N	N	None	N/A	Action of the Chairperson to request the Recording Secretary to call the roll. Upon declaration of a quorum, the Board may commence its official business
To Open Public Hearing on an Agenda Item	N	N	N	None	N/A	The point at which the Board recesses into a public hearing in order to take public testimony on a specific agenda item.
Action to Rule Out of Order	N	N	N	None	N/A	To assure orderly progress in a meeting or a hearing, the Chair may rule any individual—other Board members, staff, or the public—out of order where a) comments are irrelevant to the item under discussion; b) substantially similar comments have already been made; or c) comments or actions are disruptive to the order of the meeting. (4.3, 6-8 7.9, 6-9 7.10, and 6-10 7.11)
Instruction to Disregard	N	N	N	None	N/A	To ensure the objectivity of hearings, the Chair may instruct the Board to disregard comments or written or visual materials that are inflammatory or prejudicial. Such comments are, however, retained in the minutes, and are considered public record. (4.3, 6-9 7.10 and 6-10 7.11)
To Recess	N	N	N	None	N/A	Action of the Chair to permit a very brief suspension of the meeting or hearing to facilitate the Board's operations and the comfort of the public. Board members should avoid contact with petitioners and other interested parties during recess in order to avoid accusations of bias or impartiality.
Call to Entertain a Motion	N	N	N	None	N/A	After Board discussion and deliberation among members, the Chair may invite a motion, but may not make a motion unless three requests for a main motion have gone unanswered. (7.3, 7.5 and 8.5)
To Cancel a Meeting	N	N	N	None	N/A	The Chair or a quorum of the Board may cancel a meeting of the Board in the event of inclement weather, lack of agenda items, etc. (5.2)

**APPENDIX A**  
**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS BY-LAWS SUMMARY OF ACTIONS**  
 JULY 22, 2011

Type of Motion or Action	Requires a second	Debatable	Amendable	Type of Vote	Affirmative Votes Req'd	Explanatory Notes Regarding Use of Motion or Action <i>Italics indicate pertinent By-Laws Sections</i>
<b>MEETING PROCEDURE</b>						
To Amend the Order of the Agenda	Y	Y	Y	Voice	Majority of those present	For various reasons including but not limited to failure of the petitioner to appear, inconvenience, or expected length of the hearing, any member may move to alter the order, but not the content of, the agenda (6.7)
To Approve Minutes	Y	Y	Y	Voice	Majority of those present	Action to approve the minutes from previous meeting(s). The minutes are amendable to improve clarity, accuracy, and completeness, but not to re-open a debate on a previously decided agenda item. Failure of an affirmative motion would require evaluation of hearing tape and resubmittal of minutes by staff.
To Extend the Time to Adjourn	Y	N	Y	Voice	Majority of those present	The Board may vote to extend the adjournment time in order complete deliberation on a particular item of items. (5.10)
To Adjourn	Y	N	N	Voice	Majority of those present	Always appropriate, however, this motion is best used when all agenda items have been decided or continued to a set date.
To Reschedule a Canceled Meeting	N	N/A	N/A	See Notes	4	Canceled meetings are generally rescheduled via phone, fax, or other equivalent, however, this procedure can also be done during the course of a meeting.
To Schedule a Canceled Meeting	Y	Y	Y	Voice	4	Special Meetings are for various reasons including overloaded dockets, etc. (5.3 and 5.4)
<b>GENERAL PROCEDURE</b>						
Point of Personal Privilege	N	N	N	None	N/A	A right of any member of the Board to express matters of serious concern such as announcing a conflict of interest, or an ex-parte communication. Points of Personal Privilege should be made at the opening of the hearing, and when regarding a conflict of interest, should be followed with that member withdrawing from all further testimony at that item.



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<b>GENERAL PROCEDURE CONTINUED</b>						
To Request a Roll Call Vote in lieu of a Voice Vote	N	N	N	None	N/A	Any Board member may call for a roll call vote in lieu of a voice vote on any matter before the Board. ( <del>7.11</del> <u>6.11</u> )
To Suspend the Rules	Y	Y	N	Voice	<del>5</del> 4	Where, in extraordinary circumstances, established rules would hinder rather than promote effective deliberation, specific rules may be suspended for a time within a meeting. The reasons for such suspension should be entered into the minutes of the meeting. No rule may be suspended which is otherwise required by the zoning Ordinance or by law. (12.3)
To Overrule the Chair on a Matter of Procedure	Y	Y	N	Voice	Majority of those present and voting	A right of members to challenge the actions of the Chair, so as to ensure that property procedures are followed, and not to impede the deliberation or decision of the Board.
Point of Order	N	N	N	None	N/A	A right of members to request that the Chair follow proper order. The intent is to ensure proper progress of deliberation, and not to contest the action of the Chair as in a Motion to Overrule the Chair. The Point of Order seeks to address an immediate concern, and not to debate larger procedural issues. Repeated use of a Point of Order to delay or frustrate decision making is inappropriate.
Point of Information	N	N	N	None	N/A	A right of members to request from the Chair the clarification of specific matters of fact.
Friendly Amendment to a Previous Motion	Approval of Seconder Required	N	Y	None	N/A	Procedural or Substantive (Main) Motions may be amended. When a motion has been moved and seconded, and is within the period of debate, it is subject to alteration. When the amendment is "friendly," that is, compatible with the previous motion by the initial mover and seconder, it may be incorporated into the previous motion by verbal approval. If the amendment is seen as "unfriendly" it must be debated and decided first. All amendments to previous motions must be decided prior to deliberation and vote on the Main Motion.
Unfriendly Amendment to a Previous Motion	Y	Y	Y	Voice	Majority of those present and voting	

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<b>GENERAL PROCEDURE CONTINUED</b>						
To Divide a Motion	Y	N	Y	Voice	Majority of those present and voting	Where a motion has been both moved and seconded and is under deliberation, but where the motion is complex. Any member may seek to divide the motion, thereby permitting individual votes on specific issues, such as Findings of Fact. A substantive motion dividing the requests of a single petition <b>CAN NOT</b> be divided.
To Withdraw a Motion	Approval of seconder required	N	N	None	N/A	Where the mover finds that an initial motion is flawed, inappropriate, or premature, the mover may seek to withdraw the motion as a whole. The action is not permissible if the initial motion has been amended.
To Reconsider  <b>Note: Final Actions on Zoning Cases <u>Can Not</u> be Reconsidered.</b>	Y	Y	N	Voice	Majority of those present and voting	A procedural motion used where a Board member in the majority on a previously decided item wishes to have the Board reconsider its vote. The motion is appropriate only where a) crucial information not available at the time of the initial vote is now available; or b) there has been a substantial change of circumstances since the initial vote. The absence of one or more Board members at the time of the initial motion, does NOT constitute a change of circumstance. In the event a Motion to Reconsider passes, the item is re-presented in total, after which, a new Main Motion may be made. ( <del>7-6</del> <b>6.6</b> )
To Request the Chair Rule on the Admissibility of Specific Evidence	N	N	N	None	N/A	Any Board member, petitioner, or other interested audience member may request that the Chair Rule on the admissibility of specific evidence or testimony, such as petitions, visual aids, etc. ( <del>6-12</del> <b>7.10c</b> )
To Over-ride the Chair's Ruling on the Admissibility of Evidence	Y	N	N	Voice	Majority of those present and voting	Any member may move to over-ride the Chairperson's ruling on the admissibility of evidence. ( <del>6-12</del> <b>7.10c</b> )

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<b>GENERAL PROCEDURE CONTINUED</b>						
To Continue Hearing to a Set Time	Y	N	N	Voice	Majority of those present and voting	Where testimony on a public hearing or deliberation by the Board on an agenda item can not be concluded within a single session, this motion is appropriate. ( <del>9-5</del> <u>8.5</u> and <del>9-6</del> <u>8.6</u> )
To Close the <del>Public Hearing - Witness Register</del>	Y	Y	N	Voice	Majority of those present and voting	A procedural motion made when all public testimony has been concluded. The Board is now free to deliberate the merits of the submitted evidence. ( <del>8-2f</del> <u>7.8, 7.15</u> )
<b>FINAL DETERMINATION PROCEDURE</b>						
To approve Summary of Evidence and Documents of Record	Y	Y	Y	Voice	Majority of those present and voting	A procedural motion to officially incorporate the Summary of Evidence, the petitioner's application, staff report(s), correspondence, petitions, or other written visual materials into the public record. ( <del>8-2a and 8-2b</del> <u>7.1, 7.15</u> )
To Waive Standard <del>Zoning Ordinance</del> Conditions of Section 6.1.3	Y	Y	Y	Voice	Majority of those present and voting	Upon application, one or more waivers of otherwise standard conditions for Special Use Permits may be requested. Waivers may be adopted individually or en masse, and shall be incorporated into the Findings of Fact with reasons stated ( <del>8-2e</del> <u>7.15</u> )
To Impose Conditions of Approval	Y	Y	Y	Voice	Majority of those present and voting	The Board may impose conditions of approval of Variances and Special Use Permits. Conditions may also be adopted individually or en masse, and shall be incorporated into the Findings of Fact with reasons stated. ( <del>8-2d</del> <u>7.15e</u> )
To Adopt Findings of Fact individually or en masse	Y	Y	Y	Voice	Majority of those present and voting	During deliberation, the Board must adopt Findings of Fact related to the specific criteria outlined in the Ordinance, and may do so either individually or en masse. ( <del>8-2e</del> <u>7.15f</u> ).

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<b>FINAL DETERMINATION PROCEDURE CONTINUED</b>						
To Approve Petition, or to Approve with Conditions	Y (except as in Section <del>7.3</del> 6.3)	Y	Y	Roll Call	54	A substantive motion, often called the Main Motion, it may take on of two forms: a) a definitive action where the Board is the final authority; or b) a recommendation to the Governing Body. A Motion to Approve which fails constitutes denial and is final, and is not subject to reconsideration. ( <del>7.3, 8.4 9.4, 8.5 9.5, and 9.7</del> )
To Deny Petition	Y	Y	Y	Roll Call	4	Also a substantive motion, and it may also take form as either a definitive action or a recommendation. When a Motion to Deny fails for any reason, a converse motion to either approve or approve with conditions should be made. ( <del>8.4 and 8.7 9.6</del> )
<b>BY-LAWS</b>						
Amendments to the By-laws	Y	Y	Y	Roll Call	54	Action to incorporate, alter, or eliminate policies which guide the decision making of the Board. Adoption of or amendments to the By-laws requires a two-thirds vote. (12.1)

APPENDIX B  
CHAMPAIGN COUNTY ZONING BOARD OF APPEALS BY-LAWS  
JULY 22 ,2011

EXAMPLE ADMINISTRATIVE STATEMENT TO BE READ AT THE START OF AN  
ADMINISTRATIVE HEARING

At the start of the public hearing:

This is an administrative case and as such the County allows anyone the opportunity to cross examine any witness. At the proper time I will ask for a show of hands for those who would like to cross examine and if you do, please raise your hand and I will call on you when it is your turn and you can come to the cross examination microphone to ask your questions. Those who merely cross examine are not required to sign the Witness Register but will be asked to clearly state their name before asking questions. When you do cross examine a witness, please do not give testimony during your cross examination.

Also, attorneys who have complied with Article 6.5 of the ZBA Bylaws are exempt from cross examination.

After the Petitioner's testimony:

Does the Board have questions for the Petitioner?

Does the Staff have any questions for the Petitioner?

Does anyone else have any questions for the Petitioner?

After the testimony of others:

Does the Board have questions for the witness?

Does the Staff have any questions for the witness?

Does the Petitioner have any questions for the witness?

Does anyone else have any questions for the witness?