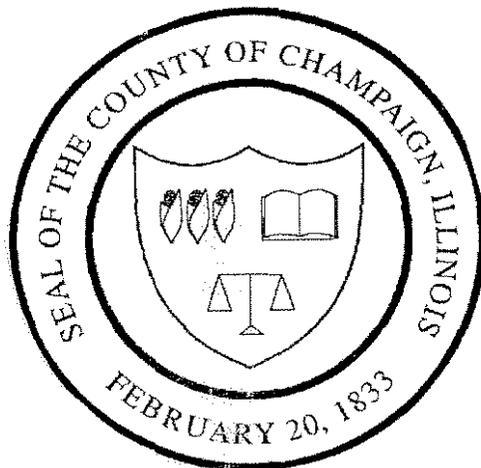


# *Environment & Land Use Committee Agenda*

*May 14, 2007*



*7:00 p.m.*

*Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 East Washington, Urbana, Il 61802  
(217) 384-3708*

# AGENDA

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## **Champaign County Environment & Land Use Committee**

**Date:** May 14, 2007

**Time:** 7:00 p.m.

**Place:** Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana, Illinois

**Members:**

Jan Anderson, Chris Doenitz, Matthew Gladney,  
Brad Jones, Ralph Langenheim, Carrie Melin, Steve  
Moser, Jon Schroeder (VC), Barbara Wysocki (C)

**Phone:** (217) 384-3708

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### AGENDA

*Old Business shown in Italics*

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1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (April 09, 2007 and April 19, 2007) 1 thru 14
4. Public Participation
5. Correspondence
  - A. Mahomet Aquifer Consortium Member Meeting No. 52, February 9, 2007 Minutes 15 thru 16
6. CDAP Loan Request – HL Precision Machining, Inc. d.b.a. Harlan & Lash (Steven Hillard) 17 thru 18
7. CDAP Loan Request – Illini Contractor’s Supply (David York) 19 thru 20
8. Recreation and Entertainment License: Eastern Illinois A.B.A.T.E., Inc. for live music, motorcycle show and motorcycle rodeo at the Rolling Hills Campground. Location: 3151A CR 2800E, Penfield, IL. June 1, 2007 thru June 2, 2007. 21 thru 29
9. Case 571-AM-06 Petitioner: Alvin Brock, Michael Brock and Gabe Venegas 30 thru 52  
Request: Amend the Zoning Map to allow for the development of 1 single family residential lot in the AG-1, Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.  
Location: An 8.8 acre tract that is in the Northeast Quarter of the Northeast Quarter of Section 25 of Newcomb Township and commonly known as the field at 2577 CR 600E, Champaign.
10. *Proposal to require marking of telephone pedestals in rural areas.  
(Information to be distributed at meeting)*

ENVIRONMENT AND LAND USE COMMITTEE AGENDA  
MAY 14, 2007  
PAGE 2

11. *Proposal to prepare a Champaign County Government Land Use Plan*
12. *Regional Planning Commission County Planner FY 2007 Work Plan*
13. **Landscape Recycling Center, LRC, IEPA Compost Operating Permit  
Renewal** 53 thru 54
14. *2007 Electronic Recycling Event Update* 55
15. **Update on Enforcement Cases  
(Information to be distributed at meeting)**
16. **Monthly Report (April 2007)  
(Information to be distributed at meeting)**
17. **Other Business**
18. **Adjournment**

**MINUTES OF REGULAR MEETING**

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<b>Champaign County Environment &amp; Land Use Committee</b>	<b>DATE:</b>	<b>April 09, 2007</b>
<b>Champaign County Brookens Administrative Center</b>	<b>TIME:</b>	<b>7:00 p.m.</b>
<b>Urbana, IL 61802</b>	<b>PLACE:</b>	<b>Lyle Shields Meeting Room Brookens Administrative Center 1776 E. Washington Street Urbana, IL 61802</b>

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**MEMBERS PRESENT:** Jan Anderson, Chris Doenitz, Matthew Gladney, Brad Jones, Carrie Melin, Jon Schroeder (VC), Barbara Wysocki (C)

**OTHER COUNTY BOARD MEMBERS**

**PRESENT:** C. Pius Weibel

**MEMBERS ABSENT:** Ralph Langenheim, Steve Moser

**STAFF PRESENT:** Deb Busey (County Co-Administrator), Frank DiNovo (Regional Planning Commission), John Hall, Leroy Holliday, James R. Knight, Susan Monte (Regional Planning Commission), Christina Papavasiliou (Assistant State's Attorney)

**OTHERS PRESENT:** Tanna Fruhling, Hal Barnhart

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**1. Call to Order, Roll Call**

The meeting was called to order at 7:01 p.m. The roll was called and a quorum declared present.

**2. Approval of Agenda**

**Mr. Doenitz moved, seconded by Ms. Anderson to approve the April 09, 2007, agenda as submitted. The motion carried by voice vote.**

**3. Approval of Minutes (March 12, 2007)**

**Ms. Anderson moved, seconded by Mr. Doenitz to approve the March 12, 2007, minutes as submitted. The motion carried by voice vote.**

**4. Public Participation**

None

1  
2 **5. Correspondence**  
3

4 None  
5

6 **6. Proposal to prepare a Champaign County Government Land Use Plan**  
7

8 Mr. DiNovo stated that after the March 2007, ELUC meeting staff took another look at what was required  
9 and what was possible for developing a plan. He said that the total cost was reduced approximately 14%  
10 from \$295,000 to \$255,000 and 12 months were taken off of the time line. He said that a more specific  
11 proposal has been developed to indicate how payment is proposed for the plan. He said that the  
12 preponderance of the funds, \$144,000 of the \$255,000, would come out of the County's regular annual  
13 planning contract with the Regional Planning Commission. He said that over the course of time it would be  
14 expected that 95% of Ms. Monte's time would be devoted to this project which is a less conservative  
15 assumption than was made previously when it was assumed that 90% of Ms. Monte's time would be  
16 devoted. He said that the time which will be devoted to the project is actual work hours after vacation and  
17 holidays have been removed.  
18

19 Mr. DiNovo stated that 20% of the project amount could actually come out of the GIS fund. He said that a  
20 lot of the work during the beginning of the project is data development and much of that is map related  
21 which would be legitimately fundable out of the GIS program because it will develop data layers that are  
22 going to be useful to a wide array of people. He said that the appropriations for the miscellaneous expenses,  
23 such as posting notice, mailings, etc, could be covered out of the current planned expenditures in  
24 Administrative Services and the Planning and Zoning Department. He said that approximately \$52,000  
25 would need to be covered out of new appropriations of which \$2,000 could come out of an additional  
26 appropriation from the GIS fund during FY 2007 and the other \$50,000 would need to come out of the  
27 General Corporate Fund over the course of FY 2008 and 2009. He said that this is the minimal program that  
28 staff can recommend and no significant opportunities are available to reduce the amount in order to have a  
29 credible plan that is broadly supported.  
30

31 Mr. DiNovo stated that the legal authority which will be utilized is the *Local Land Resource Management*  
32 *Planning Act* (50 ILCS 805/3.B). He said that this legal authority does include some mandates which must  
33 be looked at such as public utilities, energy distribution systems, public facilities and services in the context  
34 of the plan. He said that these are some of the maps which are required by the *Act* in the sense the law  
35 mandates them if the legal authority is to be used during the planning. He said that staff has heard from the  
36 State's Attorney's office and there are no significant questions regarding the RPC's ability to prepare this  
37 plan in the way that is proposed under the *Local Land Resource Management Planning Act*.  
38

39 Ms. Monte stated that in March staff proposed a three year time line for the project but currently the time  
40 line has been reduced to two and one-half years. She said that this would be a 29% reduction of staff time  
41 and that is as tight as staff could possibly get it. She said that the use of interns will be utilized during GIS  
42 map development for the proposal. She said that there are four primary stages for the project and stages one

1 and two have been tightened up by 11% with stages three and four being tightened up by 25%. She said that  
2 the overall cost for the project has been reduced by \$40,000 which is approximately a 19% reduction in the  
3 cost. She said that staff anticipates using as much existing data as possible and producing fewer new maps  
4 than have been previously proposed in March. She said that during the third stage a public workshop has  
5 been eliminated because of the lack of time available to process the information that would have been  
6 collected.

7  
8 Mr. DiNovo stated that the single largest cost savings comes in eliminating the second public workshop. He  
9 said that it is estimated that running a participatory public workshop would cost approximately \$10,000 from  
10 start to finish. He said that the rest of the cost savings comes from using much less conservative  
11 assumptions of what would have been able to be accomplished in the three year time line.

12  
13 Ms. Melin asked if there would only be one public hearing.

14  
15 Mr. DiNovo stated that there is a public workshop anticipated for April 2008 and a public hearing in April  
16 2009. He said that the workshop is important in that it will be a participatory public workshop where the  
17 results of the workshop will be used to craft the policy statements when the maps are put together. He said  
18 that what comes out of the workshop will not be just comments in response to the proposal but are structured  
19 exercises from which staff will derive information on what kinds of proposals to put together. He said that  
20 the public hearing is in response to a published draft of the plan.

21  
22 Ms. Monte stated that municipal and township representatives will be interviewed during the first stage prior  
23 to the public workshop.

24  
25 Mr. DiNovo stated that staff will meet with people from every township and municipality and talk to them  
26 however they would like to structure it consistent with the *Open Meetings Act*. He said that these could be  
27 private meetings with one or two officials or they could be meetings with the entire village or township  
28 board. He said that the key element of public participation is the Steering Committee itself. He said that the  
29 Steering Committee needs to be constituted so that the key interests in the County see it as a credible body  
30 that is going to fairly weigh all of the different considerations. He said that getting the right people on the  
31 Steering Committee is going to be very important.

32  
33 Mr. Weibel asked Mr. DiNovo who he would envision being on the Steering Committee.

34  
35 Mr. DiNovo stated that representation from the cities, small villages, rural and metropolitan townships,  
36 farmers, environmentalists and a property rights advocate is desired. He said that within the bounds of a  
37 practical size the Steering Committee should encompass as many different points of view as possible. He  
38 said that representatives from the chamber of commerce and or the home building industry are other interests  
39 which should be included. He said that this is a difficult question because a large body could be created and  
40 it could diminish people's commitment to the effort. He said that one of the difficult things about the  
41 steering committee is that people will be asked to sign on for two and one-half years without a per diem. He  
42 said that all ELUC members will be named as ex-officio members of the Steering Committee so that they

1 can participate at the extent desired. He said that the steering committee needs to be broader than just ELUC  
2 and should be representative of a wider array of interests.

3  
4 Mr. Schroeder asked who will be designated as the County Planner.

5  
6 Mr. DiNovo stated that for the most part Ms. Monte will probably be designated as the County Planner but it  
7 could be someone equivalent to Ms. Monte, depending upon the specific tasks.

8  
9 Mr. Schroeder asked Mr. DiNovo who would be the project manager.

10  
11 Mr. DiNovo stated that the project manager will either be the Community Development Manager which is a  
12 position that is currently vacant at the Regional Planning Commission or himself or a combination of the two  
13 depending upon the circumstances. He said that his division is being reorganized and the division will be  
14 organized into four program areas which are GIS; transportation; housing and weatherization; and economic  
15 development, community development, information programs; and contract planning services which would  
16 all be pulled together in one program with its own manager. He said that this is not equivalent to the  
17 position that Casey Rooney previously held but would be closer to the position previously held by Ted  
18 Jeurissen. He said that it is a new organization within the Regional Planning Commission.

19  
20 Mr. Schroeder asked Mr. DiNovo what qualifications will be required for applicants for this position.

21  
22 Mr. DiNovo stated that the preferred applicant will be someone who has experience as a planner and has  
23 experience in economic development work. He said that one of the uncertainties is the role that this person  
24 plays in this project and will depend a lot on what the qualifications are for the person that is hired. He said  
25 that a stronger planner will play a bigger role but a person who has more experience in economic  
26 development will play a smaller role.

27  
28 Mr. Schroeder asked Ms. Busey if the GIS funds are available for this project.

29  
30 Ms. Busey stated that with this RPC proposal the only additional funding request for the GIS fund is \$2200  
31 in FY 2007. She said that in FY 2008 and FY 2009 it is anticipated that ELUC will continue with the  
32 current commitment in terms of budgeting for GIS. She said that currently the GIS fund has a fairly healthy  
33 balance of \$450,000, which is more than adequate. She said that it is her opinion that the County Board is  
34 ultimately the final body which needs to make determinations of where the GIS fund monies should be  
35 focused. She said that with the FY 2007 budget additional resources were focused on the Planning and  
36 Zoning Department and some issues from the Supervisor of Assessments office. She said that in moving  
37 forward there are certain to be some requests probably from the County Clerk with regards to new  
38 technology or application that they may have for GIS assist in payment of. She said that this \$2200 is not  
39 substantial and if this is an initiative that the County Board desires to move forward with, then certainly that  
40 investment for GIS funds because of what it does to build layers of map information for other government  
41 functions.

42

4/09/07

**DRAFT SUBJECT TO APPROVAL DRAFT**

**ELUC**

1 Mr. Schroeder asked Ms. Busey if the rest of the money which adds up to approximately \$50,000 will be  
2 built into the FY 2008 and FY 2009 budgets.

3  
4 Ms. Busey stated that these expenses will be built in to the General Corporate fund budget. She said that if  
5 you determine to move forward with this plan, effectively, ELUC will effectively be sending a message to  
6 the Finance Committee that these expenses must be included in the FY 2008 and FY 2009 budget. She said  
7 that General Corporate funds are going to be challenging, but she does not remember a time when the  
8 General Corporate fund was not challenging. She said that once a decision is made to move forward then a  
9 way will have to be found to work it into the budget.

10  
11 Mr. Schroeder stated that he would like to hear input from the Finance Committee Chair.

12  
13 Ms. Wysocki asked Mr. DiNovo when he expected to have the vacant position filled.

14  
15 Mr. DiNovo stated that the advertisement for the position closes on April 13, 2007, therefore it could be  
16 expected that the position would be filled by June 1<sup>st</sup>.

17  
18 Ms. Wysocki asked Mr. DiNovo if there have been many applicants to date.

19  
20 Mr. DiNovo stated that there have not been enough applicants to make him feel comfortable. He said that  
21 his view is that only one-quarter of the applicants should be interviewed and there should always be at least  
22 four applicants to interview and at this point interviewing four candidates would include everyone that has  
23 applied.

24  
25 Ms. Wysocki stated that she would imagine that at the point when interviews take place this project will be  
26 a topic discussed during the interview process.

27  
28 Mr. DiNovo stated yes.

29  
30 Mr. Schroeder asked Mr. DiNovo how much of an impact *big.small.all* has had on this project.

31  
32 Mr. DiNovo stated that he is hopeful that *big.small.all* will allow the Steering Committee to be more focused  
33 on what it chooses to talk about. He said that the vision that came out of *big.small.all.our future.here* was  
34 not designed to be comprehensive; it was designed to be the top priority list. He said that *big.small.all* tells  
35 the Steering Committee that these are the topics that are most important on people's minds and we know that  
36 "farmland conversion" and "urban growth" are the number one objectives in terms of priority and  
37 controversy in the whole effort. He said as a result of *big.small.all*, we can keep this project focused on  
38 those issues that we know are priority concerns.

39  
40 Mr. Doenitz stated that he appreciates that the cost was reduced on the project but he still feels that it is too  
41 high.

42

1 Mr. Weibel asked if it would be possible to stretch the time line under the same budget.

2  
3 Mr. DiNovo stated that it could be stretched out over a longer time period which would probably reduce the  
4 total amount but would have the effect of shifting some of the expense form GIS back into the County  
5 Planning contract. He said that he does not believe that the savings would be dramatic in part because the  
6 work that would have been completed by interns would need to be completed by planners, which hour per  
7 hour is more expensive. He said that this would actually move more of the expense on to the General  
8 Corporate fund and would require the use of more expensive staff. He said that the other down side would  
9 be that we would need to maintain the interest, commitment and energy of the Steering Committee.

10  
11 Mr. Weibel stated that he has heard from several County Board members that the County needs to have a  
12 Land Use Plan therefore we should move forward with this project.

13  
14 Mr. Jones asked Mr. DiNovo why one County planner could not complete this project and why additional  
15 resources are needed for another person.

16  
17 Mr. DiNovo stated that it depends upon the amount of work which needs to be completed and the character of  
18 that work.

19  
20 Mr. Jones stated if the new appropriations for an additional person could be cut back, the proposal would be  
21 more palatable.

22  
23 Mr. DiNovo stated that he does not see opportunities to do that, and that this budget is not a conservative  
24 budget. He said that every stage of this project requires discipline and the decisions posed are to go with  
25 what you have within the schedule and the budget. He said that the Steering Committee will also have to be  
26 committed to making choices at the points where it has to make choices whether they are happy with the  
27 information or not, otherwise the schedule and budget will not be under control.

28  
29 Ms. Anderson asked if there was a request for a new staff position.

30  
31 Ms. Wysocki asked Mr. DiNovo if currently GIS has an intern on staff.

32  
33 Mr. DiNovo stated that the GIS department has two interns on staff but they are leaving therefore the  
34 positions exist but will soon be vacant.

35  
36 Ms. Anderson stated that perhaps one of the interns from GIS could be utilized for this project.

37  
38 Mr. DiNovo stated that the RPC is charging the County for, whoever's time it is that is assigned to do this  
39 work. He said that money is not being requested to create this position but it is what RPC is charging the  
40 County for this person's time. He said that this person could be himself, someone else or the Community  
41 Development Manager.

4/09/07

**DRAFT SUBJECT TO APPROVAL DRAFT**

**ELUC**

1 Ms. Anderson said that Board members are constantly hearing that the County needs a comprehensive plan.

2  
3 Ms. Melin stated that the money for the salary for the Project Manager has already been accounted for in the  
4 FY07 budget.

5  
6 Mr. DiNovo stated yes, in the RPC's budget.

7  
8 Ms. Melin stated that no new appropriations are required for this year.

9  
10 Mr. DiNovo stated that in 2007, the Project Manager is basically free because it is a relatively modest  
11 demand in FY07. He said that he has put many hours in to this project and the County has not paid the RPC  
12 for any of that time. He said that he is rapidly coming to the end of the amount of time that he can spend on  
13 this project for free. He said that his time is not paid for in any way, shape or form by any of the money that  
14 the County pays the RPC, except for the County's membership dues.

15  
16 Mr. Schroeder stated that the County is paying the RPC for a planning services contract.

17  
18 Mr. DiNovo stated that the County needs to be clear about the planning services contract because not one  
19 penny of that money covers his salary. He said that the indirect charges that are applied to that contract only  
20 cover the administrative costs of the top level administration of the Regional Planning Commission. He said  
21 that all of his time has to be covered by being charged to specific departments and none of his position is  
22 covered by any direct charges. He said that he is supporting this on the balance of funds that are available in  
23 the economic development account which are used for marketing functions. He said that the indirect rate that  
24 is applied to Ms. Monte's salary pays for the top administration, rent and utilities but it does not pay for his  
25 salary.

26  
27 Mr. Schroeder asked Mr. DiNovo if any staff time will be required from the Planning and Zoning  
28 Department and will there be any shifting of staff from the Planning and Zoning Department to the RPC to  
29 complete this project.

30  
31 Mr. Hall stated that within the past month he has spent a lot of time on this project and he does not see that  
32 time decreasing. He said that regardless of how much the County contracts with the RPC for he still needs  
33 to be involved so that he knows as much about what is going on as the Project Manager and the County  
34 Planner. He said that the County's costs for his time on this project are not reflected here and he expects it  
35 to be more than one-quarter of his time. He said that with less or no project management on the part of the  
36 RPC he cannot see how a complicated project like this could be completed without someone at the senior  
37 level at the RPC acting as the Project Manager.

38  
39 Mr. Schroeder stated that it appears that a Comprehensive Land Use Plan is needed sometime in the future.  
40 He asked Ms. Papavasiliou how equal is a "comprehensive plan" versus a land use management plan.

41  
42 Ms. Papavasiliou stated that, from a legal standpoint, she does not understand Mr. Schroeder's question.

1  
2 Ms. Wysocki asked Ms. Papavasiliou if everyone on the Committee had to raise their hands and swear that a  
3 land resource management plan was the County's comprehensive plan, could they do so.  
4

5 Ms. Papavasiliou stated yes.  
6

7 Mr. DiNovo stated that there is no specific connection between any kind of a plan and the legitimacy of the  
8 County's land use decisions. He said that the *LaSalle factors* state, "One of the criteria that the court can  
9 take in to account in judging whether a zoning decision is appropriate or not is the care with which the  
10 community has planned for its future growth and development." He said that the Supreme Court never  
11 referenced any specific plan but referenced the degree of care with which the plan was created. He said that  
12 it can be inferred that a good plan will carry more weight than a poor plan but that is about as far as it gets.  
13 He said that this is only one factor of nine that the courts can use in evaluating zoning decisions.  
14

15 Ms. Wysocki stated Mr. DiNovo indicated that what matters is the amount of care that goes into the creation  
16 of a plan regarding planning for needs and issues. She asked if the County is in a precarious position with a  
17 Comprehensive Plan which was completed in 1972 and Land Use Goals and Policies which are over 30  
18 years old. She asked how we can talk about care in planning when we are relying on structures that are over  
19 30 years old. She said that the County and the world have changed considerably and yet the County is still  
20 working with these old archaic bits of paper.  
21

22 Mr. DiNovo stated that in some instances the Land Use Regulatory Policies are on the books and were  
23 adopted in expectation that the Zoning Ordinance was going to be changed. He said that they are now rather  
24 specifically and concretely in conflict with what is in the current Zoning Ordinance. He said that he is  
25 troubled by the fact that there is such a clear cut contradiction between the County's planning statements and  
26 its Ordinance requirements. He said that in terms of the other planning documents they are written in such a  
27 way that the conflict is not as precise and the plan is only one of nine criteria that are contained in the  
28 *LaSalle County* court case and normally the cases are decided based on other grounds. He said that he is not  
29 aware if there are any specific cases in Illinois that have been cited specifically that one criteria. He said that  
30 if the County was to try to do something that was unusual, such as transfer of development rights, he would  
31 feel much more comfortable if the County had a foundation and planning document for such a program.  
32

33 **Mr. Doenitz moved, seconded by Mr. Schroeder to recommend adoption of a resolution supporting**  
34 **development of a Land Resource Management Plan for a cost of \$255,000 to be distributed over the**  
35 **fiscal years of 2007 through 2009, contingent upon recommendation of approval of a budget**  
36 **amendment by the Finance Committee.**  
37

38 Mr. Weibel stated that this item would be placed on the May agenda for the Finance Committee.  
39

40 Mr. DiNovo stated that having this item placed on the May agenda will not disturb the project schedule. He  
41 said that this would mean that the resolution and the Steering Committee would all come before the full  
42 County Board at the same time.

1  
2 Ms. Anderson asked Mr. DiNovo if he would start putting the Steering Committee together prior to coming  
3 to the full County Board.

4  
5 Mr. DiNovo stated that people could be contacted to see if they have any interest in being involved on the  
6 steering committee.

7  
8 Ms. Wysocki stated that members of the Steering Committee could not be appointed until June.

9  
10 **The motion carried by voice vote.**

11  
12 **7. FY07 Regional Planning Commission County Work Plan (annual plan for the County Special**  
13 **Projects Planner at the RPC)**

14  
15 Mr. Monte stated that Item #7 should be deferred to the May meeting.

16  
17 Ms. Wysocki agreed.

18  
19  
20 **8. Update on Enforcement Cases**

21  
22 Mr. Hall stated that at the beginning of the meeting he distributed a Report on Outstanding Zoning  
23 Enforcement Cases dated April 9, 2007, from the State's Attorney's Office. He said that some of the priority  
24 cases are moving forward but it is a very slow process.

25  
26 Ms. Papavasiliou stated that some of the previous cases have been dropped and at the May meeting she will  
27 be able to report on the two foreclosure cases, Meddford and Maxwell, because the deadline for the opposing  
28 party to respond is Friday. She said that Mrs. Dorothy Norman, defendant for Case AN-06-06/21, has agreed  
29 to deed her property to the County therefore the County will be responsible for demolishing the structure.  
30 She said that an appraisal has been completed and the sale of the property will pay for the demolition costs.

31  
32 Mr. Doenitz asked what happens if the demolition costs are more than the appraisal.

33  
34 Mr. Hall stated that the Committee has not directed staff to proceed. He noted that the property was  
35 appraised very low.

36  
37 Ms. Papavasiliou stated that Mr. Merkelo has taken some steps to clean up the property. She said that the  
38 conditions have improved somewhat and Mr. Merkelo is very hard to contact and her office is trying to  
39 determine if he is being represented by an attorney.

40  
41 Ms. Papavasiliou stated that the Renee Lo property does fall under the jurisdiction of the Environmental  
42 Protection Agency and they are currently investigating the property.

1  
2 Ms. Wysocki asked Ms. Papavasiliou what happened to the cases that have been dropped.

3  
4 Ms. Papavasiliou stated that she did not include those cases in the report because the cases had either been  
5 resolved or abated.

6  
7 Mr. Schroeder asked if the evidence of fire damage at the Renee Lo property was to the house.

8  
9 Mr. Hall stated that he believed that evidence of fire was the burning of garbage and debris on the site. He  
10 said that much of the garbage and debris was not from the subject property but had been dumped on to the  
11 property.

12  
13  
14 **9. Proposal to require marking of telephone pedestals in rural areas**

15  
16 Mr. Hall stated that Mr. Moser had contacted him requesting the possibility of the County requiring some  
17 kind of marking of telephone pedestals. He said that many rights of way are allowed to grow up during part  
18 of the season to provide wildlife habitat and when the rights of way are finally mowed it is very common that  
19 the vegetation is higher than the pedestals therefore making it easy to destroy the pedestals. He said that he  
20 requested comments from the State's Attorney's office but he realized that in order for there to be any hope  
21 in having a requirement for this season it needed to be on the agenda so that the Committee could discuss it.  
22 He said that it is unlikely that the County can pose any requirements regarding marking of telephone  
23 pedestals because the utilities are virtually exempt from any regulations.

24  
25 Mr. Doenitz stated that as a highway commissioner he has fought this situation. He said that when the rural  
26 roads are plowed in the winter telephone pedestals are often hit and destroyed and invariably the township is  
27 hit for the costs. He said that the telephone pedestals are commonly located in the township or county right  
28 of ways therefore he is constantly fighting this issue. He said that this situation is more of a problem than  
29 people realize. He said that the pedestals used to be marked but perhaps due to cutting costs the utilities  
30 have ceased doing so therefore if people can't see the pedestals they can't be avoided.

31  
32  
33 **10. Monthly Report**

34 **A. February, 2007**

35 **B. March, 2007**

36  
37 Mr. Hall stated that the February, 2007, Monthly Report was included in the mailing and distributed the  
38 March, 2007 Monthly Report for the Committee's review.

39  
40 **Mr. Doenitz moved, seconded by Mr. Jones to accept the February, 2007 and March, 2007 Monthly**  
41 **Reports and place them on file. The motion carried by voice vote.**  
42

1  
2 **11. Other Business**  
3

4 Mr. DiNovo stated that this could make the whole discussion regarding the Land Use Plan easier. He said  
5 that there is a bill in the Illinois House that would actually provide for regular planning funds for  
6 organizations like the Regional Planning Commission and the Regional Planning Commission would be the  
7 recipient of the funds. He said that this is HB1134 which for the most part has to do with the Chicago  
8 Metropolitan Agency on Planning, it used to be called the Northeastern Illinois Planning Commission, but  
9 buried in this bill is a provision that would take one-half of one percent of the State's Highway Project  
10 Capital Appropriations and put that in a fund that would be dedicated for the use of metropolitan planning  
11 organizations which are created for transportation planning. He said that the Metropolitan Planning  
12 Organization for Champaign County is the Regional Planning Commission. He said that 60% of the one-  
13 half of a one percent would go to Chicago and 30% would be shared out among the other Metropolitan  
14 Planning Organization in the state, including the RPC, and the other 10% would be distributed among the  
15 rural counties. He said that the RPC's share of these monies could be between \$300 to \$400 thousand per  
16 year. He said that at a staff level one of the things that has been a problem for planning agencies like the  
17 RPC is that there is no regular sustained source for funding for the year. He said that one of things that came  
18 up in *big.small.all* is that we have no way of funding transportation planning on a county wide scale. He  
19 said that there is federal funding available within the boundaries of the urbanized area of Champaign-Urbana  
20 and Savoy but there is no money available to do transportation planning anywhere else in the County. He  
21 said that there isn't a mechanism to extend the transportation model to include outlying areas. He said that  
22 this money would not necessarily be limited to transportation planning and could be applied to planning  
23 projects generally. He said that staff would recommend that the County support HB1134 and if the County  
24 is interested there is an opportunity to get some local planning money out of the State of Illinois.  
25

26 Ms. Wysocki asked if the County should submit a letter endorsing the County Board's support of HB1134.  
27

28 Mr. DiNovo stated that he would encourage all County Board members to contact their representatives and  
29 support HB1134 but if the full County Board could weigh in on this support it would be advantageous. He  
30 said that the *Open Meetings Act* would require that this issue be placed on an agenda prior to taking any  
31 action on recommendation.  
32

33 Ms. Wysocki stated that ELUC could hold a special meeting prior to the April 19, 2007, County Board  
34 meeting. She said that ELUC could make a recommendation for support of HB1134 at that time.  
35

36 Mr. Doenitz asked if the funds will come out of the State of Illinois Motor Fuel Tax funds.  
37

38 Mr. DiNovo stated that it refers to the capital element of any highway appropriation passed by the State of  
39 Illinois. He said that he would clarify whether the funds will come out of local motor fuel tax funds.  
40

41 Mr. Doenitz stated that this issue should be clarified prior to a recommendation.  
42

1 Mr. DiNovo stated that he agreed because it would be like robbing Peter to pay Paul.

2  
3 **The consensus of the Committee was to hold a Special ELUC meeting prior to the April 19, 2007,**  
4 **County Board Meeting.**

5  
6  
7 **12. Determination of Items to be placed on the County Board Consent Agenda**

8  
9 None

10  
11  
12 **13. Adjournment**

13  
14 **Mr. Doenitz moved, seconded by Ms. Anderson to adjourn the April 09, 2007, ELUC meeting. The**  
15 **motion carried by voice vote.**

16  
17 The meeting adjourned at 8:09 p.m.

18  
19 Respectfully submitted,

Secretary to the Environment and Land Use Committee

eluc\minutes\minutes.fm

# DRAFT

## MINUTES OF SPECIAL MEETING

---

Champaign County Environment  
& Land Use Committee  
Champaign County Brookens  
Administrative Center  
Urbana, IL 61802

DATE: April 19, 2007  
TIME: 6:00 p.m.  
PLACE: Meeting Room 3  
Brookens Administrative Center  
1776 E. Washington Street  
Urbana, IL 61802

---

**MEMBERS PRESENT:** Jan Anderson, Chris Doenitz, Carrie Melin, Brad Jones, Steve Moser,  
Matthew Gladney, Barbara Wysocki ( C )

**MEMBERS ABSENT:** Ralph Langeheim, Jon Schroeder

**STAFF PRESENT:** John Hall, Leroy Holliday, Deb Busey (County Co-Administrator), Frank  
DiNovo (Regional Planning Commission)

**OTHERS PRESENT:**

---

### 1. Call to Order, Roll Call

The meeting was called to order at 6:02 p.m. The roll was called and a quorum declared present.

### 2. Approval of Agenda

Ms. Anderson moved, seconded by Mr. Gladney to approve the agenda as submitted. The motion carried by voice vote.

### 3. Public Participation

None

### 4. Resolution requesting that Champaign County be added to HB3597 affecting municipal jurisdiction over parcels subject to annexation agreements.

Mr. Moser moved, seconded by Mr. Jones to approve Resolution requesting Champaign County be added to HB3597 affecting municipal jurisdiction over parcels subject to annexation agreements. Motion carried by voice vote.

### 5. Resolution of Support of HB1134 providing funds for regional planning

Mr. Moser moved, seconded by Ms. Anderson to approve resolution of Support of HB1134 to provide

1 funding for Regional Planning. Motion carried by voice vote.

2

3 6. Other Business

4

5 None

6

7 7. Adjournment

8

9 Mr. Doenitz moved, seconded by Mr. Gladney to adjourn meeting. Motion carried by voice vote.

10 The meeting was adjourned at 6:06 p.m.

Respectfully submitted,

Secretary to the Environment and Land Use Committee

eluc\minutes\minutes.fm

**Mahomet Aquifer Consortium**  
**Member Meeting No. 52**  
**February 9, 2007**  
**Minutes**

---

1. A meeting of the members of the Mahomet Aquifer Consortium (MAC) was held on February 9, 2007 at the offices of Illinois State Water Survey (ISWS) in Champaign, IL. Chairman Mel Pleines called the meeting to order at 10:05 a.m. Twenty-two members and nineteen non-members were in attendance. (See attached attendance sheet for those present).
2. Approval of Agenda – Motion to approve the agenda was made by Nancy Erickson and seconded by Sharon Martin. The motion carried.
3. Roll Call was accomplished by signing the MAC mailing list and is attached to the official minutes for the record. Twenty-two members and nineteen non-members for a total of thirty-one (31) people were in attendance.
4. Minutes of the December 14, 2006 meeting (Meeting No. 51) were e-mailed and distributed to all in attendance. Members were asked to look them over for a few minutes. Motion to accept and approve the minutes of the previous meeting as corrected was made by Al Wehrmann and seconded by Sharon Martin. Motion carried.
5. Treasurer's Report by Dorland W. Smith, Secretary-Treasurer for the period ending January 31, 2007 (blue sheet) was distributed showing a balance in the amount of \$740.35. He also reported on the IDNR Grant which has a balance of \$100,177.65 (The report is attached to these minutes). Motion to approve the Treasurer's report was made by Barry Suits and seconded by Sharon Martin. Motion carried.
6. Committee Reports
  - a) Funding – The committee has been changed from the full Board to three members – Mel Pleines, Barry Suits and Nancy Erickson. They gave an update on progress in obtaining additional funds to supplement funds received from the State to do the Regional Water Supply Planning.
  - b) Education and Public Relations – A public meeting was held in Clinton the end of January to help publicize the formation of the Regional Water Supply Planning Committee (RWSPC). It was well attended and several individuals are interested in applying for a chance to serve. Also traffic on our web site has increased this past year.
  - c) Data & Scientific Assessment – Water levels are being measured in a number of the observation wells in the Mahomet.
7. Presentation – Dorland W. Smith reviewed the process of selecting the members for the RWSPC. He also gave a progress report on how the project was progressing. He stated that the meeting of applicants for serving on the committee will be held next Friday the 16<sup>th</sup> at the Holiday Inn in Urbana and the MAC Board will be making the selection from this group

sometime in the next week after the 16<sup>th</sup>. We are anxious to get this committee up and going as seven months of the fiscal year have already passed. After Dorland's report a discussion was held on the process and several suggestions were made on ways it might be improved.

8. There was no old business to come before the meeting.
9. There was no new business
10. The next meeting will be held on Friday April 13, 2007 at 10:00 a.m. at Illinois State Water Survey, 2204 Griffith Dr., Champaign, IL.
11. Ralph Langenheim moved the meeting adjourn and Sharon Martin seconded the motion. Meeting adjourned at 11:45 a.m.

Respectfully submitted,

Dorland W. Smith  
Secretary-Treasurer



**To:** Environmental Land Use Committee  
**From:** Brent Rose  
**Re:** Loan request from HL Precision Machining, Inc.  
**Date:** May 14, 2007

This is a request for up to \$200,000 in Community Development Assistance Program (CDAP) assistance.

**Background**

HL Precision Machining, Inc is a manufacturer of close tolerance, high technology products, produced from a wide variety of materials including: steel, brass, bronze, copper, aluminum, stainless steel and plastics. Using the latest in technology and equipment, this company serves a cross-section of clients in the electronics, plastics, instrumentation, microwave services, and measurement industries.

**Loan Request**

The requested \$200,000 will be used for the purchase of equipment, primarily large milling and turning machines. HL has specific customers targeted that will increase the jobs they have with HL with the addition of the machines. The new machines and equipment will provide the company with a new line of business, “thermo.”

**Sources and Uses of Funds**

Community Service Block Grant (CSBG) funds in the amount of \$150,000 and CDAP funds in the amount of \$200,000 for the purchase of new equipment.

**Debt Service Coverage**

Projected debt service coverage is sufficient

**Collateral Coverage**

Collateral for the CDAP loan consists of a lien on the new equipment to be purchased with CDAP and CSBG loan funds and a personal guaranty signed by Steven Hillard and Jim Clark.

**Jobs Created**

As a result of the CDAP assistance, this project will help retain 20 Full-Time Equivalent jobs.

**Rate and Term of CDAP loan**

Up to \$200,000 for 10 years at a 6.0% fixed interest rate for the term of the loan. There will be a 1% closing fee and monthly payments of \$2,220.41.

**Staff Recommendation**

Staff recommends approval of up to \$200,000 for 10 years with a fixed interest rate of 6%, the personal guaranty's of Steven Hillard and Jim Clark., and a 1% fee at closing.



**To:** Environmental Land Use Committee  
**From:** Brent Rose  
**Re:** Loan request from Illini Contractor Supply, Inc. (David York)  
**Date:** May 14, 2007

This is a request for up to \$130,000 in Community Development Assistance Program (CDAP) assistance.

### **Background**

Illini Contractor Supply, Inc was originally a retail outlet designed to supply and service commercial and residential contractors in the area, with an emphasis on job-site sales and services. Dave York is 100% owner of the business. Dave York purchased the existing location at 811 Dennison Drive and leases it to Illini Contractor's Supply. There will be SBA guaranteed financing in place by Busey Bank for the purchase of the warehouse building located at 706 W. Bradley Ave.

### **Loan Request**

The requested \$130,000 will be used for the purchase of equipment / working capital for the new warehouse building purchase.

### **Sources and Uses of Funds**

CDAP funds in the amount of \$130,000 and Busey Bank financing which totals \$598,000 for the purchase of real estate located at 706 W. Bradley Ave in Champaign.

### **Debt Service Coverage**

Prior and projected debt service coverage is sufficient.

### **Collateral Coverage**

Collateral for the CDAP loan consists of a second mortgage on the property located at 706 W. Bradley Avenue in Champaign and a subordinate lien on all business assets.

**Jobs Created**

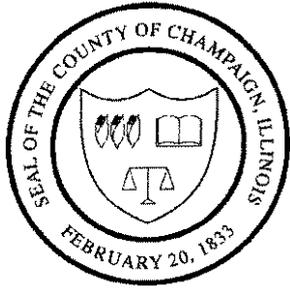
As a result of the CDAP assistance, this project will help in the creation of 3 Full-Time Equivalent jobs.

**Rate and Term of CDAP loan**

Up to \$130,000 for 10 years at a 6.0% fixed interest rate for the term of the loan. There will be a 1% closing fee and monthly payments of \$1,443.27.

**Staff Recommendation**

Staff recommends approval of up to \$130,000 for 10 years with a fixed interest rate of 6%, the personal guaranty of David York, and a 1% fee at closing.



**STATE OF ILLINOIS  
COUNTY OF CHAMPAIGN**

**ENTERTAINMENT, RECREATION,  
LODGING OF TRANSIENTS, AND RACEWAYS LICENSE**

**No. 2007-12  
\$20.00**

**EASTERN ILLINOIS A.B.A.T.E. INC.**

License is hereby granted to Eastern Illinois A.B.A.T.E. to provide Recreation/Entertainment at Rolling Acres Campground in Champaign County on June 1 & 2, 2007. This License expires the 3<sup>rd</sup> day of June at 12:01a.m..

Witness my Hand and Seal this 15<sup>th</sup> day of May, A.D. 2007.

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**MARK SHELDEN**  
County Clerk  
Champaign County

---

Chairman, Champaign County License Commission



STATE OF ILLINOIS,  
Champaign County  
Application for:  
Recreation & Entertainment License

Applications for License under County Ordinance No. 55 Regulating Recreational & Other Businesses within the County (for use by businesses covered by this Ordinance other than Massage Parlors and similar enterprises)

For Office Use Only

License No. 2007-ENT 12  
Date(s) of Event(s) June 1-2  
Business Name: Eastern Ill. A.B.A.T.E.  
License Fee: \$ 20.00  
Filing Fee: \$ 4.00  
TOTAL FEE: \$ 24.00  
Checker's Signature: MS

Filing Fees: Per Year (or fraction thereof): \$ 100.00  
Per Single-day Event: \$ 10.00 X 2 = 20.00  
Clerk's Filing Fee: \$ 4.00

Checks Must Be Made Payable To: Mark Shelden, Champaign County Clerk

The undersigned individual, partnership, or corporation hereby makes application for the issuance of a license to engage a business controlled under County Ordinance No. 55 and makes the following statements under oath:

- A.
1. Name of Business: Eastern Illinois A.B.A.T.E. Inc
  2. Location of Business for which application is made: Rolling Hills Campground, 3151-A CR 2800 E. Pentfield, IL
  3. Business address of Business for which application is made: 3151-A CR 2800 E Pentfield, IL
  4. Zoning Classification of Property: \_\_\_\_\_
  5. Date the Business covered by Ordinance No. 55 began at this location: \_\_\_\_\_
  6. Nature of Business normally conducted at this location: Campground
  7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): live music, motorcycle rodeo
  8. Term for which License is sought (specifically beginning & ending dates): June 1 & 2
- (NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? No
  10. If you have a lease or rent the property, state the name and address of the owner, and when the lease or rental agreement expires: Rolling Hills Campground, 3151-A CR 2800 E. Pentfield, IL
  11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

INCOMPLETE FORMS WILL NOT BE CONSIDERED FOR A LICENSE AND WILL BE RETURNED TO APPLICANT

3. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Place of Birth: \_\_\_\_\_ Social Security No.: \_\_\_\_\_  
Residence Address: \_\_\_\_\_  
Citizenship: \_\_\_\_\_ If naturalized, place and date of naturalization: \_\_\_\_\_

If, during the license period, a new manager or agent is hired to conduct this business, the applicant MUST furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): Barbara Reistock
- Date of Birth: \_\_\_\_\_ Birth: Sailor Springs, Fl.  
Social Security Number: \_\_\_\_\_ izenship: US  
If naturalized, state place and date of naturalization: \_\_\_\_\_
2. Residential Addresses for the past three (3) years: 200 N Broadway Fisher, Fl. 61843
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: Leroy Manor - Leroy, Fl.  
Ambler Glen - Ubanda, Fl.  
RN - Nursing Director

EACH OFFICER MUST COMPLETE SECTION D. OBTAIN ADDITIONAL FORM PAGES IF NEEDED FROM THE COUNTY CLERK AND ATTACH TO THIS APPLICATION WHEN FILED.

D. Answer **only** if applicant is a Corporation: List of officers is attached!

1. Name of Corporation exactly as shown in articles of incorporation and as registered: Eastern Fl. R.B.A.T.E., Inc
2. Date of Incorporation: 12/03/1981 State wherein incorporated: Fl

3. If foreign Corporation, give name and address of resident agent in Illinois:

N/A

Give first date qualified to do business in Illinois: \_\_\_\_\_

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

P.O. Box 6132 Champaign, IL 61826

5. Objects of Corporation, as set forth in charter: Motorcyclists Rights & Education

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: Jerry Reirstock Title: Vice President

Date elected or appointed: \_\_\_\_\_ Social Security No.: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Place of Birth: Danville, IL

Citizenship: U.S.

If naturalized, place and date of naturalization: \_\_\_\_\_

Residential Addresses for past three (3) years: 200 N Broadway  
Fisher, IL 61843

Business, occupation, or employment for four (4) years preceding date of application for this license:

A.C. Humko

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.





STATE OF ILLINOIS,  
Champaign County  
Recreation & Entertainment License  
Check List and Approval Sheet

**FOR ELUC USE ONLY**

County Clerk's Office

- 1. Proper Application Date Received: 4-26-07
- 2. Fee Amount Received: 24.00 CK# 2810

Sheriff's Department

- 1. Police Record Approval: N 542 Date: 5-8-07
  - 2. Credit Check Disapproval: \_\_\_\_\_ Date: \_\_\_\_\_
- Remarks: \_\_\_\_\_ Signature: Capt. J. Vogel

Planning & Zoning Department

- 1. Proper Zoning *see remarks (CR District)* Approval: ✓ Date: 5/9/07
  - 2. Restrictions or Violations Disapproval: \_\_\_\_\_ Date: \_\_\_\_\_
- Remarks: \_\_\_\_\_ Signature: [Signature]

A. A Temporary Use Permit is required  
 B. A Temporary Use Permit is a non-significant expansion of this nonconforming camp zone for this two day event.

Environment & Land Use Committee

- 1. Application Complete Approval: \_\_\_\_\_ Date: \_\_\_\_\_
  - 2. Requirements Met Disapproval: \_\_\_\_\_ Date: \_\_\_\_\_
- Signature: \_\_\_\_\_

Remarks and/or Conditions: \_\_\_\_\_

**A.B.A.T.E. OF ILLINOIS**  
**Eastern Chapter**  
**PO BOX 6132**  
**Champaign, IL 61826-6132**

President:

Chris Abrahamson (217) 841-5493  
2805 Willowpark, Champaign, IL 61821

Vice President:

Jerry Reifsteck (217)898-5140 breifsteck@yahoo.com  
200 Broadway, Fisher, IL 61843

Safety & Education:

Barb Reifsteck (217)898-5139 breifsteck@yahoo.com  
200 Broadway, Fisher, IL 61843

Treasurer:

Karen Sollers (217) 493-9608 kesollers@eiu.edu  
504 South Broadway, Newman, IL 61942

Secretary:

Mona Dillard (217) 390-7335 mona@digitexcavation.com  
700 CR 2175 N, Champaign, IL 61822

State Rep:

Ken Wittrock (Woody) (217) 687-2868, Cell (217)369-5862  
1364 Treasure lane, White Heath, IL 61884

State Rep. Alt.:

Dan Walton (217) 356-5449, Cell (217) 390-7858  
1115 W. John, Champaign, IL 61821

Legislative:

Martha Kelley (217) 897-1433, Cell (217) 417 2726  
378 CR2700 N, Mahomet, IL 61853 dragonfly381952@hotmail.com

Public Relations:

Alicia Brown (217)892-4101 dolcesole@yahoo.com  
1523 Fairway Drive, Rantoul, IL 61866

Asst. P.R.:

Howard (HD) Brown (217)841-4188 goracin6@yahoo.com  
1523 Fairway Drive, Rantoul, IL 61866

Activities:

Tom Sollers ("Z") (217)840-6830 kesollers@eiu.edu  
504 South Broadway, Newman, IL 61942

Membership:

Mike Kelley (217) 897-1433 dragonfly381952@hotmail.com  
378 CR2700 N, Mahomet, IL 61853

Products:

Mikki Shepherd (217) 893-1446 mikkishepherd@mchsi.com  
1519 Fairway Dr., Rantoul, IL 61866

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/12/2007

**PRODUCER**  
Chuck Hay Insurance Agency, Inc.  
1865 N. Henderson St. Suite #2  
P O Box 1515  
Galesburg, IL 61402-1515

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**INSURED**  
A.B.A.T.E. of Illinois, Inc.  
311 East Main Street  
Suite 418  
Galesburg, IL 61401-4834

**INSURERS AFFORDING COVERAGE**

INSURER A: Scottsdale Insurance Company  
INSURER B: The Cincinnati Insurance Company  
INSURER C: The Cincinnati Casualty Company  
INSURER D: Lloyd's of London  
INSURER E:

**NAIC #**  
41297  
10677  
28665  
999906

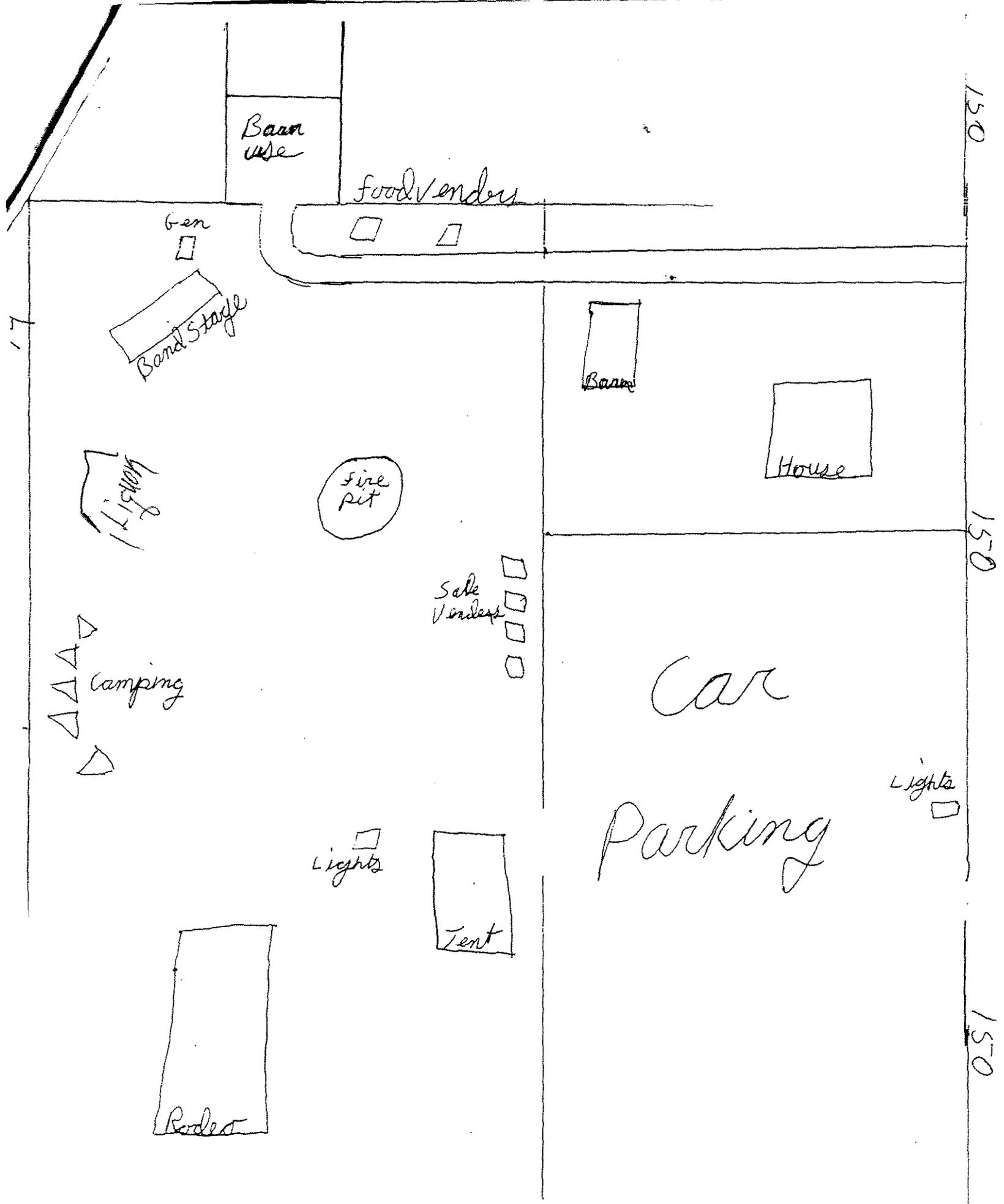
**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GEN L AGGREGATE LIMIT APPLIED PER: POLICY PROJECT LOC	BCS0014067	11/1/2006	11/1/2007	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
B	<b>AUTOMOBILE LIABILITY</b> ANY AUTO <input checked="" type="checkbox"/> ALLOWED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS  <input checked="" type="checkbox"/> Autos Specified On Sched	CAA 5330003 AWR	11/1/2006	11/1/2007	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 100,000 BODILY INJURY (Per accident) \$ 300,000 PROPERTY DAMAGE (Per accident) \$ 100,000  GARAGE LIABILITY ANY AUTO OTHER THAN EA ACC AGG \$ AUTO ONLY \$
	<b>EXCESS/UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/ MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	WC:2100592 03	11/1/2006	11/1/2007	WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
D	<b>OTHER</b> Liquor Liability	EAM 9111	11/13/2006	11/13/2007	\$ 1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS**  
 CERTIFICATE HOLDER IS NAMED AS ADDITIONAL INSURED AS THEIR INTERESTS MAY APPEAR WITH RESPECT TO EVENTS HELD AT THE ROLLING HILLS CAMPGROUND, 3151 COUNTY RD 2800E, PENFIELD, IL 61862 ON JUNE 1 & 2, 2007, BY EASTERN IL CHAPTER ABATE "SUMMER BOOGIE", P O BOX 6132, CHAMPAIGN, IL 61826-6132

<p><b>CERTIFICATE HOLDER</b>                  Holder's Nature of Interest: Additional Insured                   Rolling Hills Campground                  3151 County Road 2800E, #A                  Penfield, IL 61862</p>	<p><b>CANCELLATION</b>                  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.                  AUTHORIZED REPRESENTATIVE  <i>Warren Wallace</i></p>
--	---



Champaign  
County  
Department of

**PLANNING &  
ZONING**

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

(217) 384-3708  
FAX (217) 328-2426

To: **Environment and Land Use Committee**  
From: **John Hall, Zoning Administrator**  
**JR Knight, Associate Planner**

Date: **May 11, 2007**

RE: **Zoning Case 571-AM-06**

---

**Zoning Case 571-AM-06**

Request **Amend the Zoning Map to allow for the development of 1 single family residential lot in the AG-1 Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.**

Petitioners **Alvin Brock, Michael Brock, and Gabe Venegas**

---

### STATUS

The Zoning Board of Appeals voted to "RECOMMEND APPROVAL" of this proposed Rural Residential Overlay (RRO) rezoning at their April 12, 2007 meeting. Relevant maps have been excerpted from the Documents of Record and are attached. The Summary of Evidence is attached and includes relevant testimony from the public hearing. The ZBA is required to make two specific findings for RRO determinations and those findings are reproduced below in this memorandum and also appear in the Finding of Fact.

The proposed RRO is not within the one and one half-mile extraterritorial jurisdiction (ETJ) of a municipality with zoning or within a township with a planning commission.

---

### REQUIRED FINDINGS

With respect to map amendments requesting creation of a Rural Residential Overlay (RRO) Zoning District, Section 5.4.3 of the Zoning Ordinance requires the ZBA to make two specific findings before forwarding a recommendation to the County Board. The required findings are stated as follows in the Ordinance:

1. **That the proposed use 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.**

The Land Use Regulatory Policies that were adopted on November 21, 2001 establish requirements for RROs proposed on "best prime farmland" that the land be "well suited" and that the land be used in the "most efficient way". The proposed RRO is not on best prime farmland so the higher requirements do not apply. The required findings on page 19 of the attached Final Determination have been reproduced below with references to the relevant items in the Summary of Evidence.

**Required Finding 1. Regarding Whether the Site is Suitable for the Development of the Specified Maximum Number of Residences:**

1. The proposed site **IS SUITED** for the development of 1 residence because:
  - A. **Only two factors (emergency services and availability of groundwater) are rated “more or less typical” and the rest are better than typical.**
  - B. **The subject property is not best prime farmland.**
  - C. **The proposed RRO lot abuts the existing Brock Subdivision.**
  - D. **There is only one lot proposed, which will cause a minimal increase in traffic.**
  - E. **A dry hydrant is available approximately one mile away.**

And despite:

**Concerns of neighbors about the lack of restrictive covenants.**

NOTE: This is not the actual finding. See the As-Approved Finding of Fact.

**Required Finding 2. Regarding Whether the Site, Under the Rural Residential Overlay, Will be Compatible With Surrounding Agriculture:**

1. Development of the proposed site under the proposed Rural Residential Overlay development **WILL BE COMPATIBLE** with surrounding agriculture because:
  - A. **The proposed RRO abuts the existing Brock Subdivision.**
  - B. **The subject property drains to a ditch and the drainage does not cross other properties.**
  - C. **The proposed lot will remain in the AG-1 Zoning District.**

NOTE: This is not the actual finding. See the As-Approved Finding of Fact.

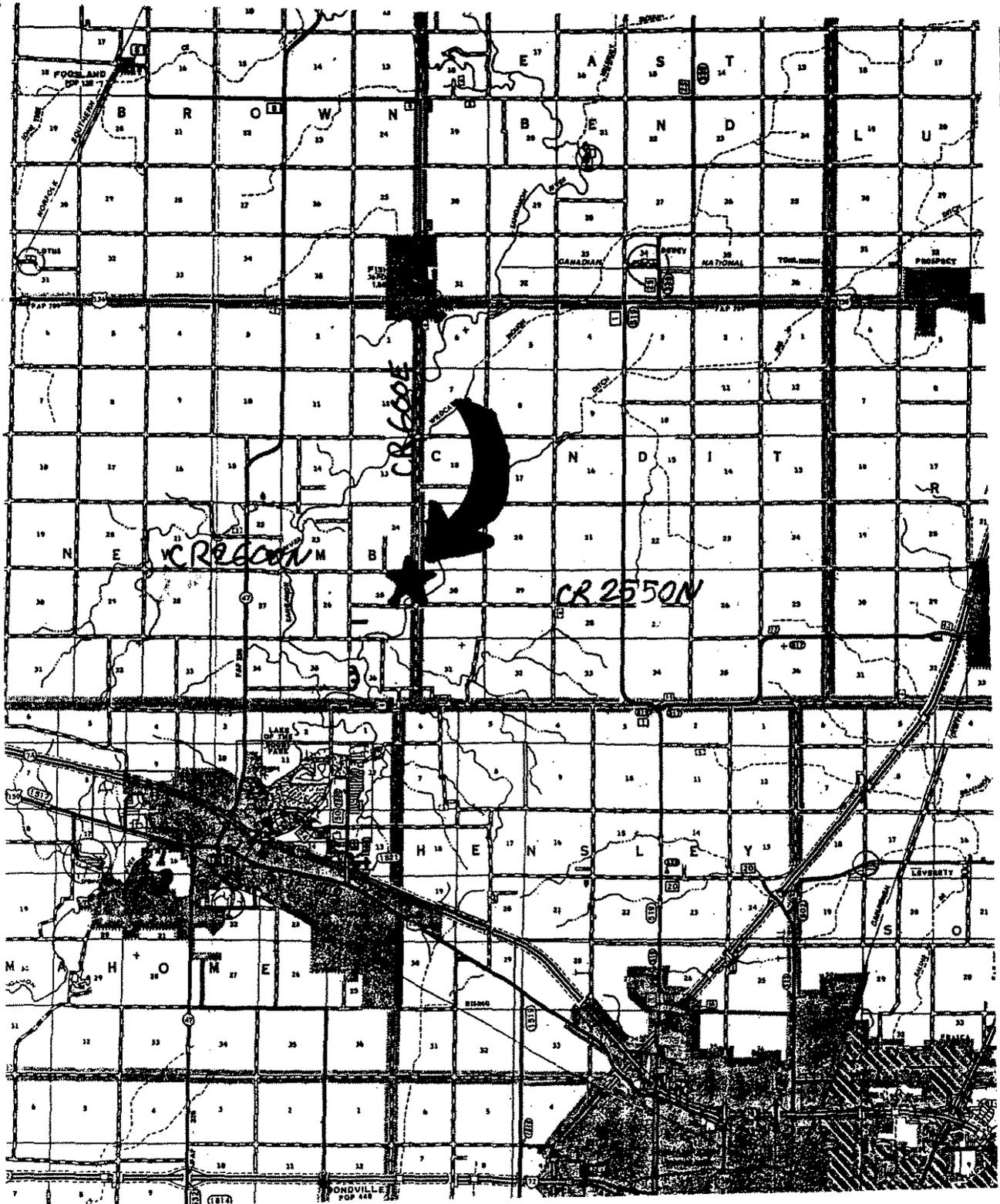
**ATTACHMENTS (excerpted from Documents of Record)**

- A Zoning Case Maps (Location, Revised Land Use, Zoning)
- B Brock Plan for RRO, received on February 20, 2007
- C Summary of Evidence, Finding of Fact, and Final Determination of the Champaign County Zoning Board of Appeals as approved on April 12, 2007

ATTACHMENT A. LOCATION MAP

Case 571-AM-06

APRIL 5, 2007

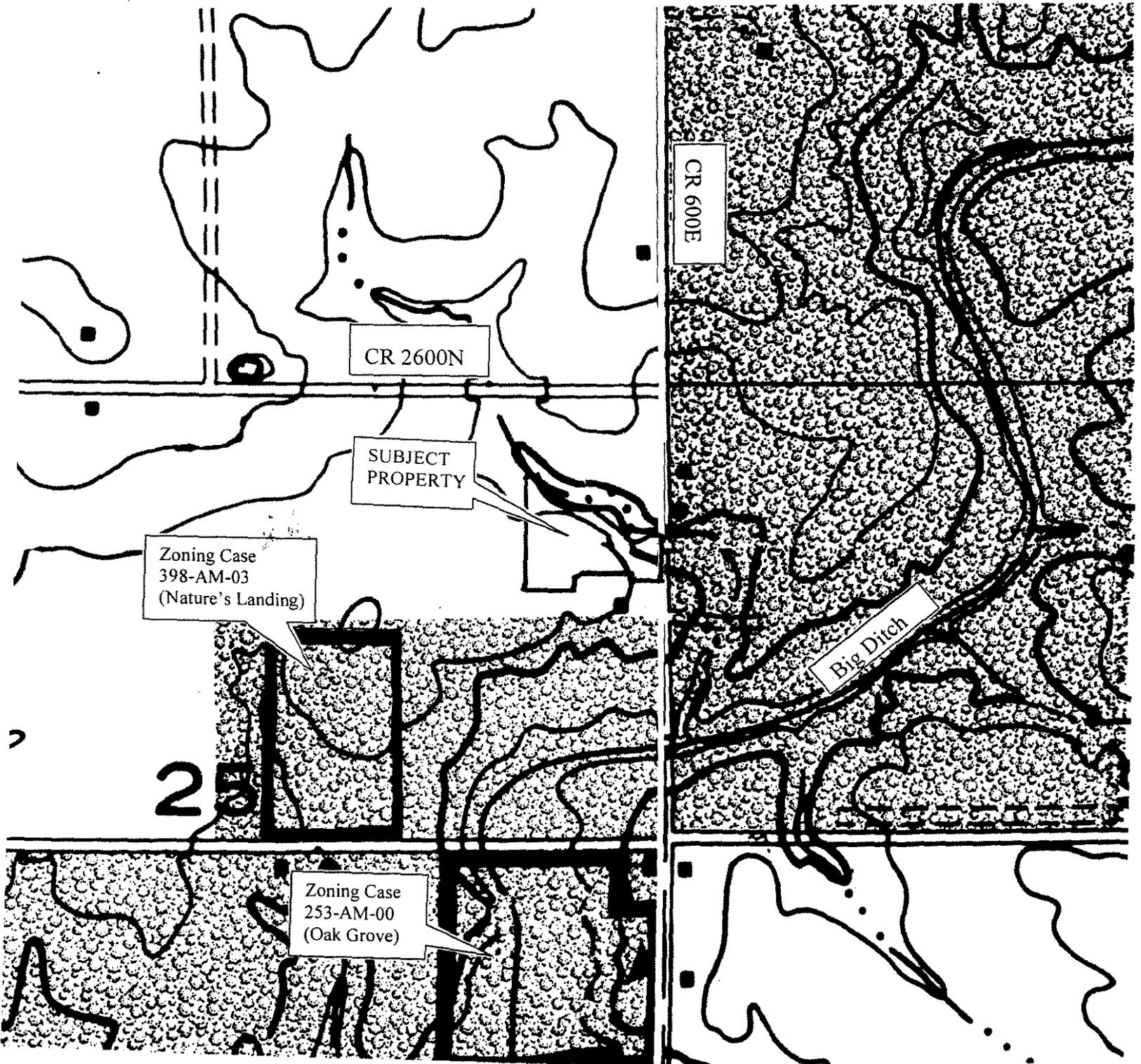


Champaign  
County  
Department of  
**PLANNING &  
ZONING**

ATTACHMENT A. ZONING MAP

Case 571-AM-06

APRIL 5, 2006

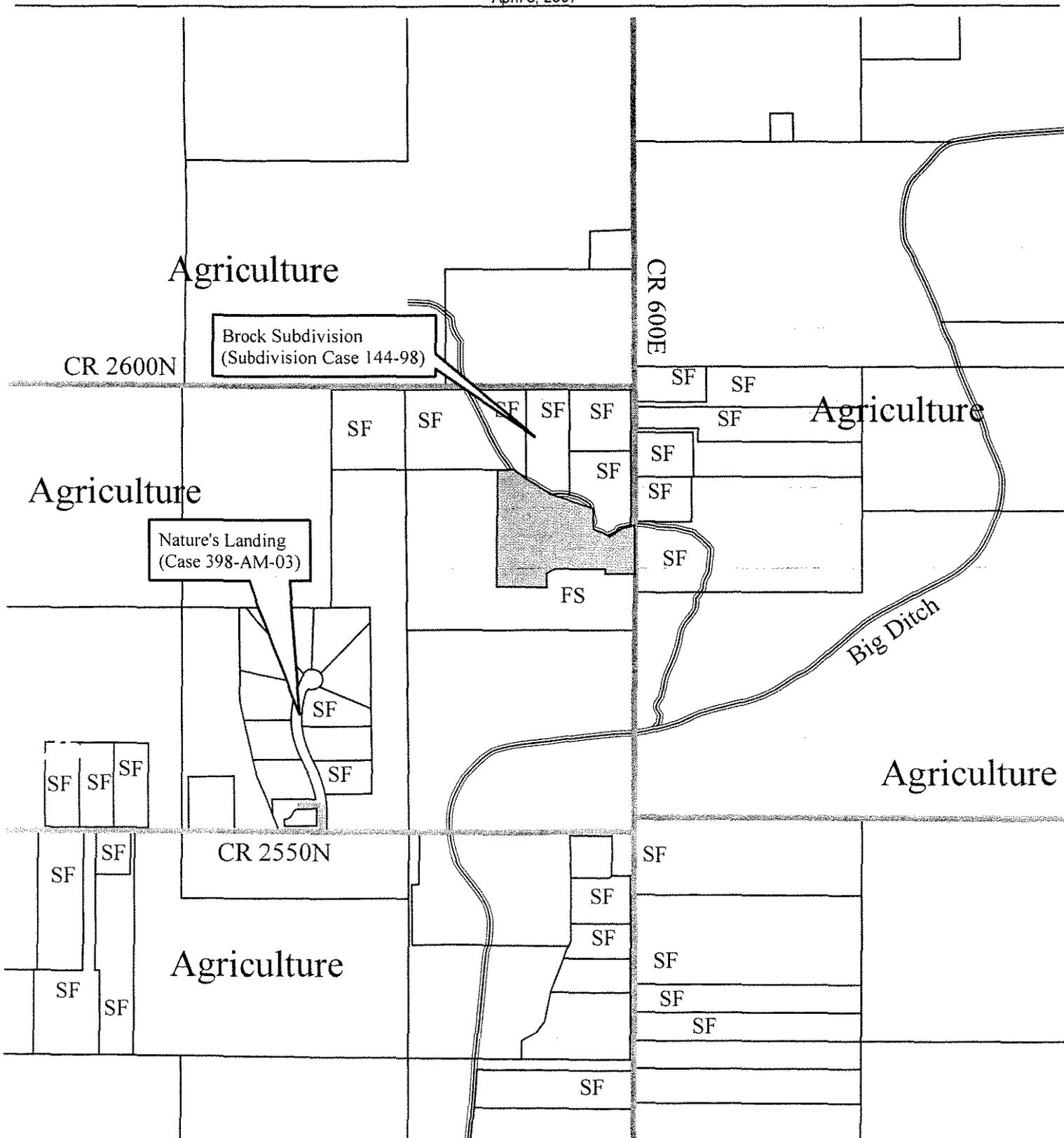


	AG-1 Agriculture		R-1 Single Family Residence		R-4 Multiple Family Res.		B-2 Neighborhood Business		B-5 Central Business	 NORTH Champlain County Department of <b>PLANNING &amp;                  ZONING</b>
	AG-2 Agriculture		R-2 Single Family Residence		R-5 Mobile Home Park		B-3 Highway Business		I-1 Light Industry	
	CR Conservation-		R-3 Two-family		B-1 Rural Tr Center		B-4 General Business		I-2 Heavy Industry	

ATTACHMENT A. LAND USE MAP

Case 571-AM-06

April 5, 2007



Area of Concern



Single Family



Farmstead



NORTH

1 inch equals 800 feet

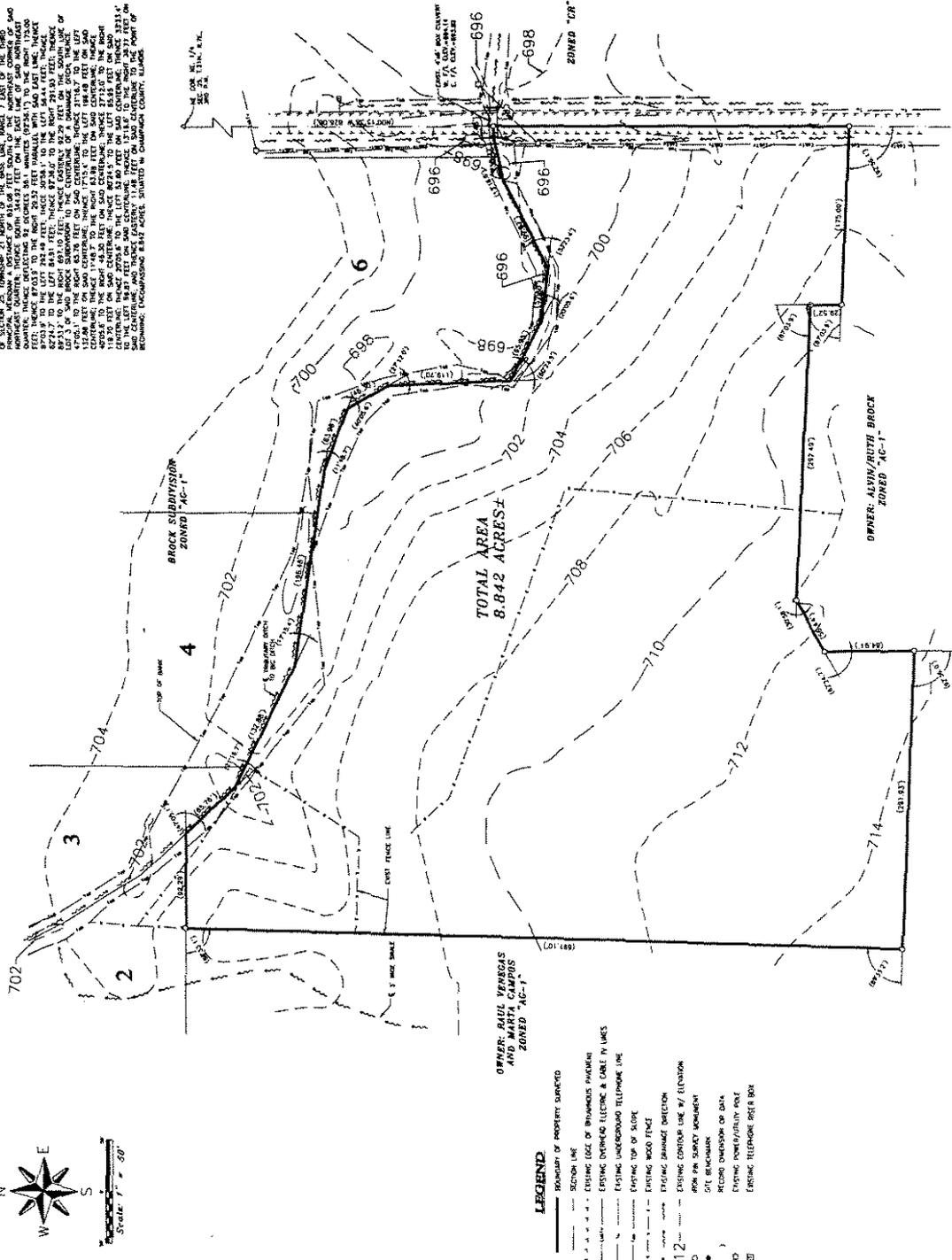
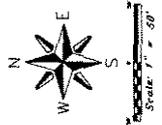
Champaign  
County  
Department of  
**PLANNING &  
ZONING**

**PLAN FOR RURAL RESIDENTIAL OVERLAY  
PART OF THE NE 1/4 OF SEC. 23, T.21N., R.7E.  
OF THE 3RD. P.M., CHAMPAIGN COUNTY, ILLINOIS**

**OWNER - PETITIONER**  
ALVIN BROCK  
25936 PORTLAND AVE.  
BLANCHARD, OK 73010

RUTH A. BROCK  
2577 COUNTY ROAD 600 EAST  
DEWEY, ILLINOIS 61840

**ENGINEER**  
VEGRZYN SARVER & ASSOCIATES, INC.  
24 E. GREEN ST. STE. 18, P.O. BOX 3697  
CHAMPAIGN, ILLINOIS 61826



- LEGEND**
- BOUNDARY OF PROPERTY SURVEYED
  - SECTION LINE
  - EXISTING EDGE OF BRUSHWOOD PARKWAY
  - EXISTING OVERHEAD ELECTRIC & CABLE IN LINES
  - EXISTING UNDERGROUND TELEPHONE LINE
  - EXISTING TOP OF SLOPE
  - EXISTING ROAD FRONT
  - EXISTING DRAINAGE DIRECTION
  - EXISTING CENTER LINE OF ELEVATION
  - WITH THE SURVEY MONUMENT
  - SURVEY MONUMENT
  - EXISTING BUILDING OR DATA
  - EXISTING TELEPHONE POLE
  - EXISTING TELEPHONE WIRE BOX

1. THE CORNER OF THE SUBJECT PROPERTY ARE CORNER 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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PROFESSIONAL ENGINEER'S EXAMINATION  
PREPARED BY STEPHEN O. KORTE, No. 27170  
STEPHEN O. KORTE  
7/20/07  
STEPHEN O. KORTE, P.E.

Project: PART OF THE NE 1/4 OF SEC. 23, T.21N., R.7E. OF THE 3RD. P.M., CHAMPAIGN COUNTY, ILLINOIS  
Sheet Title: PLAN FOR RURAL RESIDENTIAL OVERLAY  
VEGRZYN SARVER AND ASSOCIATES, INC.  
CIVIL ENGINEERING - LAND SURVEYING - ARCHITECTURE  
24 East Green Street, Ste. 18 - Champaign, Illinois 61820 - (317) 341-6940  
Fax: (317) 341-6940  
www.vegrzyn.com

*AS APPROVED*

571-AM-06

**FINDING OF FACT  
AND FINAL DETERMINATION  
of  
Champaign County Zoning Board of Appeals**

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Final Determination: ***RECOMMEND ENACTMENT***

Date: April 12, 2007

Petitioners: Alvin Brock, Michael Brock, and Gabe Venegas

Request: Amend the Zoning Map to allow for the development of 1 single family residential lot in the AG-1 Agriculture Zoning District by adding the Rural Residential Overlay (RRO) Zoning District.

---

**FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **April 12, 2007**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner, Alvin Brock, owns the subject property.
2. The subject property is an 8.8 acre tract that is approximately in the Northeast Quarter of the Northeast Quarter of Section 25 of Newcomb Township, and commonly known as the field at 2577 CR 600E, Champaign. The legal description for the subject property is as follows:

Beginning at the southeast corner of Brock Subdivision in the northeast quarter of Section 25, Township 21 North of the Base Line, Range 7 East of the Third Prime Meridian a distance of 826.08 feet south of the northeast corner of said northeast quarter; thence south 344.92 feet on the east line of said northeast quarter; thence deflecting 92 degrees 56.1 minutes (92°56.1') to the right 175.00 feet; thence 87°03.9' to the right 29.52 feet parallel with said east line; thence 87°03.9' to the left 292.49 feet; thence 30°58.1' to the left 56.44 feet; thence 62°24.7' to the left 84.91 feet; thence 92°36.0' to the right 291.93 feet; thence 89°33.2' to the right 697.10 feet; thence easterly 92.29 feet on the south line of Lot 3 of said Brock Subdivision to the centerline of a drainage ditch; thence 47°05.1' to the right 65.76 feet on said centerline; thence 21°16.7' to the left 132.88 feet on said centerline; thence 17°15.4' to the left 196.48 feet on said centerline; thence 11°48.7' to the right 63.98 feet on said centerline; thence 40°05.6' to the right 46.30 feet on said centerline; thence 27°12.0' to the right 119.70 feet on said centerline; thence 80°24.5' to the left 65.95 feet on said centerline; thence 20°05.6' to the left 52.60 feet on said centerline; thence 33°23.4' to the left 99.87 feet on said centerline; thence 13°16.6' to the right 38.77 feet on said centerline; and thence easterly 11.48 feet on said centerline to the point of beginning; encompassing 8.842 acres, situated in Champaign County, Illinois

3. The subject property is not located within the one-and-a-half-mile extraterritorial jurisdiction of a municipality with zoning.
4. Regarding comments by petitioners, when asked on the petition what error in the present Ordinance is to be corrected by the proposed change, the petitioner did not write anything.
5. Land use and zoning on the subject property and in the immediate vicinity are as follows:
  - A. The subject property is zoned AG-1 Agriculture and is currently part of a farmstead.
  - B. Land east of the subject property is zoned CR Conservation Recreation and is in use as single family dwellings on large lots.
  - C. Land west and south of the subject property is zoned AG-1 Agriculture, and is in use as farmland.
  - D. Land north of the subject property is zoned AG-1 and is the Brock Subdivision (Case 144-98) and is in use as single family dwellings on large lots.

*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;

***GENERALLY REGARDING CHAMPAIGN COUNTY LAND USE POLICIES***

7. The Land Use Goals and Policies were adopted on November 29, 1977, and were the only guidance for County Map Amendments until the Land Use Regulatory Policies-Rural Districts (LURP) were adopted on November 20, 2001, as part of the Rural Districts Phase of the Comprehensive Zoning Review (CZR). The LURP's were amended September 22, 2005, but the amendment contradicts the current Zoning Ordinance and cannot be used in concert with the current Zoning Ordinance. The LURP's adopted on November 20, 2001, remain the relevant LURP's for discretionary approvals (such as map amendments) under the current Zoning Ordinance. Land Use Regulatory Policy 0.1.1 gives the Land Use Regulatory Policies dominance over the earlier Land Use Goals and Policies. LURP's that are relevant to any proposed RRO District are the following:
  - A. Land Use Regulatory Policy 1.1 provides that commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. Other land uses can be accommodated in those areas provided that:
    - (1) the conversion of prime farmland is minimized;
    - (2) the disturbance of natural areas is minimized;
    - (3) the sites are suitable for the proposed use;
    - (4) infrastructure and public services are adequate for the proposed use;
    - (5) the potential for conflicts with agriculture is minimized.
  - B. Land Use Regulatory Policy 1.2 states that on the best prime farmland, development will be permitted only if the land is well suited to it, and the land is used in the most efficient way consistent with other County policies.

**AS APPROVED**

- C. Land Use Regulatory Policy 1.3.3 provides that development beyond the basic development right will be permitted if the use, design, site and location are consistent with County policy regarding:
  - (1) the efficient use of prime farmland;
  - (2) minimizing the disturbance of natural areas;
  - (3) suitability of the site for the proposed use;
  - (4) adequacy of infrastructure and public services for the proposed use; and
  - (5) minimizing conflict with agriculture.
- D. Land Use Regulatory Policy 1.4.2 states that non-agricultural land uses will not be permitted if they would interfere with farm operations or would damage or negatively effect the operation of agricultural drainage systems, rural roads or other agriculture related infrastructure.
- E. Land Use Regulatory Policy 1.5.3 states that development will not be permitted if existing infrastructure, together with proposed improvements, is inadequate to support the proposed development effectively and safely without undue public expense.
- F. Land Use Regulatory Policy 1.5.4 states that development will not be permitted if the available public services are inadequate to support the proposed development effectively and safely without undue public expense.

**GENERALLY REGARDING THE MAXIMUM ALTERNATIVE DEVELOPMENT WITHOUT AN RRO**

- 8. 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 with 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 parent tract for the subject property is a remainder from the tract from which the Brock Subdivision (Case 144-98) was created. Brock Subdivision received Final Plat Approval on May 19, 1998, which means that the parent tract for the proposed RRO did not exist in its present configuration on January 1, 1998. This means that no lots smaller than 35 acres in area can be created from the subject property without authorization for the RRO Zoning District.

**GENERALLY REGARDING THE PROPOSED RRO DISTRICT**

- 9. The plan that was received on February 20, 2007, in fulfillment of the Schematic Plan requirement indicates the following:
  - A. There is one proposed buildable lot that is 8.8 acres in area.

- B. The RRO District is necessary for the proposed lot. (See Item 8B.)
- C. The subject property has access to CR 600E and is located approximately 800 feet south of CR 2600E.
- D. The proposed lot meets or exceeds all of the minimum lot standards in the *Zoning Ordinance*.
- E. The parent tract for the proposed RRO contains a single family dwelling that was in existence prior to January 1, 1998, and is RRO-exempt. The impact of the proposed RRO as compared to a non-RRO alternative is based on the existence of this dwelling.

**GENERALLY REGARDING THE SOILS ON THE PROPERTY**

- 10. A Section 22 Natural Resource Report was prepared for the proposed RRO by the Champaign County Soil and Water Conservation District and received on November 13, 2006, which discusses the types of soils and other site characteristics, as follows:
  - A. The area covered by the Natural Resource Report 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, but none of the soils on the subject property are best prime farmland soils.
  - B. Regarding the soils on the subject property, their extents, and their relative values are as follows:
    - (1) Approximately 7 acres of the subject property consists of Birkbeck, 1-5% slopes (map unit 233B), which makes up approximately 70% of the subject property. Birkbeck soil covers most of the property south of the soils that border the drainage ditch on the north property line.
    - (2) Approximately 2.3 acres of the subject property consists of Ambraw, 1-5% slopes (map unit 233B), which makes up approximately 27.5% of the subject property. Ambraw soil follows the north boundary of the subject property along a drainage ditch.
    - (3) Approximately 0.7 acres of the subject property consists of Senachwine, 0-3% slopes (map unit 236A), which makes up approximately 24.1% of the subject property. Senachwine soil is located is a small sliver in the eastern part of the lot, between the Ambraw to the north and the Birkbeck to the south.
  - 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 on the subject property is only 76.

- C. Site specific concerns stated in the Section 22 report are the following:
  - (1) The tract has 3 soil types; Birkbeck (233B), which comprises approximately 70% of the tract is subject to severe wetness.
  - (2) Care should be taken to minimize soil erosion and sedimentation into the ditch on the north.

**GENERALLY REGARDING THE ADEQUACY AND SAFETY OF ROADS**

- 11. 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.
  - 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 CR 600E approximately 800 feet south of CR 2600N. At this point 600E is 22 feet wide.
- 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). The most recent (2001) AADT data in the vicinity of the subject property are 700 AADT along CR 600E 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 "much better than typical" 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 2.5 miles from IL 47, and CR 600E appears to have adequate capacity.

GENERALLY REGARDING DRAINAGE

- 12. Regarding the effects of the proposed RRO District on drainage both upstream and downstream:
  - A. The Professional Engineer's Drainage Explanation is Note #15 on the proposed site plan received February 20, 2007 and describes the topography of the subject property and how that relates to downstream properties and the installation of septic systems, as follows:
    - (1) The site varies in elevation from 714 feet at the south to 698 at the north which is an average slope of approximately 2.7%.
    - (2) The subject property drains northerly over gently sloping land to a natural drainage ditch which flows southeasterly to a box culvert under CR 600E on the east boundary of the subject property.
    - (3) Individual onsite wastewater treatment and disposal systems have been installed in the past to serve numerous single family homes with the immediate area, including the nearby Nature's Landing subdivision. These systems appear to have performed satisfactorily.
    - (4) Sump pump lines, roof drains, and/or stormwater drainage lines will either discharge onto the ground surface or outlet directly into the existing natural drainage ditch channel, where they will be taken to the Big Ditch drainage facility. These channels appear to be adequate in size and capacity to handle most heavy rainfall events and stormwater flows.

**AS APPROVED**

- (5) The existing natural ditch channel could possibly need some channel cleaning and widening in spots to provide for additional stormwater capacity.
  - (6) Low, minor, or negligible impact upon downstream lands due to the proposed development is anticipated.
  - (7) Stormwater management facilities should not be required since less than 16% of this site will be made impervious by the proposed RRO.
  - (8) Any area of existing soil erosion as well as any proposed disturbed areas shall be stabilized and seeded with vegetative cover. Any necessary erosion or sedimentation controls shall be implemented during the site construction process. Less than one acres of this site will be disturbed for the residential construction.
- 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 site has an overall slope of 2.7%.
  - (2) Although most of the soils on the subject property would be considered wet soils, the site drains directly to a natural drainage ditch with adequate capacity.

**GENERALLY REGARDING SUITABILITY OF THE SITE FOR ONSITE WASTEWATER SYSTEMS**

13. 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 can be summarized as follows:
- (1) Birkbeck silt loam, 1-5% slopes, (map unit 233B) has High suitability for septic tank leach fields with a soil potential index of 93. Birkbeck has severe wetness problems due to a high water table (3 to 6 feet deep) and moderate permeability. The typical corrective measure is a curtain drain to lower groundwater levels. Birkbeck soil makes up about 70% (7 acres) of the subject property.

- (2) Ambraw silty clay loam, 0-2% slopes, (map unit 3302A, formerly 302) has Very Low suitability for septic tank leach fields with a soil potential index of 3. Ambraw is a floodplain soil that has severe wetness problems due to a water table high enough to cause flooding (1 foot above ground to 2 feet deep) and severely limited permeability. The typical corrective measures are subsurface drainage to lower groundwater levels and special design to overcome limited permeability. Ambraw soil makes up about 23% (2.3 acres) of the subject property.
  - (3) Senachwine silt loam, 10-15% slopes, (map unit 318D2, formerly Miami, map unit 27D2) has Medium suitability for septic tank leach fields with a soil potential index of 87. Senachwine has severely limited permeability and the high degree of slope is a moderate limitation. The typical corrective measure is larger absorption fields and special design to deal with the slope. Senachwine soil makes up about 7% (0.7 acres) of the subject property.
- B. The subject property is comparable to “much better than typical” conditions for Champaign County because approximately 77% of the soils on the subject property have Medium or Better 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**

14. 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. A copy of the map from the Staff report was included as an attachment to the Preliminary Memorandum and indicates that the subject property is not within the area of limited groundwater availability.
  - B. 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**

15. Regarding the availability of emergency services to the site:
- A. The subject property is located approximately 4.5 to 5.0 road miles from the Sangamon Valley Fire Protection District station in Fisher; the approximate travel time is less than 10 minutes. The Fire District Chief has been notified of this request for rezoning. There is a dry hydrant and pond at the Nature’s Landing Subdivision approximately one mile from the subject property.
  - B. Overall, the subject property and proposed RRO are comparable to “much worse than typical” conditions for Champaign County in terms of common conditions for the availability of emergency services because the site is approximately 4.5 road miles from the Sangamon Valley Fisher fire station.

*GENERALLY REGARDING FLOOD HAZARD AND OTHER NATURAL OR MANMADE HAZARDS*

16. Regarding the flood hazard status of the site; pursuant to Federal Emergency Management Agency Panel No. 170894-0100 some of subject property is located within the Special Flood Hazard Area, as follows:
  - A. No part of the subject property appears to be in the mapped floodplain
  - B. Overall, the proposed RRO District is comparable to “ideal or nearly ideal” conditions for Champaign County in terms of flood hazard status because no part of the subject property is in the mapped floodplain.
17. Regarding the presence of nearby natural or man-made hazards:
  - A. A review of documents in the vault at the Recorder of Deeds found that the easements in favor of the People’s Gas Light and Coke Company on the subject property are all exploratory easements granted in 1959 and 1965 to allow exploration and installation of temporary pipeline facilities for a period of three years with an option for three more. The option period for the latest easement would have ended in 1971, and no easements for the installation of permanent pipeline facilities exist to the best knowledge of staff.
  - B. Tom Purrachio, Manager of Gas Storage at People’s Gas, in a phone conversation with staff on March 30, 2007, reported that the nearest People’s Gas pipelines to the subject property were over one mile distant.
  - C. There appear to be overhead electrical power lines that pass along the east boundary of the subject property, near CR 600E.
  - D. Overall, the subject property and proposed RRO are comparable to “more or less typical” conditions for Champaign County in terms of common conditions for the presence of nearby natural or manmade hazards because there are overhead power lines on the subject property.

*GENERALLY REGARDING COMPATIBILITY WITH SURROUNDING AGRICULTURE AND THE EFFECTS OF NEARBY FARM OPERATIONS ON THE DEVELOPMENT*

18. 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.
    - (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.
    - (3) Staff is currently investigating the presence of any livestock management facilities within one mile of the subject property.

- 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*

- 19. 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 Preliminary Memorandum. 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 130 to 136.
    - (3) The total LESA score is 206 to 212 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 206 to 212 indicates a High rating for protection of agriculture.

*GENERALLY REGARDING THE EFFICIENT USE OF BEST PRIME FARMLAND*

- 20. The subject property is not best prime farmland overall, and does not contain any best prime farmland.

***GENERALLY REGARDING THE EFFECTS ON WETLANDS, ARCHAEOLOGICAL SITES, AND NATURAL AREAS***

21. 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 was made on April 24, 2006. The report received from IDNR on June 24, 2006 indicated that there are no endangered species in the vicinity of the subject property.
  - B. Regarding the effects on archaeological resources, a letter reply from the Illinois Historic Preservation Agency was received on March 26, 2007, and indicated that the subject property contains no significant historic, architectural, or archaeological resources, and project clearance was recommended.
  - C. Overall, the subject property and proposed RRO are comparable to “ideal or nearly ideal” conditions for Champaign County in terms of effects on wetlands, archaeological sites, and natural areas because reports from the appropriate agencies showed there were no effects.

***GENERALLY REGARDING OVERALL SUITABILITY OF THE SITE FOR RURAL RESIDENTIAL DEVELOPMENT***

22. 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 two factors (environmental concerns and flood hazard)
  - B. “Much Better Than Typical” conditions for six factors (septic suitability, other hazards, effects of farms, LESA score, road safety, and effects on drainage)
  - C. “More or Less Typical” conditions for two factors (availability of groundwater and emergency services)

***GENERALLY REGARDING COMPATIBILITY WITH SURROUNDING AGRICULTURE AND THE EFFECTS OF THE DEVELOPMENT ON NEARBY FARM OPERATIONS***

23. 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 dwelling that will result from the proposed RRO would generate 100% more traffic than the non-RRO alternative development of the one existing home.

- (2) Trespassing onto adjacent fields possible resulting into damage to crops or to the land itself.

The single-family dwelling that will result from the proposed RRO could generate 100% more trespass than the non-RRO alternative development of the one existing home.

- (3) Blowing litter into the adjacent crops making agricultural operations more difficult.

The single-family dwelling that will result from the proposed RRO could generate 100% more litter than the non-RRO alternative development of the one existing home.

- (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) If trees are planted close to the property lines, they can be expected to interfere with some farming operations (such as harvesting) and may contribute to blockage of underground tiles (if any exist). Perimeter fencing, if installed, could also interfere with farming operations.

The subject property currently contains several mature trees, some of which are planted very close to the proposed west property line, and the adjacent farmland does not appear to be negatively impacted. Therefore, there would be no difference between the proposed RRO 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-

Item 23B(3) continued.

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.

There appears to be a livestock management facility at the southeast corner of the intersection of CR 600E and CR 2550N, just over one-quarter mile south of the subject property. It appears to be a fenced pasture for cows, however, there is no way of telling, at this time, how many animals are kept there.

**DOCUMENTS OF RECORD**

1. Application, received November 13, 2006, with attachments:
  - A Plat of Survey of proposed subject property
  - B IDNR Endangered Species Report
2. Brock Plan for RRO, received on February 20, 2007
3. Title Policy for subject property, received on March 1, 2007
4. Letter reply from Illinois Historic Protection Agency, received on March 20, 2007
5. Preliminary Memorandum for Case 571-AM-06, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Table of Petitioner Submittals
  - C Brock Plan for RRO, received on February 20, 2007
  - D Enlarged version of Professional Engineer's Drainage Explanation
  - E Champaign County Land Use Regulatory Policies as amended 11/20/01
  - F Excerpted worksheets from *Soil Potential Ratings for Septic Tank Absorption Fields Champaign County, Illinois*
  - G Application to IDNR dated April 24, 2006
  - H Letter from Anne Haaker dated March 26, 2007
  - I Section 22 Natural Resource Report received on November 13, 2006
  - J IDOT maps, showing AADT, of roads surrounding subject property
  - K Excerpt from Federal Emergency Management Agency Special Flood Hazard Area Map Panel No. 170894-0100
  - L Commitment for Title Insurance from Allied Title Services, Inc.
  - M Land Evaluation and Site Assessment Worksheet
  - N Table of Common Conditions Influencing the Suitability of Locations for Rural Residential Development in Champaign County
  - O Comparing the Proposed Site Conditions to Common Champaign County Conditions
  - P Summary of Site Comparison for Factors Relevant to Development Suitability
  - Q Summary of Comparison for Factors Relevant to Compatibility with Agriculture
  - R Draft Finding of Fact for Case 571-AM-06
6. Pictures of subject property submitted by Randy McCormick at the April 12, 2007 ZBA meeting
7. Brock Subdivision Owner's Certificate and Restrictive Covenants

**FINDING OF FACT**

From the Documents of Record and the testimony and exhibits received at the public hearing conducted on **April 12, 2007**, the Zoning Board of Appeals of Champaign County finds that:

1. The Proposed Site *IS SUITED* overall for the development of 1 residence because:
  - A. **Only two factors (emergency services and availability of groundwater) are rated “more or less typical” and the rest are better than typical.**
  - B. **The subject property is not best prime farmland.**
  - C. **The proposed RRO lot abuts the existing Brock Subdivision.**
  - D. **There is only one lot proposed, which will cause a minimal increase in traffic.**
  - E. **A dry hydrant is available approximately one mile away.**

and despite:

**Concerns of neighbors about the lack of restrictive covenants.**

2. Development of the Proposed Site under the proposed Rural Residential Overlay development *WILL BE COMPATIBLE* with surrounding agriculture because:
  - A. **The proposed RRO abuts the existing Brock Subdivision.**
  - B. **The subject property drains to a ditch and the drainage does not cross other properties.**
  - C. **The proposed lot will remain in the AG-1 Zoning District.**

**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 571-AM-06 should ***BE ENACTED*** by the County Board ***AS REQUESTED***.

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

SIGNED:

Debra Griest, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

WEIBEL  
8/14/07  
8/14/07

August 14, 2003

Mr. C. Pius *Weibel*  
Champaign County Board Chairman  
Brookens Administrative Center  
1776 East Washington  
Urbana, IL 61802

RE: Landscape Recycling Center Permit Renewal Notification

Dear Mr. Pius:

Please find enclosed a notice of application to renew the composting permit for the Landscape Recycling Center. The Landscape Recycling Center is applying to operate the facility as presently permitted, with no additional modifications, for another five year term (permit cycle). Our present composting permit is to expire September 1, 2007.

The Landscape Recycling Center, LRC, has provided yard waste recycling for Champaign County since 1985 and is the longest ongoing composting operation in the state of Illinois. LRC is a municipal operated facility that operates on a non-profit user fee basis without tax subsidization. LRC recycles an average of 60,000 cubic yards of green debris into useable garden products for Champaign County residents each year. Mention us to friends and thank you for your support.

If you have questions please contact me at 384-2393.

Sincerely,



Michael J. Brunk, ASLA  
Urbana City Arborist



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276, 217-782-3397  
JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601, 312-814-6026

ROD R. BLAGOJEVICH, GOVERNOR

## NOTICE OF APPLICATION FOR PERMIT TO MANAGE WASTE (LPC-PA16)

Date: May 2 2007

To Elected Officials and Concerned Citizens:

The purpose of this notice is to inform you that a permit application has been submitted to the IEPA, Bureau of Land, for a solid waste project described below. You are not obligated to respond to this notice, however, if you have any comments, please submit them in writing to the address below, or call the Permit Section at 217/524-3300, within twenty-one (21) days.

Illinois Environmental Protection Agency  
Bureau of Land, Permit Section (#33)  
1021 North Grand Avenue East, Post Office Box 19276  
Springfield, Illinois 62794-9276

The permit application, which is identified below, is for a project described at the bottom of this page.

### SITE IDENTIFICATION

Site Name: Landscape Recycling Center

Site # (IEPA): 0198270001

Address: 1210 E. University Avenue

City: Urbana

County: Champaign

### TYPE PERMIT SUBMISSIONS:

### TYPE FACILITY:

### TYPE WASTE:

New Landfill	_____	Landfill	_____	General Municipal Refuse	_____
Landfill Expansion	_____	Land Treatment	_____	Hazardous	_____
First Significant Modification	_____	Transfer Station	_____	Special (Non-Hazardous) Chemical Only	_____
Significant Modification to Operate	_____	Treatment Facility	_____	(exec. putrescible)	_____
Other Significant Modification	_____	Storage	_____	Inert Only	_____
Renewal of Landfill Development	_____	Incinerator	_____	(exec. chem. & putrescible)	_____
Operating	<u>X</u>	Composting	<u>X</u>	Used Oil	_____
Supplemental Transfer	_____	Recycling/Reclamation	<u>X</u>	Solvents	_____
Name Change	_____	Other	_____	Landscape/Yard Waste	<u>X</u>
Generic	_____			Other (Specify _____)	_____

### DESCRIPTION OF PROJECT:

Renewal of application to operate a landscape/yard waste recycling facility on a portion of the Urbana Municipal Landfill #1 (site number 0198270001 - closed 1981). The Landscape Recycling Center is applying to renew its compost operating permit for another 5 years. No changes or modifications to the operation are being requested.

Please retain a copy for your own use.

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IL 532 0334  
LPC 040 Rev. Feb. 03

This Agency is authorized to require this information under Illinois Revised Statutes, 1979, Chapter 111 1/2, Section 1039. Disclosure of this information is required under that Section. Failure to do so may prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center.

**TO:** Environment and Land Use Committee  
**FROM:** Susan Monte  
**DATE:** May 8, 2007  
**RE:** 2007 Computer Electronics Recycling Collection Results  
**REQUESTED ACTION:** For Information Only

This year's Computer Electronic Recycling Collection event held on Saturday, April 21<sup>st</sup> was the most successful countywide event held to date. The 2007 collection was coordinated by the Champaign County Recycling Coordinator and co-sponsored by Champaign County, City of Urbana, City of Champaign and Village of Savoy. Three prior computer electronics collections have been held (2002, 2005 and 2006) and those were coordinated by the City of Champaign and co-sponsored by the County, City of Champaign and City of Urbana.

The 2007 collection amounted to over 72,000 pounds of equipment. Included in this total were: 688 monitors; 577 printers and over 300 TVs. Previous collections held in 2005 and 2006 yielded totals of 51,000 pounds and 40,000 pounds of electronics respectively.



The 2007 Computer Electronics Recycling Event was held on Saturday April 21<sup>st</sup> in the parking lot located north of Solo Cup in Urbana.



Over 850 vehicles dropped off a total of 2,043 items during the day.

