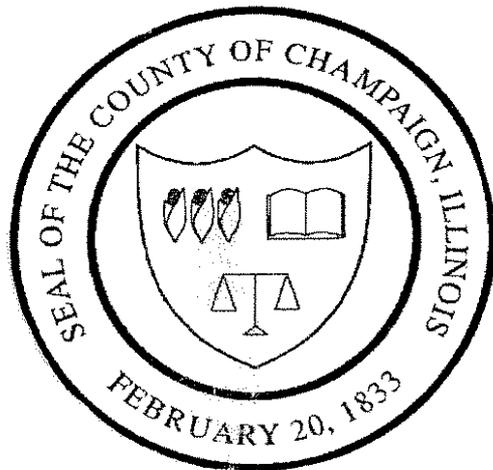


*Environment
& Land Use Committee
Agenda*

October 9, 2007



7:00 p.m.

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

AGENDA

Champaign County Environment & Land Use Committee

Date: *October 09, 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*

AGENDA

Old Business shown in Italics

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Public Participation
5. Correspondence
6. Resolution in support of the intent to provide countywide general public transportation service pursuant to SAFETEA-LU 1 thru 5
7. *Proposed Amendment to County's Nuisance Ordinance adding burning regulations* 6 thru 10
8. *City of Champaign annexation agreement with Illinois-American Water Company for a proposed water treatment plant in Section 1 of Scott Township and potential role of Champaign County in litigation involving annexation agreement. (information only)*
9. *Proposed Intergovernmental Agreement regarding development pursuant to municipal annexation agreement that is more than one-and-one half miles from the municipality.* 11 thru 27
10. *City of Champaign Request for increased County Contribution to Offset Cost Drop-Off Recycling Site Update*
11. *Champaign County Land Resource Management Plan Update*
12. Update on Enforcement Cases

**ENVIRONMENT AND LAND USE COMMITTEE AGENDA
OCTOBER 09, 2007
PAGE 2**

- 13. Monthly Report (May, June, July, August, 2007) 28 thru 80**
- 14. Other Business**
- 15. Determination of Items to be placed on the County Board Consent Agenda**
- 16. Adjournment**

Champaign
County
Department of



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, Director & Zoning Administrator**
DATE: **October 4, 2007**
RE: **Safe, Accountable, Flexible, Efficient Transportation Equity Act: A
Legacy for Users (SAFETY-LU)**

REQUESTED ACTION

Approve a resolution in support of the intent to provide countywide general public transportation service pursuant to the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETY-LU).

BACKGROUND

Champaign County recently received the attached letter from IDOT announcing availability of funds for countywide transportation funding. Funds are available for FY08 and can be rolled over but a request needs to be filed with IDOT by November 1, 2007.

This item is before ELUC at this time because ELUC is the last opportunity for a recommendation from a regularly scheduled committee meeting prior to the October full Board meeting.

ATTACHMENT

Letter from Illinois Department of Transportation



Illinois Department of Transportation

Division of Public and Intermodal Transportation
300 West Adams Street / 2nd Floor / Chicago, Illinois / 60606

August 27, 2007

Mr. C. Pius Weibel, Chair
Champaign County
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

RE: Section 5311 Operating/Capital Assistance Funding Request for New Grantees

Dear Mr. Weibel:

As a result of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETY-LU), federal funding that the state receives for rural public transportation will increase over the next three years. This has allowed the Illinois Department of Transportation, Division of Public and Intermodal Transportation to expand the Section 5311 Operating and Capital Assistance program to fund Illinois counties that currently are without countywide public transportation. In anticipation of the increase in federal funds, IDOT has contracted with RLS and Associates to devise a fair and equitable methodology for service expansion to Illinois' unfunded or under-funded service areas.

Based on this methodology, your County is eligible to receive \$145,038.40 in FY2008, \$149,389.55 in FY2009, and \$153,871.24 in FY2010 for a total of \$448,299.19.

There are four ways your county can take advantage of utilizing these funds:

- 1) By having an existing state funded public transportation provider expand into your County to provide general public transportation.
- 2) Your County initiates its own public transportation service by either operating itself or contracting it out.
- 3) Capital option allows your County to purchase a new public transportation paratransit vehicle for future service.

- 4) Rollover option allows your County to bank these funds in order to eventually provide public transportation in the county, but will not be able to initiate new service in FY2008.

Counties that choose any of these options will be required to fill out a Funding Request Form (attached) in order to keep these funds earmarked for their county. Each public body submitting a Funding Request Form to the Illinois Department of Transportation must pass a resolution by the governing board authorizing the intent to provide general public transportation service. A sample resolution is also attached.

Please note that funds must be used prior to FY2010. If service has not been initiated for FY2010, these funds will lapse.

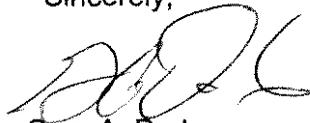
To help you get started, IDOT requires all interested parties submit the Funding Request Form and Board Resolution by November 1, 2007. Please submit these to:

Illinois Department of Transportation
Division of Public and Intermodal Transportation
300 West Adams Street – 2nd Floor
Chicago, Illinois 60606
Attn: Gary De Leo

We should all be striving towards the same goal; that every citizen in Illinois be given the option of safe and efficient public transportation.

If you have any questions, please feel free to contact me at (312) 793-6043.

Sincerely,



Gary A. De Leo
Section Chief
Rural and Small Urban Program

Encs

**FY 2008
SECTION 5311 FUNDING REQUEST**

County Name	Champaign County
Address	
Contact Person:	
Name	
Title	
Phone #	
Fax #	
Email address	

Use of FY 2008 Section 5311 programmed funds

In FY 2008 we understand that the Illinois Department of Transportations Division of Public and Intermodal Transportation has programmed \$145,038.40 for use in the provision of general public transportation. At this time we intend to take the following actions:

- Formally apply for these funds in FY 2008 and use them for operating assistance activities
- Formally apply for these funds in FY 2008 and use them for capital assistance to purchase a paratransit vehicle through IDOT's Consolidated Vehicle Procurement to be used for General Public Transportation.
- Request to bank these funds for future use

Planning efforts undertaken to date

- Requested technical assistance from the Rural Transit Assistance Center and are working through the "service coordination primer process."
- Requested technical assistance from the Rural Transit Assistance Center and have not begun the "service coordination primer process."
- Have begun informal discussions with local stakeholders but have not requested technical assistance from the Rural Transit Assistance Center.
- Have not undertaken any local service coordination planning initiatives yet.
- Would like the Rural Transit Assistance Center to contact us so we can lean more about the "service coordination primer process."
- Other (please describe): _____

Authorized Official:

Printed Name

Signature

Title

Date

Sample Board Resolution

(Revised 8/07)

Number _____

Resolution authorizing intent of requesting Public Transportation Financial Assistance under Section 5311 of the Federal Transit Act of 1991, as amended (49 U.S.C. § 5311).

WHEREAS, the provision of public transit service is essential to the transportation of persons in the non-urbanized area; and

WHEREAS, Section 5311 of the Federal Transit Act of 1991, as amended (49 U.S.C. § 5311), makes funds available to help offset certain operating deficits and administrative expenses of a system providing public transit service in non-urbanized areas; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE *Name of Applicant*:

Section 1. That a request for funding be made to the Division of Public and Intermodal Transportation, Department of Transportation, State of Illinois, for financial assistance under Section 5311 of the Federal Transit Act of 1991, as amended (49 U.S.C. § 5311), for the purpose of off-setting a portion of the Public Transportation Program operating deficits of *Name of Applicant*.

Section 2. That *Click here and type Title of Certifying Official of the Name of Applicant* is hereby authorized and directed to execute and file on behalf of the *Name of Applicant* such request for funding.

Section 3. That the *Click here and type Title of Certifying Official of the Name of Applicant* is authorized to furnish such additional information as may be required by the Division of Public Transportation and the Federal Transit Administration in connection with the aforesaid request for funding.

PRESENTED and ADOPTED this _____ day of _____, 20 _____

(Signature of Authorized Official)

(Attest)

(Title)

(Date)

Champaign
County
Department of



**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**
DATE: **October 4, 2007**
RE: **Proposed burning regulations for unincorporated Champaign County**

REQUESTED ACTION

The resolution that was referred to the County Board in September was sent back to the Committee. See attached.

ATTACHMENTS

A Resolution for amendment to add burning regulations to the Champaign County Nuisance Ordinance

**AN ORDINANCE AMENDING
CHAMPAIGN COUNTY PUBLIC NUISANCE ORDINANCE 468**

WHEREAS, it is the obligation of Champaign County to enforce by appropriate means the prohibitions of the Open Burning provisions of the Illinois Environmental Protection Act; and

WHEREAS, the intent of the Open Burning provisions of the Illinois Environmental Protection Act is to promote the public health, safety and welfare of the residents of Champaign County due to the air pollution and fire hazards of open burning, outdoor burning and refuse burning;

WHEREAS, Champaign County Public Nuisance Ordinance 468 does not contain any provisions which address the need to regulate open burning as is required by the Open Burning provisions of the Illinois Environmental Protection Act; and

WHEREAS, the Environment and Land Use Committee has recommended to the Champaign County Board that the following amendments to the Champaign County Public Nuisance Ordinance 468 would appropriately address the issue of public burning;

NOW THEREFORE BE IT RESOLVED THAT THE CHAMPAIGN COUNTY BOARD amends Champaign County Public Nuisance Ordinance 468 as follows:

1. Add the following to subsection 2.2 Terms Defined:

AGRICULTURAL WASTE: Any refuse that is generated on a farm or ranch by crop or livestock production practices including such items as bags, cartons, dry bedding, structural materials, and crop residues but excluding **LANDSCAPE WASTE**, offal, dead animals, and **MANURE**. Refuse generated by a farm family as a result of domiciliary activities is **DOMICILE WASTE**.

DOMICILE WASTE: Any refuse generated on single-family domiciliary property as a result of domiciliary activities but not including **LANDSCAPE WASTE**, **FOOD AND FOOD PRODUCT GARBAGE**, and refuse resulting from any trade, business, industry, commercial venture, utility or service activity, and any government or institutional activity, whether or not for profit and whether a principal use or a home occupation as defined in the Champaign County Zoning Ordinance.

FOOD AND FOOD PRODUCT GARBAGE: Non-paper refuse resulting from the handling, processing, preparation, cooking, and consumption of food or food products.

IEPA: The Illinois Environmental Protection Agency.

RESTRICTED BURNING AREA: A zone extending one mile beyond the boundaries of any MUNICIPALITY having a population of 1,000 or more according to the latest federal census.

LANDSCAPE WASTE: Any vegetable or plant refuse except FOOD AND FOOD PRODUCT GARBAGE and AGRICULTURAL WASTE. The term includes trees, tree trimmings, branches, stumps, brush, weeds, leaves, grass, shrubbery, and yard trimmings.

MANURE: The fecal and urinary defecations of livestock and poultry. Manure often contains some spilled feed, bedding, or litter but is predominately manure.

MUNICIPALITY: An incorporated area meeting the definition of municipality as defined in the Illinois Municipal Code.

OPEN BURNING: The combustion of any matter in such a way that the products of the combustion are emitted to the open air without originating in or passing through equipment for which a permit could be issued by the Illinois Environmental Protection Agency.

2. Add the following to subsection 3.2 Activities and Conditions Constituting Public Nuisances:

- N. OPEN BURNING as follows:
- (1) OPEN BURNING of DOMICILE WASTE or LANDSCAPE WASTE that is not in conformance with all of the conditions and requirements of paragraph 3.3 F.
 - (2) OPEN BURNING that is not otherwise listed in paragraph 3.3 F.
 - (3) OPEN BURNING of MANURE.
 - (4) OPEN BURNING of LANDSCAPE WASTE when the Chair of the Champaign County Board has prohibited all open burning of LANDSCAPE WASTE in the event of emergencies which require shifting of staff priorities or conditions that may represent significant potential for fire safety issues as authorized in paragraph 4.1 D..

3. Add the following to subsection 3.3 Activities and Conditions Not Constituting Public Nuisances:

- F. OPEN BURNING provided as follows:
- (1) OPEN BURNING of DOMICILE WASTE or LANDSCAPE WASTE provided as follows:

- (a) the burning occurs on the same premises on which the waste is generated; and
- (b) the burning only occurs when atmospheric conditions will readily dissipate contaminants; and
- (c) the burning does not create a visibility hazard on roadways, railroad tracks, or airfields; and
- (d) the burning is separated from an adjacent dwelling on other property and from adjacent farm fields or pastures by an amount equal to one-half the average width of the property doing the burning but does not have to exceed 100 feet.
- (e) the burning complies with the requirements of the relevant Fire Protection District; and
- (f) the burning of DOMICILE WASTE is located outside of a RESTRICTED BURNING AREA; and
- (g) the burning of LANDSCAPE WASTE shall also conform to the following additional requirements:
 - i. the burning is located more than 1,000 feet from the City of Champaign and the City of Urbana; and
 - ii. the LANDSCAPE WASTE is burned so as to minimize the generation of visible air contaminants; and
 - iii. the burning shall not occur on public or private roads or rights of way, alleys, or sidewalks without the specific approval of the relevant highway authority; and
 - iv. the burning shall not create a hazard to safety for people or property as a result of wind speed being greater than 10 miles per hour or unusually dry conditions; and
 - v. the burning shall be conducted as recommended by the relevant Fire Protection District; and
 - vi. the Chair of the Champaign County Board has not prohibited all OPEN BURNING of LANDSCAPE WASTE due to emergencies which require shifting

of staff priorities or conditions that may represent significant potential for fire safety issues.

- (2) The setting of fires to combat or limit existing fires, when reasonably necessary in the judgment of the relevant Fire Protection District.
- (3) The burning of fuels for legitimate campfire, recreational, and cooking purposes or in domestic fireplaces provided that no GARBAGE shall be burned.
- (4) The burning of waste gases.
- (5) Small open flames for heating tar, for welding, acetylene torches, highway safety flares, and the like.
- (6) The open burning of AGRICULTURAL WASTE that conforms to the requirements of the Illinois Pollution Control Board and the Illinois Environmental Protection Agency as established in Title 35 Illinois Administrative Code Part 237 Open Burning.
- (7) Other open burning as specifically permitted by IEPA and in conformance with any special conditions imposed by the IEPA.

4. Add the following to subsection 4.1 County Officials- Powers and Duties:

- D. The Chair of the Champaign County Board shall have the authority to prohibit all open burning of LANDSCAPE WASTE in the event of emergencies which require shifting of staff priorities or conditions that may represent significant potential for fire safety issues.

PRESENTED, ADOPTED, APPROVED and RECORDED this 20th day of September, 2007.

C. Pius Weibel, Chair
 Champaign County Board
 Champaign County, Illinois

ATTEST: _____
 Mark Shelden, County Clerk
 and *ex-officio* Clerk of the Champaign County Board

Champaign
County
Department of



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
DATE: October 4, 2007
**RE: Proposed intergovernmental agreement regarding development
pursuant to municipal annexation agreement**

STATUS

At the September 10, 2007, meeting the Committee directed that all County municipalities be invited to comment on the proposed intergovernmental agreement regarding development pursuant to municipal annexation agreement.

The attached letter was mailed on September 17, 2007, to all municipalities.

ATTACHMENT

A Letter to Champaign County municipalities dated September 17, 2007

Champaign
County
Department of



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

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

To: **Champaign County Municipalities**
From: **John Hall, Director & Zoning Administrator**
Date: **September 17, 2007**
RE: **Proposed County Board Resolution calling for an intergovernmental agreement on development of noncontiguous land by annexation agreement**

The Environment and Land Use Committee (ELUC) of the Champaign County Board invites comment on a proposed Resolution calling for an intergovernmental agreement between Champaign County and all county municipalities regarding development of noncontiguous land by annexation agreement. The Resolution has been proposed in response to concerns related to a recent annexation agreement for the new Illinois American water treatment plant in Scott Township. The proposed County Board Resolution (see Attachment D) would authorize County staff to prepare a Draft agreement for approval by the County Board prior to distribution to all municipalities.

This Resolution and the intergovernmental agreement for which it calls are intended to address concerns related to the Illinois Supreme Court's decision in the case *Village of Chatham v. Sangamon County*, also known as the *Chatham* decision. The Champaign County Board has closely followed the results of the *Chatham* decision. In April of this year the Board requested the Illinois legislature to include Champaign County in HB3597, a bill that was intended to address some of the concerns arising from the *Chatham* decision. See the April 13, 2007, ELUC memo and Resolution 5942 that are attached. HB3597 was subsequently adopted without including Champaign County. Thus, an intergovernmental agreement has been proposed. While at the present time such agreements are voluntary, the County is also pursuing legislation to make such agreements enforceable.

Final action on this Resolution is anticipated at the November 13, 2007, ELUC meeting but this Resolution will also be on the agenda for the October 9, 2007, ELUC meeting. The Champaign County Regional Planning Commission is also expected to host an informational forum regarding the *Chatham* decision in late October and you should soon receive a notice of that forum. This proposed Resolution and intergovernmental agreement will also be discussed at the forum.

In the meantime please call or write with any questions that you may have.

ATTACHMENTS

- A Distribution List
- B April 13, 2007, ELUC memo
- C Champaign County Board Resolution 5942 adopted April 19, 2007
- D Draft Resolution calling for an intergovernmental agreement regarding development pursuant to annexation agreement

DISTRIBUTION LIST

Honorable John Cutsinger, Village President, Village of Allerton, POB 51, Allerton IL 61810
Martin Shunk, Village Clerk, Village of Allerton, POB 51, Allerton, IL 61810

Honorable William Dale Munds, Village President, Village of Bondville, POB 116, Bondville, IL 61815

Susanne Sullivan, Village Clerk, Village of Bondville, POB 116, Bondville, IL 61815

Joseph P. Chamley, Attorney, 44 East Main Street, Champaign IL 61820

Honorable Bruce P. Block, Mayor, Village of Broadlands, POB 50, Broadlands IL 61816

Linda Ward, Village Clerk, Village of Broadlands, POB 50, Broadlands IL 61816

Jerome P. Lyke, Attorney, 402 West Church Street, Champaign IL 61820

Honorable Gerald J. Schweighart, Mayor, City of Champaign, 102 North Neil Street, Champaign IL 61820

Marilyn Banks, City Clerk, City of Champaign, 102 North Neil Street, Champaign IL 61820

Steve Carter, City Manager, City of Champaign, 102 North Neil Street, Champaign IL 61820

Trisha Crowley, Legal Department, 104 North Neil Street, Champaign IL 61820

Bruce Knight, Planning Director, City of Champaign, 102 North Neil Street, Champaign IL 61820

Honorable Ronald E. Adams, Village President, Village of Fisher, 609 South Fifth Street, Fisher, IL 61843

Laura Trovillion, Village Clerk, Village of Fisher, 609 South Fifth Street, Fisher, IL 61843

Honorable Jon E. Bouse, Village President, Village of Gifford, POB 392, Gifford IL 61847

Cynthia M. Duden, Village Clerk, Village of Gifford, POB 392, Gifford IL 61847

Honorable David K. Lucas, Village President, Village of Homer, 500 East Second Street, Homer IL 61849

Barbara Humer, Village Clerk, Village of Homer, 500 East Second Street, Homer IL 61849

Nolan Craver, Attorney, 210 North Broadway, Urbana IL 61801

Honorable Bernard J. Ablinger, Village President, Village of Ivesdale, POB 109, Ivesdale IL 61851

James A. Brewer, Village Clerk, Village of Ivesdale, POB 109, Ivesdale IL 61851

Honorable Pete Walker, Village President, Village of Ludlow, POB 177, Ludlow IL 60949

Sandra Langley, Village Clerk, Village of Ludlow, POB 177, Ludlow IL 60949

Honorable Debra Braunig, Village President, Village of Mahomet, POB 259, Mahomet IL 61853

Cheryl Sproul, Village Clerk, Village of Mahomet, POB 259, Mahomet IL 61853

Mell Smigelski, Village Administrator, Village of Mahomet, POB 259, Mahomet IL 61853

James W. Evans, Attorney, 44 East Main, Champaign IL 61820

Don Wauthier, Berns, Clancy And Associates, POB 755, Urbana IL 61803-0755

ATTACHMENT A
September 17, 2007

Honorable Jack Reidner, Mayor, Village of Ogden, 1308 Dover Drive, St. Joseph, IL 61873
Beth Davis, Village Clerk, Village of Ogden, 1308 Dover Drive, St. Joseph, IL 61873

Honorable Tim Lecher, Village President, Village of Pesotum, 200 East Pine, Pesotum IL 61863
Mary Beth Henry, Village Clerk, Village of Pesotum, 200 East Pine, Pesotum IL 61863

Honorable Craig Eckert, Village President, Village of Philo, POB 72, Philo IL 61864-0072
Richard Miller, Village Clerk, Village of Philo, POB 72, Philo IL 61864-0072
Paul Hendren, Attorney, Miller & Hendren, POB 980, Champaign IL 61824-0980

Honorable Neal A. Williams, Village President, Village of Rantoul, 333 South Tanner, Rantoul IL 61866
Jeremy A Reale, Village Clerk, Village of Rantoul, 333 South Tanner, Rantoul IL 61866
Dave Johnson, Village Administrator, Village of Rantoul, 333 South Tanner, Rantoul IL 61866
Kenneth Beth, Attorney, 44 East Main, Champaign IL 61820
Dan Culkin, Village of Rantoul, 333 South Tanner, Rantoul IL 61866

Honorable Robert J. Vilven, Village President, Village of Royal, POB 67, Royal IL 61871
James M Wright, Village Clerk, Village of Royal, POB 67, Royal IL 61871

Honorable John Deedrick, Village President, Village of Sadorus, POB 109, Sadorus IL 61872
Teresa Spence, Village Clerk, Village of Sadorus, POB 109, Sadorus IL 61872
Rick Kirby, Attorney, 411 West University Avenue, Champaign IL 61820

Honorable Robert C. McCleary, Village President, 611 North Dunlap, Savoy IL 61874
Billie Jean Krueger, Village Clerk, Village of Savoy, 611 North Dunlap, Savoy IL 61874
Richard Helton, Manager, Village of Savoy, 611 North Dunlap, Savoy IL 61874
Dan Davies, Village of Savoy, 611 North Dunlap, Savoy IL 61874
Paul Hendren, Attorney, Miller & Hendren, POB 980, Champaign IL 61824-0980

Honorable B.J. Hackler, Village President, Village of St. Joseph, POB 1005, St. Joseph IL 61873
Tiffany McElroy-Smetzer, Village Clerk, Village of St. Joseph, POB 1005, St. Joseph, IL 61873
Joseph Lierman, Attorney, POB 106, Champaign IL 61824-0106

Honorable John W. Finn, Village President, Village of Sidney, POB 105, Sidney, IL 61877
Janet Akers, Village Clerk, Village of Sidney, POB 105, Sidney, IL 61877
Paul Hendren, Attorney, Miller & Hendren, POB 980, Champaign IL 61824-0980

Honorable Kurt Simmons, Village President, Village of Thomasboro, POB 488, Thomasboro IL 61878
Joan Hall, Village Clerk, Village of Thomasboro, POB 488, Thomasboro IL 61878
Holt Summers, Attorney, 202 Lincoln Square, Urbana 61801

ATTACHMENT A
September 17, 2007

Honorable Greg Cler. Village President, Village of Tolono, 111 East Holden Street, Tolono IL 61880

Carla Chapman. Village Clerk, Village of Tolono, 111 East Holden Street, Tolono, IL 61880

Honorable Laurel Lunt Prussing. Mayor, City of Urbana, 400 South Vine Street, Urbana IL 61801

Phyllis D. Clark. City Clerk, City of Urbana, 400 South Vine Street, Urbana IL 61801

Jack Waaler. City of Urbana, 400 South Vine Street, Urbana IL 61801

Elizabeth Tyler. Community Development Director, City of Urbana, 400 South Vine Street, Urbana IL 61801

Honorable Ron Hunt. Village President, Village of Villa Grove, 223 North Main Street, Villa Grove IL 61956

Jackie Athey. Village Clerk, Village of Villa Grove, 223 North Main Street, Villa Grove IL 61956

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**
DATE: **April 13, 2007**
RE: **Resolution requesting that Champaign County be added to HB3597 affecting municipal jurisdiction over properties subject to annexation agreement**

REQUESTED ACTION

The County Board has an opportunity to request local representatives to add Champaign County to a proposed list of counties that may be exempt from provisions of the Municipal Code affecting municipal jurisdiction over properties subject to annexation agreement

BACKGROUND

The decision by the Illinois Supreme Court in the case known generally as *Village of Chatham v. Sangamon County* determined that the Illinois Municipal Code (65 ILCS 5/11-15.1-2.1) provides that property that is the subject of an annexation agreement with a municipality is subject to the ordinances, control, and jurisdiction of the municipality and not subject to those of the county even though the property is not actually annexed. Thus, property located in the County zoning jurisdiction would be removed from the County jurisdiction if the landowner would sign an annexation agreement with a municipality. The annexation agreement does not have to be within one-and-one-half miles of the municipality and the property never actually has to be annexed.

The *Chatham* decision resulted in a very significant reduction of county zoning and subdivision jurisdiction in the unincorporated areas because it does not in any way restrict the ability of municipalities and villages to enter into annexation agreements. County Board members received a confidential memorandum from the Champaign County State's Attorney regarding the *Chatham* decision in December 2005.

LEGISLATIVE COMMISSION ESTABLISHED

There was enough statewide concern about the Chatham decision that the State Legislature appointed a Legislative Commission to recommend an amendment to the Municipal Code. However, the Legislative Commission has never met and a proposed development in Ogle County has resulted in HB3597 which is a proposed amendment to the Municipal Code. See the attached article

HB3597 AS AMENDED

Cook County and the counties that border it have always been exempt from this provision of the Illinois Municipal Code. Those counties retain full jurisdiction on properties subject to annexation agreements. HB3597 (see attached) has been proposed to provide a partial exemption for counties that border counties that border Cook County. The partial exemption is not an ideal solution but does solve most of the problems. An amendment to HB3597 actually lists the specific counties. The County Board could request that Champaign County be added to that list.

DRAFT RESOLUTION

A Draft Resolution is attached that makes it clear that Champaign County should be added to the list of counties in HB3597 as amended and directs the County Administrator to provide copies of the Resolution to all of the legislators that represent any part of Champaign County in either house of the State Legislature.

The Draft Resolution also recommends that the Legislative Commission continue working to develop a rational and equitable resolution to the issues raised in *Chatham*.

ATTACHMENTS

- A Article from March 1, 2007, Rockford Register Star
- B HB3597 (as amended first on 3/14/07)
- C HB3597 (second amendment on 3/19/07)
- D Draft Resolution

Rockford Register Star rrstar.com

[Print This Page](#)

[X Close window](#)

Published: March 1, 2007

Local News: Cherry Valley

Stillman Valley next in developer's search

The proposal has caused concern in Cherry Valley and Belvidere.

By **Bridget Tharp**

ROCKFORD REGISTER STAR

[Click here for more information about Bridget Tharp](#)

STILLMAN VALLEY — Neither Belvidere nor Cherry Valley has opened doors for developer Gary Erb to build the 1,800-home subdivision he's proposed in Boone County. But he's prepared to keep knocking, even if that means traveling 20 miles or more somewhere else.

Wednesday he approached Stillman Valley to annex the project — a town 20 miles and a county away from the project. The Ogle County village called a special meeting to accommodate Erb, who told its board that he's already talked to 16 other municipalities about the project.

We'll go anywhere, Erb's attorney Dave McArdle told the board. We'll go to southern Illinois if we have to.

Related Content

[Cherry Valley, Belvidere resurrect talks about borders \(2/23/07\)](#)

[Sod farm could sprout 1,800 homes \(2/4/07\)](#)

[Zone board rejects subdivision plan \(2/1/07\)](#)

Legally, it appears it's possible for any Illinois municipality to annex the 1,300-acre project. A 2005 state Supreme Court decision, *Village of Chatham v. County of Sangamon*, made it easier for municipalities to annex land outside of — even far away from — city limits.

This week state Rep. Robert Pritchard, R-Hinckley, introduced House Bill 3597, which would stop municipalities from annexing property disconnected from city limits. Under Pritchard's rules, counties would have to request to be covered by such rules.

STORYCHAT

[Post a Comment](#)

This article does not have any comments associated with it.

Pritchard's bill is in committee and won't likely move forward quickly enough to affect the situation in Stillman Valley.

I could see that (court decision) was setting the stage for one community reaching well beyond that county, Pritchard said. That's not good because someone should control the land in their (own) backyard.

Cherry Valley concern

One Cherry Valley resident showed up to ask the Stillman Valley board to communicate with officials in his village before deciding the issue.

If it were someone else coming out and making a stake in your ground, you'd want to have a say in it, too, said Scott Kramer.

The Stillman Valley board voted to consider the annexation, on the condition that Erb put \$20,000 into an escrow fund to cover attorney and engineering costs. As part of the deal, Erb will indemnify the village should a lawsuit come out of this, Stillman Valley attorney Doug Henry said.

Erb is turning to the Ogle County community after Belvidere and Cherry Valley snubbed the massive housing project, which could house about 6,000 people in the area south of Interstate 90 between Cherry Valley and Irene roads.

The subdivision — which Erb said he'd call Stillman Meadows — would include about 300 acres of green

space, walking paths and 40 acres set aside for two future schools. The project also includes about 115 acres marked for retail shopping. It would be built over 15 years.

Belvidere Mayor Fred Brereton said he hadn't heard about Erb's efforts to woo Stillman Valley.

Belvidere told Erb it wasn't interested in the housing project last summer, because Boone County and the city have earmarked that area for high-rise office and retail development. Planning officials want an extension of the Metra rail system, but worry that Erb's housing development could undermine those efforts.

Belvidere schools affected

Erb tried to get into Cherry Valley in January. Village officials and residents have since spoken out against the project. The village board hasn't voted on the project, but the zoning board voted against it in January.

Erb was set to present the project to the planning and development committee in Cherry Valley Tuesday, but withdrew his presentation from the agenda.

Cherry Valley has contacted a consulting attorney in Chicago to research the matter.

Meanwhile, Erb told Stillman Valley it has nothing to lose financially through the proposed annexation because the subdivision would be financially independent. Homeowner fees would support the cost of building utilities or new schools.

The project would fall into the Belvidere School District, no matter who annexes the land. Belvidere School District officials have said they can't afford to build new schools. Erb said homeowner fees would pay for such improvements.

In addition, a special service tax of \$100 per living unit would mean revenue for Stillman Valley, Erb said.

It would be foolish on our part not to consider it, at least, he said John Russell, a Stillman Valley trustee.

Staff writer Bridget Tharp can be reached at 815-987-1354 or btharp@rrstar.com.

Print This Page

Close window

Rockford Register Star  rrstar.com

Full Text of HB3597

Local Government Committee

Adopted in House Comm. on Mar 14, 2007

09500HB3597ham001

LRB095 11437 HLH 33104 a

1 AMENDMENT TO HOUSE BILL 3597

2 AMENDMENT NO. _____. Amend House Bill 3597 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Counties Code is amended by adding Section
5 5-1129 as follows:

6 (55 ILCS 5/5-1129 new)

7 Sec. 5-1129. Annexation agreements. The county board of a
8 county referenced in subsection (c) of Section 11-15.1-2.1 of
9 the Illinois Municipal Code may, in accordance with subsection
10 (c) of Section 11-15.1-2.1 of the Illinois Municipal Code,
11 retain jurisdiction over land that is the subject of an
12 annexation agreement and is located more than 1.5 miles from
13 the corporate boundaries of the municipality.

14 Section 10. The Illinois Municipal Code is amended by

09500HB3597ham001

- 2 -

LRB095 11437 HLH 33104 a

1 changing Section 11-15.1-2.1 as follows:

**ATTACHMENT B
September 17, 2007**

2 (65 ILCS 5/11-15.1-2.1) (from Ch. 24, par. 11-15.1-2.1)
3 Sec. 11-15.1-2.1. Annexation agreement; municipal
4 jurisdiction.

5 (a) Except as provided in subsections (b) and (c), property
6 ~~Property~~ that is the subject of an annexation agreement adopted
7 under this Division is subject to the ordinances, control, and
8 jurisdiction of the annexing municipality in all respects the
9 same as property that lies within the annexing municipality's
10 corporate limits.

11 (b) This Section shall not apply in (i) a county with a
12 population of more than 3,000,000, (ii) a county that borders a
13 county with a population of more than 3,000,000 or (iii) a
14 county with a population of more than 246,000 according to the
15 1990 federal census and bordered by the Mississippi River,
16 unless the parties to the annexation agreement have, at the
17 time the agreement is signed, ownership or control of all
18 property that would make the property that is the subject of
19 the agreement contiguous to the annexing municipality, in which
20 case the property that is the subject of the annexation
21 agreement is subject to the ordinances, control, and
22 jurisdiction of the municipality in all respects the same as
23 property owned by the municipality that lies within its
24 corporate limits.

25 (c) In the case of property that is located in a county

09500HB3597ham001

- 3 -

LRB095 11437 HLH 33104 a

1 that borders a county referenced in item (ii) of subsection (b)
2 of this Section, if the property that is the subject of an
3 annexation agreement is located within 1.5 miles of the
4 corporate boundaries of the municipality, that property is
5 subject to the ordinances, control, and jurisdiction of the
6 annexing municipality. If the property is located more than 1.5
7 miles from the corporate boundaries of the annexing
8 municipality, that property is subject to the ordinances,
9 control, and jurisdiction of the annexing municipality unless

10 the county board retains jurisdiction by the affirmative vote
11 of two-thirds of its members.

12 (d) If the county board retains jurisdiction under
13 subsection (c) of this Section, the annexing municipality may
14 file a request for jurisdiction with the county board on a case
15 by case basis. If the county board agrees by the affirmative
16 vote of a majority of its members, then the property covered by
17 the annexation agreement shall be subject to the ordinances,
18 control, and jurisdiction of the annexing municipality.
19 (Source: P.A. 87-1137.)".

**RESOLUTION NO. 5942
RESOLUTION REQUESTING THAT CHAMPAIGN COUNTY BE ADDED TO
HB3597 AS AMENDED AFFECTING MUNICIPAL JURISDICTION OVER PARCELS
SUBJECT TO ANNEXATION AGREEMENTS**

WHEREAS, the Illinois Supreme Court has determined in *Village of Chatham v. Sangamon County* that the Illinois Municipal Code does provide that property subject to an annexation agreement with a municipality is thereafter subject to the ordinances, control, and jurisdiction of the municipality and not those of the county even though the property is not actually annexed; and

WHEREAS, the Illinois House of Representatives by resolution established a Legislative Commission to deal with statewide concerns arising from the *Chatham* decision but that Legislative Commission has never met and has not proposed a comprehensive amendment to this part of the Illinois Municipal Code; and

WHEREAS, HB3597 as amended has been proposed to restrict that provision of the Illinois Municipal Code in certain listed counties in which the county board will have the option to retain jurisdiction over properties located more than one-and-one-half miles from municipalities; and

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare that Champaign County should have the right to decide whether or not property that is more than one-and-one-half miles from a municipality and subject to an annexation agreement should also be subject to municipal zoning, building codes, and subdivision jurisdiction or be subject to those of the County; and

NOW, THEREFORE, BE IT RESOLVED, by the Champaign County Board, Champaign County, Illinois, as follows:

1. The Legislative Commission should continue working and should propose a comprehensive amendment to the Illinois Municipal Code that will ensure a rational and equitable resolution to the issues raised in the *Chatham* decision.
2. If adopted, the provisions of HB3597 as amended should apply to all counties that have adopted a Zoning Ordinance pursuant to 55 ILCS 5/5-12001 *et seq* and that are not otherwise exempt from the provisions of 65 ILCS 5/11-15.1-2.1 (a).
3. If HB3597 as amended cannot be made to apply to all counties that have adopted a Zoning Ordinance pursuant to 55 ILCS 5/5-12001 *et seq* and that are not otherwise exempt from the provisions of 65 ILCS 5/11-15.1-2.1(a), HB3597 should be amended by including a list of specific counties that may be exempted from the provisions of 65 ILCS 5/11-15.1-2.1(a) and Champaign County should be included in that list of counties that may be exempt.

RESOLUTION NO. 5942

Page 2

4. The County Administrator is hereby directed to provide copies of this Resolution to all of the legislators that represent any part of Champaign County in either house of the State Legislature and the bill's sponsors.

PRESENTED, PASSED, APPROVED AND RECORDED this 19th day of April, A.D. 2007.

SIGNED:

ATTEST:



C. Pius Weibel, Chair
Champaign County Board



Mark Shelden, County Clerk &
ex officio Clerk of the County Board

RESOLUTION NO. _____
RESOLUTION CALLING FOR AN INTERGOVERNMENTAL AGREEMENT
REGARDING DEVELOPMENT PURSUANT TO
MUNICIPAL ANNEXATION AGREEMENT

WHEREAS, the Illinois Supreme Court has determined in *Village of Chatham v. Sangamon County* that the Illinois Municipal Code does provide that property subject to an annexation agreement with a municipality is thereafter subject to the ordinances, control, and jurisdiction of the municipality and not those of the county even though the property is not actually annexed; and

WHEREAS, the Illinois House of Representatives by resolution established a Legislative Commission to deal with statewide concerns arising from the *Chatham* decision but that Legislative Commission has never met and has not proposed a comprehensive amendment to this part of the Illinois Municipal Code; and

WHEREAS, HB3597 as amended restricted that provision of the Illinois Municipal Code in certain listed counties in which the county board will have the option to retain jurisdiction over properties located more than one-and-one-half miles from municipalities but Champaign County was not included in the list of specific counties; and

WHEREAS, the Champaign County Board has requested in Resolution No. 5942 on April 19, 2007, that Champaign County be included in the list of specific counties that may be exempted from the relevant provision of the Illinois Municipal Code and still hopes to achieve such designation;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare that Champaign County should have the right to decide whether or not property that is not contiguous to a municipality and subject to an annexation agreement should also be subject to municipal zoning, building codes, and subdivision jurisdiction or be subject to those of the County; and

NOW, THEREFORE, BE IT RESOLVED, by the Champaign County Board, Champaign County, Illinois, as follows:

1. Resolution No. 5942 approved on April 19, 2007, is hereby reaffirmed.
2. Unless and until the desired outcomes of Resolution No. 5942 are achieved, Champaign County shall seek an agreement with every Champaign County municipality regarding non-contiguous development pursuant to an annexation agreement. The agreement shall stipulate that no development shall be authorized by a municipal annexation agreement on land that is not contiguous to the annexing municipality except provided as follows:

RESOLUTION NO. _____

Page 2

- a. The annexing municipality shall have a comprehensive plan in conformance with 65 ILCS 5/ 11-12-4 *et seq* and the development authorized by the annexation agreement shall be clearly anticipated in that comprehensive plan.
 - b. That no annexation agreement shall be entered into on property that is not contiguous to the municipality unless the Champaign County Board has passed a Resolution in support of an annexation agreement for the development.
3. The Champaign County Administrator, States Attorney, and Zoning Administrator are hereby directed to prepare such a Draft agreement for approval by the County Board prior to distribution to all Champaign County municipalities as soon as possible.
 4. Until such time that a specific agreement with Champaign County regarding annexation agreements has been considered by the various municipal governments in Champaign County, each municipal government is hereby requested to not approve annexation agreements for non-contiguous development that does not comply with this Resolution.
 5. The County Administrator is hereby directed to provide a copy of this Resolution to all Champaign County municipalities.
 6. The Zoning Administrator is hereby directed to provide a copy of this Resolution to anyone inquiring about a zoning map amendment or Special Use Permit.

PRESENTED, PASSED, APPROVED AND RECORDED this 20th day of September, A.D. 2007.

SIGNED:

ATTEST:

C. Pius Weibel, Chair
Champaign County Board

Mark Shelden, County Clerk &
ex officio Clerk of the County Board

MONTHLY REPORT for MAY 2007

Zoning Cases

Champaign
County
Department of

**PLANNING &
ZONING**

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in May and three cases were filed in May 2006. The five-year average for cases filed in May is 2.4.

Two regular ZBA meetings were held in May and four cases were finalized. One case was finalized in May 2006. The five-year average for cases finalized in May is 2.0.

By the end of May there had been 12 cases completed for the year (not including four cases that were withdrawn) and 12 cases were pending. By the end of May 2006 there had been 10 cases completed and 24 cases were pending.

Table 1. Zoning Case Activity in May 2007

Type of Case	May 2007 2 ZBA meetings		May 2006 2 non-CZR ZBA Meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1	1	0
SFHA Variance	0	0	0	0
Special Use	0	3	2	0
Map Amendment	0	0	0	1
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	4	3	1
Total cases filed (year to date)	13 cases		13 cases	
Total cases completed (year to date)	12 cases		10 case**	
Cases pending*	12 cases‡		24 cases	
* Cases pending includes all cases continued and new cases filed				
** No cases were completed in January 2006 because both regularly scheduled meetings that month were for the Comprehensive Zoning Review.				
‡ Four cases were withdrawn in January 2007.				

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

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

Subdivisions

There were no County subdivision approvals in May and no applications were received.

There were no municipal subdivisions reviewed for compliance with County zoning in May.

Zoning Use Permits

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

- There were 44 permits for 36 structures and 2 home occupations approved in May compared to a total of 38 permits for 36 structures in May 2006. The five-year average for permits in the month of May is 39.8.
- The average turnaround (review) time for complete initial residential permit applications in May was 6.43 days.
- The reported value for construction authorized in permits for May was \$2,648,800 compared to \$3,985,451 in May 2006. The five-year average reported value for authorized construction in May is \$3,945,092.
- The County collected \$12,426 in fees for May compared to \$13,457 in May 2006. The five-year average for fees collected in May is \$13,302.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for May 2007 and can be summarized as follows:

- There were three new complaints received in May compared to 13 new complaints in May 2006. All of the new complaints were in the County's nuisance jurisdiction and no complaints were referred to other agencies. One complaint was referred to another agency in May 2006.
- No inspections were conducted in May compared to 27 inspections in May 2006.
- There was one First Notice issued in May and no Final Notices were issued compared to no First Notice and no Final Notice in May 2006.
- There were no new cases referred to the State's Attorney in May and no new cases were referred in May 2006.
- One case was resolved in May and one case was resolved in May 2006. May ended with 465 open cases compared to 384 open cases at the end of May 2006.

APPENDICES

- A Zoning Use Permits Authorized**
- B Zoning Compliance Certificates Issued**

TABLE 2. PERMIT ACTIVITY MAY, 2007

PERMITS	CURRENT MONTH			YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	N.A.	130,000	4	N.A.	885,000
Other	2	N.A.	46,000	7	N.A.	248,235
SINGLE FAMILY Residential: New - Site Built	6	4,314	1,548,316	15	11,095	4,331,316
Manufactured						
Additions	13	2,285	534,850	21	3,252	915,617
Accessory to Residential	10	4,251	232,084	30	8,572	617,435
TWO-FAMILY Residential						
Average turn-around time for permit approval	6.43 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural	2	66	0	4	132	0
Neighborhood		N.A.		13	N.A.	0
COMMERCIAL: New						
Other	2	274	7,000	2	274	7,000
INDUSTRIAL: New						
Other				2	858	1,000,000
OTHER USES: New	1	533	100,000	1	533	100,000
Other						
SIGNS	1	180	5,000	1	180	5,000
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS	6	523	45,550	9	817	45,550
TOTAL	44/36	\$12,426	\$2,648,800	109/83	\$25,713	\$8,155,153

*41 permits were issued for 36 structures during May, 2007

◇106 permits have been issued for 83 structures since January, 2007

NOTE: Home occupations and other permits (change of use, temporary use) total 26 since January, 2007, (this number is not included in the total # of structures).

TABLE 3. ENFORCEMENT ACTIVITY FOR MAY, 2007

	2006 Enforcement	January, 2007	February, 2007	March, 2007	April, 2007	May, 2007
Complaints Received	107	6	4	6	18	3
Initial Complaints Referred to Other Agencies	5	0	0	0	1	0
TOTAL CASES INCLUDING PREVIOUS YEARS						
Inspections	57	7	3	0	9	0
1st Notices Issued	20	3	1	1	0	1
Final Notices Issued	0	0	0	0	0	0
Referrals to State's Attorney's Office	0	0	0	0	0	0
Cases Resolved ¹	15	0	0	1	1	1
Open Cases ²	431	437	441	446	463	465**/**

¹Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.

²Open Cases are unresolved cases, and include any cases referred to the State's Attorney's Office or new complaints not yet investigated.

NRThis number was not reported in previous years.

*Open Cases include the previous number of open cases plus the number of new complaints received in the current month less the number of cases resolved in that same month.

**The 465 open cases include 27 cases that have been referred to the State's Attorney's Office, 15 cases that involve properties where kennels are being operated and will be addressed in the Zoning Ordinance revision process, and 8 cases that involve floodplain matters which brings the total of open cases to 415.

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
167-03-07	Lots 4, 5, 6 & 7, Van Winkle Subdivision, Section 33, Somer Township; 3809 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-227-005 & 004	Riley Homes	06/16/03 05/22/07	construct a lean-to addition to an existing storage building for Riley Homes
11-05-01	Pending Special Use Permit			
111-05-02	Pending resolution of violation			
199-05-01	Pending subdivision with City of Champaign			
221-05-01 RHO	Pending resolution of violation			
235-05-01	Pending Special Use Permit			
345-05-01	Under review			
26-06-02	Under review			
88-06-01 RHO	More information needed			
97-06-01	Variance needed			
118-06-02	Under review			
277-06-02 FP	More information, variance, subdivision needed			
285-06-01	Lot split, floodplain issues			
345-06-01	A 37 acre tract of land located in the SW 1/4 of the NE 1/4 of Section 36, Somer Township; PIN: Pt. of 25-15-36-200-002	Traci Lipps	12/11/06 05/18/07	construct a pond with a 3 acre water surface area
347-06-01	Lot split questions, possible annexation agreement with the City of Champaign			
349-06-01	More information needed			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

356-06-01 FP	Lot 37, The Meadows Subdivision, Section 36, Newcomb Township; 2408 Apaloosa Lane, Mahomet, Illinois PIN: 16-07-36-351-005	Rich and Lynette Kiss	12/22/06 05/02/07	construct a single family home with attached garage
22-07-01	More information needed			
53-07-01 FP	Under review			
58-07-03	Lot 1, Orange Blossom Estates, Section 18, Hensley Township; 700 CR 2175N, Champaign, Illinois PIN: 12-14-18-200-010	Kelly and Ramona Dillard	02/27/07 05/08/07	construct a detached storage building
58-07-04 RHO	A 1.97 acre tract of land located in the SW 1/4 of the NW 1/4 of Section 23, Ludlow Township; 3258 CR 1600E, Rantoul, Illinois PIN: 14-03-23-100-002	Charles O. Cox	02/27/07 05/02/07	establish a Rural Home Occupation, C.O. Auto Repair
73-07-01 RHO	Lot 1, Orange Blossom Estates, Section 18, Hensley Township; 700 CR 2175N, Champaign, Illinois PIN: 12-14-18-200-010	Kelly and Ramona Dillard	03/14/07 05/08/07	establish a Rural Home Occupation, Dig-It Excavating of Champaign, Inc.
75-07-01	Lot 10, Woodfield West, Section 22, Mahomet Township; 802 Deer Run Drive, Mahomet, Illinois PIN: 15-13-22-254-001	Jerry Foster	03/16/07 04/18/07	construct a detached garage and an addition to an existing single family home
82-07-01 FP	Need IDNR response			
82-07-02	Lot 5, A.K. and L. Subdivision, Section 35, Hensley Township; 2702 N. Mattis Avenue, Champaign, Illinois PIN: 12-14-35-301-005	Scott Miller dba Fifth Dimension Collision Repair	03/23/07 05/16/07	Change the Use to allow a collision repair facility and to erect a freestanding sign

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

85-07-02	A tract of land located in the SW Corner of the SW 1/4 of Section 14, Hensley Township; 1710C W. Hensley Road, Champaign, Illinois PIN: 12-14-14-300-003	Ryan and Thomas Colclasure	03/26/07 05/22/07	Change the Use of a portion of an existing building to establish a retail sales business, Gravy Deals
92-07-01	A tract of land located in the NE 1/4 of Section 3, Philo Township; 1149A CR 1600E, Urbana, IL PIN: 19-27-03-400-003	Marc and Brenda Riney	04/02/07 05/14/07	construct a detached garage (Approved pending decision in CASE: 586-V-87)
107-07-01	Under review			
110-07-01	Lots 4 & 5, Van Winkle Subdivision, Section 33, Somer Township; 3809 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-227-004	BillyCo LLC dba A1 Pavement & Maintenance LLC	04/20/07 05/22/07	Change the Use to establish a seal coat business and to construct an addition to enclose a portion of an existing lean-to
110-07-02	Lot 8, Walter Sandwell 3 rd Subdivision, Section 33, Philo Township; 1470D County Road, 600N, Tolono, Illinois PIN: 19-27-33-451-006	Timothy and Regina Lawhead	04/20/07 05/07/07	construct a single family home with attached garage
113-07-01	Under review			
113-07-02	Lot 57, Brownfield No. 2, Section 3, Urbana Township; 2606 Arlene Drive, Urbana, Illinois PIN: 30-21-03-202-007	Jerry Hess	04/23/07 05/17/07	construct an addition to an existing single family home with attached garage
113-07-03	A tract of land located in the SW 1/4 of the SW 1/4 of Section 2, Sidney Township; Address to be assigned PIN: 24-28-02-300-012	Todd and Shelly Short	04/23/07 05/04/07	construct a single family home with attached garage

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

114-07-01	A tract of land located in the NE 1/4 of the NE 1/4 of Section 22, Tolono Township; 887 CR 1000E, Tolono, Illinois PIN: 29-26-22-200-008	Michael and Lynn Cain	04/24/07 05/04/07	construct a front porch addition to an existing single family home
114-07-02	A tract of land located in the SW 1/3 of Section 18, Pesotum Township; 1232 CR 300N, Pesotum, Illinois PIN: 08-33-18-300-004	Gary Plackett	04/24/07 05/04/07	construct a porch addition, a room addition and an attached garage to an existing single family home
115-07-01	Lot 1, Redfield Acres, Section 11, Urbana Township; 3210 E. Anthony Drive, Urbana, Illinois PIN: 30-21-11-151-001	Raymond and Debra Griest	04/25/07 05/11/07	construct a single family home with attached garage
116-07-01	A tract of land located in the SE 1/4 of Section 23, Ludlow Township; 3240 CR 1700E, Rantoul, IL PIN: 14-03-23-476-004	Lowell and Marsha Johnson	04/26/07 05/11/07	move a storage building for agriculture equipment onto the subject property
116-07-02	A tract of land located in the NW 1/4 of Section 6, Ludlow Township; 3580 CR 1200E, Rantoul, IL PIN: 14-03-06-100-003	Lowell and Marsha Johnson	04/26/07 05/11/07	construct a storage shed for agriculture equipment storage
116-07-03	A 64.2 acre tract of land located in the SW 1/4 of Section 33, St. Joseph Township; 1230 CR 2050E, St. Joseph, IL PIN: 28-22-33-300-017	Todd Reed and Terry Thompson	04/26/07 05/16/07	construct a single family home with attached garage
117-07-01	A tract of land described in a Plat of Survey of the W 1/2 of the SE 1/4, Section 17, Mahomet Township; 1516 W. North Shore Drive, Mahomet, Illinois PIN: 15-13-17-401-002	Don and Carol Corray	04/27/07 05/24/07	construct a detached storage shed, an addition to a detached storage shed, an addition to an existing single family home and installation of an above ground swimming pool

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

121-07-01	A tract of land in the SE Corner of the W ½ of the SW ¼ of Section 14, Hensley Township; 1608 W. Hensley Road, Champaign, Illinois PIN: 12-14-14-300-004	Bradley and Lola Burton	05/01/07 05/18/07	construct a detached garage
121-07-02	A tract of land located in the W ½ of the NW ¼ of Section 5, Sidney Township; 1170 CR 1900E, Sidney, Illinois PIN: Pt. of 24-28-05-100-001	Jeremy Nelson	05/01/07 05/17/07	construct a single family home with attached garage
122-07-01	A tract of land in the NW ¼ of the SE ¼ of Section 36, Newcomb Township; 556 CR 2425N, Dewey, Illinois PIN: 16-07-36-400-009	Steve Willard	05/02/07 05/18/07	establish a Temporary Use for an all age music venue May 12 & 18, June 8 & 23, July 7, 2007
123-07-01	That part of the SE ¼ of Section 16, Compromise Township, lying NE of the Centerline of the Flatville Drainage Ditch, situated in Champaign County, Illinois; 2749 CR 2100E, Gifford, Illinois PIN: 06-10-16-400-004	Melinda Shafer	05/03/07 05/21/07	construct a detached garage
124-07-01	Lot 18, O'Neill's First Street Subdivision, Section 30, Urbana Township; 3104 S. First Street, Champaign, IL PIN: 30-21-30-301-007	Laura and Ken Hlinka	05/04/07 05/16/07	construct an addition to an existing single family home with attached garage
131-07-01	Lot 40, Busboom-Wiltshire 4 th Subdivision, Section 13, St. Joseph Township; 1304 Bradford Circle, St. Joseph, Illinois PIN: 28-22-13-304-007	Henry L. Wright	05/11/07 05/18/07	construct a garage addition to an existing single family home with attached garage

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

131-07-02	A tract of land located in the NE and SE 1/4 of Section 28, Kerr Township; 3515A CR 2800E, Penfield, Illinois PIN: 13-06-28-400-002	Rolling Hills Campground (Eastern Illinois ABATE, Inc.)	05/11/07 05/18/07	establish a Temporary Use for Eastern IL ABATE, Inc., rally on 6/1 and 6/2/2007
134-07-01	Under review			
134-07-02	A tract of land located in Part of the NE 1/4 of Section 32, Rantoul Township; 1953 CR 2500N, Thomasboro, IL PIN: 20-10-32-200-007	Leon Schmidt	05/14/07 05/18/07	construct a sunroom addition to an existing single family home
134-07-03	Lot 125, Wiltshire 8 th , Section 13, St. Joseph Township; 1606 Nottingham Drive, St. Joseph, Illinois PIN: 28-22-13-329-004	Gary Lewis	05/14/07 05/18/07	construct a single family home with attached garage
134-07-04	Under review			
135-07-01	Lot 3, Morrisey Park, Section 23, Champaign Township; 1502 Harrington Drive, Champaign, Illinois PIN: 03-20-23-376-008	Daniel and Gayla Pellum	05/15/07 05/25/07	construct an addition to an existing single family home and install an above ground swimming pool
135-07-02	A tract of land located in the SW Corner of the SW 1/4 of Section 8, Newcomb Township; 102 CR 2800N, Mahomet, Illinois PIN: 16-07-08-300-003	Terry and Marge Perkins	05/15/07 05/25/07	construct a detached garage/storage shed

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

136-07-01	All that part of the NE 1/4 of th NE 1/4 of Section 30, St. Joseph Township, lying N of the centerline of the St. Joseph Drainage Ditch No. 3 and Thomas Paine Subdistrict, except that portion thereof which lies within the public road and subject to rights-of-way for existing drainage tiles and facilities; 1895 CR 1400N, Urbana, IL PIN: 28-22-30-200-004	James R. Schuett	05/16/07 05/22/07	construct a detached storage shed
141-07-01	Lot 1 of Silver Trio Subdivision and a strip of land 70' deep and 275' wide immediately to the north of Lot 1, Section 3, Philo Township; 1592 CR 1100N, Urbana, IL PIN: 19-27-03-400-010 & Pt. of -400-013	Charles R. Routh, Jr.	05/21/07 05/25/07	construct a detached garage
142-07-01	5.97 acres in the SW 1/4 of the SW 1/4 of Section 35, Hensley Township and the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 2, Champaign Township; 2404 N. Mattis Avenue, Champaign, Illinois PIN: 12-14-35-351-005 & 03-20-02-101-001 & 002 & 006	Jim Abbed	05/22/07 05/29/07	Change the Use to establish a temporary fireworks sales stand, June 19 to July 9, 2007

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

142-07-02	An 18.30 acre tract of land located in part of the E ½ of the SW ¼ and the W ½ of the SE ¼ of Section 31, South Homer Township; 2433 CR 1225N, St. Joseph, Illinois PIN: 26-23-31-400-002	Linna McDade	05/22/07 05/25/07	construct a single family home attached to an existing garage
143-07-01	Lot 6, Bryarfield Acres 2 nd Subdivision, Section 17, Mahomet Township; 408 S. Bryarfield Court, Mahomet, Illinois PIN: 15-13-17-403-004	David and Cheryl Sproul	05/23/07 05/31/07	construct a covered porch addition to an existing single family home and a detached garage
143-07-02	A tract of land located in the NW ¼ of the SE ¼ of Section 17, Somer Township; 1714 E. Leverett Road, Champaign, Illinois PIN: 25-15-17-400-013	Byron C. Evans	05/23/07 05/31/07	construct a 2 story addition and a covered porch addition to an existing single family home
144-07-01	Additional fee needed			
144-07-02	A tract of land located in the NW Corner of Section 2, Crittenden Township; 1605 CR 600N, Philo, Illinois PIN: 08-33-02-100-004	Larry Dion	05/24/07 05/29/07	construct an addition to an existing single family home
144-07-03	A tract of land described in a Plat of Survey of the W ½ of the SE ¼, Section 17, Mahomet Township; 1516 W. North Shore Drive, Mahomet, Illinois PIN: 15-13-17-401-002	Don and Carol Corray	05/24/07 05/31/07	register a Non-conforming Use, Corray Kennels and Corray Sanitary Service

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING MAY, 2007

144-07-04	Lot 5, J. Roy Byerley's 1 st , Section 11, St. Joseph Township; 2233 CR 1700N, St. Joseph, Illinois PIN: 28-22-11-127-003	Douglas and Peggy Weaver	05/24/07 05/31/07	construct a detached garage and an above ground swimming pool
149-07-01	Under review			
149-07-02	Under review			
150-07-01	Under review			
150-07-02	Under review			
150-07-03	Under review			

APPENDIX B

ZONING COMPLIANCE CERTIFICATES ISSUED DURING MAY, 2007

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
05/09/07 115-06-01	A tract of land being a part of the SE 1/4 of Section 22, St. Joseph Township; 2193 Homer Lake Road, St. Joseph, Illinois PIN: 28-22-22-400-002	a single family home with attached garage
05/22/07 95-07-03	A tract of land being part of the South 56 rods of the West 104 rods of the NW 1/4 of Section 22, Newcomb Township; 314 CR 2650N, Mahomet, Illinois PIN: 16-07-22-100-020	a detached storage shed
05/22/07 86-07-01	Lot 1 of Cook's Replat of Tract B of the Headlee Survey, Section 14, Mahomet Township; 206B S. Lake fo the Woods Road, Mahomet, IL PIN: 15-13-14-176-007	a detached garage
05/29/07 34-06-01	A tract being part of the W 1/2 of the E 1/2 of the SE 1/4 of Section 25, Colfax Township; 706 CR 525E, Sadorus, Illinois PIN: 05-25-25-300-010	an addition to an existing single family home
05/29/07 357-04-01	Lot 1 and 4, except the West 300' fo even width of said Lots 1 and 4, also except the South 44' of even width of said Lot 4 of a Subdivision of Part of the E 1/2 of Section 36, Colfax Township; 699 CR 600E, Sadorus, Illinois PIN: 05-25-36-200-013	a barn for agricultural purposes
05/29/07 217-03-01	The West 1/2 of the SW 1/4 of Section 25, Colfax Township; 510 CR 700N, Sadorus, Illinois PIN: 05-25-25-300-001	a single family home with attached garage
05/29/07 140-03-02	Tract 1 of a Survey of the NE 1/4 of Section 36, Colfax Township; 685 CR 600E, Sadorus, Illinois PIN: 05-25-36-200-015	a manufactured home with attached garage

05/29/07 125-06-01	A tract of land located in the SE Corner of the NE 1/4 of Section 23, Colfax Township; 855 CR 500E, Tolono, Illinois PIN: 05-25-23-200-006	an addition to an existing barn
05/29/07 68-06-01	Tract 2 of a Survey of Part of the NE 1/4 of Section 36, Colfax Township; 689 CR 600E, Sadorus, Illinois PIN: 05-25-36-200-016	a single family home with attached garage
05/29/07 32-07-02	A 1.61 acre tract of land located in the NW 1/4 of Section 16, Colfax Township; 249E CR 1000N, Ivesdale, Illinois PIN: 05-25-16-100-009	a detached garage
05/29/06 27-06-01	A tract of land located in the E 1/2 of the NW 1/4 of Section 17, Tolono Township; 733 CR 1000N, Champaign, Illinois PIN: 29-26-17-100-003	a single family home with attached garage
05/29/07 212-04-01	A tract being part of the W 1/2 of the E 1/2 of the SE 1/4 of Section 25, Colfax Township; 706 CR 525E, Sadorus, Illinois PIN: 05-25-25-300-010	a single family home with attached garage
05/29/07 39-05-03	A tract being part of the W 1/2 of the E 1/2 of the SE 1/4 of Section 25, Colfax Township; 706 CR 525E, Sadorus, Illinois PIN: 05-25-25-300-010	an addition to an existing single family home
05/29/07 307-03-03	6.710 acres being part of the W 1/2 of the #E 1/2 of the SW 1/4 of Section 25, Colfax Township; 712 CR 525E, Sadorus, Illinois PIN: 05-25-25-300-014	a single family home with attached garage and detached garage

MONTHLY REPORT for JUNE 2007

Zoning Cases

Champaign
County
Department of

**PLANNING &
ZONING**

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in June and eight cases were filed in June 2006. The five-year average for cases filed in June is 5.4.

Two regular ZBA meetings were held in June and one case was finalized. There were 14 cases finalized in June 2006. The five-year average for cases finalized in June is 2.8.

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

By the end of June there had been 13 cases completed for the year (not including four cases that were withdrawn) and 11 cases were pending. By the end of June 2006 there had been 24 cases completed and 21 cases were pending.

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

Table 1. Zoning Case Activity in June 2007

Type of Case	June 2007 2 ZBA meetings		June 2006 3 non-CZR ZBA Meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	5	9†
SFHA Variance	0	0	0	0
Special Use	0	0	1	5†
Map Amendment	0	0	2	1
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	0	1	8	14
Total cases filed (year to date)	13 cases		21 cases	
Total cases completed (year to date)	13 cases		24 case**†	
Cases pending*	11 cases‡		21 cases	
* Cases pending includes all cases continued and new cases filed				
** No cases were completed in January 2006 because both regularly scheduled meetings that month were for the Comprehensive Zoning Review.				
‡ Four cases were withdrawn in January 2007.				
† Two cases were dismissed in June 2006				

Subdivisions

There were no County subdivision approvals in June and no applications were received.

There was one municipal subdivision reviewed for compliance with County zoning in June.

Zoning Use Permits

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

- There were 16 permits for 12 structures approved in June compared to a total of 21 permits for 12 structures in June 2006. The five-year average for permits in the month of June is 33.8.
- The average turnaround (review) time for complete initial residential permit applications in June was 4.4 days.
- The reported value for construction authorized in permits for June was \$1,232,265 compared to \$1,081,634 in June 2006. The five-year average reported value for authorized construction in June is \$2,888,602.
- The County collected \$3,200 in fees for June compared to \$3,045 in June 2006. The five-year average for fees collected in June is \$9,639.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for June 2007 and can be summarized as follows:

- There were 11 new complaints received in June compared to 10 new complaints in June 2006. All of the new complaints were in the County's nuisance jurisdiction and no complaints were referred to other agencies. No complaints were referred to another agency in June 2006.
- There were 31 inspections in June compared to two inspections in June 2006.
- There were three First Notices issued in June and no Final Notices were issued compared to two First Notices and no Final Notices in June 2006.
- There were no new cases referred to the State's Attorney in June and no new cases were referred in June 2006.
- No cases were resolved in June and one case was resolved in June 2006. June ended with 476 open cases compared to 393 open cases at the end of June 2006.

APPENDICES

- A Zoning Use Permits Authorized**
- B Zoning Compliance Certificates Issued**

TABLE 2. PERMIT ACTIVITY JUNE, 2007

PERMITS	CURRENT MONTH			YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential		N.A.		4	N.A.	885,000
Other	2	N.A.	106,675	9	N.A.	354,910
SINGLE FAMILY Residential:						
New - Site Built	2	1,602	975,000	17	12,697	1,406,316
Manufactured						
Additions	4	260	56,590	25	3,512	972,207
Accessory to Residential	3	738	67,000	33	9,310	684,435
TWO-FAMILY Residential						
Average turn-around time for permit approval			4.4 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				4	132	0
Neighborhood		N.A.			N.A.	
COMMERCIAL:						
New	1	306	25,000	1	306	25,000
Other				2	274	7,000
INDUSTRIAL:						
New						
Other				2	858	1,000,000
OTHER USES:						
New				1	533	100,000
Other						
SIGNS				1	180	5,000
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS	4	294	2,000	13	1,111	47,550
TOTAL	16/12	\$3,200	\$1,232,265	125/95	\$28,913	\$5,487,418

*15 permits were issued for structures 12 during June, 2007

< 125 permits have been issued for 95 structures since January, 2007

NOTE: Home occupations and other permits (commercial, temporary use) total 17 since January, 2007, (this number is not included in the total permits).

TABLE 3. ENFORCEMENT ACTIVITY FOR JUNE, 2007

	2006 Enforcement	January, 2007	February, 2007	March, 2007	April, 2007	May, 2007	June, 2007
Complaints Received	107	6	4	6	18	3	11
Initial Complaints Referred to Other Agencies	5	0	0	0	1	0	0
TOTAL CASES INCLUDING PREVIOUS YEARS							
Inspections	57	7	3	0	9	0	31
1st Notices Issued	20	3	1	1	0	1	3
Final Notices Issued	0	0	0	0	0	0	0
Referrals to State's Attorney's Office	0	0	0	0	0	0	0
Cases Resolved ¹	15	0	0	1	1	2	0
Open Cases ²	431	437	441	446	463	465	476 ^{*/**}

¹Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.

²Open Cases are unresolved cases, and include any cases referred to the State's Attorney's Office or new complaints not yet investigated.

NR This number was not reported in previous years.

*Open Cases include the previous number of open cases plus the number of new complaints received in the current month less the number of cases resolved in that same month.

** The 476 open cases include 27 cases that have been referred to the State's Attorney's Office, 15 cases that involve properties where kennels are being operated and will be addressed in the Zoning Ordinance revision process, and 8 cases that involve floodplain matters which brings the total of open cases to 426.

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2007

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
11-05-01	Pending Special Use Permit			
111-05-02	Pending resolution of violation			
199-05-01	Pending subdivision with City of Champaign			
221-05-01 RHO	Pending resolution of violation			
235-05-01	Pending Special Use Permit			
345-05-01	Under review			
26-06-02	Under review			
88-06-01 RHO	More information needed			
97-06-01	Variance needed			
118-06-02	Under review			
277-06-02 FP	More information, variance, subdivision needed			
285-06-01	Lot split, floodplain issues			
349-06-01	More information needed			
22-07-01	More information needed			
53-07-01 FP	Under review			
82-07-01 FP	Need IDNR response			
107-07-01	Lots 1 & 2, Russell E. Davis Subdivision, Section 13, Mahomet Township; 2015 & 2017 Tin Cup Road, Mahomet, Illinois PIN: 15-13-13-151-012 & 013	Charles E. Rippy	04/17/07 06/21/07	construct a detached commercial storage/warehouse building and to place a wall sign on the building
113-07-01	Under review			
134-07-01	Under review			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2007

134-07-04	Lot 2, Brookshire Subdivision, Section 23, Champaign Township; 1511 Bassett Lane, Champaign, Illinois PIN: 03-20-23-378-013	Dwain Hawn	05/14/07 06/15/07	construct a garage addition to an existing single family home with attached garage
144-07-01	Additional fee needed			
149-07-01	A tract of land located in the S ½ of Section 11 and the N ½ of Section 14, Mahomet Township; 109 S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-11-376-002	Champaign County Forest Preserve	05/29/07 06/13/07	establish a Temporary Use for a fireworks display, July 4, 2007
149-07-02	Lot 59, Rolling Acres Subdivision, Section 34, Champaign Township; 3 Joyce Lane, Champaign, Illinois PIN: 03-20-34-102-015	Jim and Denise Bell	05/29/07 06/15/07	construct a covered porch addition to an existing single family home
150-07-01	Lot 99, Wiltshire Estates 7 th , Section 13, St. Joseph Township; 402 Dover Drive, St. Joseph, Illinois PIN: 28-22-13-304-032	Cramer Custom Homes/ Jeff Cramer	05/31/07 06/13/07	construct a single family home with attached garage
150-07-02	A tract of land located in the NW Corner of the SW 1/4 of Section 24, St. Joseph Township; PIN: 28-22-24-300-008	Patterson Cemetery	05/30/07 06/25/07	Change the Use to expand an existing cemetery as authorized in Zoning Case 132-S-98
150-07-03	A tract of land located in the E ½ of the NW 1/4 of Section 32, Somer Township (proposed Lot 1, Cope Subdivision); Address to be assigned PIN: 25-15-32-100-013	William Cope and Mary Kalantzis	05/30/07 06/19/07	construct a single family home with detached garage

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2007

155-07-01	A tract of land being part of the NW 1/4 of the NW 1/4 of Section 10, Sidney Township; 2147 CR 1100N, Sidney, IL PIN: 24-28-10-100-017	Peter Mantell	06/04/07 06/19/07	construct a detached storage building for personal storage
155-07-02	Lot 1 of Cook's Replat of the Headlee Survey, Section 14, Mahomet Township; 206B S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-14-176-007	Karl Thrasher and Diana Burge	06/04/07 06/19/07	construct a breezeway addition to connect an existing single family home to an existing detached garage
155-07-03	under review			
156-07-01	Lot 63, Lincolnshire Fields NW II, Section 21, Champaign Township; 4008 Pinecrest, Champaign, IL PIN: 03-20-21-155-008	Padma Jampala	06/05/07 06/20/07	construct a sunroom addition to an existing single family home
159-07-01	under review			
159-07-02	A tract of land located in the SE 1/4 of Section 33, Somer Township; 3106 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-476-001	Honeybee Productions, Inc.	06/08/07 06/20/07	establish a Temporary Use for a motorcycle show, dance, cookout, and overnight camping
162-07-01	A tract of land located in the SW 1/4 of Section 22, St. Joseph Township; 2126 CR 1400N, St. Joseph, Illinois PIN: 28-22-22-300-004	Mark Hampe	06/10/07 06/20/07	construct a detached garage
163-07-01	A tract of land located in the SE Corner of the SE 1/4 of Section 18, Ludlow Township; 3305 CR 1300E, Rantoul, IL PIN: 14-03-18-400-003	John and Peggy Rusk	06/12/07 06/20/07	construct a room addition to an existing single family home
164-07-01	under review			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2007

165-07-01	Two tracts of land consisting of 78.04 acres in the W ½ of the SW ¼ of Section 16 and 80 acres in the E ½ of the Se ¼ of Section 17, Mahomet Township; Address to be assigned PIN: 15-13-16-300-001 & 15-13-17-426-002	Russ Taylor	06/14/07 06/21/07	construct a detached shed for agricultural purposes
165-07-02	under review			
165-07-03	No permit required, agriculture exempt			
165-07-04	under review			
166-07-01	under review			
169-07-01	under review			
169-07-02	under review			
169-07-03	A tract of land located in part of the SW ¼ of the NE ¼, Section 14, Mahomet Township; 1715 Tincup Road, Mahomet, Illinois PIN: 15-13-14-276-007	Gary Robinson	06/18/07 06/29/07	establish a Temporary Use for a fireworks display, July 4, 2007
170-07-01	under review			
170-07-02	under review			
170-07-03	under review			
170-07-04	under review			
170-07-05	under review			
170-07-06	under review			
170-07-07	under review			
170-07-08	under review			
171-07-01	under review			
173-07-01	under review			
173-07-02	under review			
176-07-01	under review			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JUNE, 2007

176-07-02 under review
176-07-03 under review
179-07-01 under review
179-07-02 under review
179-07-03 under review
180-07-01 under review
180-07-02 under review
183-07-01 under review

APPENDIX B

ZONING COMPLIANCE CERTIFICATES ISSUED DURING JUNE, 2007

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
06/21/07 233-06-02	Tract 5 of a Plat of Survey of Part of the SW 1/4 of Section 19, Stanton Township; 2044 CR 1800E, Urbana, Illinois PIN: 27-16-19-300-012	a single family home with attached garage

MONTHLY REPORT for JULY 2007

Zoning Cases

Champaign
County
Department of

**PLANNING &
ZONING**

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in July and two cases were filed in July 2006. The five-year average for cases filed in July is 3.4.

Two regular ZBA meetings were held in July and five cases were finalized. There were two cases finalized in July 2006. The five-year average for cases finalized in July is 3.8.

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

By the end of July there had been 18 cases completed for the year (not including four cases that were withdrawn) and eight cases were pending. By the end of July 2006 there had been 26 cases completed and 21 cases were pending.

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

Table 1. Zoning Case Activity in July 2007

Type of Case	July 2007 2 ZBA meetings		July 2006 2 non-CZR ZBA Meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	3	1	0
SFHA Variance	0	0	0	0
Special Use	0	1	0	0
Map Amendment	0	1	0	1
Text Amendment	0	0	1	1
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	2	5	2	2
Total cases filed (year to date)	15 cases		21 cases	
Total cases completed (year to date)	18 cases		26 case**	
Cases pending*	8 cases‡		21 cases	
* Cases pending includes all cases continued and new cases filed				
** No cases were completed in January 2006 because both regularly scheduled meetings that month were for the Comprehensive Zoning Review.				
‡ Four cases were withdrawn in January 2007.				

Subdivisions

There were no County subdivision approvals in July and no applications were received.

There was one municipal subdivision reviewed for compliance with County zoning in July.

Zoning Use Permits

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

- There were 48 permits for 44 structures approved in July compared to a total of 21 permits for 20 structures in July 2006. The five-year average for permits in the month of July is 32.8.
- The average turnaround (review) time for complete initial residential permit applications in July was 5.7 days.
- The reported value for construction authorized in permits for July was \$3,582,552 compared to \$2,687,967 in July 2006. The five-year average reported value for authorized construction in July is \$3,393,474.
- The County collected \$10,464 in fees for July compared to \$4,903 in July 2006. The five-year average for fees collected in July is \$9,712.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for July 2007 and can be summarized as follows:

- There were 14 new complaints received in July compared to 15 new complaints in July 2006. All of the new complaints were in the County's nuisance jurisdiction and no complaints were referred to other agencies. No complaints were referred to another agency in July 2006.
- There were 13 inspections in July compared to seven inspections in July 2006.
- There were two First Notices issued in July and no Final Notices were issued compared to no First Notices and no Final Notices in July 2006.
- There were no new cases referred to the State's Attorney in July and no new cases were referred in July 2006.
- Nine cases were resolved in July and no cases were resolved in July 2006. July ended with 481 open cases compared to 408 open cases at the end of July 2006.

APPENDICES

- A Zoning Use Permits Authorized**
- B Zoning Compliance Certificates Issued**

TABLE 2. PERMIT ACTIVITY JULY, 2007

PERMITS	CURRENT MONTH			YEAR TO DATE		
	#	Total Fee	S Value	#	Total Fee	S Value
AGRICULTURAL:						
Residential	2	N.A.	430,000	6	N.A.	1,315,000
Other	5	N.A.	95,500	14	N.A.	450,410
SINGLE FAMILY Residential:						
New - Site Built	7	3,819	1,190,000	24	16,516	2,596,316
Manufactured	1	597	150,000	1	597	150,000
Additions	14	2,430	1,196,500	39	5,942	2,168,707
Accessory to Residential	12	2,631	253,352	45	11,914	937,787
TWO-FAMILY Residential						
Average turn-around time for permit approval	5.74 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural	1	33	0	5	165	0
Neighborhood		N.A.		13	N.A.	0
COMMERCIAL:						
New				1	306	25,000
Other				2	274	7,000
INDUSTRIAL:						
New						
Other	3	660	221,000	5	1,518	1,221,000
OTHER USES:						
New				1	533	100,000
Other						
SIGNS				1	180	5,000
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS	3	294	46,200	16	1,450	93,750
TOTAL	48/44	\$10,464	\$3,582,552	173/139	\$39,395	\$9,069,970

*48 permits were issued for 44 structures during July, 2007 *total 168/143 43190 15,231,146*
 < 173 permits have been issued for 139 structures since January, 2007
 NOTE: Home occupations and other permits (charitable, temporary use) total 34 since January, 2007, (this number is not included in the total #).

TABLE 3. ENFORCEMENT ACTIVITY FOR JULY, 2007

	2006 Enforcement	January, 2007	February, 2007	March, 2007	April, 2007	May, 2007	June, 2007	July, 2007
Complaints Received	107	6	4	6	18	3	11	14
Initial Complaints Referred to Other Agencies	5	0	0	0	1	0	0	0
TOTAL CASES INCLUDING PREVIOUS YEARS								
Inspections	57	7	3	0	9	0	31	13
1st Notices Issued	20	3	1	1	0	1	3	2
Final Notices Issued	0	0	0	0	0	0	0	0
Referrals to State's Attorney's Office	0	0	0	0	0	0	0	0
Cases Resolved ¹	15	0	0	1	1	2	0	9
Open Cases ²	431	437	441	446	463	465	476	481*/**

¹Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.

Open Cases are unresolved cases, and include any cases referred to the State's Attorney's Office or new complaints not yet investigated.

²This number was not reported in previous years.

¹Open Cases include the previous number of open cases plus the number of new complaints received in the current month less the number of cases resolved in that same month.

**The 481 open cases include 27 cases that have been referred to the State's Attorney's Office, 15 cases that involve properties where kennels are being operated and will be addressed in the Zoning Ordinance revision process, and 8 cases that involve floodplain matters which brings the total of open cases to 431.

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
11-05-01	Pending Special Use Permit			
111-05-02	Pending resolution of violation			
199-05-01	Pending subdivision with City of Champaign			
221-05-01 RHO	Pending resolution of violation			
235-05-01	Pending Special Use Permit			
345-05-01	Under review			
26-06-02	Under review			
88-06-01 RHO	More information needed			
97-06-01	Variance needed			
118-06-02	Under review			
277-06-02 FP	More information, variance, subdivision needed			
285-06-01	Lot split, floodplain issues			
347-06-01	A tract of land located in the S ½ of the NW ¼ of Section 26, Hensley Township; 4006 N. Prospect Avenue, Champaign, Illinois PIN: 12-14-25-100-009	Jim and Mary Gannaway	12/13/06 07/02/07	construct a detached garage PERMIT NOT ISSUED APPLICANT WITHDREW REQUEST – AGRICULTURE EXEMPT
22-07-01	More information needed			
53-07-01 FP	Under review			
82-07-01 FP	Need IDNR response			
82-07-02	Lot 5, A.K.& L. Subdivision, Section 35, Hensley Township; 2702 N. Mattis Avenue, Champaign, Illinois PIN: 12-14-35-301-005	Scott Miller dba Fifth Dimension Collision Repair	07/18/07 07/19/07	construct an enclosure for paint booth mechanical equipment
113-07-01	Under review			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

134-07-01	Under review			
144-07-01	Additional fee needed			
155-07-03	Under review			
159-07-01	Lots 1 & 2, Hamilton's Subdivision, Section 24, Scott Township; 558 CR 1400N, Champaign, IL PIN: 23-19-24-400-002	Mark Hamilton	06/08/07 06/29/07	Establish a Temporary Use for a fireworks Display on 07/03/07
164-07-01	Lot 1, Staley Industrial Subdivision, Section 8, Champaign Township; 4400 W. Springfield Avenue, Champaign, IL PIN: 03-20-08-476-001	Lloyd N. Allen, Sr.	06/13/07 07/12/07	construct an addition to an existing commercial building
165-07-02	The N ½ of the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 26, Newcomb Township; 2522 CR 450E, Mahomet, Illinois PIN: 16-07-26-451-005	Michael S. Ray	06/14/07 07/02/07	construct a detached shed
165-07-03	A tract of land located in the SW 1/4 of the SE 1/4 of Section 24, Philo Township; 1752 CR 800N, Philo, Illinois PIN: 19-27-24-400-007	Donald Rice	06/14/07 07/02/07	construct a detached pole barn PERMIT NOT ISSUED, APPLICANT WITHDREW REQUEST – AGRICULTURE EXEMPT
165-07-04	Lot 125, Lincolnshire Fields NE, Section 21, Champaign Township; 3201 Stoneybrook Drive, Champaign, Illinois PIN: 03-20-21-427-006	Rob Shehan	06/14/07 07/12/07	construct an attached garage addition to an existing single family home with attached garage
166-07-01	The South 50' of Lot 9, Country Club Manor Subdivision; 302 Greenview Drive, Urbana, Illinois PIN: 30-21-08-226-006	John L. Rose	06/15/07 07/02/07	construct an addition to an existing single family home

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

169-07-01	Lot 305, Parkhill's Lakeview V, Section 14, Mahomet Township; 501 N. Ash, Mahomet, IL PIN: 15-13-14-231-005	Jeff Brown	06/18/07 07/03/07	install an above ground swimming pool with minimum 4' non-climbable fence with a self-closing, self-latching gate
169-07-02	Lot 325, Lakeview 7 th Subdivision, Section 13, Mahomet Township; 1903 Juniper, Mahomet, Illinois PIN: 15-13-13-103-001	Nick and Patty Glumac	06/18/07 07/02/07	construct an addition to an existing single family home
170-07-01	Lot 47, Lincolnshire Fields North II, Section 21, Champaign Township; 1915 Trout Valley Drive, Champaign, Illinois PIN: 03-20-21-178-019	Marjorie Williams	06/19/07 07/02/07	construct three additions to an existing single family home
170-07-02	Lot 17, Maynard Lake 3 rd Subdivision, Section 21, Champaign Township; 1905 Moraine, Champaign, IL PIN: 03-20-21-276-015	Doug Nelson	06/19/07 07/03/07	construct an addition to an existing single family home
170-07-03	Lot 12, Phillips Acres Subdivision and Lot 1 and Lot 1A, Pusey Subdivision, Section 12, Urbana Township; 1780 CR 1650N, Urbana, IL 30-21-12-201-015 & 226-002	Marcus Harris	06/19/07 07/03/07	construct a detached accessory building for personal storage use
170-07-04	Tract 3 of Jacob H. Henning Survey and a portion of Tract C immediately to the West of Tract 3 of Jacob H. Henning Survey, Section 3, Urbana Township; 2705 Brownfield Road, Urbana, Illinois PIN: 30-21-03-203-008 & 010	Gordon and Darlene Ferran	06/19/07 07/03/07	construct a detached garage

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

170-07-05	Lot 29, Boll's Third Subdivision, Section 24, Hensley Township; 54 E. John Lane, Champaign, Illinois PIN: 12-14-24-476-002	Steve Nunn	06/19/07 07/18/07	construct a detached garage
170-07-06	A tract of land located in the NE 1/4 of Section 8, Rantoul Township; 1370 CR 2850N, Rantoul, IL PIN: 20-09-08-200-002	John Clifford III	06/19/07 07/02/07	construct a detached storage shed for agriculture equipment
170-07-07	A tract of land consisting of 18.40 acres in the SW 1/4 of the SW 1/4 of Section 26, Newcomb Township; 398 CR 2500N, Mahomet, IL PIN: 16-07-26-351-002	Herb Schildt	06/19/07 07/02/07	construct a breezeway to connect the existing house to the existing garage
170-07-08	Lot 2, Hidden Pond Subdivision, Section 20, Mahomet Township; 2070 CR 125E, Mahomet, Illinois PIN: 15-13-20-101-002	Gary Robinson	06/19/07 07/02/07	construct a detached garage
171-07-01	Lot B, Cross Creek Subdivision, Section 4, Sidney Township; 1152B CR 2000E, Sidney, IL PIN: Pt. of 24-28-04- 300-001	construct a single family home with attached garage	06/20/07 07/03/07	construct a single family home with attached garage
173-07-01	Lot 84, Lincolnshire Fields S.E., Section 21, Champaign Township; 2206 Valleybrook Drive, Champaign, Illinois PIN: 03-20-21-477-009	Graham and Liz Berry	06/22/07 07/06/07	construct a swimming pool with 4' non-climbable fence with self-latching, self-closing gate
173-07-02	Lot 78, Cherry Hills 3 rd Subdivision, Section 27, Champaign Township; 2721 Lakeview Drive, Champaign, Illinois PIN: 03-20-27-108-031	Dan Tortorelli	06/22/07 07/12/07	construct an addition to an existing single family home

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

176-07-01	Lot 73, Rolling Hills V, Section 34, Champaign Township; 2407 Valkar Lane, Champaign, IL PIN: 03-20-34-128-005	Anthony Hubbard	06/25/07 07/06/07	construct an attached garage to an existing single family home
176-07-02	Lot 80, Wiltshire 6 th Subdivision, Section 13, St. Joseph Township; 1407 Brunswick Court, St. Joseph, Illinois PIN: 28-22-13-304-027	Mike Birt Construction	06/25/07 07/12/07	construct a single family home with attached garage
176-07-03	A part of Lot 1 of a Subdivision of the SE 1/4 of the NE 1/4 of Section 27, St. Joseph Township; 1371 CR 2200E, St. Joseph, Illinois PIN: 28-22-27-200-005	Richard W. Earl	06/25/07 07/12/07	construct a detached storage shed
179-07-01	Two tracts of land comprising 2.06 acre located in the SW Corner of the NW 1/4 of the NE 1/4 of Section 20, St. Joseph Township; 1476 CR 1950E, Urbana, IL PIN: 28-22-20-200-005 & 008	Brenda Waller	06/28/07 07/24/07	construct a sunroom addition to an existing single family home
179-07-02	A tract of land in the SE Corner of the SE 1/4 of the NW 1/4 of Section 1, Sadorus Township; 546 CR 500N, Sadorus, IL PIN: 22-31-01-300-011	Greg Styan, Owner Jeffrey Naisbitt, Agent	06/28/07 07/6/07	Establish a temporary use for a fireworks display on July 8, 2007
179-07-03	A tract of land located in the NW 1/4 of Section 16, Mahomet Township, immediately to the South of Timberview 5 th Pland and immediately West of Timberview West Plat; 202 Turkey Farm Road, Mahomet, Illinois PIN: 15-13-16-103-031	Ron and Jana Sebestik	06/28/07 07/27/07	construct an addition to an existing single family home

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

180-07-01	A tract of land located in the N ½ of the N ½ of the SW ¼ of Section 30, Crittenden Township; 142 CR 1200E, Pesotum, Illinois PIN: 08-33-30-300-010	Stephen J. Reinhart	06/29/07 07/12/07	construct a single family home with attached garage
180-07-02	Tract 9 of a Plat of Survey of Part of the NE ¼ of the SW ¼ of Section 25, Newcomb Township; 541 CR 2550N, Mahomet, IL PIN: 16-07-25-300-025	Joe McKinney	06/29/07 07/12/07	construct a single family home with attached garage
183-07-01	Lot 7, I.I.D.C, No. 2 Subdivision, Section 9, Champaign Township; 3200 West Springfield Avenue, Champaign, IL PIN: 03-20-09-400-018 & 019	Prairie Central Company	07/02/07 07/12/07	construct a truck washout facility
184-07-01	The South 295.91' of the East 736.03' of the S ½ of the NE ¼ of Section 20, Tolono Township; 879 CR 800E, Champaign, Illinois PIN: 29-26-20-200-011	Stanley Kaiser	07/03/07 07/18/07	construct a storage building for personal storage and for Kaiser Construction
186-07-01	Lot 32, Prairie View 4 th Subdivision, Section 3, Urbana Township; 2002 Barnes Street, Urbana, Illinois PIN: 30-21-03-303-019	Drew and Rena Jones	07/05/07 07/12/07	erect a personal wind turbine
186-07-02	Tract 7 of a Plat of Survey of the NE ¼ of Section 26, Newcomb Township; 491 CR 2600N, Mahomet, IL PIN: 16-07-26-200-025	Jill and Jim Rogers	07/05/07 07/12/07	construct a horse barn

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

186-07-03	The West 660' of the South 330' of the S ½ of the SW ¼ of Section 35, Newcomb Township; 401B CR 2425N, Mahomet, Illinois PIN: 16-07-35-300-002	Charles and Janet Francisco	07/05/07 07/12/07	construct a barn for horses
186-07-04	Lot 113, Scottswood 3 rd Subdivision, Section 15, Urbana Township; 2401 E. Elm Street, Urbana, Illinois PIN: 30-21-15-127-001	Les Christiansen	07/05/07 07/18/07	construct an addition to an existing single family home with attached garage that was partially destroyed by fire
192-07-01	A tract of land located in the SE ¼ of Section 21, Newcomb Township; 264 CR 2600N, Mahomet, Illinois PIN: 16-07-21-400-004	Dale Hurst and Teresa Wiese	07/11/07 07/12/07	construct a single family home with attached garage
192-07-02	IDNR information needed FP			
193-07-01	Lot 8, Lake Point Subdivision, Section 21, Champaign Township; 4004 Lake Point, Champaign, Illinois PIN: 03-20-21-302-009	Ron Endsley	07/12/07 07/18/07	construct an addition to an existing single family home with attached garage
193-07-02	A tract of land located in the NW Corner of the SE ¼ of Section 27, Condit Township; 951 CR 2550N, Champaign, IL PIN: Pt. of 07-08-27-400-002	Rebecca and Kenneth Pedigo	07/12/07 07/18/07	place a manufactured home with attached garage on the subject property
194-07-01	A tract of land located in the SE Corner of the E ½ of the NE ¼, Section 16, Scott Township; 1551 CR 300E, Seymour, Illinois PIN: 23-19-16-200-006	Ronald Carper	07/13/07 07/18/07	construct a sunroom addition to an existing single family home

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

197-07-01	A tract of land being a part of the S ½ of the S ½ of Fractional Section 6, Ogden Township; 2436 CR 1700N, St. Joseph, Illinois PIN: 17-23-06-300-005	Joe Laughlin	07/16/07 07/18/07	construct a detached garage
197-07-02	Tract 1, Alvin Brock Property (West of Nature's Landing Subdivision); 556A CR 2550N, Mahomet, IL PIN: 16-07-25-200-010	Ironwood Builders, Inc.	07/16/07 07/18/07	construct a single family home with attached garage
198-07-01 RHO	The South 295.91' of the East 736.03' of the NE 1/4 of Section 20, Tolono Township; 879 CR 800E, Champaign, IL PIN: 29-26-20-200-011	Stanley Kaiser	07/17/07 07/18/07	Establish a Rural Home Occupation, Kaiser Construction
198-07-02	Lot 5, West's Replat of Part of the Riverview Subdivision, Section 32, South Homer Township; 2660 S. Homer Lake Road, Homer, Illinois PIN: 26-24-32-402-013	James and Susan McKee	07/17/07 07/19/07	construct a single family home with attached garage
199-07-01	More information needed			
199-07-02 RHO	More information needed			
199-07-03	Lot 1, Country Acres Estates Subdivision, Section 8, Champaign, Illinois PIN: 03-20-08-101-010	Gary M. Babcock	07/18/07 07/19/07	construct a detached garage
200-07-01	A tract of land located in the SE 1/4 of Section 19, Ludlow Township; 1285 CR 3200N, Rantoul, IL PIN: 17-03-19-400-003	Jerome S. Carlson/ Carlson Family Revocable Trust	07/19/07 07/24/07	Change the Use to establish guest quarters without a kitchen sink in an existing storage shed

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING JULY, 2007

204-07-01	A tract of land being the East ½ of the SE ¼ of Section 29, Ogden Township; 1849 CR 2700E, Ogden, Illinois PIN: 17-18-29-400-004	Stanley Harper	07/23/07 07/24/07	construct a single family home with attached garage
206-07-01	Part of the NW ¼ of the NE ¼ of the SE ¼ of Section 35, Somer Township; 4109 East Oaks Road, Urbana, IL PIN: 25-15-35-400-004	Gregory and Margaret Stanton	07/25/07 07/27/07	construct an addition to an existing single family home
206-07-02	A tract of land in the NW ¼ of Section 24, St. Joseph Township; 1499 CR 2350N, St. Joseph, Illinois PIN: 28-22-24-100-008	Duane Maxey	07/25/07 07/27/07	construct a single family home with attached garage
208-07-01	Under review			
211-07-01	Under review			

APPENDIX B

ZONING COMPLIANCE CERTIFICATES ISSUED DURING JULY, 2007

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
07/03/07 179-06-01	Tract 4 of a Plat of Survey of Part of the SW 1/4 of Section 19, Stanton Township; 2046 CR 1800E, Urbana, Illinois PIN: 27-16-19-300-010	a single family home with attached garage and detached storage shed

MONTHLY REPORT for AUGUST 2007

Zoning Cases

Champaign
County
Department of

**PLANNING &
ZONING**

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in August and two cases were filed in August 2006. The five-year average for cases filed in August is 2.4.

One regular ZBA meeting was held in August and one case was finalized and one case was withdrawn. There was one case finalized in August 2006. The five-year average for cases finalized in August is 2.0.

By the end of August there had been 19 cases completed for the year (not including five cases that were withdrawn) and 10 cases were pending. By the end of August 2006 there had been 27 cases completed and 22 cases were pending.

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

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

Table 1. Zoning Case Activity in August 2007

Type of Case	August 2007 1 ZBA meetings		August 2006 2 non-CZR ZBA Meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	3	0†	0	1
SFHA Variance	0	0	2	0
Special Use	0	0	0	0
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	1	1	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	1	2	1
Total cases filed (year to date)	19 cases		23 cases	
Total cases completed (year to date)	19 cases		27 cases	
Cases pending*	10 cases‡		22 cases	
* Cases pending includes all cases continued and new cases filed				
** No cases were completed in January 2006 because both regularly scheduled meetings that month were for the Comprehensive Zoning Review.				
‡ Four cases were withdrawn in January 2007.				
† One case was withdrawn in August				

Subdivisions

There were no County subdivision approvals in August and no applications were received.

There were no municipal subdivisions reviewed for compliance with County zoning in August.

Zoning Use Permits

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

- There were 28 permits for 21 structures approved in August compared to a total of 20 permits for 13 structures in August 2006. The five-year average for permits in the month of August is 29.2.
- The average turnaround (review) time for complete initial residential permit applications in August was 6.3 days.
- The reported value for construction authorized in permits for August was \$1,456, 234 compared to \$701,018 in August 2006. The five-year average reported value for authorized construction in August is \$2,671,500.
- The County collected \$2,974 in fees for August compared to \$3,260 in August 2006. The five-year average for fees collected in August is \$8,227.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for August 2007 and can be summarized as follows:

- There were nine new complaints received in August compared to 5 new complaints in August 2006. All of the new complaints were in the County's nuisance jurisdiction and no complaints were referred to other agencies. No complaints were referred to another agency in August 2006.
- There were 12 inspections in August compared to one inspection in August 2006.
- There were no First Notices issued in August and no Final Notices were issued compared to one First Notice and no Final Notices in August 2006.
- There were no new cases referred to the State's Attorney in August and no new cases were referred in August 2006.
- No cases were resolved in August and no cases were resolved in August 2006. August ended with 490 open cases compared to 413 open cases at the end of August 2006.

APPENDICES

A Zoning Use Permits Authorized

TABLE 2. PERMIT ACTIVITY AUGUST, 2007

PERMITS	CURRENT MONTH			YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	2	N.A.	910,000	8	N.A.	2,225,000
Other	2	N.A.	85,000	16	N.A.	535,410
SINGLE FAMILY Residential:						
New - Site Built	1	537	150,000	25	17,053	2,746,316
Manufactured				1	597	150,000
Additions	6	486	143,234	45	6,428	2,311,941
Accessory to Residential	9	1,722	165,000	54	13,636	1,102,787
TWO-FAMILY Residential						
Average turn-around time for permit approval	6.31 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural	2	66	0	7	231	0
Neighborhood	4	N.A.	0	17	N.A.	0
COMMERCIAL:						
New				1	306	25,000
Other	1	65	3,000	3	339	10,000
INDUSTRIAL:						
New						
Other				5	1,518	1,221,000
OTHER USES:						
New				1	533	100,000
Other						
SIGNS				1	180	5,000
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS	1	98	0	17	1,548	93,750
TOTAL	28/21	\$2,974	\$1,456,234	201/160	\$42,369	\$10,526,204

*28 permits were issued for 21 structures during August, 2007

◇201 permits have been issued for 160 structures since January, 2007

NOTE: Home occupations and other permits (chairs, temporary use) total 41 since January, 2007, (this number is not included in the total # of permits).

TABLE 3. ENFORCEMENT ACTIVITY FOR AUGUST, 2007

	2006 Enforcement	January, 2007	February, 2007	March, 2007	April, 2007	May, 2007	June, 2007	July, 2007	August, 2007
Complaints Received	107	6	4	6	18	3	11	14	9
Initial Complaints Referred to Other Agencies	5	0	0	0	1	0	0	0	0
TOTAL CASES INCLUDING PREVIOUS YEARS									
Inspections	57	7	3	0	9	0	31	13	12
1st Notices Issued	20	3	1	1	0	1	3	2	0
Final Notices Issued	0	0	0	0	0	0	0	0	0
Referrals to State's Attorney's Office	0	0	0	0	0	0	0	0	0
Cases Resolved ¹	15	0	0	1	1	2	0	9	0
Open Cases ²	431	437	441	446	463	465	476	481	490 ^{*/**}

Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.

74 Open Cases are unresolved cases, and include any cases referred to the State's Attorney's Office or new complaints not yet investigated.

NR This number was not reported in previous years.

*Open Cases include the previous number of open cases plus the number of new complaints received in the current month less the number of cases resolved in that same month.

**The 490 open cases include 27 cases that have been referred to the State's Attorney's Office, 15 cases that involve properties where kennels are being operated and will be addressed in the Zoning Ordinance revision process, and 8 cases that involve floodplain matters which brings the total of open cases to 440.

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING AUGUST, 2007

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
11-05-01				Pending Special Use Permit
111-05-02				Pending resolution of violation
199-05-01				Pending subdivision with City of Champaign
221-05-01				Pending resolution of violation
RHO				
235-05-01				Pending Special Use Permit
345-05-01				Under review
26-06-02				Under review
88-06-01				More information needed
RHO				
97-06-01				Variance needed
118-06-02				Under review
277-06-02				More information, variance, subdivision needed
FP				
285-06-01				Lot split, floodplain issues
22-07-01				More information needed
53-07-01				Under review
FP				
82-07-01				Need IDNR response
FP				
113-07-01	Lot 1, Seventh Day Adventist 2 nd Subdivision, Section 8, Champaign Township; 604 N. Rising Road, Champaign, Illinois PIN: 03-20-08-102-002	Lester Williams	04/23/07 08/14/07	construct a detached storage shed
134-07-01				Under review

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING AUGUST, 2007

144-07-01	Lot 145, Windsor Park 6 th Subdivision, Section 25, Champaign Township; 2405 Lyndhurst, Champaign, Illinois PIN: 03-20-25-126-040	Donald S. Wheeler	05/24/07 08/09/07	construct a room addition and a sunroom addition to an existing single family home
155-07-03	Lot 110, Lincolnshire Fields NE, Section 21, Champaign Township; 3337 Stoneybrook Drive, Champaign, Illinois PIN: 03-20-21-401-011	Joseph and Ann Bannon	06/04/07 08/01/07	construct a four seasons room addition to an existing single family home
192-07-02	IDNR information needed FP			
199-07-01	A 5.095 acre tract being the North 5 acres of the West ½ of the NE ¼ of the SW ¼ of Section 34, St. Joseph Township; 1244 CR 2125E, St. Joseph, Illinois PIN: 28-22-34-300-006	Robert E. Horner	07/18/07 08/14/07	construct a detached garage See ZUPA 199-07-02RHO
199-07-02 RHO	A 5.095 acre tract being the North 5 acres of the West ½ of the NE ¼ of the SW ¼ of Section 34, St. Joseph Township; 1244 CR 2125E, St. Joseph, Illinois PIN: 28-22-34-300-006	Robert E. Horner	07/18/07 08/14/07	establish a Rural Home Occupation, Gene's Auto Repair
208-07-01	Lot 65, Woodard's Heather Hills 3 rd , Section 2, St. Joseph Township; 2228 Heather Hills Drive, St. Joseph, Illinois PIN: 28-22-02-302-004	Bruce and Donna Mast	07/27/07 08/01/07	construct a sunroom addition to an existing single family home

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING AUGUST, 2007

211-07-01	Lot 12, Block 6, Original Town of Seymour, Section 17, Scott Township; 306 W. Center Street, Seymour, Illinois PIN: 23-19-17-278-008	Terry and Kathy Mizell	07/30/07 08/01/07	construct a detached garage
213-07-01	Two tracts of land located in part of the NE 1/4 of the NE 1/4 of Section 17, Scott Township; 409 N. Main Street, Seymour, Illinois PIN: 23-19-17-227-003 & 002	Shirley Dammerman	08/01/07 08/16/07	construct a porch addition to an existing warehouse building
213-07-02	A tract of land located in the NE 1/4 of the SE 1/4 of Section 28, Pesotum Township; 137 CR 900E, Pesotum, Illinois PIN: Pt. of 18-32-28-400-010	William and Myrna Webber	08/01/07 08/22/07	construct a single family home with attached garage and a detached horse barn
213-07-03	A tract of land located in the SW Corner of the N 1/2 of the SW 1/4 of Section 36, Rantoul Township; 2476 CR 1700E, Thomasboro, IL PIN: 20-09-36-100-005	John O'Keefe	08/01/07 08/14/07	construct a detached storage shed
213-07-04	Lot 120, Cherry Hills 3 rd , Section 27, Champaign Township; 2909 Crest Ridge Drive, Champaign, Illinois PIN: 03-20-27-109-001	Tom and Janice Small	08/11/07 08/14/07	construct a sunroom addition to an existing single family home
214-07-01	A tract of land located in the SE 1/4 of the SE 1/4 of Sidney Township; 1122 CR 2300E, Sidney, Illinois PIN: 24-28-02-400-011	Catherine A. Capel	08/02/07 08/14/07	construct a barn for livestock

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING AUGUST, 2007

214-07-02	6.710 acres being part of the W ½ of the E ½ of the SW ¼ of Section 25, Colfax Township; 712 CR 525E, Sadorus, Illinois PIN: 05-25-25-300-014	Randy and Liane Cordle	08/02/07 08/14/07	construct a detached garage
214-07-03	Lot 183, Edgewood 14 th , Section 10, Urbana Township; 402 McGee Circle, Urbana, Illinois PIN: 30-21-10-305-015	Sean and Mindy Campbell	08/02/07 08/16/07	construct an above ground swimming pool with a non-climbable fence with a self-latching, self-closing gate around the ladder
218-07-01	Lot 1, Pellett Subdivision, Section 32, Somer Township; 3409 N. Willow Road, Urbana, Illinois PIN: 25-15-32-276-021, -012, -015	Flint Pellett	08/06/07 08/14/07	construct an attached garage to an existing single family home
219-07-01	More information needed			
219-07-02	More information needed RHO			
221-07-01	A tract of land being the North ½ of the NE ¼ of Section 36, Sadorus Township; 86 CR 575E, Sadorus, Illinois PIN: 22-31-36-200-001	Dan Summitt	08/09/07 08/14/07	place a manufactured home with detached garage on the subject property
222-07-01	Under review			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING AUGUST, 2007

222-07-02	Four tracts of land consisting of 200 acres in the W ½ of the SW ¼ of Section 16, the E ½ of the SE ¼ of Section 17, the NE ¼ of the NE ¼ of Section 20 and the NW ¼ of the NW ¼ of Section 21, Mahomet Township; 1301 W. Hickory, Mahomet, IL PIN: 15-13-16-300-001, -17-426-002, -20-200-004	Russ Taylor	08/10/07 08/14/07	construct a single family home with attached garage
222-07-03 RHO	Two tracts of land immediately south of Miller Woods Subdivision, in the SW ¼ of Section 25, Newcomb Township; 2523 CR 500E, Mahomet, Illinois PIN: 16-07-25-300-005 & 010	Keith Hall	08/10/07 08/30/07	establish a Rural Home Occupation, H & M Arena
225-07-01	Lot 56, Rolling Acres 3 rd , Section 34, Champaign Township; 6 Joyce Lane, Champaign, Illinois PIN: 03-20-34-102-018	Jim and Sharon Hamilton	08/13/07 08/30/07	construct an addition to an existing single family home
226-07-01	Unit 2, Fairway One Condos II, Section 21, Champaign Township; 2321 Eagle Ridge, Champaign, Illinois PIN: 03-20-21-381-006	Mike Reynolds	08/14/07 08/30/07	construct an addition to an existing condominium unit

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING AUGUST, 2007

228-07-01	The West 78' of Lot 113 and the East 76' of Lot 114 in the Fifth Plat of Woodard's Heather Hills, Section 2, St. Joseph Township; 2237 Woodard Lane, St. Joseph, Illinois PIN: 28-22-02-179-029	James and Edie Wilson	08/16/07 08/30/07	construct a detached garage
232-07-01	More information needed			
233-07-01	More information needed RHO			
234-07-01	A tract of land in the NW 1/4 of the SE 1/4 of Section 36, Newcomb Township; 556 CR 2425N, Dewey, Illinois PIN: 16-07-36-400-009	Steve Willard	08/22/07 08/30/07	establish a Temporary Use for an all-age music venue September 26, October 13, November 3, December 1 and December 8, 2007
235-07-01	Two tracts of land comprising 4.98 acres located in the NW Corner of the NW 1/4 of Section 30, T21N, R11E of the 3 rd P.M., Champaign County, Illinois; 2592 CR 2400E, Gifford, Illinois PIN: 06-11-30-100-009 & -010	Edward and Karen Ward	08/23/07 08/30/07	construct a detached storage shed
236-07-01	Lot question			
240-07-01	Variance needed			
242-07-01	Under review			

