



CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE (ELUC) AGENDA

County of Champaign, Urbana, Illinois

Thursday, August 7, 2014 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

Committee Members:

Ralph Langenheim – Chair

Aaron Esry – Vice-Chair

Astrid Berkson

Stan Harper

Alan Kurtz

Pattsi Petrie

Jon Schroeder

	<u>Pages</u>
I. Call to Order	
II. Roll Call	
III. Approval of Minutes	
A. ELUC Committee meeting – June 5, 2014	1-3
IV. Approval of Agenda/Addenda	
V. Public Participation	
VI. Communications	
VII. <u>Items to be Approved by ELUC</u>	
A. Recreation & Entertainment License: Car-X Crazy K, Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. September 13, 2014	4-12
B. Direction to Zoning Administrator regarding Proposed Notification of Fire Protection Districts of R&E License Renewals (Work Items 11, 12 & 13 of the 2013 County Planning Contract)	13-24
C. Direction to Zoning Administrator regarding Proposed Survey of Fire Protection District Chiefs	13-24
VIII. <u>Items to be Approved by ELUC for Recommendation to the County Board</u>	
A. Subdivision Case 197-14:Koch Subdivision – Final Plat Approval of One Lot Minor Subdivision (for an existing home) with Necessary Waivers	25-42
B. FY2015 County Planning Contract Proposal	43-51
IX. Monthly Reports	
A. May 2014	52-67
B. June 2014	68-80
X. Other Business	
XI. Chair's Report	

Champaign County strives to provide an environment welcoming to all persons regardless of disabilities, race, gender, or religion. Please call 217-384-3776 to request special accommodations at least 2 business days in advance.

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
Agenda

August 7, 2014

Page 2

- XII. Designation of Items to be Placed on the Consent Agenda
- XIII. Adjournment

Committee Meeting is broadcast on Comcast Public Access and at
<http://www.ustream.tv/channel/champco1776>

Champaign County strives to provide an environment welcoming to all persons regardless of disabilities, race, gender, or religion. Please call 217-384-3776 to request special accommodations at least 2 business days in advance.

(217) 384-3765

www.co.champaign.il.us

(217) 384-3896 Fax



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

7

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, June 5, 2014
 TIME: 6:30 p.m.
 PLACE: Lyle Shields Meeting Room
 Brookens Administrative Center
 1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
Astrid Berkson	
Stan Harper	
Alan Kurtz	
Pattsi Petrie	
	Jon Schroeder

County Staff: Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Beth Brunk (Recording Secretary)

Others Present: Susan Chavarria Levy (Regional Planning Commission), John Jay & Gary Maxwell (Champaign County Board)

MINUTES

I. Call to Order

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

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Minutes

A. ELUC Committee meeting – May 8, 2014

MOTION by Mr. Kurtz to approve the minutes of the May 8, 2014 ELUC meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Agenda

MOTION by Mr. Esry to approve the agenda as distributed; seconded by Mr. Kurtz. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

1
2 **VI. Communications**

3 None
4

5 **VII. Item Provided for Information Only**

6 A. *FY2014 County Planning Contract Status Update*

7 Ms. Chavarria reported on the progress of several tasks in the County Planning Contract which
8 operates through 12/31/14. The main task, Land Resource Management Plan, LRMP, is
9 approximately 47% complete. Some hours from the LRMP task line item has been redirected –
10 100 hours to the Village of Gifford to help with planning after the tornado damage and 260 hours
11 to the Hazard Mitigation Plan for the local match requirement of the grant awarded in April. An
12 additional 50 hours from the Planning Services Requests line item has been allocated to Gifford –
13 43 hours have been used at this time. In recycling, one event has occurred and another is
14 scheduled in October. In totality, the contract is 38% complete. Ms. Chavarria is confident that
15 the contract will be completed by year-end.

16
17 Ms. Petrie asked if all the hours allocated to Gifford will be used by the end of the year. Ms.
18 Chavarria affirmed that staff time should use the allotted hours to prepare an emergency
19 Community Development Assistance Program (CDAP) application and conduct an income survey
20 of the Village of Gifford to determine eligibility for future CDAP funding.
21

22 **VIII. Item to Receive & Place on File by ELUC to allow for 60-day Review Period**

23 A. *FY2015 County Planning Contract Proposal*

24
25 **MOTION** by Mr. Kurtz to receive and place on file the FY2015 County Planning Contract Proposal;
26 seconded by Mr. Esry.
27

28 The LRMP Implementation line item has been reduced to allocate 100 planning hours to Gifford
29 and 80 hours to Wilbur Heights/Dobbins Downs subdivisions. Board Member Lloyd Carter asked
30 if work could be done in Dobbins Downs similar to Wilbur Heights.
31

32 Ms. Petrie asked if the hours that will be used for grant research in Gifford and Wilbur
33 Heights/Dobbins Downs could be taken from the East Central Illinois Economic Development
34 District (ECIEDD) free staff labor hours. Ms. Chavarria stated that the funding for ECIEDD has
35 been discontinued as it lost its federal grant. Ms. Petrie would like to add to the contract in the
36 future the coordination of LRMP Section 4.1.5 with the County's zoning ordinance. Ms. Chavarria
37 agreed. Ms. Petrie noted that on page 7 of the contract, Priority Item 1.1b, under Significance
38 that the amendment seeks to better align the County Ordinances with the policies of the LRMP.
39

40 Mr. Harper asked about the progress in the Wilbur Heights drainage issue. Ms. Chavarria
41 responded that Berns Clancy, the contracted engineer, has received information from business
42 and landowners in Wilbur Heights that an existing 8' box culvert may be able to drain all Wilbur
43 Heights. The engineers are verifying the presence of the culvert and whether it functions. It was
44 originally designed to drain Market Place Mall and the surrounding area to the Supervalu site.
45

46 Upon vote, the **MOTION CARRIED** unanimously.
47

48 **IX. Monthly Reports**

49 A. April 2014

50
51 **MOTION** by Mr. Kurtz to receive and place on file the Planning & Zoning Monthly Reports for April 2014;
52 seconded by Mr. Esry.
53

1 Ms. Petrie asked if the Committee could discuss in an upcoming agenda item the possibility of moving
2 a percentage of the Planning & Zoning fee income into professional development/education of staff.
3 Ms. Petrie would like to add to the Best Prime Farmland Conversion Table an explanation of what
4 authority approved the various categories.
5

6 Upon vote, the **MOTION CARRIED** unanimously.
7

8 **X. Other Business**

9 None
10

11 **XI. Chair's Report**

12 A. Determination of Cancel the July ELUC Meeting
13

14 **MOTION** by Mr. Kurtz to cancel the July ELUC Meeting; seconded by Ms. Berkson.
15

16 Ms. Petrie would like to have sufficient time to discuss the County Planning Contract and thought it
17 may be helpful to have a July meeting. Mr. Kurtz and Mr. Esry thought the August meeting would be
18 enough time to discuss the contract.
19

20 Upon vote, the **MOTION CARRIED** unanimously.
21

22 **XII. Designation of Items to be Placed on the Consent Agenda**

23 None
24

25 **XIII. Adjournment**

26 **MOTION** by Mr. Kurtz to adjourn; seconded by Mr. Esry. Upon vote, the **MOTION CARRIED** unanimously.
27 There being no further business, Mr. Langenheim adjourned the meeting at 6:47 p.m.



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

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

REVOKED
FILED
Filing Fees:
JUL 29 2014

For Office Use Only

License No. 2014-ENT-29

Date(s) of Event(s) 9-13-2014

Business Name: CAR X CRAZY K

License Fee: \$ 10.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 14.00

Checker's Signature: _____

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

Gordy Hulten
CHAMPAIGN COUNTY CLERK
Must Be Made Payable To: Gordy Hulten, Champaign County Clerk

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

- A.
1. Name of Business: Car-X Crazy K NFP
 2. Location of Business for which application is made: _____
2216 South Neil Street, Champaign, Illinois 61820
 3. Business address of Business for which application is made: _____
103 North Coler Avenue, Urbana, Illinois 61801
 4. Zoning Classification of Property: Commercial
 5. Date the Business covered by Ordinance No. 55 began at this location: _____
 6. Nature of Business normally conducted at this location: fairgrounds
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): charity race, live music, food and beverage vendors
 8. Term for which License is sought (specifically beginning & ending dates): _____
September 13, 2014 through September 13, 2014
(NOTE: All annual licenses expire on December 31st of each year)
 9. Do you own the building or property for which this license is sought? No
 10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: Champaign County Fairgrounds
1302 North Coler Avenue, Urbana, Illinois 61801 - September 13, 2014
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

Matt Acciani
352-1800
Beck

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

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

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

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
Date of Birth: _____ Place of Birth: _____
Social Security Number: _____ Citizenship: _____
If naturalized, state **place** and **date** of naturalization: _____
2. Residential Addresses for the past three (3) years: _____

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

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

- D. Answer **only** if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
Car-X Crazy K, NFP _____
2. Date of Incorporation: 03.18.2011 State wherein incorporated: Illinois

Recreation & Entertainment License Application
Page Three

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

N/A

Give first date qualified to do business in Illinois: N/A

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

306 West Church Street, Champaign, Illinois 61820

5. Objects of Corporation, as set forth in charter: _____

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

Name of Officer: Parham Parastaran Title: President

Date elected or appointed: 02-13-2014 Social Security No.: _____

Date of Birth: _____ Place of Birth: Tehran, Iran

Citizenship: Yes

If naturalized, place and date of naturalization: Danville, Illinois 1989

Residential Addresses for past three (3) years: _____

to July 27, 2012 - 2910 Valleybrook Drive, Champaign, Illinois 61822

July 27, 2012 to present - 4606 Westborough, Champaign, Illinois 61822

Business, occupation, or employment for four (4) years preceding date of application for this license: Owner - President Nona, Inc.

Car-X Franchisee in Champaign, Illinois and Normal, Illinois

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

As applicant did in connection with its 2012 and 2013 application, the applicant proposes to include for this item the County's maps and site plans for the Champaign County Fairgrounds.

Recreation & Entertainment License Application
Page Three

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

N/A

Give first date qualified to do business in Illinois: N/A

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

306 West Church Street, Champaign, Illinois 61820

5. Objects of Corporation, as set forth in charter: _____

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

Name of Officer: Jennifer Parastaran

Title: Secretary

Date elected or appointed: 02-13-2014

Social Security No.: _____

Date of Birth: _____

Place of Birth: Sandwich, Illinois

Citizenship: Yes

If naturalized, **place** and **date** of naturalization: _____

Residential Addresses for past three (3) years: _____

to July 27, 2012 - 2910 Valleybrook Drive, Champaign, Illinois 61822

July 27, 2012 to present - 4606 Westborough, Champaign, Illinois 61822

Business, occupation, or employment for four (4) years preceding date of application for this license: Owner - Secretary Nona, Inc.

Car-X Franchisee in Champaign, Illinois and Normal, Illinois

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

AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

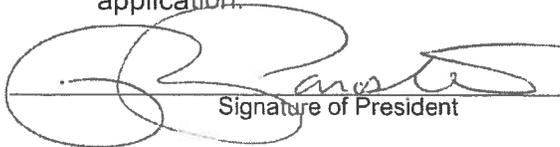
AFFIDAVIT

(Complete when applicant is a **Corporation**)

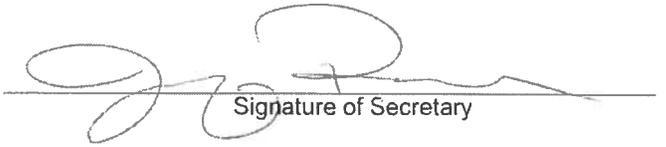
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of applicant's place of business.

We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.



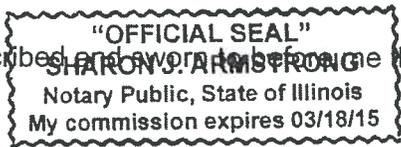
Signature of President

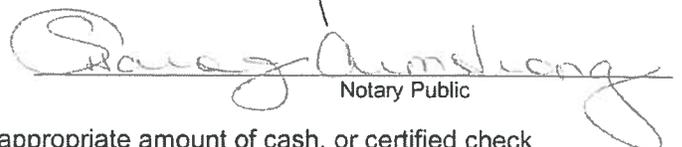


Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 28 day of July, 2014.





Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to MARK SHELDEN, CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.

ILLINOIS
Jesse White • Secretary of State
DRIVER'S LICENSE



DOB: [REDACTED]
Expire: 03-12-17
Issued: 01-07-14

Class: D
Exp:
Rest:
Type: DRG

MARNAK, PASTORAN
4404 WESTBOROUGH DR
CHAMPAGNE, IL 61822

[Signature]

Male

80300

Aerial Map



map center: 40° 7' 19.5, 88° 12' 40.01
scale: 6708

Maps provided by:



©AgriData, Inc. 2011
www.AgriDataInc.com

8-19N-9E
Champaign County
Illinois



7/20/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

Aerial Map



Maps provided by:



©AgriData, Inc. 2011
www.AgrIDataInc.com

8-19N-9E
Champaign County
Illinois

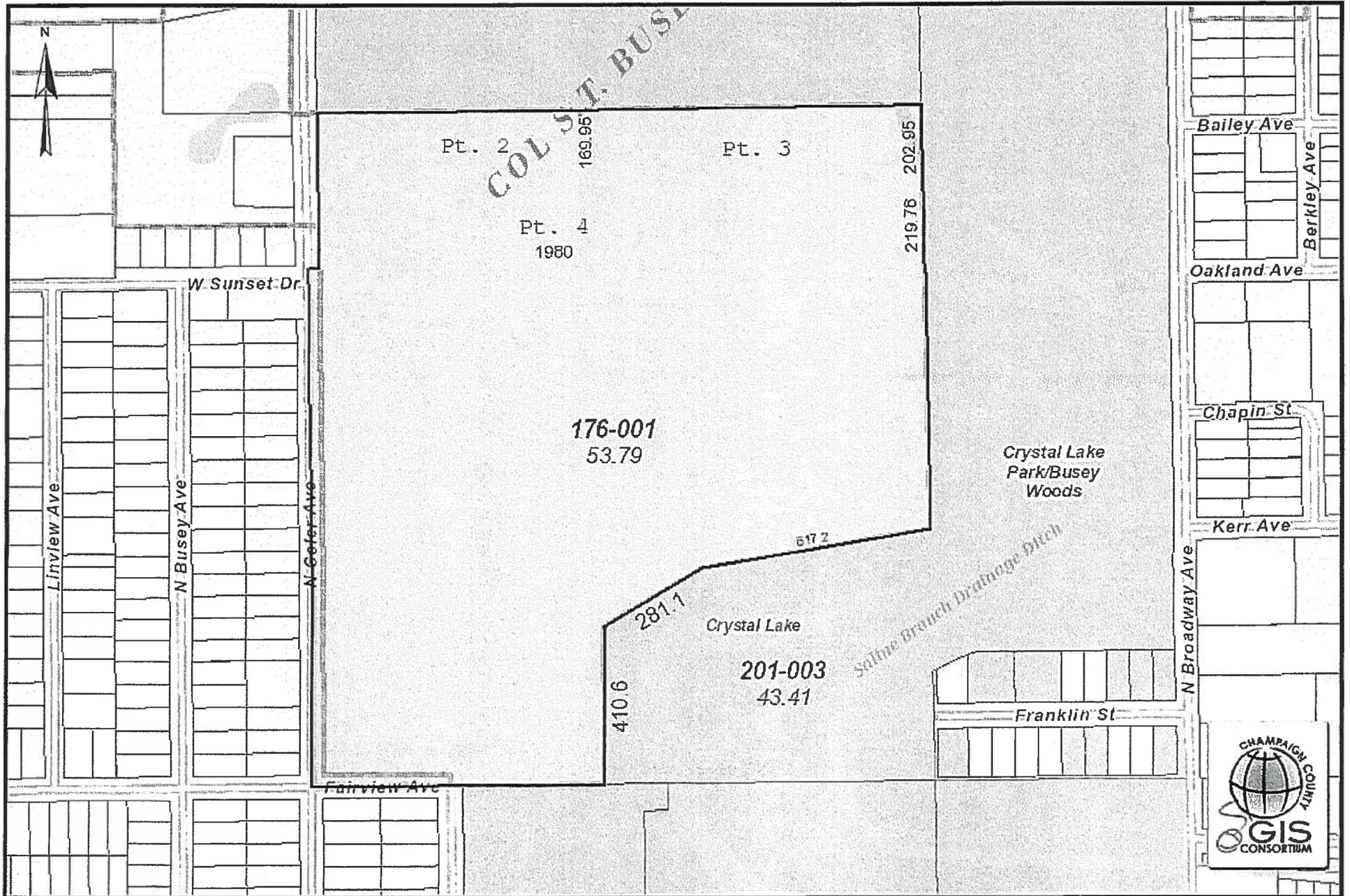
map center: 40° 7' 19.5, 88° 12' 40.01
scale: 6708



7/20/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

GIS Webmap Public Interface Champaign County, Illinois



This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.

DATE:	July 29, 2014
TO:	Environment and Land Use Committee
FROM:	Susan Monte, RPC Planner John Hall, Zoning Administrator
RE:	Work Items 11, 12, and 13 of the 2013 County Planning Contract
ACTION REQUEST:	<p>A. Direction to Zoning Administrator regarding Proposed Notification of Fire Protection Districts of R&E License Renewals</p> <p>B. Direction to Zoning Administrator regarding Proposed Survey of Fire Protection District Chiefs</p>

This memorandum is an update regarding Items #11, 12, and 13 in the 2013 County Planning Contract. These work items are based, respectively, on Priority Items 6.2.1, 6.2.2, and 6.2.3 of the *Champaign County Land Resource Management Plan (LRMP)*.

Office of State Fire Marshall Life Safety Regulations

Each Item pertains to amending relevant County ordinances to include provisions that certain premises comply with Office of State Fire Marshall (OSFM) life safety regulations or equivalent. The OSFM adopted the National Fire Protection Association’s Life Safety Code (2000 Edition) as the State’s minimum fire prevention and safety code.

Attachment A is the OSFM ‘Notice to Local Officials’ dated May 1, 2013, a reminder to local governmental authorities regarding the responsibility of local fire chiefs to enforce this code.

An update and recommendation(s) for each of these Items follows on the next pages.

(continued)

Item 11 - LRMP Priority Item 6.2.1

Amend relevant Champaign County ordinances to include provisions of Policy 6.2.1: *The County will require public assembly, dependent population, and multifamily premises built, significantly renovated, or established after 2010 to comply with the Office of State Fire Marshal life safety regulations or equivalent.*

Since 2011, the Champaign County Department of Planning & Zoning issued one zoning use permit (in 2012) for new construction of a public assembly premises (the Hindu Temple and Cultural Society of Central Illinois).

Illinois Public Act 096-0704 requires all new commercial construction after July 1, 2011 to comply with the 2006 or later editions of the International Building Code; International Existing Building Code; International Property Maintenance Code and the 2008 or later edition of the National Electrical Code (NFPA 70).¹ Note that Paragraph (g) of the Act does not require Life Safety Code² compliance:

“(g) This Section does not regulate any other statutorily authorized code or regulation administered by State agencies. These include without limitation the Illinois Plumbing Code, the Illinois Environmental Barriers Act, the International Energy Conservation Code, and administrative rules adopted by the Office of the State Fire Marshal.”

The local fire chief is responsible for enforcing the NFPA Life Safety Code (2000 Edition) provisions for a public assembly, dependent population, or multi-family premises (see Attachment A).

Assistant State’s Attorney David DeThorne has advised generally that County zoning ordinance provisions should not encompass or include requirements related to building code or life safety code provisions.

Presently, Department of Planning and Zoning staff notify the fire chief or a fire protection district/fire department only upon receiving a completed Special Use permit application to construct or significantly renovate a public assembly, dependent population, or multifamily premises.

In certain County zoning districts (e.g., B-4 or R districts) it is feasible that a public assembly, dependent population, or multifamily premises could be approved ‘by right’ with issuance of a County Zoning Use Permit. In such a case, no notification would be made to the fire chief of the relevant fire protection district/fire department.

* * *

Staff recommends ELUC consider the following action for implementation:

1. RPC staff interview or survey local fire chief of fire protection districts and fire departments to obtain input regarding:
 - obtaining information about building activity within the district;
 - preferred means to notify fire chief;
 - providing Special Use Permit application information and contact information;
 - inspecting/enforcing life safety code at public assembly, dependent population, and multifamily premises in fire protection district;
 - suggestions or related concerns.

Item 12 - LRMP Priority Item 6.2.2:

Amend the County Liquor Ordinance to reflect LRMP Policy 6.2.2: ***The County will require Champaign County Liquor License premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.***

Assistant State's Attorney David DeThorne advised that the *Champaign County Liquor Control Ordinance* cannot be amended to require compliance with Office of State Fire Marshal life safety regulations or equivalent (the Life Safety Code, 2000 edition). As a non-home rule entity, the County is empowered only to enact the *Champaign County Liquor Control Ordinance* under the authority of the *Liquor Control Act* (235 ILCS 5/4-1), which states that issuance of liquor licenses shall not be prohibited except for reasons specifically set forth in the Act.

Based on the State's Attorney Office input received, staff recommends no amendment be proposed to the *Champaign County Liquor Control Ordinance* to address LRMP Priority Item 6.2.2.

Item 13 - LRMP Priority Item 6.2.3:

Amend the County Recreation and Entertainment Ordinance to reflect LRMP Policy 6.2.3: ***The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.***

The Champaign County Recreation and Entertainment License requires a business or special event to obtain an annual license.³

At the September ELUC meeting, staff expects to forward a separate proposed amendment request to County R & E License requirements. The proposed amendment will include a provision that the fire chief of the relevant fire protection district be notified with regard to each R & E license application. The notification will invite the fire chief to review a site plan or actual premises for compliance with Life Safety Code standards.

At present, staff recommends the following implementation actions be considered:

1. Department of Planning and Zoning staff notify the fire chief of the relevant fire protection district/fire department of pending review of each annual R & E License in that fire protection district.

The purpose of notification will be to inform and to invite fire protection district/fire department input prior to R&E License approval.

2. RPC staff interview or survey local fire chief of fire protection districts and fire departments to obtain input regarding:
 - notification of a R&E License application;
 - preferred means to notify fire chief;
 - providing permit application information and contact information;
 - inspecting/enforcing life safety code for a R&E licensed event in fire protection district;
 - suggestions or related concerns.

Notes

1. New commercial buildings must pass an inspection conducted by an inspector meeting the qualifications established by the Illinois Capital Development Board. A local government may enter agreements with other governmental units to enforce building codes as well as to hire third party inspectors qualified in accordance with the terms of the Act to provide inspection services.
2. Attachment B provides an overview of types of provisions in the 2012 edition of the NFPA 101 Life Safety Code.
3. Attachment C provides information regarding Champaign County R&E Licenses and Champaign County Liquor Licenses issued to date for year 2014.

Attachments

- A OFSM Notice to Local Officials: Applicability of the Life Safety Code, May 1, 2013
- B Overview of types of provisions in NFPA 101 Life Safety Code, 2012 edition
- C Champaign County Liquor Licenses and R & E Licenses issued for year 2014 as of July, 2014



Notice to Local Officials: Applicability of the Life Safety Code

Attachment A

Office of the Illinois State Fire Marshal

Pat Quinn, Governor • Larry Matkaitis, State Fire Marshal

To: All Local Municipal and Governmental Authorities
From: Office of the State Fire Marshal, State of Illinois
Date: May 1, 2013
Topic: Applicability of the State-Adopted Life Safety Code

This notice is intended to serve as a reminder of the following facts concerning the application of the State-adopted life safety code.

Background

After the Cook County Administration Building Fire in October 2003, the State of Illinois commissioned James Lee Witt and Associates to provide an independent evaluation of the fire and the State's code authority. That investigation led to a final report entitled "*Cook County Administration Building Fire Final Report*", commonly known as the "Witt Report". One of the findings of both the Witt Report and the Illinois Code Task Force formed to follow through on the Report's findings was that modifications were necessary in the methods used by the Office of the State Fire Marshal ("OSFM") to issue notifications to municipalities relative to State fire codes.

As a result, the OSFM has conducted past mailings to all fire chiefs, city managers, mayors and county officials to make them aware of the requirements imposed by State law. However, with the inevitable turnover municipality and fire district personnel, the OSFM believes it is time to once again make municipal authorities aware of these issues and their obligations.

The Witt Report identified a general confusion as to applicable State laws and fire codes by municipalities across the State. One of the most notable findings was a misunderstanding, or complete lack of knowledge, by municipalities that the Fire Investigation Act requires local authorities to enforce either the State-adopted life safety code or a code that is equal to, or more stringent than the State-adopted code.

Applicability

Local municipal and governmental authorities are reminded of the following facts concerning the application of the State-adopted life safety code:

- Pursuant to the Fire Investigation Act (425 ILCS 25), the OSFM has adopted the National Fire Protection Association's ("NFPA's") Life Safety Code ("LSC" or "State Code") 2000 edition as the State's minimum fire prevention and safety code. This adoption is made at 41 Ill. Adm. Code 100. In conjunction with the authority granted by the Fire Investigation Act, the 2000 edition of the Life Safety Code is the minimum requirement *that must be met statewide in Illinois*.
- Specifically, the Act provides that all local officers charged with the duty of investigating fires *shall enforce* [the OSFM rules], under the direction of the State Fire Marshal, except in those localities which have adopted fire prevention and safety standards equal to or higher than such rules adopted by the Office of the State Fire Marshal." (425 ILCS 25/9)
- The LSC applies statewide, even in home rule units of government. While the Fire Investigation Act provides that it "is not a limit on any home rule unit," such units may not disregard the

OSFM-adopted Life Safety Code and enforce only locally-adopted codes. Rather, the OSFM has concurrent jurisdiction with local municipalities on the issue of fire and safety codes. Accordingly, local authorities shall adopt and enforce either the LSC or requirements that are equivalent to, or more stringent than, those imposed by OSFM-adopted rules. (425 ILCS 25/9, 9(e)). This decision has been supported by case law.

- Because a municipality or fire protection district may not have adopted the Life Safety Code does not excuse occupancies within that jurisdiction from the need to comply with the LSC. The LSC serves as the minimum statewide standard as provided by the authority of the Fire Investigation Act and the rule adoption of the LSC by the OSFM. (425 ILCS 25/9)
- Many municipalities and fire protection districts believe that the State Code applies only in areas where local jurisdictions have neither adopted nor enforced a code of their own. Others believe that the OSFM simply enforces the State Code in State-licensed occupancies within their municipality but that the local fire department or code enforcement agency is free to adopt and enforce whatever code they desire in all other buildings. Both of these assumptions are incorrect. The OSFM-adopted LSC is applicable statewide in all occupancy classifications with the exception of public elementary and secondary schools under the jurisdiction of the Illinois State Board of Education and single/two family dwellings, where the code is adopted as recommendation only.
- There are multiple issues and requirements to be examined when comparing locally adopted codes to the OSFM-adopted LSC. However, one major issue causes many locally adopted codes to be less stringent than the LSC: The LSC requires compliance in both new and existing occupancies. While certain LSC requirements pertaining to existing occupancies are less stringent than those applicable to new occupancies, the State Code **does not exempt or “grandfather” any existing occupancies from code compliance.** This is not usually true with locally-adopted building codes and some fire prevention code requirements, as they are forward-looking and apply only to new construction after the date of adoption. Even when other nationally-recognized codes have some requirements applicable to existing structures, they often do not impose the same degree of stringency as the LSC.
- It is a commonly held belief that the International Code Council’s (ICC) International Building Code (IBC) and/or International Fire Code (IFC) are equivalent to the NFPA LSC. However, comparisons of the specific requirements of the ICC codes to the LSC indicate that this is not accurate, especially regarding existing occupancies.
- Local amendments that allow less stringent conditions than are prescribed by nationally recognized codes are another common reason that a community’s adopted fire code may not be considered “equal to or higher” than the OSFM’s adopted rules.
- The entire content of the Fire Investigation Act as well as the OSFM’s “Part 100” administrative rules which adopt the NFPA Life Safety Code can be accessed at the OSFM’s website: <http://www.sfm.illinois.gov/commercial/buildings/rules.aspx>.
- Questions or requests for additional information may be directed to sfm.info@illinois.gov.

Overview of types of provisions in NFPA 101 Life Safety Code, 2012 edition

What is NFPA 101?

The Life Safety Code is the most widely used source for strategies to protect people based on building construction, protection, and occupancy features that minimize the effects of fire and related hazards. Unique in the field, it is the only document that covers life safety in both new and existing structures

What does NFPA 101 address?

Provisions are included for all types of occupancies, with requirements for egress, features of fire protection, sprinkler systems, alarms, emergency lighting, smoke barriers, and special hazard protection.

Excerpt —NFPA 101® Life Safety Code® 2012 Edition Table of Contents

Chapter 1 Administration

- 1.1 Scope
- 1.2 Purpose
- 1.3 Application
- 1.4 Equivalency
- 1.5 Units and Formulas
- 1.6 Enforcement

Chapter 2 Referenced Publications

- 2.1 General
- 2.2 NFPA Publications
- 2.3 Other Publications
- 2.4 References for Extracts in Mandatory Sections

Chapter 3 Definitions

- 3.1 General
- 3.2 NFPA Official Definitions
- 3.3 General Definitions

Chapter 4 General

- 4.1 Goals
- 4.2 Objectives
- 4.3 Assumptions
- 4.4 Life Safety Compliance Options
- 4.5 Fundamental Requirements
- 4.6 General Requirements
- 4.7 Fire Drills
- 4.8 Emergency Plan

Chapter 5 Performance-Based Option

- 5.1 General Requirements
- 5.2 Performance Criteria
- 5.3 Retained Prescriptive Requirements
- 5.4 Design Specifications and Other Conditions
- 5.5 Design Fire Scenarios
- 5.6 Evaluation of Proposed Designs
- 5.7 Safety Factors
- 5.8 Documentation Requirements

Chapter 6 Classification of Occupancy and Hazard of Contents

- 6.1 Classification of Occupancy
- 6.2 Hazard of Contents

Chapter 7 Means of Egress

- 7.1 General
- 7.2 Means of Egress Components
- 7.3 Capacity of Means of Egress
- 7.4 Number of Means of Egress.
- 7.5 Arrangement of Means of Egress
- 7.6 Measurement of Travel Distance to Exits
- 7.7 Discharge from Exits
- 7.8 Illumination of Means of Egress
- 7.9 Emergency Lighting
- 7.10 Marking of Means of Egress
- 7.11 Special Provisions for Occupancies with High Hazard Contents
- 7.12 Mechanical Equipment Rooms, Boiler Rooms, and Furnace Rooms
- 7.13 Normally Unoccupied Building Service Equipment Support Areas
- 7.14 Elevators for Occupant-Controlled Evacuation Prior to Phase I Emergency Recall Operations

Chapter 8 Features of Fire Protection

- 8.1 General
- 8.2 Construction and Compartmentation
- 8.3 Fire Barriers
- 8.4 Smoke Partitions
- 8.5 Smoke Barriers
- 8.6 Vertical Openings
- 8.7 Special Hazard Protection

Chapter 9 Building Service and Fire Protection Equipment

- 9.1 Utilities
- 9.2 Heating, Ventilating, and Air-Conditioning
- 9.3 Smoke Control
- 9.4 Elevators, Escalators, and Conveyors
- 9.5 Rubbish Chutes, Incinerators, and Laundry Chutes
- 9.6 Fire Detection, Alarm, and Communications Systems
- 9.7 Automatic Sprinklers and Other Extinguishing Equipment
- 9.8 Carbon Monoxide (CO) Detection and Warning Equipment
- 9.9 Special Inspections and Tests

Chapter 10 Interior Finish, Contents, and Furnishings

- 10.1 General
- 10.2 Interior Finish
- 10.3 Contents and Furnishings

continued

NFPA 101® Life Safety Code® 2012 Edition - Table of Contents (continued)

Chapter 11 Special Structures and High-Rise Buildings

- 11.1 General Requirements
- 11.2 Open Structures
- 11.3 Towers
- 11.4 Water-Surrounded Structures
- 11.5 Piers
- 11.6 Vehicles and Vessels
- 11.7 Underground and Limited Access Structures
- 11.8 High-Rise Buildings
- 11.9 Permanent Membrane Structures
- 11.10 Temporary Membrane Structures
- 11.11 Tents

Chapter 12 New Assembly Occupancies

- 12.1 General Requirements
- 12.2 Means of Egress Requirements
- 12.3 Protection
- 12.4 Special Provisions
- 12.5 Building Services
- 12.6 Reserved
- 12.7 Operating Features

Chapter 13 Existing Assembly Occupancies

- 13.1 General Requirements
- 13.2 Means of Egress Requirements
- 13.3 Protection
- 13.4 Special Provisions
- 13.5 Building Services
- 13.6 Reserved
- 13.7 Operating Features

Chapter 14 New Educational Occupancies

- 14.1 General Requirements
- 14.2 Means of Egress Requirements
- 14.3 Protection
- 14.4 Special Provisions
- 14.5 Building Services
- 14.6 Reserved
- 14.7 Operating Features

Chapter 15 Existing Educational Occupancies

- 15.1 General Requirements
- 15.2 Means of Egress Requirements
- 15.3 Protection
- 15.4 Special Provisions
- 15.5 Building Services
- 15.6 Reserved
- 15.7 Operating Features

Chapter 16 New Day-Care Occupancies

- 16.1 General Requirements
- 16.2 Means of Egress Requirements
- 16.3 Protection
- 16.4 Special Provisions
- 16.5 Building Services
- 16.6 Day-Care Homes
- 16.7 Operating Features

Chapter 17 Existing Day-Care Occupancies

- 17.1 General Requirements
- 17.2 Means of Egress Requirements
- 17.3 Protection
- 17.4 Special Provisions
- 17.5 Building Services
- 17.6 Day-Care Homes
- 17.7 Operating Features

Chapter 18 New Health Care Occupancies

- 18.1 General Requirements
- 18.2 Means of Egress Requirements
- 18.3 Protection
- 18.4 Special Provisions
- 18.5 Building Services
- 18.6 Reserved
- 18.7 Operating Features

Chapter 19 Existing Health Care Occupancies

- 19.1 General Requirements
- 19.2 Means of Egress Requirements
- 19.3 Protection
- 19.4 Special Provisions
- 19.5 Building Services
- 19.6 Reserved
- 19.7 Operating Features

Chapter 20 New Ambulatory Health Care Occupancies

- 20.1 General Requirements
- 20.2 Means of Egress Requirements
- 20.3 Protection
- 20.4 Special Provisions
- 20.5 Building Services
- 20.6 Reserved
- 20.7 Operating Features

Chapter 21 Existing Ambulatory Health Care Occupancies

- 21.1 General Requirements
- 21.2 Means of Egress Requirements
- 21.3 Protection
- 21.4 Special Provisions
- 21.5 Building Services
- 21.6 Reserved
- 21.7 Operating Features

continued

NFPA 101® Life Safety Code® 2012 Edition - Table of Contents (continued)

Chapter 22 New Detention and Correctional Occupancies

- 22.1 General Requirements
- 22.2 Means of Egress Requirements
- 22.3 Protection
- 22.4 Special Provisions
- 22.5 Building Services
- 22.6 Reserved
- 22.7 Operating Features

Chapter 23 Existing Detention & Correctional Occupancies

- 23.1 General Requirements
- 23.2 Means of Egress Requirements
- 23.3 Protection
- 23.4 Special Provisions
- 23.5 Building Services
- 23.6 Reserved
- 23.7 Operating Features

Chapter 24 One- and Two-Family Dwellings

- 24.1 General Requirements
- 24.2 Means of Escape Requirements
- 24.3 Protection
- 24.4 Reserved
- 24.5 Building Services

Chapter 25 Reserved

Chapter 26 Lodging or Rooming Houses

- 26.1 General Requirements
- 26.2 Means of Escape Requirements
- 26.3 Protection
- 26.4 Reserved
- 26.5 Building Services
- 26.6 Reserved
- 26.7 Operating Features

Chapter 27 Reserved

Chapter 28 New Hotels and Dormitories

- 28.1 General Requirements
- 28.2 Means of Egress Requirements
- 28.3 Protection
- 28.4 Special Provisions
- 28.5 Building Services
- 28.6 Reserved
- 28.7 Operating Features

Chapter 29 Existing Hotels and Dormitories

- 29.1 General Requirements
- 29.2 Means of Egress Requirements
- 29.3 Protection
- 29.4 Special Provisions
- 29.5 Building Services
- 29.6 Reserved
- 29.7 Operating Features

Chapter 30 New Apartment Buildings

- 30.1 General Requirements
- 30.2 Means of Egress Requirements
- 30.3 Protection
- 30.4 Special Provisions
- 30.5 Building Services
- 30.6 Reserved
- 30.7 Operating Features

Chapter 31 Existing Apartment Buildings

- 31.1 General Requirements
- 31.2 Means of Egress Requirements
- 31.3 Protection
- 31.4 Special Provisions
- 31.5 Building Services
- 31.6 Reserved
- 31.7 Operating Features

Chapter 32 New Residential Board & Care Occupancies

- 32.1 General Requirements
- 32.2 Small Facilities
- 32.3 Large Facilities
- 32.4 Suitability of an Apartment Building to House a Board and Care Occupancy
- 32.5 Reserved
- 32.6 Reserved
- 32.7 Operating Features

Chapter 33 Existing Residential Board & Care Occupancies

- 33.1 General Requirements
- 33.2 Small Facilities
- 33.3 Large Facilities
- 33.4 Suitability of an Apartment Building to House a Board and Care Occupancy
- 33.5 Reserved
- 33.6 Reserved
- 33.7 Operating Features

Chapter 34 Reserved

Chapter 35 Reserved

Chapter 36 New Mercantile Occupancies

- 36.1 General Requirements
- 36.2 Means of Egress Requirements
- 36.3 Protection
- 36.4 Special Provisions
- 36.5 Building Services
- 36.6 Reserved
- 36.7 Operating Features

Chapter 37 Existing Mercantile Occupancies

- 37.1 General Requirements
- 37.2 Means of Egress Requirements

continued

NFPA 101® Life Safety Code® 2012 Edition - Table of Contents (continued)

Chapter 37 Existing Mercantile Occupancies

- 37.1 General Requirements
- 37.2 Means of Egress Requirements
- 37.3 Protection
- 37.4 Special Provisions
- 37.5 Building Services
- 37.6 Reserved
- 37.7 Operating Features

Chapter 38 New Business Occupancies

- 38.1 General Requirements
- 38.2 Means of Egress Requirements
- 38.3 Protection
- 38.4 Special Provisions
- 38.5 Building Services
- 38.6 Reserved
- 38.7 Operating Features

Chapter 39 Existing Business Occupancies

- 39.1 General Requirements
- 39.2 Means of Egress Requirements
- 39.3 Protection
- 39.4 Special Provisions
- 39.5 Building Services
- 39.6 Reserved
- 39.7 Operating Features

Chapter 40 Industrial Occupancies

- 40.1 General Requirements
- 40.2 Means of Egress Requirements
- 40.3 Protection
- 40.4 Special Provisions — High-Rise Buildings
- 40.5 Building Services
- 40.6 Special Provisions for Aircraft Servicing Hangars
- 40.7 Operating Features

Chapter 41 Reserved

Chapter 42 Storage Occupancies

- 42.1 General Requirements
- 42.2 Means of Egress Requirements
- 42.3 Protection
- 42.4 Special Provisions — High-Rise Buildings
- 42.5 Building Services
- 42.6 Special Provisions for Aircraft Storage Hangars
- 42.7 Special Provisions for Grain Handling, Processing, Milling, or Other Bulk Storage Facilities
- 42.8 Special Provisions for Parking Structures
- 42.9 Operating Features

Chapter 43 Building Rehabilitation

- 43.1 General
- 43.2 Special Definitions
- 43.3 Repairs
- 43.4 Renovations
- 43.5 Modifications
- 43.6 Reconstruction
- 43.7 Change of Use or Occupancy Classification
- 43.8 Additions
- 43.9 Reserved
- 43.10 Historic Buildings

Annex A Explanatory Material

Annex B Supplemental Evacuation Equipment

Annex C Informational References

Index

continued

2014 R & E Licenses Routing List

License	Business	Renewal Received	Type	Sheriff -Lt Curt Ap		Planning & Zoning		ELUC
				Sent	Received	Sent	Received	Approved
2014-ENT-02	Alto Vineyards		annual	12/4/2013	12/10/2013	12/10/2013		
2014-ENT-03	Curtis Orchard Ltd.	x	annual	12/2/2013	12/6/2013	12/6/2013	12/11/2013	12/11/2013
2014-ENT-07	Tincup RV Park	x	annual	12/2/2013	12/4/2013	12/4/2013	12/10/2013	12/4/2013
2014-ENT-10	Uncle Buck's Sports Bar Inc.		annual					
2014-ENT-11	Last Call for Alcohol, Inc		annual					
2014-ENT-12	Lake of the Woods Bar & Liquors Inc.		annual	12/3/2013	12/6/2013	12/6/2013		
2014-ENT-18	Gordyville LLC	x	annual	12/9/2013				
2014-ENT-19	C C Pink House Inc		annual			12/10/2013		
2014-ENT-20	Eastern IL A.B.A.T.E		event					
2014-ENT-21	Champaign Co Fair Assn.		annual					
2014-ENT-23	Egyptian Collectors Assoc		event					
2014-ENT-24	Rodeo Club at University of Illinois		event					
2014-ENT-25	"Hammer Down" Truck & Tractor Pull		event	4/23/2014	4/28/2014	4/28/2014		
2014-ENT-26	Eastern IL A.B.A.T.E		event					
2014-ENT-27	Family Friendly WBGL		event					
2013-ENT-28	Champaign Co Fair Assn.		annual		4/11/2014	4/11/2014		
2014-ENT-29	Car-X Crazy K, NFP		event					
2014-ENT-30	ECA Inc Hunting & Trade Shows		event					
2014-ENT 31	Generations Music Booking NFP		event					
2014-ENT-32	4 Shiva Inc - the Oasis		annual	4/2/2014	4/8/2014	4/8/2014		

CHAMPAIGN COUNTY LIQUOR LICENSES _ 2014

Licensee	MailAddress1	MailAddress2	Class	Application year	Date appli
Alto Vineyards, Ltd	4210 N Duncan Rd	Champaign, IL 61822	D	2014	5/27/201
Asharss Inc dba BP Gas & Convenience	603 S Prairie View Rd	Mahomet, IL 61853	C	2014	
Casey's Retail Company dba Casey's General Store #2007	PO Box 3001	Ankeny IA 50021-8045	C	2014	5/16/201
CC Pink House Inc dba The Pink House	PO Box 216	Ogden, IL 61859	A	2014	5/21/201
Champaign County Forest Preserve	PO Box 1040	Mahomet, IL 61853	D1	2014	5/21/201
Champaign Marathon, Inc	923 Abbey Ct	Sugar Grove IL 60554	C	2014	
Disabled American Veterans	PO Box 3162	Urbana, IL 61803	E	2014	
Eastern IL A.B.A.T.E.	PO Box 6132	Champaign, IL 61826	E	2014	4/25/201
Gordyville LLC dba Corner Concession	4904 Peifer Ln	Champaign IL 61822	D	2014	5/28/201
L. A. Gourmet Catering, LLC	2607 County Rd 1000E	Champaign, IL 61822	F	2014	5/27/201
Lake of the Woods Bar & Liquors	204 S Prairieview Rd	Mahomet, IL 61853	A	2014	5/23/201
Lincolnshire Fields County Club	2000 Byrnebruk Dr	Champaign, IL 61822	A	2014	5/14/201
Prairie Fruits Farm & Creamery LLC	4410 N Lincoln Ave	Champaign, IL 61822	F	2014	4/25/201
Rantoul Park District-Brookhill Golf Course & Pavilion	PO Box 650	Rantoul, IL 61866	D1	2014	5/14/201
Road Ranger LLC dba Road Ranger #132	PO Box 4745	Rockford IL 61110-4745	C	2014	5/14/201
SK Inc dba 4 Stop Food & Liquor	103 N Lynch St	Urbana IL 61802	C	2014	5/27/201
Stagecoach at Gordyville Inc	2203 County Rd 3000N	Gifford, IL 61847	B	2014	5/19/201
Tri Star Marketing, Inc dba Super Pantry # 53	PO Box 9279	Champaign IL 61826-9279	C	2014	5/16/201
Tri Star Marketing, Inc dba Super Pantry #42	PO Box 9279	Champaign IL 61826-9279	C	2014	5/12/201
Urbana Five Points Inc dba Town & Country Catering	PO Box 928	Urbana, IL 61803	F	2014	5/16/201
UG & CC LLC dba Urbana Country Club	502 E Anthony Drive	Urbana IL 61802	A	2014	5/16/201

July, 2014

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

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

TO: Environment and Land Use / Committee of the Whole

**FROM: Susan Chavarria, Associate Planner
John Hall, Zoning Administrator & Subdivision Officer**

DATE: July 29, 2014

RE: Case 192-14 Koch Subdivision

REQUESTED ACTION

Final Plat approval for a one-lot minor subdivision of a 1.16 acre residential lot out of an existing 12.71 acre parcel located in the AG-1 Agriculture Zoning District in Section 8, Tract 59 of St. Joseph Township, located on the east side of CR 1900 East approximately 200 feet north of US Route 150. There is an existing dwelling, garage and shed on the proposed Lot 1.

The proposed lot meets all Zoning Ordinance requirements and the proposed subdivision appears to meet all of the minimum subdivision standards, but the Final Plat does require some waivers. Because there is an existing dwelling with a septic system on proposed Lot 1 and there have been no percolation tests recorded on the Final Plat, approval at this time requires the following waivers (See Draft Findings at Attachment D):

- 1. Waive the requirement of paragraph 9.1.2 q. for percolation test data to be recorded on the Final Plat.**
 - 2. Waive the requirement of paragraph 9.1.2 r. for certification of the proposed lot and soil characteristics for private septic disposal systems to be recorded on the Final Plat.**
-

Subdivider

**Kermit and Delores Grogan
101 Cardinal Drive
Leroy, IL 61752**

Engineer/Surveyor

**Robert Moore (surveyor)
101 West Ottawa Street
Paxton, IL 60957**

**Bryan K. Bradshaw (engineer)
301 N Neil St, Suite 400
Champaign, IL 61820**

Location, Roadway Access, and Land Use

The subject property is a 12.71 acre parcel in the southwest quarter of Section 8 in St. Joseph Township. See the Location Map. The proposed subdivision is a former farmstead that is proposed to be divided from the subject property.

The proposed subdivision is bordered by farmland on three sides and by a residential property on the south side. See the Land Use Map.

Applicable Zoning Regulations

The subject property is zoned AG-1 Agriculture. See the attached Zoning Map. The proposed lot meets the minimum lot requirements. See Table 1 for a summary.

Table 1. Review Of Minimum Lot Requirements

Lot Characteristic	Requirement (or Limit)	Proposed Lot 1	Notes
Lot Area (acres)	Minimum: 1.00 acre	1.158 acre	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
	Maximum ¹ : 3.00 acres		
Lot Frontage (feet)	20.00 (minimum)	180.00 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth (feet)	80.00 (minimum)	313.28 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Average Lot Width (feet)	200.00 (minimum)	180.00 feet	COMPLIES: ADMINISTRATIVE VARIANCE APPROVED 5/20/2014
Lot Depth to Width	3.00 : 1.00 (maximum)	1.74 : 1.00	COMPLIES: LESS THAN MAXIMUM ALLOWED
<p>NOTES NR= No Requirement (or limit)</p> <p>1. The maximum lot size only applies when the new lots are Best Prime Farmland overall and when the tract to be divided was larger than 12 acres on 1/1/98.</p>			

Minimum Subdivision Standards and Area General Plan Approval

The Minimum Subdivision Standards were added to the Area General Plan section of the *Subdivision Regulations* on July 8, 2004, in Subdivision Case 175-04, Part B, which also added the requirement that any subdivision needed Area General Plan approval except for subdivisions pursuant to a Rural Residential Overlay (RRO) map amendment. Area General Plan approval is only by ELUC. The subject subdivision is not pursuant to an RRO amendment and so Area General Plan requirements are applicable. Attachment C reviews the conformance of the proposed subdivision with those standards and the proposed subdivision appears to meet all of the minimum subdivision standards and so appears to comply with the Area General Plan requirements.

Soil Conditions / Natural Resource Report

The applicant has not applied for a Section 22 Natural Resource Report because the subject property is already developed. The Soil Survey of Champaign County indicates that the subject property contains two soil types: Brenton Silt Loam (149A) and Drummer Silty Clay Loam (152A). The soils are best prime farmland on average.

Drainage, Stormwater Management Policy, and Flood Hazard Status

The subject property is located in the St. Joseph Township Drainage District. The drainage district was notified of the proposed subdivision. No part of the proposed lot contains any portion of the right of way of the drainage ditch.

A Subsidiary Drainage Plat received July 25, 2014 indicates elevations for the proposed lot and adjacent roadway.

The existing property is not located in the Special Flood Hazard Area.

No Stormwater Drainage Plan is required for the subdivision due to the low development density (impervious area less than 16%).

Public Improvements

No public improvements are indicated or required in this subdivision.

Water Wells and Soil Suitability for Septic Systems

There is an existing dwelling on proposed Lot 1 which has an existing septic system. An on-site soil evaluation for septic filter field was performed by the Champaign County Public Health Department in March 2009. The evaluation report dated October 13, 2009 and received July 7, 2014 found that there were no deficiencies in either location or construction of the septic system.

The Brenton Silt Loam (149A) has a Soil Potential Index of 83 (medium rating. The medium rating is defined as having “performance that is somewhat below local standards; cost of measures for overcoming soil limitations are high; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality”. Drummer Silty Clay Loam (152A) has an index of 53 (low rating). The low rating is defined as having “performance that is much below local standards; there are severe soil limitations for which economically feasible measures are unavailable; soil limitations continuing after corrective measures are installed seriously detract from environmental quality”. The majority of the proposed lot has Brenton Silt Loam soil.

NECESSARY FINAL PLAT WAIVERS AND REQUIRED FINDINGS

Article 18 of the Champaign County Subdivision Regulations requires four specific findings for any waiver of the Subdivision Regulations. The Required Findings are generally as follows:

- Required Finding 1. Does the waiver appear to be detrimental or injurious to the public safety?
- Required Finding 2. Are there special circumstances unique to the property that are not generally applicable to other property and will granting the waiver provide any special privilege to the subdivider?
- Required Finding 3. Do particular hardships result to the subdivider by carrying out the strict letter of the regulations?
- Required Finding 4. Do the special conditions or practical difficulties result from actions of the subdivider?

The proposed subdivision does not conform to the following requirements for Final Plats and waivers are required for the following:

- 1. Waive the requirement of paragraph 9.1.2 q. for percolation test data to be recorded on the Final Plat.**

The Petitioner has provided an On-site Soil Evaluation for Septic Filter Field completed by the Champaign County Public Health District in 2009. The findings of that analysis are not documented directly on the Final Plat.

- 2. Waive the requirement of paragraph 9.1.2 r. for certification of the proposed lot and soil characteristics for private septic disposal systems to be recorded on the Final Plat.**

See the discussion for #1 above.

ATTACHMENTS

- A Subdivision Case Maps (Location, Land Use, Zoning)**
- B Final Plat for Koch Subdivision received July 30, 2014**
- C Preliminary Assessment of Compliance with Minimum Subdivision Standards**
- D Draft Findings for Waivers of Final Plat Requirements**
- E On-site Soil Evaluation for Septic Filter Field Evaluation received July 7, 2014**
- F Subsidiary Drainage Plat received July 25, 2014**

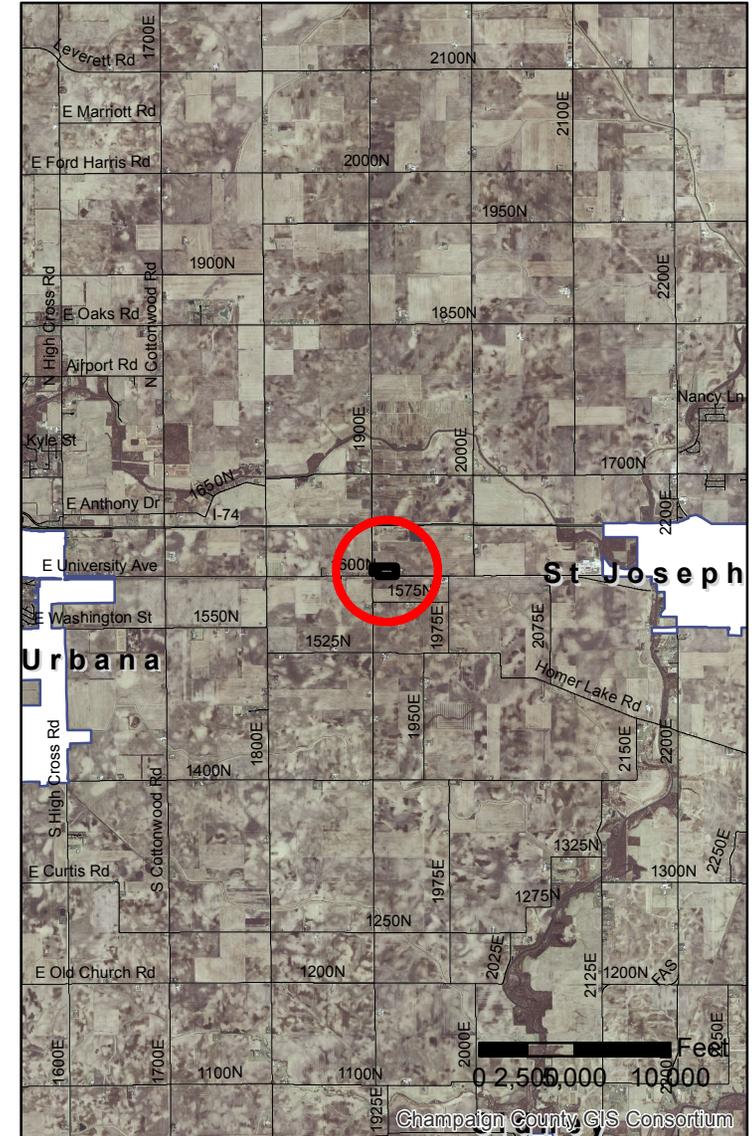
Location Map

Case 197-14
August 7, 2014

Subject Property



Property location in Champaign County



Legend

 Subject Property



Champaign County
Department of
**PLANNING &
ZONING**

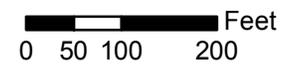
Land Use Map

Case 197-14
August 7, 2014



Legend

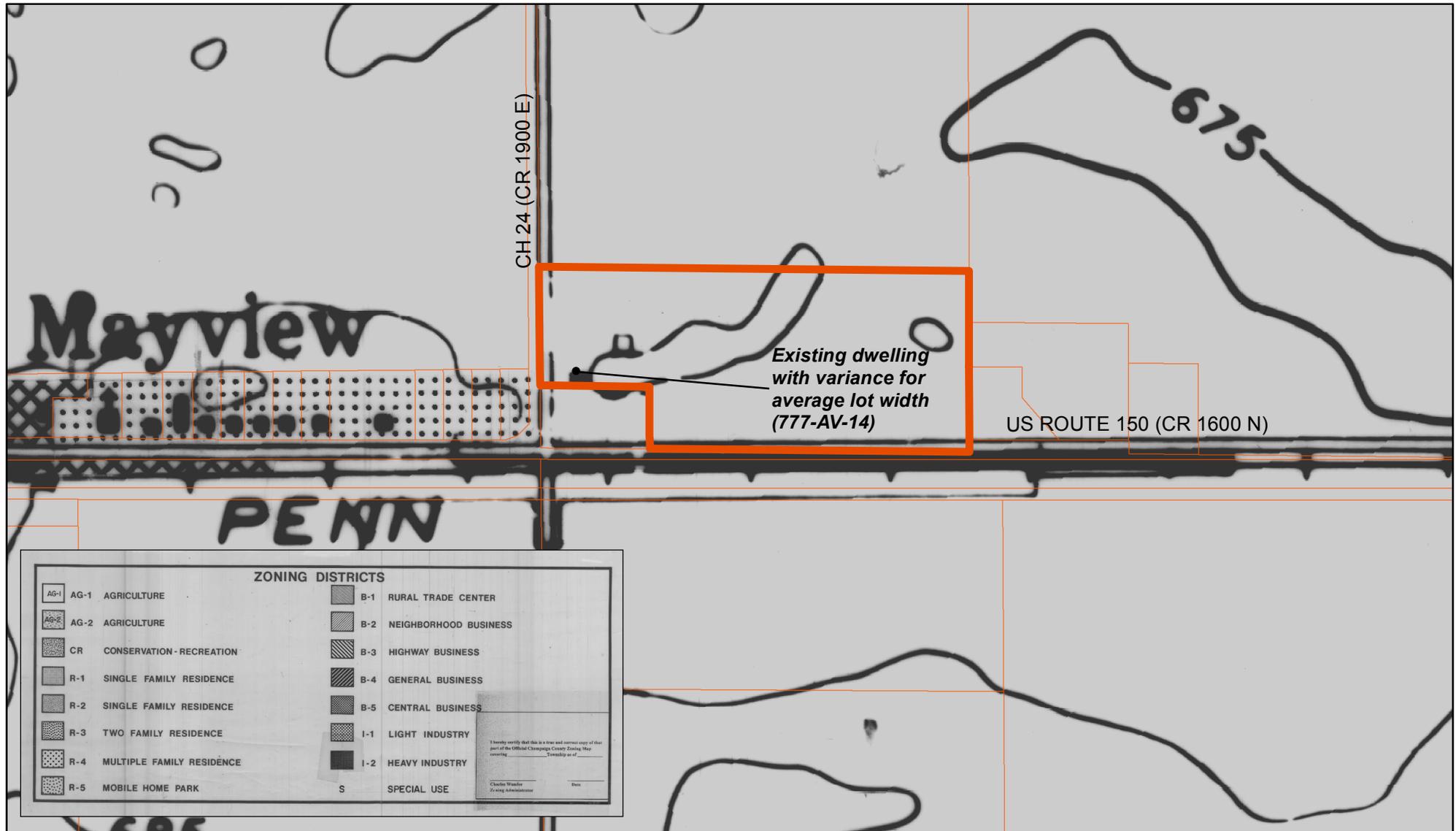
- Subject Property
- Agriculture
- SF Residential
- Commercial/Rail



Champaign County
Department of
PLANNING &
ZONING

Zoning Map

Case 197-14
August 7, 2014



Legend

 Subject Property

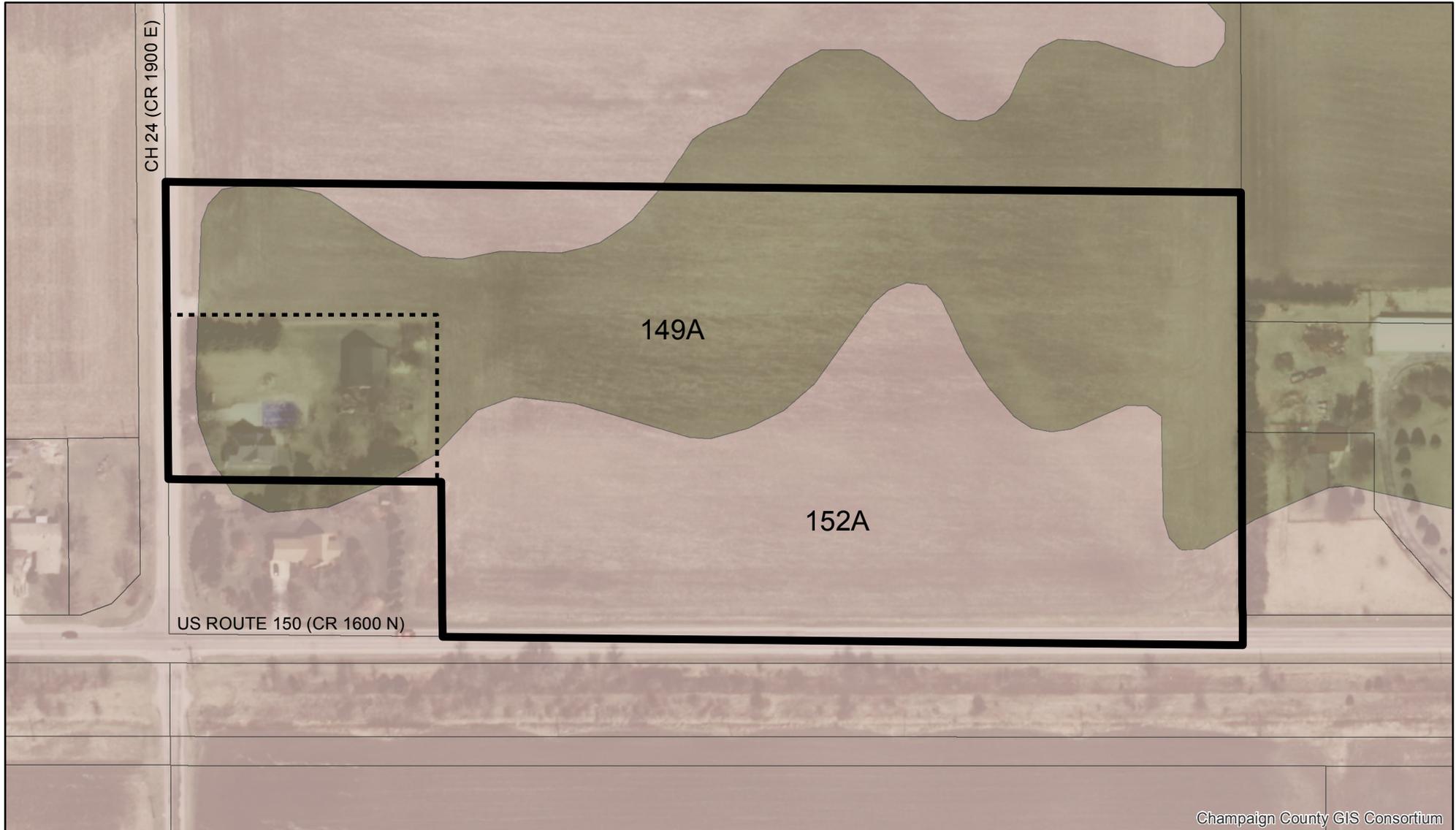
0 100 200 400 Feet



Champaign County
Department of
**PLANNING &
ZONING**

Soils Map

Case 197-14
August 7, 2014



Legend

-  Subject Property
-  149A Brenton Silt Loam
-  152A Drummer Silty Clay Loam



RECEIVED

JUL 30 2014

CHAMPAIGN CO. P & Z DEPARTMENT

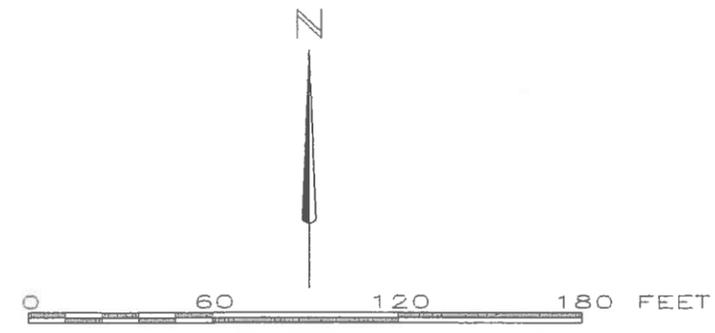
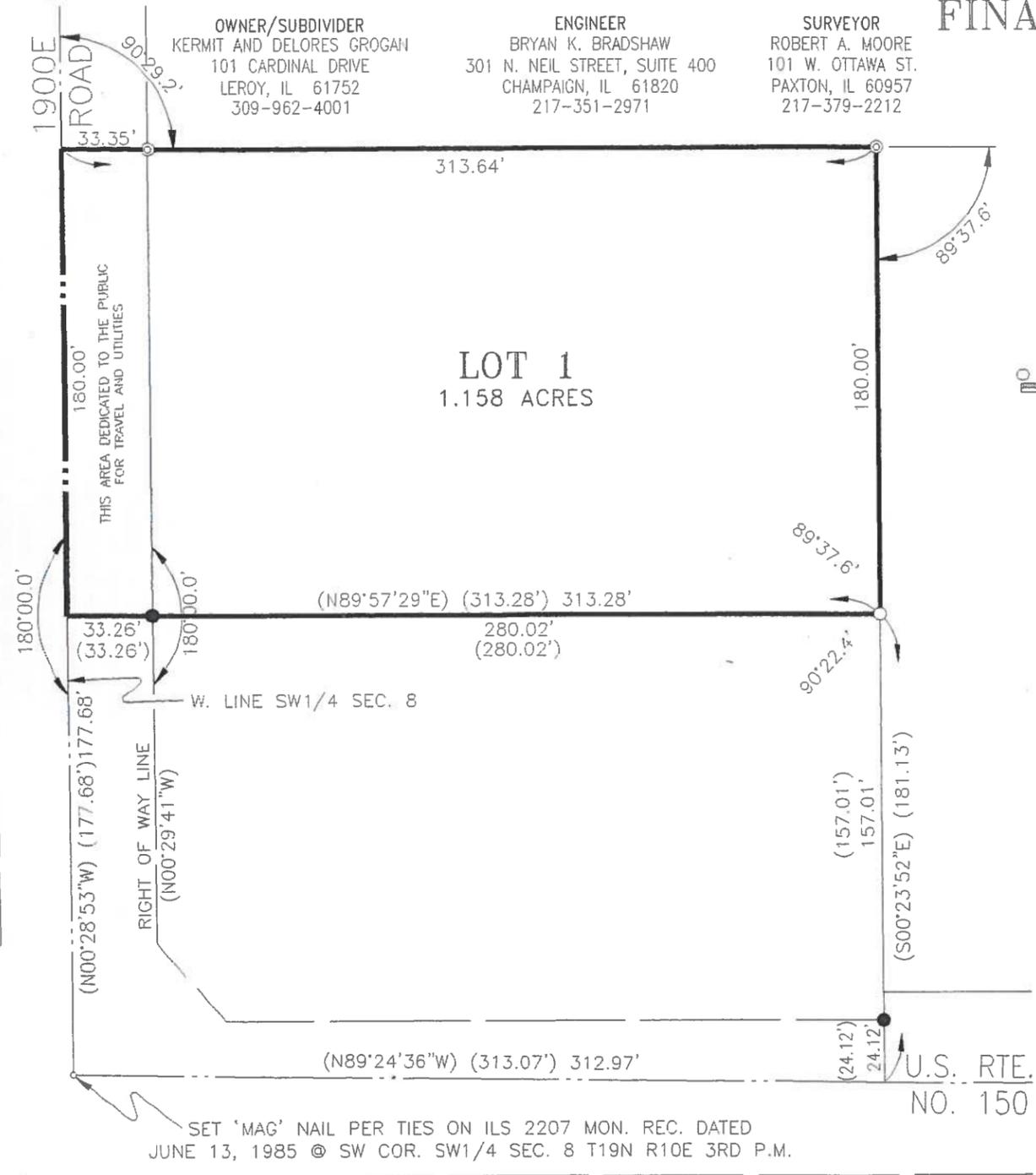
FINAL PLAT OF KOCH SUBDIVISION

IN SW1/4 SEC. 8 T19N R10E 3RD P.M.
CHAMPAIGN COUNTY, ILLINOIS

OWNER/SUBDIVIDER
KERMIT AND DELORES GROGAN
101 CARDINAL DRIVE
LEROY, IL 61752
309-962-4001

ENGINEER
BRYAN K. BRADSHAW
301 N. NEIL STREET, SUITE 400
CHAMPAIGN, IL 61820
217-351-2971

SURVEYOR
ROBERT A. MOORE
101 W. OTTAWA ST.
PAXTON, IL 60957
217-379-2212



- 1/2" STEEL ROD SET W/ORANGE PLASTIC CAP STAMPED "ILS 2616"
- ⊙ 1/2" STEEL ROD SET W/ORANGE PLASTIC CAP STAMPED "ILS 2616" IN CONCRETE
- 1/2" IRON PIPE FOUND W/ALUMINUM CAP STAMPED "ILS 1470"
- () DATA PER PLAT OF SURVEY RECORDED IN BOOK 1368 AT PAGE 563 IN CHAMPAIGN COUNTY RECORDER'S OFFICE

OWNER'S CERTIFICATION
We, Kermit Grogan and Delores Grogan, are the owners of the tract of land described hereon and do hereby acknowledge and adopt this plat under the style and title given. The area not designated as a lot is hereby dedicated to the public for travel and public utilities.

Kermit Grogan
Kermit Grogan, owner
7-30-2014
Date

Delores Grogan
Delores Grogan, owner
7-30-14
Date

SURVEYOR'S CERTIFICATION
I, Robert A. Moore, Professional Illinois Land Surveyor No. 2616, do hereby certify that, at the request of Kermit Grogan, I have made a survey of a tract of land described as:

Beginning on the West Line of the Southwest Quarter of Section 8, Township 19 North of the Base Line, Range 10 East of the Third Principal Meridian a distance of 177.68 feet north of the Southwest Corner of said Section; thence north 180.00 feet on said West Line, thence deflecting 90 degrees 29.2 minutes (90°29.2') to the right 313.64 feet; thence 89°37.6' to the right 180.00 feet; and thence westerly 313.28 feet to the point of beginning; encompassing 1.295 acres, situated in Champaign County, Illinois.

CHAMPAIGN COUNTY ENGINEER'S CERTIFICATE
I have examined this plat, and to the best of my knowledge and belief find it to be in compliance with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the County Board of Champaign County, Illinois.

Approved the _____ day of _____, A.D. 2014 for the purpose of subdividing said tract as shown hereon.

Champaign County Engineer

DRAINAGE CERTIFICATION
To the best of our knowledge and belief reasonable provisions have been made for the collection and diversion of surface waters into public areas or drains which the the subdivider has the right to use, and such surface waters have been planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of KOCH SUBDIVISION, Champaign County, Illinois.

- I further certify as follows:
1. This tract is not within 500 feet of a surface drain or waterway serving a tributary area of 640 acres or more.
 2. The property covered by this plat is not within a flood hazard area identified by the Federal Emergency Management Agency.
 3. The tract, as subdivided, is to be known as KOCH SUBDIVISION.
 4. To the best of my knowledge and belief this professional service conforms to the current Illinois minimum standards applicable to boundary surveys.

Robert A. Moore
Robert A. Moore
Illinois Land Surveyor No. 2616
License due for renewal 11/30/2014

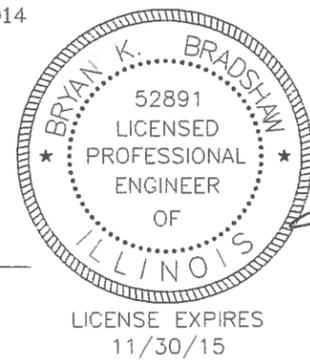
7-30-2014
Date



APPROVED
Approved the _____ day of _____, A.D. 2014
CHAMPAIGN COUNTY, ILLINOIS

Chairman
CHAMPAIGN COUNTY ENVIRONMENT AND LAND USE COMMITTEE

Chairman
Subdivision officer



Bryan K. Bradshaw
Bryan K. Bradshaw, I.R.P.E.
7-30-14
Date

Kermit Grogan
Kermit Grogan
7-30-2014
Date

Delores Grogan
Delores Grogan
7-30-14
Date

BKB ENGINEERING
CHAMPAIGN, ILLINOIS

MOORE SURVEYING & MAPPING PAXTON, ILLINOIS			
CLIENT	DATE	SCALE	REV. NO.
KERMIT GROGAN	JUNE 13, 2014	---	5522

REV. JULY 18, 2014

**ATTACHMENT C. PRELIMINARY ASSESSMENT OF COMPLIANCE WITH MINIMUM
SUBDIVISION STANDARDS**

Case 197-14 Koch Subdivision

Case 197-14, 8/7/14, Att C Page 1 of 2

AUGUST 7, 2014

Standard	Preliminary Assessment ¹
SUITABILITY STANDARDS (Section 6.1.5 a.)	
1) No part of a minimum required LOT AREA ² shall be located on the following soils: Ross silt loam soil (No. 3473A), Ambraw silty clay loam soil (No. 3302A), Peotone silty clay loam soil (No. 330A), or Colo silty clay loam soil (3107A)	APPEARS TO CONFORM. This subdivision is for an existing home. The <i>Champaign County Soil Survey</i> indicates the subject property contains two soil types: Brenton silt loam (149A) and Drummer silty clay loam (152A).
2) No part of a minimum required LOT AREA ² shall contain an EASEMENT for an interstate pipeline	APPEARS TO CONFORM. No pipeline is included in the area proposed for subdivision.
3) No part of a minimum required LOT AREA ² shall be within a runway primary surface or runway clear zone	APPEARS TO CONFORM. No runway is known to be in the vicinity of the subject property.
4) Prior to the commencement of any change in elevation of the land, no part of a minimum required LOT AREA ² shall be located more than one foot below the BASE FLOOD ELEVATION (BFE).	APPEARS TO CONFORM. This subdivision is for an existing home. The proposed lot is not located within the Special Flood Hazard Area.
5) When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed LOT must be the most suitable soils on the larger tract from which the SUBDIVISION is proposed.	APPEARS TO CONFORM. This subdivision is for an existing home. The proposed lot appears to consist primarily of Brenton silt loam (No. 149A) which is a more suitable soil than Drummer silty clay loam (152A) which makes up most of the surrounding farmland on the property.
6) The amount of farmland with a Land Evaluation score of 85 or greater that is occupied by each LOT must be minimized as much as possible.	APPEARS TO CONFORM. The average LE score of the entire subject property is greater than 85.
7) A minimum required LOT AREA ² for any LOT must have positive surface drainage with no significant identifiable area of likely stormwater ponding and provided that any portion of any LOT that is likely to experience ponding of stormwater is noted on the FINAL PLAT.	APPEARS TO CONFORM. This subdivision is for an existing home. Minimum topographic information has been provided and appears to indicate conformance.
8) Possible driveway locations on each LOT must comply with the Minimum Stopping Sight Distance standards based on lawful speed limits at that location.	APPEARS TO CONFORM. This subdivision is for an existing home.
AGRICULTURAL COMPATIBILITY STANDARDS (Section 6.1.5 b.)	
1) Possible driveway locations on each LOT must be limited such that driveway entrances to existing public STREETS are centralized as much as possible consistent with good	APPEARS TO CONFORM. This subdivision is for an existing home and the driveway is already established.

**ATTACHMENT C. PRELIMINARY ASSESSMENT OF COMPLIANCE WITH MINIMUM
SUBDIVISION STANDARDS**

Case 197-14 Koch Subdivision

Case 197-14, 8/7/14, Att C Page 2 of 2

AUGUST 7, 2014

Standard	Preliminary Assessment ¹
engineering practice.	
2) The location of a SUBDIVISION on the larger tract from which the SUBDIVISION is proposed must maximize the separation of the proposed SUBDIVISION from: i. adjacent farmland that is under different OWNERSHIP at the time of SUBDIVISION; and ii. adjacent public parks, natural areas, or nature preserves	APPEARS TO CONFORM. The subject property is the location of an existing house, and there are no public parks, natural areas, or nature preserves adjacent to the subject property.
3) The SUBDIVISION LOT arrangement must minimize the perimeter of the SUBDIVISION that borders adjacent agriculture and must be located next to adjacent residential LOTS whenever possible.	APPEARS TO CONFORM. This subdivision is for an existing home and is located next to existing residential lots.
<p>Notes</p> <p>1. This preliminary assessment is subject to review by the Environment and Land Use Committee. A waiver is required for any Minimum Subdivision Standard to which the Committee determines that the Plat does not conform.</p> <p>2. The minimum required lot area is one acre (43,560 square feet).</p>	

ATTACHMENT D. DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS

Case 197-14 Swanson Subdivision

Case 197-14, 8/7/14, Att D Page 1 of 1

AUGUST 7, 2014

DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS

As required by Article Eighteen of the Champaign County Subdivision Regulations and based on the testimony and exhibits received at the meeting held on **August 7, 2014**, the Environment and Land Use Committee of the Champaign County Board finds that:

1. The requested subdivision waiver(s) of final plat requirements **WILL NOT** be detrimental to the public health, safety, or welfare or injurious to other property located in the area because:
 - A. The farmstead house on the proposed Lot 1 has existed for more than 20 years and already has a septic system.**
 - B. There will be no new dwelling established as a result of this subdivision.**
 - C. Topographic information has been provided.**
 - D. Soil suitability information for septic system has been provided.**
2. Special conditions and circumstances **DO** exist which are unique to the property involved and are not applicable generally to other property and granting the subdivision waiver(s) of final plat requirements will not confer any special privilege to the subdivider because:
 - A. This is a one lot subdivision of an existing farmstead that will not result in any new dwelling or the need for a new septic system.**
 - B. These waivers are not prohibited by the Subdivision Regulations and could be requested for any subdivision with similar conditions.**
3. Particular hardships **WILL** result to the subdivider by carrying out the strict letter of the subdivision requirements sought to be waived because:
 - A. This is a one lot subdivision of an existing farmstead that will not result in the need for a new septic system and requiring that percolation test data and the statement regarding suitability being recorded on the Final Plat would increase the subdivider's costs and slow down the approval process with no gain to public health or safety.**
4. The special conditions, circumstances, hardships, or practical difficulties **DO NOT** result from actions of the subdivider because:
 - A. The farmstead dwelling was constructed more than 20 years ago but now needs to be separated from the rest of the farm property.**



Public Health
Prevent. Promote. Protect.

**Champaign County Public
Health Department**

October 13, 2009

Permit #09-068-19

Kermit Grogan
101 Cardinal Drive
Leroy, IL 61752

Dear Mr. Grogan:

A final inspection of the private sewage system serving your property located at 1604 CR 1900 E, St. Joseph was conducted on October 13, 2009 by the Champaign County Public Health Department. This department routinely inspects the work of licensed private sewage contractors to ensure construction is in accordance with the *Private Sewage Disposal Licensing Act and Code*.

Based on our sanitarian's report, no deficiencies in either location or construction were noted.

If you have any questions regarding this inspection, please contact Jeff Blackford at 217/531-2919.

Sincerely,

Jim Roberts, MS, LEHP
Director of Environmental Health

Enclosure

ON-SITE SOIL EVALUATION for SEPTIC FILTER FIELD
SE- 614

To: Kermit Grogan, 101 Cardinal Drive, Leroy, Illinois 61752.

On March 21, 2009 an in-field soil evaluation was made on the Grogan property at 1604 CR 1900E, Mayview, Illinois in Champaign County. This soil evaluation is done in accordance with and by the standards established in the PRIVATE SEWAGE DISPOSAL LICENSING ACT AND CODE of 2003 and continuing in subsequent revisions and updates. **NOTE:** This evaluation was based on site conditions on the above mentioned date. If soil or site conditions change, a new evaluation may be necessary.

Three holes within the proposed seepage filter field were examined to a depth of 60 inches. Hole 1 is on the south side of the proposed field. Hole 2 is located on the northeast side of the field, with Hole 3 located on the northwest. Elevation difference between the holes is estimated to be one foot or so. The distance between each hole is at least 50 feet as specified in the code. All holes were described using accepted procedures and terminology as used in the United States Department of Agriculture Soil Survey Manual. The approximate field location of the holes has been sketched on the soil description sheets, although the **field map is not to scale.**

Hole Number 1 (South) had a *Limiting Layer* at a depth of about 32 inches. This limiting layer is a seasonal water table as indicated by **gray soil mottles**. "Seasonal High Water Table" is a condition of saturation that exists in the soil temporarily, sometimes only for a couple of weeks, during the wettest time of the year. Often times this is in late fall or early spring. During the drier times of the year, it is likely no water table would be observed. If a soil has a grayer color throughout (*gray matrix*) a higher and longer degree of wetness and saturation is assumed, as compared to one having *gray mottles*, or splotches of gray in a browner or lighter colored soil matrix. This soil would have a Moderate Probability of having the water table interfere with the operation of the septic filter field during seasonal wet times. No water table was observed on the day of the investigation to a depth of 60 inches. The soil horizons above a depth of 42 inches have a Moderate permeability rate.

Hole Number 2 (NorthEast) had a *Limiting Layer* at a depth of 32 inches, as indicated by **gray soil mottles** (seasonal water table). This soil would have a Moderate Probability of having the water table interfere with the septic filter field during seasonal wet times. No water table was observed on the day

of the investigation to a depth of 60 inches. The soil horizons to a depth of 41 inches have a Moderate permeability rate.

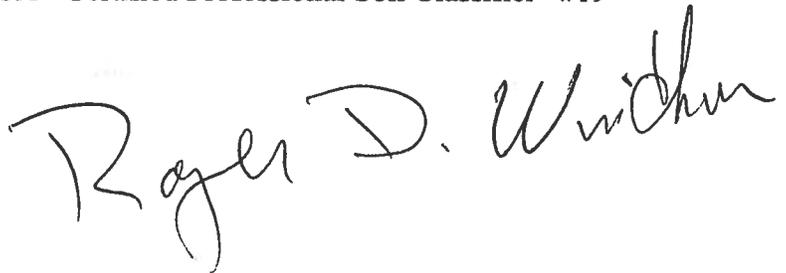
Hole Number 3 (North West) had a *Limiting Layer* at a depth of 30 inches, as indicated by **gray soil mottles** (seasonal water table). This soil would have a Moderate Probability of having the water table interfere with the septic filter field during seasonal wet times. No water table was observed on the day of investigation to a depth of 60 inches. The soil horizons to a depth of 36 inches have a Moderate permeability rate.

SITE CHARACTERISTICS. The site is located on a loess-covered glacial till plain. All three holes have layers in the upper and middle part of the subsoil above a depth of 40 inches or so that have a Moderate permeability rate. These layers have a 0.62 g/d/sq. ft. or 325 sq. ft. / bedroom rate. All three holes would be considered Somewhat Poorly Drained with a seasonal water table in the upper to middle part of the subsoil. The seasonal water table present is part of a regional water table that exists in this general area. A suggestion would be to keep all construction traffic off the proposed leach field location to minimize soil compaction which could significantly change permeability. Another suggestion would be to keep the leach field as shallow as Code and conditions allow.

Included are copies of the detailed soil descriptions. Also included are the loading rates applicable for each soil layer. All loading rate charts can be viewed at the Laws and Rules Section of the Illinois Department of Public Health website. <http://www.idph.state.il.us/> If there are questions, I would be glad to discuss any of my findings and conclusions with you at the site.

Roger D. Windhorn, MS
P.O. Box 6232
Champaign, Illinois 61826
217-433-5293
Soiltech43@yahoo.com

ARCPACS - Certified Professional Soil Scientist #01228
ISCA - Certified Professional Soil Classifier #19



SUMMARY SOIL EVALUATION REPORT

In accordance with 77 Illinois Administrative Code, Chapter 1, Subchapter r, Section 905

Report prepared for: Kermit Grogan
 Name: Kermit Grogan Investigation No: SE-614 Date: 3/21/09
 Address: 101 Cardinal Drive Property Owner: (same)
 City: Le Roy State: IL Zip: 61752 County: Champaign
 Site Location: 1604 CR1900E, Mayview, IL

>35%? **Soil Description/ Interpretations Bore Hole 1** SOUTH

Layer Desig.	Depth (in)	Texture	Structure	Limiting Layer *	Sq Ft/ Bedroom	Loading (G/D/Ft ²)	Soil Group
A	0-10	SiL	Mod Blocky		265	0.75	5D
A	10-21	SiL	Mod SubAng Blocky		265	0.75	5D
B	21-26	SiCL	Mod SubAng Blocky		325	0.62	6D
B	26-32	SiCL	Mod Prismatic/Blocky		325	0.62	6D
B	32-42	SiCL	Mod Prismatic	X	325	0.62	6D
B	42-50	SiCL	Weak Prismatic		445	0.45	6C
BC	50-60	SiCL	Weak SubAng Blocky		445	0.45	6C

*Limiting Layer (LL): Seasonal Water Gray Matrix Gray Mottles Other _____ Depth: 32
 Parent Material: Loess >60
 Physiography: Upland Terrace _____ Landscape Position Broad flat Slope 1% Shape Convex
 Estimated Drainage Class: Well Drained Moderately Well Drained Somewhat Poorly Drained Poorly Drained _____
 Observed saturation at depth (in) >60 Compaction () yes no depth: _____
 Additional Remarks: _____
 Soil Type from Survey Report (if known): _____

>35%? **Soil Description/ Interpretations Bore Hole 2** NORTHEAST

Layer Desig.	Depth (in)	Texture	Structure	Limiting Layer *	Sq Ft/ Bedroom	Loading (G/D/Ft ²)	Soil Group
A	0-11	SiL	Mod. Blocky		265	0.75	5D
A	11-20	SiL	Mod SubAng Blocky		265	0.75	5D
B	20-27	SiCL	Mod SubAng Blocky		325	0.62	6D
B	27-32	SiCL	Mod Prismatic/Blocky		325	0.62	6D
B	32-41	SiCL	Mod Prismatic	X	325	0.62	6D
B	41-50	SiL	Weak Prismatic		445	0.45	6C
BC	50-60	SiL	Weak SubAng Blocky		290	0.69	5C

*Limiting Layer (LL): Seasonal Water Gray Matrix Gray Mottles Other _____ Depth: 32
 Parent Material: Loess >60
 Physiography: Upland Terrace _____ Landscape Position Broad flat Slope 1% Shape Convex
 Estimated Drainage Class: Well Drained Moderately Well Drained Somewhat Poorly Drained Poorly Drained _____
 Observed saturation at depth (in) >60 Compaction () yes no depth: _____
 Additional Remarks: _____
 Soil Type from Survey Report (if known): _____

SUMMARY SOIL EVALUATION REPORT

>35%? Soil Description / Interpretations Bore Hole 3 NORTH WEST

Layer Desig.	Depth (in)	Texture	Structure	Limiting Layer *	Sq Ft/ Bedroom	Loading (G/D/Ft ²)	Soil Group
A	0-16	SiL SiL	Mod SubAng Blocky		285	0.75	5D 6D
B	16-22	SiCL	Mod SubAng Blocky		325	0.62	6D
B	22-30	SiCL	Mod Prismatic /Blocky		325	0.62	6D 7D
B	30-36	SiCL	Weak Mod Prismatic	X	325	0.62	6D 6D
B	36-42	SiCL SiL	Weak Prismatic		385	0.52	5I
BC	42-60	SiCL SiL	Weak SubAng Blocky		290	0.69	5C

*Limiting Layer (LL): Seasonal Water Gray Matrix Gray Mottles Other _____ Depth: 30

Parent Material: Loess >60

Physiography Upland Terrace _____ Landscape Position Broad flat Slope 1% Shape Convex

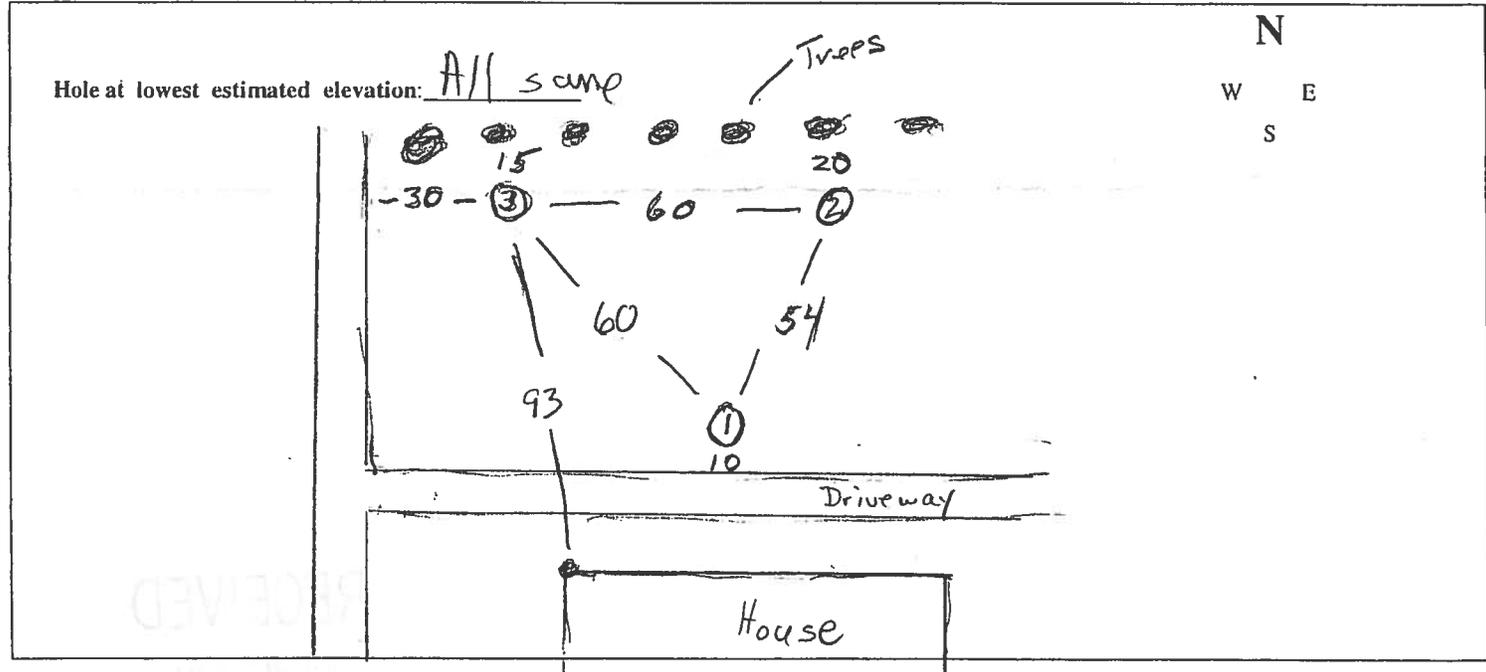
Estimated Drainage Class: Well Drained Moderately Well Drained Somewhat Poorly Drained Poorly Drained _____

Observed saturation at depth (in) >60 Compaction () yes no depth: _____

Additional Remarks: _____

Soil Type from Survey Report (if known): _____

Site Map -- **NOT TO SCALE** Well Location Identified City Water

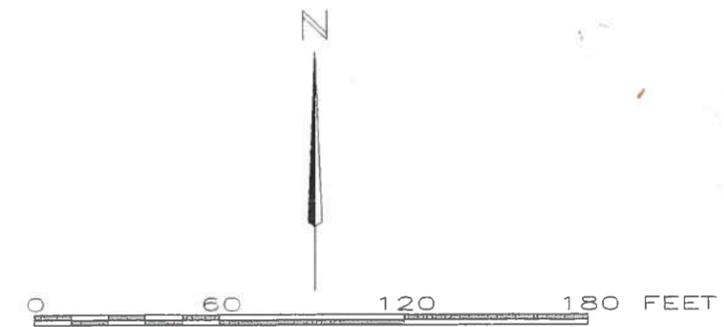
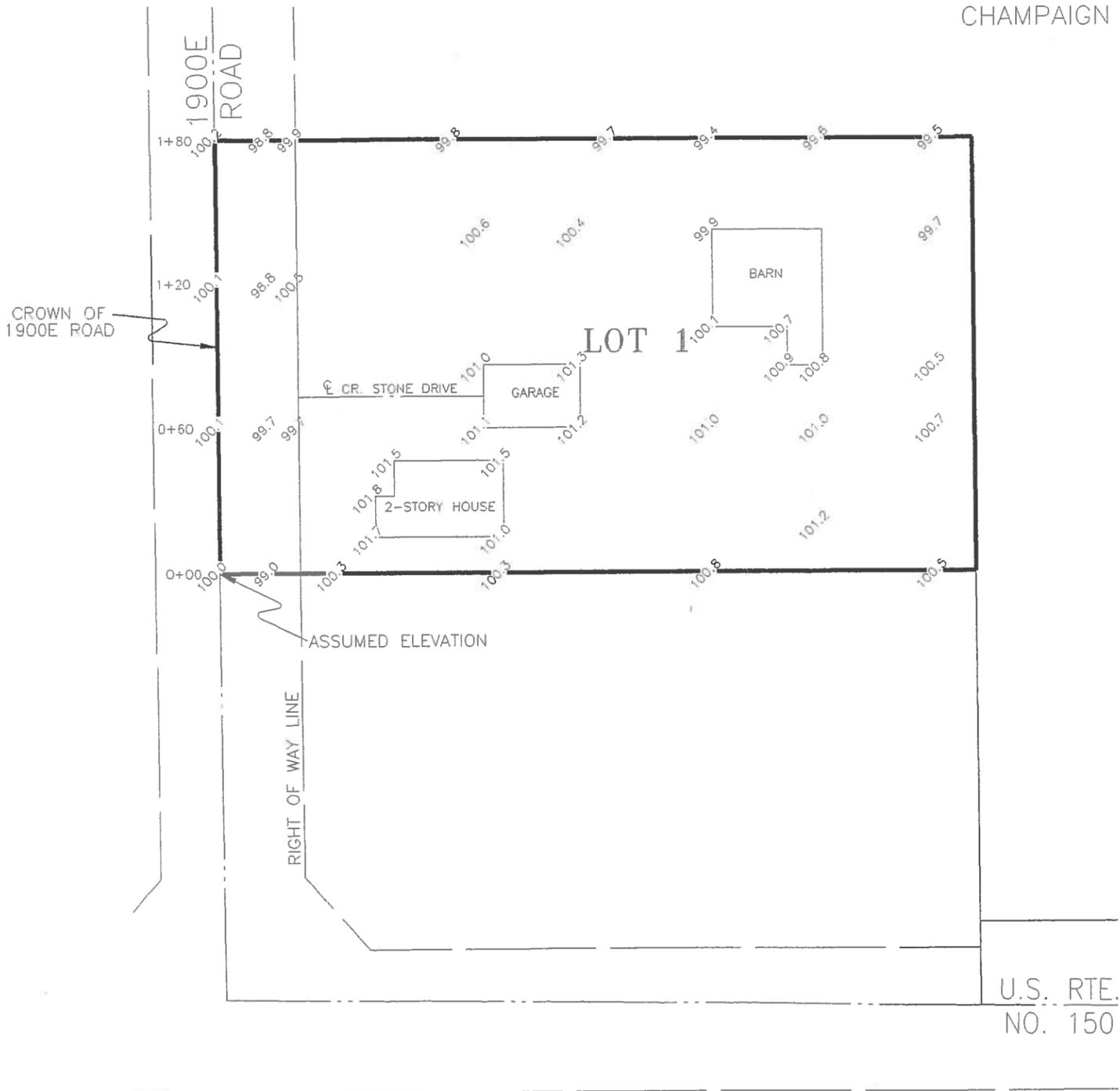


Report prepared by: Roger Windhorn, MS CPSS - ARCPACS; CPSC - ISCA Soil Tech Phone: (217)433-5293

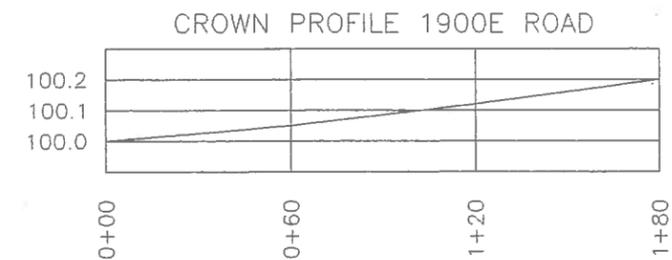
PO Box 6232 Champaign, IL 61826 Signature: Roger D. Windhorn

SUBSIDIARY DRAINAGE PLAT KOCH SUBDIVISION

IN SW1/4 SEC. 8 T19N R10E 3RD P.M.
CHAMPAIGN COUNTY, ILLINOIS



LEGEND
99.7 SPOT ELEVATION IN FEET



U.S. RTE.
NO. 150

RECEIVED

JUL 25 2014

CHAMPAIGN CO. P & Z DEPARTMENT

MOORE SURVEYING & MAPPING		PROF. DESIGN FIRM LIC. 184-002424	
PAXTON, ILLINOIS			
CLIENT	DATE	SCALE	JOB NO.
KERMIT GROGAN	JULY 18, 2014	----	5522A

Date: July 30, 2014

To: ELUC Members

From: Susan Chavarria, Regional Planning Manager

Regarding: Proposed FY15 County Planning Contract Work Plan

Action Requested: Approval of FY15 County Planning Contract Work Plan

Background

Champaign County has an annually renewable contract with Champaign County Regional Planning Commission for planning and technical services. The \$74,790 proposed contract amount for FY15 includes a 2% increase provisionally approved by Deb Busey.

Attachment A is the proposed FY15 General Work Plan. It includes 1,240 hours and focuses on implementing the LRMP, assistance to unincorporated subdivisions in Champaign County, recycling coordination, and general planning services requests.

Attachment B contains the proposed LRMP Implementation Work Plan. The proposed work plan was completed in coordination with John Hall, Zoning Director. As per the request of County Board members, cost and time estimates are provided for each proposed task. It should be noted that estimates do not necessarily include sufficient time for County Board discussion and approval processes and are our best estimate at staff time for completing these tasks.

Comments received from County Board members since the June 2014 ELUC meeting

One request was received from Pattsy Petrie to include implementation of LRMP Policy 4.1.5 in the FY15 work plan. This item was previously part of the FY10 and FY11 County Planning Contracts, during which time significant progress was made. The Policy ultimately failed to pass the Committee of the Whole #1/ELUC in 2011, with members citing consensus needing to be reached with key stakeholders such as the Farm Bureau. Staff estimates the process for facilitating consensus and approval in FY 15 could reach 200 hours.

Next Steps

The attached work plan is the same as what was presented to ELUC in June. If the Committee members would like to add Policy 4.1.5 or another priority to the work plan, typically they have selected items to remove from the work plan equal to the number of hours needed to add the priority item. Staff does not have a recommendation on adding 4.1.5 or removing items from the work plan as presented.

CCRPC staff would appreciate your finalization and approval of the County Planning Contract work plan, including the LRMP implementation work tasks that will take us through December 2015.



Attachment A
Proposed County Planning Contract for FY15
January 1, 2015 through December 31, 2015

	<u>Hours</u>	<u>Cost</u>
LRMP Implementation	785	\$43,350
Working with the County Board and staff, priority implementation items will be identified that CCRPC planners can implement given available time and resources.		
Assistance to Gifford – grant research, planning, technical services	100	\$6,960
Assistance to Wilber Heights and Dobbins Downs – grant research, writing, technical services, income surveys	80	\$5,568
Recycling Events Coordination	150	\$8,398
Countywide recycling collection initiatives in coordination with local entities have been spearheaded through the County contract for the last couple of years. Current challenges include seeking means to accommodate the ongoing need for household hazardous waste collection.		
<i>Typical activities: recycling events coordination and other initiatives intended to maximize awareness regarding materials management reduce, re-use or recycling opportunities in Champaign County.</i>		
General Planning Services Requests	100	\$6,960
County Board and/or County departments may solicit research for funding sources, grant writing assistance, data analyses, and reports on topics of common interest to the Board or County administration.		
<i>Typical activities: 2007 Hazard Mitigation Plan grant application, search for county facilities improvement funding, residential TIF research, Wilber Heights facilitation.</i>		
Administration (budgeting, work plan, project management)	25	\$1,740
Non-staff expenses (supplies, services, capital outlay)		\$1,814
<i>Typical expenses: printing finished documents, purchasing research materials, office supplies, yearly subscriptions/ memberships, etc.</i>		
Total	1,240	\$74,790

Attachment B Proposed LRMP Work Plan Items for FY15

Overview

The following table provides an overview of the FY15 LRMP Implementation work plan. More specific information on the implementation items is available on subsequent pages. Items 15-1 through 15-6 are annual update items that have been ongoing. Item 15-7 is continuing the work started in FY14 to bring the County into compliance with NPDES regulations. Items 15-8 through 15-12 were in the FY14 contract, but postponed to reallocate funds for Gifford assistance and the County Hazard Mitigation Plan Update. The only item not previously approved by the County Board is 15-13.

Work Plan ID	Priority Item	LRMP Objective/Priority Item	Hours	Cost
15-1	various	Monitor and pursue potential funding opportunities to achieve provisions of GOPs.	50	\$2,800
15-2	1.2.1	Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.	30	\$1,680
15-3	1.3.1	Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.	30	\$1,680
15-4	2.1.1	Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.	30	\$1,680
15-5	7.2.4b	Participate in the Greenways and Trails Committees that are coordinated by CCRPC.	5	\$280
15-6	8.4.5a	Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.	30	\$1,590
15-7	8.4.5b	Administer the provisions of the updated Phase II NPDES Storm Water Management Program.	170	\$9,000
15-8	5.1.1c	Amend Champaign County Zoning Ordinance to include provisions of Policy 5.1.1: The County will encourage new urban development to occur within the boundaries of incorporated municipalities.	20	\$1,120
15-9	5.2.1b	Amend relevant Champaign County ordinances to include provisions of Policy 5.2.1: The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.	20	\$1,120
15-10	5.3.1c 5.3.2c	5.3.1c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.1: The County will: a. require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.	120	\$6,720

		5.3.2c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.2: The County will: a. require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.		
15-11	4.3.4c	Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.4: The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.	80	\$4,480
15-12	8.3.1	Amend Champaign County Zoning Ordinance to include provisions of Policy 8.3.1: The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if: a) the operation poses no significant adverse impact to existing land uses; b) the operation creates no significant adverse impact to surface water quality or other natural resources; and c) provisions are made to fully reclaim the site for a beneficial use.	120	\$6,720
15-13	1.1b	Amend relevant Champaign County ordinances to include provisions of Objective 1.1: Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.	80	\$4,480
Total			785	\$43,350

ANNUAL MONITORING TASKS

1. Monitor and pursue potential funding opportunities to achieve provisions of GOPs.

Estimated planner hours to implement: 50
Estimated cost to implement: \$2,800

Description: Research funding sources and respond to one grant opportunity. If more funding applications become available, each is unique and will consume a unique amount of time by the county planner; grant applications will require approval by the County Board.

Estimated hours to administer once implemented: Unknown
Estimated cost to administer: A portion of an awarded grant is usually set aside for administration
Resources needed to administer: Potential budget amendment and setting up account. This is a permanent item in the work plan.

Significance: There are about a dozen themes in the LRMP for which there is a need to search for funding opportunities related to local foods, greenways and trails, public infrastructure, historic/scenic/cultural amenities, animal habitats, groundwater, drainage improvements, environmental stewardship, educational programs and sustainability. There are no current county staff resources to consistently monitor such funding opportunities.

2. Priority Item 1.2.1 - Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.

Estimated planner hours to implement: 30
Estimated cost to implement: \$1,680

Description: Conduct key person interviews with county and municipal agencies and prepare the report.
Estimated hours to administer once implemented: None
Estimated cost to administer: None
Resources needed to administer: None

Significance: This task gives the most up to date information available on best practices, new trends in development that could impact our rural areas, and new initiatives taking place amongst development related agencies in Champaign County. The LRMP action items can be better prioritized and implemented with this information.

3. Priority Item 1.3.1 - Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.

Estimated planner hours to implement: 30
Estimated cost to implement: \$1,680
Description: Revise LRMP maps for approval by County Board.

Estimated hours to administer once implemented: None
Estimated cost to administer: None
Resources needed to administer: None. This is a permanent item in the work plan.

Significance: This update highlights changes which may impact decisions made at the County level.

4. Priority Item 2.1.1 - Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.

Estimated planner hours to implement: 30

Estimated cost to implement: \$1,680

Description: Collect data from area municipalities, county clerk, and others to establish most recent boundaries. Update maps and present to County Board for approval.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the work plan.

Significance: This update highlights changes to corporate limits and other boundaries which may impact decisions made at the County level, especially regarding zoning cases.

5. Priority Item 7.2.4b - Participate in the Greenways and Trails Committees that are coordinated by CCRPC.

Estimated planner hours to implement: 5

Estimated cost to implement: \$280

Description: Attend meetings and serve as a County representative for Greenways and Trails planning and implementation.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the County Planner work plan.

Significance: The Greenways and Trails plan includes the Forest Preserve Districts and potential bicycle and pedestrian linkages to those areas. Land use planning and zoning cases could be impacted by the plan.

6. Priority Item 8.4.5a – Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.

Estimated planner hours to implement: 30

Estimated cost to implement: \$1,590

Description: Illinois EPA requires annual reporting on NPDES.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the County Planner work plan.

Significance: County-level annual reporting is required statewide for NPDES.

NEW TASKS

7. Priority Item 8.4.5b – Administer the provisions of the updated Phase II NPDES Storm Water Management Program.

Estimated planner hours to implement: 170

Estimated cost to implement: \$9,000

Description: Illinois EPA has various requirements with which the County must maintain compliance.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None. This is a permanent item in the County Planner work plan.

Significance: Compliance is required for the statewide NPDES.

8. Priority Item 5.1.1c: Amend Champaign County Zoning Ordinance to include provisions of Policy 5.1.1: *The County will encourage new urban development to occur within the boundaries of incorporated municipalities.*

Estimated planner hours to implement: 20

Estimated cost to implement: \$1,120

Description: Identify potential incentives and information that might encourage such development; provide report to Zoning. Ordinance writing would depend on findings and would occur another year.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None

Significance: The adopted LRMP prioritizes limiting urban impacts on our soil and agricultural resources. This work item will allow the Zoning Department to encourage urban rather than rural development in its zoning cases.

9. Priority Item 5.2.1b: Amend relevant Champaign County ordinances to include provisions of Policy 5.2.1: *The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.*

Estimated planner hours to implement: 20

Estimated cost to implement: \$1,120

Description: Identify potential incentives and information that might encourage such development; provide report to Zoning. Ordinance writing would depend on findings and would occur another year.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None

Significance: The adopted LRMP prioritizes limiting urban impacts on our soil and agricultural resources. This work item will provide the background research necessary for the Zoning Department to decide how to amend the zoning ordinance regarding development on brownfield and greenfield sites.

- 10. Priority Item 5.3.1c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.1: *The County will: a. require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.***

Priority Item 5.3.2c: Amend relevant Champaign County ordinances to include provisions of Policy 5.3.2: *The County will: a. require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and b. encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.*

Estimated planner hours to implement: 120
Estimated cost to implement: \$6,720

Description: Research “undue public expense” and case studies. Draft ordinance and submit for approval. This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

Estimated hours to administer once implemented: None
Estimated cost to administer: None
Resources needed to administer: None

Significance: Larger developments and developments which could substantially impact local budgets because they need infrastructure should be considered in light of potential public costs for that infrastructure. This research will help determine who assumes the financial burden for such infrastructure and services.

- 11. Priority Item 4.3.4c: Amend Champaign County Zoning Ordinance to include provisions of Policy 4.3.4: *The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.***

Estimated planner hours to implement: 80
Estimated cost to implement: \$4,480

Description: Draft an ordinance which requires a Traffic Impact Analysis to be completed for discretionary review developments.

Estimated hours to administer once implemented: Case-by-case basis
Estimated cost to administer: None
Resources needed to administer: None

Significance: There have been concerns that requests for Traffic Impact Analyses by the Zoning Department need to be consistently applied for zoning cases. This amendment would outline when they would be required and who would be responsible for their costs.

12. Priority Item 8.3.1: Amend Champaign County Zoning Ordinance to include provisions of Policy 8.3.1: *The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if: a) the operation poses no significant adverse impact to existing land uses; b) the operation creates no significant adverse impact to surface water quality or other natural resources; and c) provisions are made to fully reclaim the site for a beneficial use.*

Estimated planner hours to implement: 120
Estimated cost to implement: \$6,720

Description: Draft ordinance language and submit for approval. This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

Estimated hours to administer once implemented: None
Estimated cost to administer: None
Resources needed to administer: None

Significance: In light of nearby mineral extraction developments, such an amendment would help protect our County's natural resources more than our existing ordinance does.

13. Priority Item 1.1b: Amend relevant Champaign County ordinances to include provisions of Objective 1.1: *Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.*

Estimated planner hours to implement: 80
Estimated cost to implement: \$4,480

Description: Draft ordinance language and submit for approval. This task includes drafting and revision hours, but does not include any approval meetings with the County Board, Committees, or ZBA.

Estimated hours to administer once implemented: None
Estimated cost to administer: None
Resources needed to administer: None

Significance: This amendment seeks to better align the policies in the LRMP with County Ordinances.



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

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

MONTHLY REPORT for MAY 2014¹

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in May and six zoning cases were filed in May 2013. The average number of cases filed in May in the preceding five years was 1.4.

One ZBA meeting was held in May and one case was finalized. Three ZBA meetings were held in May 2013 and three cases were finalized and one case was withdrawn. The average number of cases finalized in May in the preceding five years was 1.4.

By the end of May there were 11 cases pending. By the end of May 2013 there were 16 cases pending.

Table 1. Zoning Case Activity in May 2014 & May 2013

Type of Case	May 2014 1 ZBA meeting		May 2013 3 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
	Variance	0	0	2
SFHA Variance	0	0	0	0
Special Use	0	1	1	2‡
Map Amendment	0	0	1	1
Text Amendment	0	0	2	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	1	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	0	2	6	4‡
Total cases filed (fiscal year)	11 cases		21 cases	
Total cases completed (fiscal year)	6 cases		21 cases‡	
Case pending*	11 cases		16 cases	

Planning & Zoning Monthly Report

MAY 2014

* Cases pending includes all cases continued and new cases filed <u>but not decided</u> ‡ One Special Use application was withdrawn in May 2013 and is included in Cases Completed
--

¹ Note that approved absences, sick days, the loss of the Associate Planner, supplemental help by Susan Chavarria, and a part-time intern resulted in an average staffing level of 83% or the equivalent of 4.0 staff members (of the 5 authorized) present on average for each of the 21 work days in May.

Planning & Zoning Monthly Report

MAY 2014

Subdivisions

There was no County subdivision application, review, or recording in May. No municipal subdivision was reviewed for compliance with County zoning in May, either.

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:

- 43 permits for 37 structures were approved in May compared to 17 permits for 8 structures in May 2013. The five-year average for permits in May in the preceding five years is 22.4.
- 17 months out of the last 48 months have equaled or exceeded the five-year average for number of permits (including May 2014, March 2014, November 2013, August 2013, July 2013, May 2013, December 2012, October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, August 2011, February 2011, January 2011, September 2010).
- 6.7 days was the average turnaround (review) time for complete initial residential permit applications in May.
- \$4,855,145 was the reported value for the permits in May compared to a total of \$270,594 in May 2013. The five-year average reported value for authorized construction in May is \$2,244,922.
- 23 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including May 2014, March 2014, February 2014, November 2013, September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, April 2011, and August 2010).
- \$11,457 in fees were collected in May compared to a total of \$2,143 in May 2013. The five-year average for fees collected in May is \$5,116.
- 16 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including May 2014, March 2014, February 2014, August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, June 2011, and August 2010).
- There were also 5 lot split inquiries and 352 other zoning inquiries in May.
- Six rural addresses were assigned in May and notification was provided to other relevant County Departments, service providers, and Postmaster.
- Minutes were completed for one ZBA meeting

Planning & Zoning Monthly Report

MAY 2014

Table 2. Zoning Use Permits Approved in May 2014

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential	1	0	250,000	4	0	895,000
Other	4	0	135,166	6	0	319,166
SINGLE FAMILY Resid.:						
New - Site Built	15	6,795	3,808,124	23	10,658	6,366,124
Manufactured	1	333	30,000	3	666	323,862
Additions	6	741	218,500	10	1,129	410,500
Accessory to Resid.	7	1,128	155,535	16	5,358	540,235
TWO-FAMILY Residential						
Average turn-around time for permit approval	6.7 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				1	33	0
Neighborhood	1	0	0	8	0	0
COMMERCIAL: New				1	3,974	390,000
Other	2	781	109,365	5	1,378	190,365
INDUSTRIAL: New	1	1,283	147,255	1	1,283	147,255
Other						
OTHER USES: New						
Other						
SIGNS				2	425	40,755
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	5	396	1,200	6	494	1,200
TOTAL APPROVED	43/37	\$11,457	\$4,855,145	86/71	25,398	\$9,624,462

* 43 permits were issued for 37 structures in May 2014; 42 permits will require inspection and Compl. Certif.

◇ 86 permits have been issued for 71 structures since December 1, 2013 (FY2014)

NOTE: Home occupations and other permits (change of use, temporary use) total 14 since December 1, 2013, (this number is not included in the total # of structures).

Planning & Zoning Monthly Report

MAY 2014

There were 38 Zoning Use Permit Apps. *received* in May 2014 and 28 of those were *approved*.
14 Zoning Use Permit App.s *approved* in May 2014 were *received* in prior months.

Planning & Zoning Monthly Report

MAY 2014

Zoning Use Permits (continued)

- In the absence of an Associate Planner, miscellaneous activities for Permitting staff in May included assisting applicants for new zoning cases and assisting the Director with preparation of memoranda for Zoning Cases.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2014.

Table 3. Best Prime Farmland Conversion

	May 2014	FY 2014 to date
Zoning Cases. Approved by the ZBA, a Zoning Case may authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval may authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit may authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	4.71 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
TOTAL	0.0 acres	4.71 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 3 zoning compliance inspection were made in May for a total of 57 compliance inspections so far in FY2014.
- 3 zoning compliance certificates were issued in May for a total of 49 compliance certificates so far in FY2014. The FY2014 budget anticipated a total of 246 compliance inspections for an average of 4.7 inspections per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for May 2014 and can be summarized as follows:

- 10 new complaints were received in May compared to 5 new complaints in May 2013. One complaint was referred to another agency in May and one complaint was referred to another agency in May 2013.
- 34 enforcement inspections were conducted in May compared to 38 in May 2013. 10 of the May 2014 inspections were for new complaints received in May 2014.
- 3 contacts were made prior to written notification in May and one was made in May 2013.
- 37 initial investigation inquiries were made in May for an average of 8.4 per week in May and 4.7 per week for the fiscal year. The FY2014 budget anticipates an average of 9.6 initial investigation inquiries per week.
- No First Notices and No Final Notice were issued in May compared to 1 First Notice and no Final Notices in May 2013. The FY2014 budget anticipates a total of 32 First Notices.
- No cases were referred to the State's Attorney in May and no cases were referred in May 2013.
- 18 cases were resolved in May (1 of the resolved cases was received in May) and 11 cases were resolved in May 2013.
- 397 cases remain open at the end of May compared to 430 open cases at the end of May 2013.
- Miscellaneous activities for Enforcement staff in May included answering phones and helping customers in the absence of Zoning Technicians; helping with calls regarding Floodplain Development; continued coordination with the State's Attorney regarding the court ordered inspection at one enforcement case property; and training a part time intern (see below).
- A part time intern began working in the last half of May to assist with clearing the backlog of enforcement cases.

APPENDICES

A Zoning Use Permit Activity in May 2014

B Zoning Compliance Certificates Authorized in May 2014

Table 4. Enforcement Activity During May 2014

	FY2013 TOTALS ¹	Dec. 2013	Jan. 2014	Feb. 2014	March 2014	April 2014	May† 2014	June 2014	July 2014	Aug. 2014	Sep. 2014	Oct. 2014	Nov. 2014	Dec. 2014	TOTALS ¹ FY2014
Complaints Received	61	1	2	1	3	8	10								25
Initial Complaints Referred to Others	5	0	0	1	1	1	1								4
Inspections	484	2*	8*	8*	10*	54	34 ⁴								116 ⁵
Phone Contact Prior to Notice	5	0	0	1	0	3	3								7
First Notices Issued	28	0	3	0	0	5	0								8
Final Notices Issued	7	0	0	0	0	0	0								0
Refer. to State's Att.	4	0	0	0	0	0	0								0
Cases Resolved ²	99	3	0	1	0	8	18 ⁶								30 ⁷
Open Cases ³	402	400	402	402	405	405	397								397 ⁸

Notes

1. Total includes cases from previous years.
 2. 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.
 3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
 4. 10 inspections of the 34 performed were for the 10 complaints received in May, 2014.
 5. 35 inspections of the 116 inspections performed in 2014 were for complaints received in 2014.
 6. 1 of the resolved cases for May, 2014, was for a complaint received in May, 2014.
 7. 4 of the 30 cases resolved in FY 2014 were for complaints that were also received in FY 2014 (14 of the 30 cases resolved in FY 2014 were for complaints from 1991-2008).
 8. Total open cases include 29 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.
- * Months in which there was extensive coordination with the State's Attorney and consultants regarding a court ordered inspection at one enforcement case property.
- † One part-time intern started helping with enforcement cases on May 20, 2014

Planning & Zoning Monthly Report

MAY 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING MAY 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
192-07-02 FP CR	Lot 21 and Outlot 21A of the Pusey Second Subdivision, Section 12, Urbana Township; 1790 CR 1650N, Urbana, Illinois PIN: Pt. of 30-21-12-226-004 & 005	Marcus Harris	07/11/07 05/07/14	Place fill in the mapped floodplain
252-13-01 R-1	Lot 1 of the DeHaven Subdivision, Section 3, Urbana Township; 1918 Brownfield Road, Urbana, IL PIN: 30-21-03-304-021	John DeHaven	09/09/13 05/06/14	Construct a detached garage
90-14-01 R-2	A tract of land located in the E ½ of the NE ¼ of Section 15, Urbana Township; 2509 E. Main Street, Urbana, IL PIN: 30-21-15-132-032	Tim Gibbs & Connie Ger	03/31/14 04/11/14 Amended on: 05/08/14	Construct a two story addition to an existing single family home
101-14-01 AG-1	A tract of land located in the E ½ of the SE Corner of Section 21, Sidney Township, lying East of the railroad right-of-way; 849 CR 2100E, Sidney, Illinois PIN: 24-28-21-400-005	Bill Negangard	04/11/14 05/01/14	Construct a storage shed for agriculture equipment storage
101-14-02 CR/R-1	A tract of land located in the NE ¼ of the S ½ of the W ½ of the SE ¼ of Section 5, Urbana Township; 100 E. Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020 & 021	Urbana Country Club	04/11/14 05/23/14	Construct a detached storage shed for golf carts
105-14-01 FP CR/AG-1	A 10 acre tract in the SW ¼ of Section 4, Sidney Township; PIN: 24-28-04-30-002	Jeffrey Hallett, owner/ Jake Myers, agent	04/15/14 05/01/14	Construct a driveway to provide access to two properties
113-14-01 AG-1	A tract in the NE Corner of the NW ¼ of the NW ¼ of the NW ¼ of Section 8, Colfax Township; 123 CR 1100N, Ivesdale, Illinois PIN: 05-25-08-100-011	Rich and Kim Osborne	04/23/14 05/01/14	Construct a single family home with attached garage and detached storage shed

Planning & Zoning Monthly Report

MAY 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING MAY, 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
113-14-02 R-1	Lot 8 of Shore Subdivision, Section 11, St. Joseph Township; 8 Shore Circle, St. Joseph, Illinois PIN: 28-22-11-152-009	Richard and Kay Zellers	04/23/14 05/01/14	An addition to an existing detached garage
115-14-01 AG-2	The E 155' of the W 295' of the S 380' of the SW ¼ of the SE ¼ of Section 36, Harwood Township; 2354 CR 3000N, Gifford, Illinois PIN: 11-04-36-400-005	Rick Ehmen	04/25/14 05/05/14	Construct a single family home with attached garage and detached garage Reconstruct after tornado
115-14-02 CR	Two tracts of land comprising 19.56 acres located in the SE ¼ of Section 22, St. Joseph Township; 1402 CR 2150E, St. Joseph, Illinois PIN: 28-22-22-400-031 & 032	David Borchers	04/25/14 05/07/14	Construct a horse barn
118-14-01 AG-1	A tract of land being the SW ¼ of the SW ¼ of Section 26, Rantoul Township; 2516 CR 1600E, Thomasboro, IL PIN: 20-09-26-300-004	Kevin Wolken	04/28/14 05/07/14	Construct a detached agriculture equipment storage shed Reconstruct after tornado
119-14-01 AG-1	A tract of land located in the E ½ of the NW ¼ of Section 13, Stanton Township; 2329 CR 2200N, St. Joseph, IL PIN: 27-16-13-100-005	Tim & Teri Frerichs	04/29/14 05/08/14	Construct a single family home with attached garage
120-14-01 I-1	Lots 195–200 & Lots 221–224 of Wilber Heights Subdivision; 202 & 206 Wilber Ave., Champaign, IL PIN: 25-15-31-356-003, 015 & 016	Golden Rule Trucking, Inc.	04/30/14 05/09/14	Construct a truck terminal building for Golden Rule Trucking, Inc. and establish a caretaker's dwelling in an existing single family home
120-14-02 R-1	Lot 28, Western Hills 2 nd Subdivision; 602 Timberview Drive, Mahomet, Illinois PIN: 15-13-09-379-007	Melissa and James Marriott	04/30/14 05/08/14	Construct a detached garage

Planning & Zoning Monthly Report

MAY 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING MAY, 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
121-14-01 AG-2	Lot 2 of Jarrett Acres Subdivision, Section 35, Somer Township; 3402 Oaks Road, Urbana, Illinois PIN: 25-15-35-100-017	Mark & Leslie Seaman	05/01/14 05/15/14	Construct a single family home with attached garage
121-14-02 R-1	Lot 18, Woodfield Estates Replat, Section 22, Mahomet Township; 1608 Woodfield Drive, Mahomet, Illinois PIN: 15-13-22-252-007	Jay Verbout	05/01/14 05/15/14	Construct a single family home with attached garage
121-14-03 AG-1	A 1 acre tract of land located in the NE ¼ of the NE ¼ of Section 16, Compromise Township; 2077 CR 2800N, Rantoul, Illinois PIN: 06-10-16-200-002	Jeff and Brenda Mifflin	05/01/14 05/09/14	Construct a single family home with attached garage Reconstruct after tornado
121-14-04 CR	Part of the SE ¼ of the SW ¼ of Section 17, East Bend Township; 724 CR 3300N, Fisher, Illinois PIN: Pt. of 10-02-17-300-005	Richard and Rebecca Landers	05/01/14 05/15/15	Construct a single family home with attached garage
121-14-05 AG-2	Lots 6 & 7 of Hudson Acres Subdivision, Section 11, Urbana Township; 3603 E. University Ave., Urbana, IL PIN: 30-21-11-376-005	Jane and Michael Cain	05/01/14 05/12/14	Construct a detached garage
122-14-01 AG-1	A 4.82 acre tract of land located in the SW Corner of the N ½ of the SW ¼ of Section 29, Kerr Township; 3134 CR 2600E, Penfield, IL PIN: 13-06-29-300-010	Michael and Nicole Swinney	05/02/14 05/13/14	Construct a single family home with attached garage and detached garage Reconstruct after tornado
122-14-02 B-3	A 29.07 acre tract of land located in the NE ¼ of Section 14, Mahomet Township; 1715 East Tin Cup Road, Mahomet, Illinois PIN: 15-13-14-276-012	Gary Robinson	05/02/14 05/13/14	Construct a storage shed for campground equipment storage

Planning & Zoning Monthly Report

MAY 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING MAY, 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
126-14-01 CR	A tract of land located in the NE Corner of the W ½ of the SW ¼ and the NW Corner of the E ½ of the SW ¼ of Section 25, Newcomb Township; 525 CR 2550N, Mahomet, Illinois PIN: 16-07-25-300-015	Barbara Roberts	05/06/14 05/13/14	Construct a single family home with attached garage and an in-ground swimming pool
126-14-02 CR/AG-1	The SE ¼ of the SE ¼ of Section 4, Brown Township; 284 CR 3500N, Foosland, IL PIN: 02-01-04-400-001	Jeffrey Lahr & Donald Lahr	05/06/14 05/15/14	Move a manufactured home onto the subject property
126-14-03 CR	A tract of land located in the NE Corner of the NE ¼ of the NE ¼ of Section 2, Sidney Township; 2297 CR 1200N, Sidney, Illinois PIN: 24-28-02-226-003	Jay Quiram	05/06/14 05/15/14	Construct a single family home with attached horse barn
127-14-01 CR	10.54 acres being a part of the W ½ of the W ½ of the SW ¼ of Section 25, Colfax Township; 742 CR 525E, Sadorus, Illinois PIN: 05-25-25-300-008	Ryan Musson	05/07/14 05/23/14	Construct a detached storage shed for farm equipment storage only, and to authorize a previously constructed carport and swimming pool.
127-14-02 R-1	Lot 25 of Park Hills Subdivision, Section 11, Mahomet Township; 1902 Golf Drive, Mahomet, IL PIN: 15-13-11-279-005	James Wilson	05/07/14 05/19/14	Construct an addition to an existing single family home
127-14-03 AG-2	A 5.79 acre tract of land located in the NW ¼ of the NW ¼ of Section 23, St. Joseph Township; 1486 CR 2200E, St. Joseph, Illinois PIN: 28-22-23-100-001	Kenneth & Alena Nierenhausen	05/07/14 05/21/14	Construct a single family home with attached garage Reconstruct after tornado
129-14-15 AG-1	A tract of land located in the S ½ of the NE ¼ of Section 17, Rantoul Township; 2751 CR 2000E, Rantoul, Illinois PIN: 20-10-17-200-005	Maggie Johnson	05/09/14 05/21/14	Construct a single family home with attached garage Reconstruct after tornado

Planning & Zoning Monthly Report

MAY 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING MAY, 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
129-14-02 AG-1	Tract J of a Plat of Survey of Part of Section 27, Mahomet Township; 1914 CR 325E, Mahomet, Illinois PIN: 15-13-27-300-005	Mark and Pamela Plotner	05/09/14 05/21/14	Construct an addition to an existing single family home
129-14-03 AG-1	Lot 2 of Bloomfield Minor Subdivision of Parcel 1, Section 9, Mahomet Township; address to be assigned PIN: Pt. of 15-13-09-100-001	Aaron Collins	05/09/14 05/21/14	Construct a single family home with attached garage
132-14-01 AG-1	A 2.45 acre tract of land located in the SE Corner of the NE ¼ of Section 12, Sidney Township; 1079 CR 2400E, Sidney, Illinois PIN: Pt. of 24-28-12-200-018	Jordan Lowe	05/12/14 05/23/14	Construct a single family home with attached garage
133-14-01 R-1	Lot 227, Minor Lake Subdivision, Section 21, Champaign Township; 1804 Oak Park Drive, Champaign, Illinois PIN: 03-20-21-252-019	Michael Palazzolo	05/13/14 05/23/14	Construct an in-ground swimming pool with 6' non-climbable fence with a self-closing, self-latching gate
133-14-02 AG-1	Lot 1 of Greenwood Lake 5 th Subdivision, Section 21, East Bend Township; 3228 Greenwood Dr., Dewey, IL PIN: 10-02-21-476-011	Ross Robison	05/13/14 05/23/14	Construct a single family home with attached garage
133-14-03 CR	Lot 203, Summerfield East Subdivision, Section 36, Newcomb Township; 2480 CR 550E, Dewey, Illinois PIN: 16-07-36-200-023	Signature Homebuilders, LLC	05/13/14 05/28/14	Construct a single family home with attached garage
133-14-04 AG-1	Lot 1, Walter Sandwell Subdivision #3, Section 33, Philo Township; 609 Walters Way, Tolono, IL PIN: 19-27-33-476-004	David and Lauri Quick	05/13/14 05/28/14	Construct a detached garage

Planning & Zoning Monthly Report

MAY 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING MAY, 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
134-14-01 B-2	Lot 2, Jacob M. Smith Estate, Replat, Section 10, Urbana Township; 2108 E. University Ave., Urbana, IL PIN: 30-21-10-351-020	Mike Patel/ Jim Abbed (lessee)	05/14/14 05/29/14	A Temporary Use for a Fireworks Sales Stand, June 23 – July 6, 2014
134-14-02 I-1	Lots 2 & 3 of Stearn's Industrial Subdivision, Section 2, Champaign Township; 1314 W. Anthony Drive, Champaign, Illinois PIN: 03-20-02-131-010, 009, 011	Howard Kemper/ Jim Abbed (lessee)	05/14/14 05/29/14	A Temporary Use for a Fireworks Sales Stand, June 17 – July 5, 2014
134-14-03 R-1	Lot 271, Lake View 4 th Subdivision, Section 14, Mahomet Township; 403 Valley Drive, Mahomet, IL PIN: 15-13-14-227-006	Aaron Walder	05/14/14 05/28/14	Construct a detached storage shed
135-14-01 AG-1	The South 300' of the East 435.6' of the E ½ of the NW ¼ of Section 16, Ogden Township; 2746 CR 2150N, Ogden, Illinois PIN: 17-18-16-100-007	Drew and Lindsey Osterbur	05/15/14 05/28/14	Construct an addition to an existing single family home
136-14-01 CR	A tract of land comprising 270 acres in the S ½ of Section 11 and the N ½ of Section 14, Mahomet Township; 405 N. & 109 S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-11-376-002	Champaign County Forest Preserve District	05/16/14 05/28/14	A Temporary Use for a Fireworks Display, July 4, 2014; rain date, July 5, 2014
136-14-02 CR	A tract of land being a part of the South ½ of Section 29, East Bend Township; 756 CR 3100N, Dewey, Illinois PIN: 10-02-29-300-005	Andrew Sperling	05/16/14 05/30/14	A detached storage shed
*136-14-03	More information needed			
*139-14-01	More information needed			
139-14-02	Lot 47, River Oaks Subdivision, Section 20, Mahomet Township; 1107 S. Clapper Court, Mahomet, IL PIN: 15-13-20-201-005	Curtis Shoaf	05/19/14 05/30/14	Construct a sunroom addition to an existing single family home

*received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report

MAY 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING MAY, 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
*139-14-03	Under review			
*140-14-01	Under review			
*141-14-01	Under review			
*142-14-01	More information required			
*142-14-02	More information required			
*147-14-01	Skipped #, no ZUPA rec'd			
*147-14-02	Under review			
*150-14-01	Under review			
*150-14-02	Under review			

*received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report

MAY 2014

APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING MAY 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
03/04/14	205-13-01	Tract 3 of a Plat of Survey of Part of the NW ¼ of the NE ¼ of Section 23, Newcomb Township; 468 CR 2675N, Mahomet, Illinois PIN: 16-07-23-200-024	A single family home with attached garage and detached storage shed
05/01/14	176-97-02FP	Lot 1, Lincolnshire Fields Townhomes, Section 21, Champaign Township; 3801 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-300-001	A thirty (30) unit apartment building
05/12/09	108-08-01	Lot 1, Hanna's Acres Subdivision, Section 12, Stanton Township; 2292 CR 2300E, St. Joseph, Illinois PIN: 27-16-12-100-011	A single family home with attached garage

MONTHLY REPORT for JUNE 2014¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in June and two zoning cases were filed in June 2013. The average number of cases filed in June in the preceding five years was 3.6.

Two ZBA meetings were held in June and one case was finalized. Two ZBA meetings were held in June 2013 and five cases were finalized and one case was withdrawn. The average number of cases finalized in June in the preceding five years was 1.0.

By the end of June there were 11 cases pending. By the end of June 2013 there were 12 cases pending.

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

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

Table 1. Zoning Case Activity in June 2014 & June 2013

Type of Case	June 2014		June 2013	
	2 ZBA meetings		2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1	1	4‡
SFHA Variance	0	0	0	0
Special Use	0	0	0	2
Map Amendment	0	0	0	0
Text Amendment	0	0	1	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	1	2	6‡
Total cases filed (fiscal year)	12 cases		23 cases	
Total cases completed (fiscal year)	7 cases		27 cases‡	
Case pending*	11 cases		12 cases	
* Cases pending includes all cases continued and new cases filed but not decided ‡ One variance application was withdrawn in June 2013 and is included in Cases				

Planning & Zoning Monthly Report

JUNE 2014

Completed

¹ Note that approved absences, sick days, the loss of the Associate Planner, supplemental help by Susan Chavarria, and two part-time interns resulted in an average staffing level of 88% or the equivalent of 4.4 staff members (of the 5 authorized) present on average for each of the 21 work days in June.

Planning & Zoning Monthly Report

JUNE 2014

Subdivisions

There was no County subdivision application, review, or recording in June. No municipal subdivision was reviewed for compliance with County zoning in June, either.

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:

- 24 permits for 18 structures were approved in June compared to 19 permits for 16 structures in June 2013. The five-year average for permits in June in the preceding five years is 17.6.
- 18 months out of the last 48 months have equaled or exceeded the five-year average for number of permits (including June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, May 2013, December 2012, October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, August 2011, February 2011, January 2011, September 2010).
- 6.5 days was the average turnaround (review) time for complete initial residential permit applications in June.
- \$4,314,042 was the reported value for the permits in June compared to a total of \$8,983,360 in June 2013. The five-year average reported value for authorized construction in June is \$3,066,683.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including June 2014, May 2014, March 2014, February 2014, November 2013, September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, April 2011, and August 2010).
- \$4,895 in fees were collected in June compared to a total of \$4,168 in June 2013. The five-year average for fees collected in June is \$4,304.
- 17 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including June 2014, May 2014, March 2014, February 2014, August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, June 2011, and August 2010).
- There were also 8 lot split inquiries and 313 other zoning inquiries in June.
- One new rural address was assigned in June and four existing addresses were changed in June. Notifications were provided to other relevant County Departments, service providers, and Postmaster.
- Minutes were completed for two ZBA meetings

Planning & Zoning Monthly Report

JUNE 2014

Table 2. Zoning Use Permits Approved in June 2014

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				4	0	895,000
Other	2	0	36,500	8	0	355,666
SINGLE FAMILY Resid.:						
New - Site Built	1	0	240,000	24	10,658	6,606,124
Manufactured				3	666	323,862
Additions	4	435	221,900	14	1,564	632,400
Accessory to Resid.	7	1,049	135,470	23	6,407	675,705
TWO-FAMILY Residential						
Average turn-around time for permit approval			6.5 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				1	33	0
Neighborhood				8	0	0
COMMERCIAL: New				1	3,974	390,000
Other	2	2,636	3,658,000	7	4,014	3,848,365
INDUSTRIAL: New				1	1,283	147,255
Other						
OTHER USES: New						
Other						
SIGNS	2	285	3,672	4	710	44,427
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	6	490	18,500	12	984	19,700
TOTAL APPROVED	24/18	\$4,895	\$4,314,042	110/89	\$30,293	\$13,938,504

* 24 permits were issued for 18 structures in June 2014; 24 permits will require inspection and Compl. Certif.

◇ 110 permits have been issued for 89 structures since December 1, 2013 (FY2014)

NOTE: Home occupations and other permits (change of use, temporary use) total 21 since December 1, 2013, (this number is not included in the total # of structures).

There were 19 Zoning Use Permit Apps. *received* in June 2014 and 13 of those were *approved*.

Planning & Zoning Monthly Report

JUNE 2014

11 Zoning Use Permit App.s *approved* in June 2014 were *received* in prior months.

Planning & Zoning Monthly Report

JUNE 2014

Zoning Use Permits (continued)

- In the absence of an Associate Planner, miscellaneous activities for Permitting staff in June included assisting applicants for new zoning cases and assisting the Director with preparation of memoranda for Zoning Cases.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2014.

Table 3. Best Prime Farmland Conversion

	June 2014	FY 2014 to date
Zoning Cases. Approved by the ZBA, a Zoning Case June authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board, a subdivision approval June authorize creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit June authorize a new non-agriculture use on a lot that was not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acres	4.71 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
TOTAL	0.0 acres	4.71 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- 3 zoning compliance inspection were made in June for a total of 57 compliance inspections so far in FY2014.
- 1 zoning compliance certificate was issued in June for a total of 50 compliance certificates so far in FY2014. The FY2014 budget anticipated a total of 246 compliance inspections for an average of 4.7 inspections per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for June 2014 and can be summarized as follows:

- 4 new complaints were received in June compared to 5 new complaints in June 2013. Three complaints were referred to other agencies in June and one complaint was referred to another agency in June 2013.
- 147 enforcement inspections were conducted in June compared to 18 in June 2013. Three of the June 2014 inspections were for new complaints received in June 2014.
- No contacts were made prior to written notification in June and two were made in June 2013.
- 147 initial investigation inquiries were made in June for an average of 36.8 per week in June and 9.0 per week for the fiscal year. The FY2014 budget anticipates an average of 9.6 initial investigation inquiries per week.
- Two First Notices and No Final Notice were issued in June compared to 2 First Notices and no Final Notices in June 2013. The FY2014 budget anticipates a total of 32 First Notices.
- One case was referred to the State's Attorney in June and no cases were referred in June 2013.
- 64 cases were resolved in June (1 of the resolved cases was received in June) and 6 cases were resolved in June 2013.
- 337 cases remain open at the end of June compared to 429 open cases at the end of June 2013.
- Miscellaneous activities for Enforcement staff in June included answering phones and helping customers in the absence of Zoning Technicians; helping with calls regarding Floodplain Development; continued coordination with the State's Attorney regarding the court ordered inspection at one enforcement case property; and training a second part time intern (see below).
- A second part time intern began working in the last week of June to assist with clearing the backlog of enforcement cases.

APPENDICES

A Zoning Use Permit Activity in June 2014

B Zoning Compliance Certificates Authorized in June 2014

Table 4. Enforcement Activity During June 2014

	FY2013 TOTALS ¹	Dec. 2013	Jan. 2014	Feb. 2014	March 2014	April 2014	May 2014	June 2014	July 2014	Aug. 2014	Sep. 2014	Oct. 2014	Nov. 2014	Dec. 2014	TOTALS ¹ FY2014
Complaints Received	61	1	2	1	3	8	10	4							29
Initial Complaints Referred to Others	5	0	0	1	1	1	1	3							7
Inspections	484	2*	8*	8*	10*	54	34†	147 ⁴ †							263 ⁵ †
Phone Contact Prior to Notice	5	0	0	1	0	3	3	0							7
First Notices Issued	28	0	3	0	0	5	0	2							10
Final Notices Issued	7	0	0	0	0	0	0	0							0
Refer. to State's Att'y	4	0	0	0	0	0	0	1							1
Cases Resolved ²	99	3	0	1	0	8	18	64 ⁶							94 ⁷
Open Cases ³	402	400	402	402	405	405	397†	337†							337 ⁸ †

Notes

1. Total includes cases from previous years.
 2. 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.
 3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
 4. 3 inspections of the 147 performed were for the 4 complaints received in June, 2014.
 5. 48 inspections of the 263 inspections performed in 2014 were for complaints received in 2014.
 6. 1 of the resolved cases for June, 2014, was for a complaint received in June, 2014.
 7. 5 of the 94 cases resolved in FY 2014 were for complaints that were also received in FY 2014 (71 of the 94 cases resolved in FY 2014 were for complaints from 1991-2009).
 8. Total open cases include 30 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.
- * Months in which there was extensive coordination with the State's Attorney and consultants regarding a court ordered inspection at one enforcement case property.

† One part-time intern started helping with enforcement cases on May 20, 2014, and another started on June 25, 2014

Planning & Zoning Monthly Report

JUNE 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JUNE 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
136-14-03 AG-1	A 3.22 acre tract of land located in the SE ¼ of Section 7, Rantoul Township; 2835 CR 1300E, Rantoul, Illinois PIN: 20-09-07-400-017	Brent & Kendra Little	05/16/14 06/04/14	Construct a sunroom addition to an existing single family home and to authorize a previously constructed addition to an attached garage
139-14-01 AG-2	Lot 201, Farm Ridge Subdivision, Section 13, Urbana Township; 1753 CR 1550N, Urbana, Illinois PIN: 30-21-13-300-010	Steve Heater	05/19/14 06/12/14	Place an on-premise, free-standing sign on the subject property (boulder type)
139-14-03 R-1	Lot 1 of Burwell's Subdivision of Lot B of the First Plat of Prairieview Subdivision, Section 3, Urbana Township; 1913 Brownfield Road, Urbana, IL PIN: 30-21-03-302-011	Maxey & Ruth Overmyer	05/19/14 06/06/14	Construct a detached garage
140-14-01 AG-1	A tract of land located in the SW ¼ of Section 31, Brown Township; 52 CR 3000N, Fisher, Illinois PIN: 02-01-31-300-010 & 011	Steve Lammle	05/20/14 06/05/14	Construct a detached storage shed for agriculture equipment
141-14-01 I-1	A tract of land located in the NE ¼ of Section 24, Hensley Township; 309 West Hensley Rd., Champaign, IL PIN: 12-14-24-100-008	Kimberly Young	05/21/14 06/06/14	Change the Use to establish a Contractor's Facility, <i>Gire Roofing</i>
141-14-02 R-1	The West 269.722' of the East 377.610' of Lots 1, 2, 3 and 4 of the Subdivision of the Estate of James W. Boyd, deceased, Section 3, Urbana Township; 3104 E. Perkins Road, Urbana, Illinois PIN: 30-21-03-477-020	Bredan and Kathy McKiernans	05/21/14 06/06/14	Construct an addition to an existing single family home
142-14-01 AG-1	Lot 28, Deer Ridge Subdivision, Section 30, Ogden Township; 2543 CR 1375N, Ogden, Illinois PIN: 17-24-30-176-004	Jennifer Armstrong	05/22/14 06/06/14	Place an above ground swimming pool on the subject property

Planning & Zoning Monthly Report

JUNE 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JUNE 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
142-14-02 AG-2	10 acres in the NE ¼ of the NW ¼ of Section 27, Champaign Township; 2501 Windsor Rd., Champaign, IL PIN: 03-20-27-100-005	Windsor Road Christian Church	05/22/14 06/10/14	Construct an addition to an existing church building CASE: 776-S-14
147-14-01 I-1	Lot 5, Westwood Trace Subdivision, Section 9, Champaign Township; 4114 Fieldstone Road, Champaign, Illinois PIN: 03-20-09-352-003	Hallbeck Homes	05/27/14 06/04/14	Construct a warehouse addition for an existing office/warehouse building
150-14-01 B-4	A 1.5 acre tract of land located south of Airport Road and East of U.S. Route 45 in the NE ¼ of Section 4, Urbana Township; 2708 N. Cunningham Avenue, Urbana, Illinois PIN: 30-21-04-201-001	Pathfinder Group/Jim Abbed	05/30/14 06/06/14	A Temporary Use for a Fireworks Sales Stand
150-14-02 R-1	Lot 2 of Mitchell Subdivision, Section 10, St. Joseph Township; 1655 CR 2200E, St. Joseph, Illinois PIN: 28-22-10-276-015	Chris and Diane Stevens	05/30/14 06/10/14	Construct an addition to an existing single family home
153-14-01 R-1	A .87 acre tract of land located in the NE ¼ of the SE ¼ of Section 15, Mahomet Township; 403 S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-15-426-002	James and Deborah Hannon	06/03/14 06/10/14	Construct a detached garage
154-14-01 AG-1	Lot 2 of a Replat of Lot 125 of Thor-O-Bred Acres, Section 14, Hensley Township; 2110 Laurel Park Place, Champaign, Illinois PIN: 12-14-14-376-016	Craig Jones	06/04/14 06/11/14	A Temporary Use for a Fireworks Display on July 5, 2014, rain date July 6, 2014

Planning & Zoning Monthly Report

JUNE 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JUNE 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
155-14-01	Numbering error			
155-14-02 CR	A tract of land located in the W ½ of the NE ¼ of Section 28, Kerr Township; 2763 CR 3200N, Penfield, Illinois PIN: 13-06-28-200-005	Charles Learned	06/03/14 06/27/14	Construct a single family home with attached garage and a detached agriculture storage shed Reconstruction after 11/17/13 tornado
156-14-01 AG-1	Lot 105, Clabaugh Subdivision, Section 10, Somer Township; 2207 CR 1600E, Urbana, Illinois PIN: 25-15-10-400-015	Tom Cox	06/05/14 06/11/14	Construct a detached garage and authorize a previously constructed detached storage shed
156-14-02 B-4	Lot 3 in Triumph Industrial Park, Section 33, Somer Township; 1414 Triumph Drive, Urbana, Illinois PIN: 25-15-33-401-004	Big Top Properties Series LSS, LLC	06/05/14 06/11/14	Erect 1 on-premise freestanding sign and 1 wall mounted sign affixed to the gate
156-14-03 AG-1	Lots 1 and 2 of Hamilton's Subdivision, Section 24, Scott Township; 558 CR 1400N, Champaign, Illinois PIN: 23-19-24-400-006 & 007	Mark Hamilton	06/05/14 06/11/14	A Temporary Use for a Fireworks Display, July 3, 2014, rain date July 4, 2014
157-14-01 CR	A tract of land being the E ½ of Section 8, Kerr Township; 3437 CR 2700E, Penfield, IL PIN: 13-06-08-200-001	Champaign County Forest Preserve Dist.	06/06/14 06/11/14	Construct an addition to an existing caretaker's dwelling
164-14-01 R-1	Lot 45, Woodfield West Subdivision, Section 22, Mahomet Township; 804 Buckthorn Circle, Mahomet, Illinois PIN: 15-13-22-253-001	Brad Coats	06/13/14 06/20/14	Construct a detached garage
167-14-01 AG-1	Lot 2, Jones Subdivision, Section 16, Tolono Township; 945 CR 900E, Champaign, Illinois PIN: 29-26-16-401-002	Jeff Cox	06/16/14 06/27/14	Construct an in-ground swimming pool, a detached storage shed and authorize construction of a previously constructed addition to the rear of the home

Planning & Zoning Monthly Report

JUNE 2014

APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JUNE 2014

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
169-14-01 B-2	Part of the SW ¼ of Section 16, Scott Township; 304 S. Main Street, Seymour, IL PIN: 23-19-16-300-018	Seymour Volunteer Fire Dept.	06/18/14 06/20/14	A Temporary Use for a Fireworks Display on July 4, 2014, rain date July 5, 2014
170-14-01	Approved in July			
171-14-01 CR	A tract of land in the SE ¼ of the SW ¼ of Section 35, Newcomb Township; 433 CR 2425N, Mahomet, IL PIN: 16-07-35-300-026	Donald Jones	06/20/14 06/30/14	Construct a detached storage shed
171-14-02 AG-1	A 78 acre tract of land located in the N ½ of the SW ¼ of Section 21, Scott Township; 1446 CR 200E, Seymour, Illinois PIN: 23-19-21-300-007	Ronald O'Connor	06/20/14 06/30/14	Construct a detached agricultural shed for cattle
*174-14-01	Variance needed			
175-14-01	Approved in July			
176-14-01 CR	A tract of land located in Part of the E ½ of the SW ¼ of Section 16, Mahomet Township; 705 W. Hickory, Mahomet, Illinois PIN: 15-13-16-300-005	Sportsman Club of Urbana	06/25/14 07/01/14	A Temporary Use for a Fireworks Display on July 5, 2014; rain date July 6, 2014
*176-14-02	Approved in July			
*177-14-01	Approved in July			
*177-14-02	Under review			

*received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report

JUNE 2014

APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JUNE 2014

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/11/14	156-13-02 FP	A tract of land located in the S ½ of Section 28, St. Joseph Township; 1323 CR 2075E, St. Joseph, Illinois PIN: 28-22-28-400-008	Construct a single family home with attached garage