

CASES 687-AM-11 and 688-S-11 Petitioners Phillip and Sarabeth Jones

**Jones' Restricted Landing Area
Regarding Real Estate Letter Submitted by Julia Hall**

In regards to the letter submitted by Julia Hall at the August 11, 2011 hearing from Dan Cothorn, of Keller Williams Real Estate, alleging the negative impact the RLA would have on the value of the Hall's home, please note that:

1. Mr. Cothorn makes no representation that he is an appraiser.
2. He rendered his opinion before petitioners shifted the proposed RLA to the south, further away from Hall and other homes.
3. He rendered his opinion before there were proposed special conditions limiting the use of the RLA in numerous ways.
4. He makes the assumption in his letter that commercial insecticide planes will land at the site and reload with chemicals and fuel. This is a false assumption.

Mr. Cothorn's letter is based on false and out of date assumptions, and he is not an appraiser. His letter should be disregarded.



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 28th, 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 its 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,

A handwritten signature in cursive script that reads 'Daniel M. Cothorn'.

Daniel M Cothorn
Keller Williams Real Estate
Director/Commercial
DCothorn@KW.com

Grass that Grabs: Stop Erosion on Your Farm

DECEMBER 23, 2008

By: Sara Schafer, AgWeb.com Business and Crops Online Editor

Darrell Smith, Farm Journal Conservation & Machinery Editor

Planting strips of grass across slopes is a standard technique to control soil erosion. Usually, the strips are planted to cool-season grasses, and the practice is used randomly within a watershed, depending upon which farmers choose to adopt it.

Researchers at Iowa State University's (ISU) Leopold Center for Sustainable Agriculture are asking how it would affect erosion if the strips were applied more systematically, and if they were planted to native prairie grasses.

In a study, the scientists are planting strips of prairie grasses over 10% to 20% of the landscape. The study is being conducted on crop land in 14 small watersheds inside the Neal Smith Wildlife Refuge in Jasper County, Iowa.

The researchers are monitoring the amount of sediment leaving each watershed, and the early results are dramatic. From April 1 through June 30, 2008, watersheds with prairie grass strips lost an average of ½ ton of sediment per acre, compared to 8½ tons per acre in the other watersheds, which had no grass strips.

The scientists are using prairie grasses, rather than cool-season grasses such as brome, for several reasons, explains ISU ag and biosystems engineer Matt Helmers.

"Some prairie grasses are taller and stiffer-stemmed, so they stand up better during windstorms and over the winter," Helmers says. "Prairie grasses also add diversity to the landscape, providing habitat for animals and serving as hosts for insects, including those that might be beneficial for crops. In the future, there's potential for them to also become a source of biomass for renewable fuels."

Research is expected to continue for seven years. "If the results continue to be promising, strategically located prairie grass strips hopefully could be incorporated into future conservation programs," says Helmers.



For More Information

You can find more about the project, including a video, via the Leopold Center's Web site.

You can email Darrell Smith at dsmith@farmjournal.com.

This article appeared in a recent issue of Farm Journal's Crop Technology Update eNewsletter. To sign up for a free subscription, click here.

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USDA Grassed Waterway



Wildlife Job Sheet Insert

412W

Natural Resources Conservation Service (NRCS)—Illinois

July 2001



Illinois grassed waterway
Photo courtesy of P. Buck

Part I. Planning and Design Considerations

Applicability of Practice

Grassed waterways are strips of grass and other non-woody perennial vegetation that are established in agricultural fields where water concentrates or flows off of the field. Grassed waterways established to prevent gully erosion and trap contaminants and field sediments potentially provide many benefits to onsite and offsite aquatic habitats. These improvements to aquatic habitats may include improved water quality, reduced soil erosion, improved floodplain function, and recharge of groundwater aquifers. When grassed waterways are designed and maintained to be wildlife friendly, they provide habitat for feeding, nesting, and resting wildlife. They also may serve as important travel corridors that allow animals to move safely between habitats.

Site Considerations

- Landowner objectives (types of wildlife and objectives consistent with intended function of the waterway)
- Proximity to available water
- Adjacent cropland (irrigated or non-irrigated; type of crop)
- Soil qualities (texture, depth, moisture content)
- Connectivity to other wildlife habitats
- Plant hardiness zones

- Size of the grassed waterway and ability to accommodate species life history needs
- Frequency and depth of inundation
- Width and length of grassed waterway and ability to accommodate desired wildlife species
- Special wildlife needs (e.g., threatened or endangered species)

Design Considerations

The primary purpose of grassed waterways is maintenance of soil and water quality. Depending on site characteristics and local conditions (e.g., timing and extent of runoff events), waterway design may need to be modified to enhance their value for wildlife. For example, the waterway may need to be wider to accommodate the higher retardance of the taller and unmowed grass.

If disturbance to the grassed waterway is frequent and pervasive, then opportunities to manage the buffer for wildlife are greatly limited. Attention, therefore, should focus on those situations where disturbance (e.g., mowing) can be minimized and frequency and depth of inundation reduced.

As is true for all linear or strip habitats (e.g., fencerows, roadsides, or other buffer practices such as field borders, filter strips, windbreaks-shelterbelts, or riparian forest buffers), wider buffers with diversified stands of different plant types (e.g., grass and forb), will accommodate more species of



Western meadowlark
Photo courtesy of K. Hollingsworth

wildlife than narrow buffers comprised of a single species. Whereas mixes of native grasses and forbs may be desirable from the wildlife standpoint, establishment of native plants in areas of concentrated flow may not be practical. Addition of forbs to seeding mix will generally enhance wildlife value. Note that aggressive introduced plants such as reed canarygrass and tall fescue adversely affect wildlife and should always be avoided when planning for wildlife. Refer to the table in Part II for acceptable plant species. Recommended widths of grassed waterways for use as travel corridors is 50 ft (20-ft minimum) and nesting or escape cover is 100 ft (40-ft minimum).

Maintenance Considerations

The amount of maintenance required and the method used to maintain grassed waterway vegetation depends on the engineering design, the wildlife goals, and types of vegetation established in the buffer. Within the above constraints, management should seek to maintain the viability of vegetation and minimize disturbance to wildlife especially during the reproductive period. Timing of maintenance is particularly critical if ground-nesting birds are using the waterway. Farm operations in surrounding fields should be carried out so as to minimize crossings by farm equipment during the critical reproductive period. Disturbances necessary for maintaining vegetation or buffer function such as mowing, burning, selective herbicide treatment, or grazing should be delayed until after August 1. If waterways are frequently crossed by farm equipment or if treatment before August 1 is unavoidable, then treatments should be initiated as soon as possible after spring-runoff (May 1) to minimize destruction of nests and discourage wildlife use of buffer. A flushing bar is recommended for all haying operations. Mowing at

night causes high mortality of wildlife (adults and young) and should be avoided at all times. Maintenance schedule of waterways may need to be adjusted to take into consideration activities occurring on adjacent areas. For example, if nests of ground-nesting birds are disturbed in nearby fields (e.g., pastureland or hayland), then displaced birds may attempt to renest in waterways or other buffer strips. Delaying treatments beyond conventional dates may be necessary to accommodate these late nesting birds.

Part II. List of Acceptable Plants for Grassed Waterways

Native Grasses Species	Site Suitability¹
Big bluestem	D,WD,PD
Indiangrass	D,WD,PD
Switchgrass	D,WD,PD
Non-native Grasses Species	
Smooth bromegrass	D,WD
Timothy	WD,PD
Red top	WD,PD
Birdsfoot trefoil	D,WD,PD

¹Site Suitability: D = Droughty, WD = Well Drained, PD = Poorly Drained.

Part III. Specifications Sheet

Use Specification Sheet provided with general Grassed Waterway Job Sheet. Include wildlife species desired and maintenance specifications relevant to this species or assemblage of species.

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Grassed Waterways

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Developed by SERA-17,
 Minimizing Phosphorus
 Losses from Agriculture
<http://sera17.ext.vt.edu/>



This project was funded in part under an agreement with the USDA-NRCS.

Definition:

Grassed waterways are natural or constructed channels established for transport of concentrated flow at safe velocities using adequate vegetation. They are generally broad and shallow by design to move surface water across farmland without causing soil erosion.

Purpose:

Grassed waterways are used as outlets to prevent rill and gully formation. The vegetative cover slows the water flow, minimizing channel surface erosion. When properly constructed, grassed waterways can safely transport large water flows down slope. These waterways can also be used as outlets for water released from contoured and terraced systems and from diverted channels. This best management practice can reduce sedimentation of nearby water bodies and pollutants in runoff. The vegetation improves the soil aeration and water quality (impacting the aquatic habitat) due to its nutrient removal (nitrogen, phosphorus, herbicides and pesticides) through plant uptake and sorption by soil. The waterways can also provide a wildlife habitat.

How Does This Practice Work?

Due to the entrapment of sediment and the establishment of vegetation, phosphorus sorbed to the sediment remains on the field landscape rather than being deposited into nearby water bodies. Vegetation in conservation buffers recycles entrapped nutrients in the harvested material and provides permanent habitat for many types of fauna. The grassed waterways also decrease flow velocity, thereby minimizing erosion.

Where This Practice Applies and Its Limitations:

Grassed waterways can be applied anywhere that sufficiently sized land areas contribute contaminants to a water body and necessi-

tate flow reduction velocity. They can be applied to agricultural areas where both point and nonpoint source pollution occur, particularly in areas with sediment erosion, leaching and runoff potential.

Advantages of these best management practices include flood damage prevention; erosion control; aesthetic value; water quality improvement; design based on landowner's/farmer's experience; soluble contaminant flow retardation; and dispersion of concentrated flow, thereby minimizing gully erosion and the availability of assistance from federal, state and local programs. Lastly, farm machinery can generally cross the grassed waterways.

Limitations of these practices include the cost of



Grassed Waterway.
 Photo by Ontario Ministry of Agriculture and Food.

installation (e.g., grading slopes and vegetation establishment), loss of acreage for pasture or crops and the variability of effectiveness due to the uncertainty of runoff rate and frequency. Disadvantages of a grassed waterway include working around it with farm equipment, vegetative growth may be troublesome and the depth of the waterway limits it as a tile drainage outlet. The construction of the waterway will depend on the soil's erosive potential. For example, a shallower waterway will result in an area with more erodible soil. The vegetation should not be overgrown, since tall growth could trap snow, thereby blocking runoff. Vegetation could also bend, thereby not reducing flow velocity and its erosive potential.

Effectiveness:

The effectiveness of the grassed waterways depends on soil characteristics, land slope/topography impacting drainage into them, the vegetation, area for establishment and the correct construction and maintenance. A wider grassed waterway with established vegetation will be more effective at trapping sediment and reducing pollutants, due to greater surface contact area and greater contact time with runoff. As an old adage says, "Something is better than nothing, and bigger is always better."

The shape of the waterway greatly impacts the flow velocity and its erosive force, so proper construction and maintenance must occur for it to be effective. The waterway should be constructed when there is sufficient time to attain good grass growth, before the season of high runoff occurs. The vegetation selected will also impact the effectiveness of the waterway. The vegetation should provide a suitable cover and should

be able to establish quickly and form a deep-rooted sod. Seeding should occur perpendicular to the flow of water to further reduce the velocity. The waterway should be assessed after large runoff events. Bare or eroded spots should be repaired or reseeded.

Cost of Establishing and Putting the Practice in Place:

As previously stated, depending on the equipment and labor costs, grading, seed and fertilizer selected, the cost of establishing grassed waterways will vary. Potential returns include revenue from harvesting and marketing grassed-waterway hay. The landowner/farmer may be eligible for CRP and EQIP programs and may receive both technical and financial assistance from federal, state and local levels.

Additional factors to consider before installing grassed waterways include:

- types and concentrations of pollutants for which they are being designed
- soil characteristics, such as clay content, organic material and infiltration rate
- size of contributing area
- previous or existing vegetation
- steepness of slope/irregularity of topography
- dimensions of the watershed that will be draining into the grassed waterway
- types of vegetation adaptable to the area
- climatic conditions at planting times
- possible combinations of conservation practices to reduce erosion and chemical loss
- dominant wind direction

Operation and Maintenance:

The operation and maintenance of this best management

practice is minimal once the vegetation is established. The vegetation must receive sufficient moisture and nutrients. However, the waterway should not be so wet as to impede vegetative growth. A wet waterway will also inhibit accessibility by farm machinery. Drainage tiles may need to be installed to remove water.

Maintenance for grassed waterways includes harvesting and marketing forage, repairing rills and gullies and removing accumulation of deposited sediment. Grassed waterways should be mowed regularly to encourage dense sod establishment.

Grassed waterways are considered effective at natural field grade. However, 1 to 5 percent has proven to be the most acceptable grade. The contract life for grassed waterways is 10 years.

References:

Franti, T.G. May 1997. *Vegetative Filter Strips for Agriculture*. Nebraska Cooperative Extension NF 97-352.

Pfost, D.L. and L. Caldwell. 1993. *Maintaining Grassed Waterways*. University of Missouri Extension. Report No. G1504.

Stone, R. March 1994. *Grassed Waterways*. Ontario Ministry of Agriculture and Food. Order #94-039.

University of Illinois Extension. July 2003. *Plant Vegetative Filter Strips or Make Critical Area Plantings*. 60 Ways.

For Further Information:

Contact your local conservation district, USDA-NRCS or Cooperative Extension Service office.

Read the [magazine story](#) to find out more.



Grass filter strips in riparian zones have been found to not only curb soil erosion, they also reduce problems from the herbicide atrazine. *Photo courtesy of Natural Resources Conservation Service.*

Grass Strips Help Curb Erosion, Herbicide Transport

By [Alfredo Flores](#)
January 28, 2009

Grass filter strips placed in riparian zones not only curb soil erosion, but can help block and degrade the widely used herbicide atrazine, [Agricultural Research Service](#) (ARS) scientists report.

Atrazine has been used extensively to suppress weeds in corn production for decades, but because it's applied directly to soil it's especially prone to losses in surface runoff. The contamination of surface water by atrazine and its less-toxic breakdown components has raised ecological concerns.

Riparian zones are transitional areas between upland areas, such as crop fields, and water bodies. The grasses and other vegetation in these zones help reduce pollution in streams and lakes.

[Bob Lerch](#), a soil scientist in the ARS [Cropping Systems and Water Quality Research Unit](#) in Columbia, Mo., is working with colleagues in the unit and with [University of Missouri](#) research assistant professor for forestry [Chung-Ho Lin](#) to study the effect of different grass species on herbicide transport and degradation in field and growth chamber studies.

In the growth chamber, the grasses studied were orchardgrass, smooth bromegrass, tall fescue, Illinois bundle flower, ryegrass, switchgrass, and eastern gamagrass. Plants were allowed to grow for 3 months, to maturity. The rhizosphere soil--the soil zone that surrounds and is influenced by the roots of plants--was then separated from the plants and roots. Atrazine was then added to the rhizosphere soils and incubated in the dark for 100 days at 77° F. The researchers then measured atrazine degradation and mineralization--the conversion of atrazine to carbon dioxide.

Among the plant species, eastern gamagrass showed the highest capacity for promoting atrazine degradation. More than 90 percent of applied atrazine was degraded to less-toxic forms, compared to 24 percent in the control. Rhizosphere soil of orchardgrass, smooth bromegrass, and switchgrass also enhanced atrazine degradation.

The studies have shown that grass buffers reduced the transport of herbicides to shallow groundwater and in runoff. These buffers can reduce herbicide transport through trapping of sediment and by increased infiltration of water into the soil.

[Read more](#) about the research in the January 2009 issue of Agricultural Research magazine.

ARS is the principal intramural scientific research agency of the [U.S. Department of Agriculture](#).

[\[Top\]](#)

For further reading

- [Markers for rice blast resistance discovered](#)
- [Rice collection identifies valuable traits](#)
- [ARS scientists collaborate to increase irrigation accuracy](#)

Last Modified: 04/23/2013



CASES 687-AM-11 and 688-S-11. Pile of trash and yard waste, which Fishers regularly pile on Jones property and from time to time burn.

Balbach Law Offices, P.C.

S. Byron Balbach, Jr.

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February 3, 2012

Alan Singleton, Esq.
2001 S. First St.
Champaign, IL 61820

Dear Alan:

I represent Mark Fisher. Mark owns a property in Section 27 in Crittendon Township.

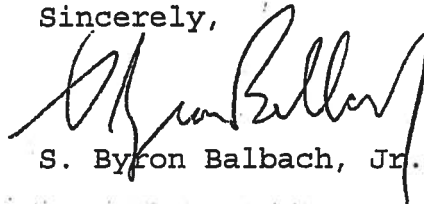
Recently, a client of yours, Philip Jones, was having an engineer survey some property boundaries. When approached by Jean Fisher, Mark's wife, to see what was going on, Philip told her to "get off of my property".

Mark understands that the adjacent property was purchased about 5 years ago by Mr. Jones, who may not have been aware of the long history of Mark's usage of the property West of the surveyor's line for running his livestock, mowing, maintaining long-standing fence lines, etc.

Mark has owned his land since 1993 and had rented it before that from 1988. He has always maintained the property West of the surveyed line including up to the fence line, dirt berm and tree lines and the mowed lane.

This will put your client on notice that Mark owns the property out to the existing fence line West of his barns and also the South pasture and the mowed lane connecting the areas.

Sincerely,

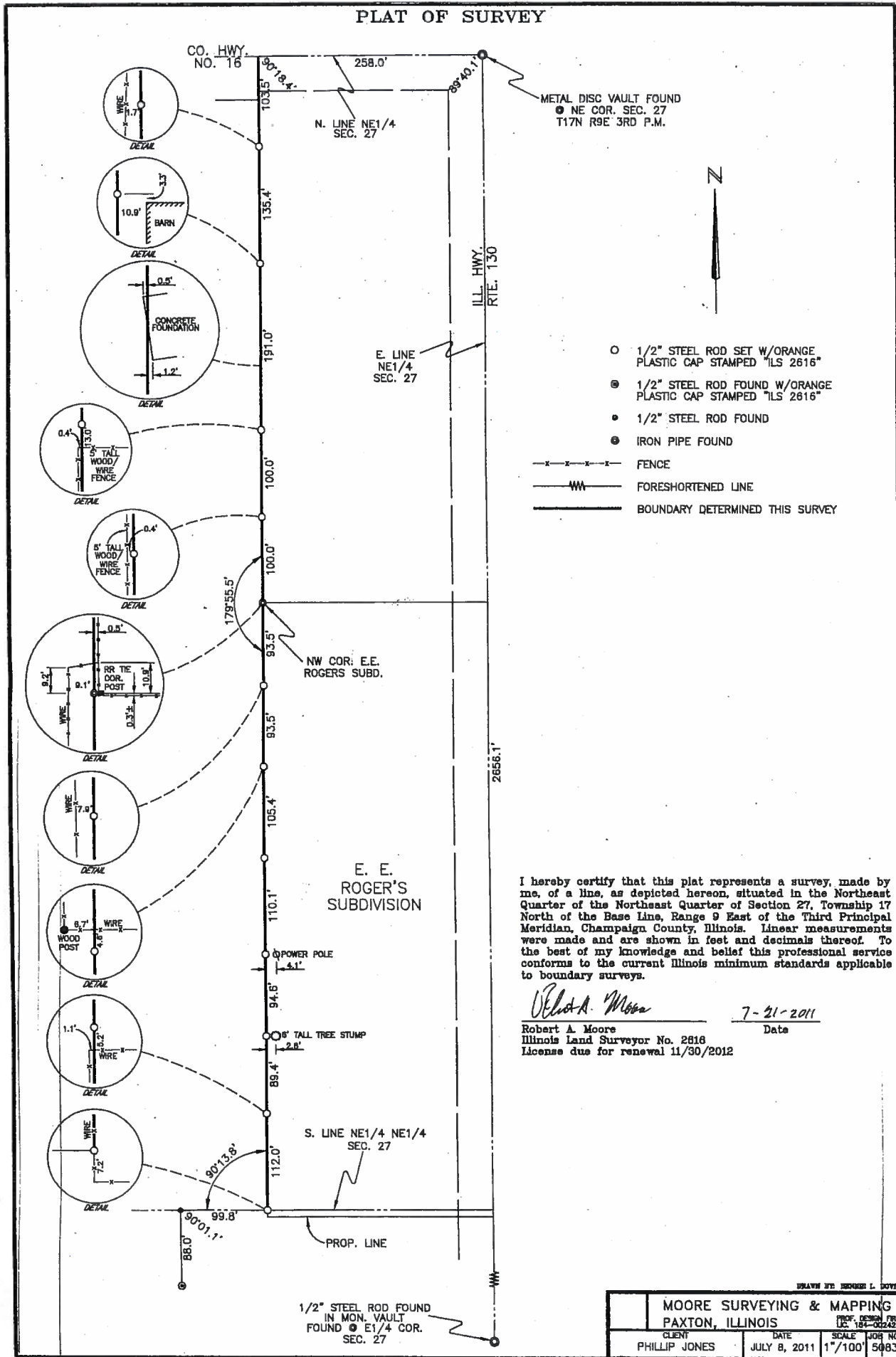


S. Byron Balbach, Jr.

BB:ph

Cc: Mark Fisher

PLAT OF SURVEY



METAL DISC VAULT FOUND
 ● NE COR. SEC. 27
 T17N R9E 3RD P.M.



- 1/2" STEEL ROD SET W/ORANGE PLASTIC CAP STAMPED "ILS 2616"
- 1/2" STEEL ROD FOUND W/ORANGE PLASTIC CAP STAMPED "ILS 2616"
- 1/2" STEEL ROD FOUND
- IRON PIPE FOUND
- x—x—x—x— FENCE
- WW— FORESHORTENED LINE
- BOUNDARY DETERMINED THIS SURVEY

E. E. ROGER'S SUBDIVISION

I hereby certify that this plat represents a survey, made by me, of a line, as depicted hereon, situated in the Northeast Quarter of the Northeast Quarter of Section 27, Township 17 North of the Base Line, Range 9 East of the Third Principal Meridian, Champaign County, Illinois. Linear measurements were made and are shown in feet and decimals thereof. To the best of my knowledge and belief this professional service conforms to the current Illinois minimum standards applicable to boundary surveys.

Robert A. Moore 7-21-2011
 Robert A. Moore Date
 Illinois Land Surveyor No. 2816
 License due for renewal 11/30/2012

1/2" STEEL ROD FOUND
 IN MON. VAULT
 FOUND ● E1/4 COR.
 SEC. 27

MOORE SURVEYING & MAPPING			
PAXTON, ILLINOIS			
CLIENT	DATE	SCALE	JOB NO.
PHILLIP JONES	JULY 8, 2011	1"/100'	5083

DRAWN BY: ROBERT L. JOYNER

ARTICLE V. DISTRICTS AND BOUNDARIES

A. TITLES, INTENTS AND PURPOSES. Piatt County is hereby divided into five types of districts, which are further divided into sub districts.

1. Agricultural Districts.

a. A-1 Agricultural, A-C Conservation: Agricultural land is under urban pressure from expanding incorporated areas. This urban pressure takes the form of scattered development in wide belts around the communities of Piatt County, brings conflicting land uses into juxtaposition, creates high costs for public services and stimulates land speculation. Certain agricultural land constitutes unique and irreplaceable land resources. It is the purpose of the A-1 and A-C Districts to provide a means by which agricultural land may be protected and enhanced as an economic and environmental resource of major importance to the County. Therefore, these Districts are intended to accomplish the following objectives, in order of priority:

- (1) Promote the agricultural use of land that is most suitable for farming activities.
- (2) Protect the value of agricultural land from indiscriminate, incompatible and conflicting land uses.
- (3) Conserve and protect open space, wooded areas, streams, mineral deposits and other natural resources from incompatible land uses and provide for their timely utilization.
- (4) Provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such a nature that their location away from residential, commercial and industrial areas is most desirable.
- (5) Provide for the location and govern the establishment of residential uses that are accessory to and necessary for the conduct of agriculture.
- (6) Provide for the location and govern the establishment and use of limited non-farm dwellings.

b. Agricultural Nuisance Disclaimer: Properties within the A-1 and A-C Districts are located in areas where land is used for commercial agricultural production. Owners, residents and other users of property in or adjoining these districts may be subjected to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Therefore, owners, occupants, and users of property within the A-1 and A-C Districts should be prepared to accept such inconveniences, discomfort, and possibility of injury from normal agricultural operations, and are hereby put on official notice that the Illinois Right to Farm Law may bar them from obtaining a legal judgment against such normal agricultural operations.

2. Residential Districts

a. R-S, Residential Suburban: The R-S District is intended to provide low density single family dwelling use and to allow certain public facilities. It is intended that no uses be permitted within the R-S District that will tend to devalue property for residential

purposes or interfere with the health, safety, order or general welfare of persons residing in the district. The provisions of the R-S District are also intended to control density of population and provide adequate open space around buildings and structures in the district to accomplish these purposes.

3. Business Districts

a. B-1, General Business: The B-1 District is intended to provide for the specialized types of service business and commercial establishments, which due to their function and methods of operation are permitted uses only in this district. The B-1 District is intended to be located in areas fronting a segment of a highway providing convenient access and where the business establishments cater to highway traffic.

4. Industrial Districts

a. I-1, General Industrial: The I-1 District is intended for the purpose of allowing light industrial, basic and primary industries which are generally not compatible with residential or commercial activity.

5. Interchange Districts

a. I-A, Interchange Agricultural: The Interchange Agricultural District is established as a zone in which agriculture and certain related uses are encouraged as the proper use of lands best suited for agriculture, thus preventing the intermingling of urban and rural land uses.

b. I-R, Interchange Residential: The Interchange Residential District is intended to provide residential uses and to allow business and industrial uses that do not detrimentally affect the primary residential nature of the district

c. I-B, Interchange Business: The Interchange Business District is established to assure the desirable development of high-quality highway user facilities with their related uses and other commercial enterprises.

d. I-I, Interchange Industrial: The Interchange Industrial District is established to accommodate light industrial uses that are relatively "clean" activities such as the manufacture and storage of products within entirely enclosed buildings and which require freeway access and prestige frontage on a tract of land comprising one (1) acre or more.

B. STANDARDS AND REQUIREMENTS OF INTERCHANGE DISTRICTS: The standards and requirements of the Interchange District shall apply within the radius of one-half mile, excluding any area outside Piatt County or within the corporate limits of any municipality from the center of the following interchanges:

1. County Line, Cisco I-72 Interchange
2. Bridge Street, Monticello I-72 Interchange
3. Camp Creek, Monticello I-72 Interchange
4. White Heath, I-72 Interchange
5. State Route 10, I-72 Interchange

6. Mansfield, I-74 Interchange

C. DISTRICT BOUNDARIES. The boundaries of the districts are shown upon the Map attached hereto and made a part hereof, which Map is designated as the "District Map". The District Map and all notations, references and other information shown thereon are a part of the Ordinance and have the same force and effect as if the District Map and all the notations, references and other information shown thereon were all fully set forth or described herein, the original of which District Map is properly attested and is on file with the County Clerk of Piatt County, Illinois.

2. AC, Conservation District

a. Permissive Uses (amended September 14, 2010):

- (1) Any agricultural activity.
- (2) Single family dwelling on a tract of 1 acre or more, including an individual mobile home or manufactured home as defined herein, when it conforms with the applicable density and yard regulations and said tract was in existence on July 9, 2002; single family dwelling on a tract of 5 acres or more, including an individual mobile home or manufactured home as defined herein, when it conforms with the applicable density and yard regulations and said tract was in existence on July 13, 2004.
- (3) Single family dwelling, in existence on September 14, 2010, may be separated with a minimum of 2 acres and maximum of 5 acres from an existing farm parcel, maximum of one split per parcel, and must record a plat of survey.

b. Additional Permissive Uses only for tracts of 20 acres or more:

- (1) Park or forest preserve.
- (2) Country club and golf course except miniature course or driving range.
- (3) Cemetery.
- (4) Woodland preservation.
- (5) Wildlife habitat or fish hatchery.
- (6) Single-family dwelling, including an individual mobile home or manufactured home as defined herein, when it conforms with the applicable density and yard regulations.

c. Special Uses only on tracts of 5 acres or more:

- (1) Extraction of coal, sand, gravel, oil or other minerals.
- (2) Public building erected by a governmental agency.
- (3) Home occupation.
- (4) Commercially operated outdoor recreational facility including riding stable, lake, swimming pool, tennis court and golf course.
- (5) Motel, resort and incidental facilities, including swimming pool, restaurant, incidental retail sales and services, and personal services, provided they are protected from flooding.
- (6) Guest ranch, hunting and fishing resort, ski resort and incidental facilities, including swimming pool, restaurant, incidental retail sales and services and personal services on site of not less than 20 acres, provided they are protected from flooding.
- (7) Marina, yacht club, boat house or bait shop.
- (8) 4-H Clubs and related educational programs.
- (9) Transient or travel trailer camp sites for camper trailers, motor homes and other camping facilities.
- (10) Shooting Ranges.
- (11) Bed and Breakfast
- (12) Hospital, nursing home and educational, religious or philanthropic institution.

(13) Mobile home or manufactured home, not on a permanent foundation but otherwise as defined herein, temporarily placed on premises for housing seasonal labor and complying with all relevant health department regulations.

(14) Residential development subject to the Subdivision Ordinance; Zoning Board of Appeals will recommend a minimum lot size as a condition of the Special Use, if approved.

(15) Restricted Landing Area (RLA) as defined by the Illinois Department of Transportation, Division of Aeronautics.

(16) Any reasonable similar use.