



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

County of Champaign, Urbana, Illinois

Thursday, December 3, 2015 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

C.Pius Weibel – Vice-Chair

Astrid Berkson

Stan Harper

Pattsi Petrie

Jon Schroeder

Sam Shore

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – November 5, 2015 1 – 5
- V. Public Participation
- VI. Communications
- VII. For Information Only
 - A. Update regarding RPC Assistance to Wilber Heights
 - B. Update regarding County Burn Ordinance
- VIII. Items to be Approved by ELUC
 - A. One Day Recreation and Entertainment License. Matt Slade, 1306 East Kerr Avenue, Urbana, for a Lawnmower Derby at the Champaign County Fair Association Fairgrounds, 1302 North Coler Avenue, Urbana IL, December 6, 2015. 6 – 14
 - B. Annual Renewal of Recreation & Entertainment License
 1. Lake of the Woods Bar & Liquors, 204 South Prairieview Road, Mahomet. 1/1/16-12/31/16. 15 – 20
 2. Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet. 1/1/16-12/31/16 21 – 25
 3. Gordyville LLC, 2205 CR3000N, Gifford. 1/1/16-12/31/16 26 – 35
 4. Curtis Orchard, 3902 South Duncan Road, Champaign. 1/1/16-12/31/16 36 – 42
 - C. Annual Renewal of Hotel/Motel License 43
 1. Hariohm Inc. dba Motel 6. 1906 North Cunningham Avenue, Urbana. 1/1/16 – 12/31/16
 - D. Recommendation to limit type of coolants used in closed loop system wells 44 – 51

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

December 3, 2015

Page 2

- IX. **Items to be Recommended to the County Board**
- A. **Case 815-AM-15.** Recommendation to approve a Zoning Map Amendment to change the zoning district designation from the B-2 Neighborhood Business Zoning District to the B-4 General Business Zoning District for petitioners Jody Wesley and Dustin Heiser, d.b.a. Prairie View One, LLC, on a 2.16 acre tract in the Northwest Quarter of the Northwest Quarter of Section 13, Township 20N Range 7E in Mahomet Township and commonly known as 201 North Prairieview Road, Mahomet. 52 – 61
- B. **Case 817-AM-15.** Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence District to the AG-2 Agriculture Zoning District in order to operate a Special Use Permit authorized in related Zoning Case 808-S-15 for the ongoing use of an existing barn as a rentable venue for entertainment and recreation for petitioner Loretta Dessen, d.b.a. Farm Lake Inc. on a 10 acre tract in the West Half of the Northeast Quarter of Section 4 Township 19 North Range 8 East in Urbana Township and commonly known as Farm Lake, with an address of 2502 North Cunningham Avenue, Urbana. 62 – 72
- X. Monthly Reports
- A. October 2015 73 – 82
- XI. Other Business
- XII. Chair’s Report
- XIII. Designation of Items to be Placed on Consent Agenda
- XIV. Adjournment

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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, November 5, 2015

TIME: 6:30 p.m.

PLACE: Lyle Shields Meeting Room

Brookens Administrative Center

1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Chair)	
C. Pius Weibel (Vice Chair)	
Astrid Berkson	
	Stan Harper
Patti Petrie	
Jon Schroeder	
Sam Shore	

County Staff: Deb Busey (County Administrator), John Hall (Zoning Administrator), Brian Nolan (Recording Secretary)

Others Present: Susan Monte (Regional Planning Commission), John Jay (County Board Member)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:30 p.m.

II. Roll Call

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

III. Approval of Agenda and Addendum

Mr. Esry reported to the board that the addendum will no longer be addressed at the meeting and will be removed from the agenda.

MOTION by Mr. Weibel to approve the agenda as amended; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. ELUC Committee meeting – September 3, 2015

MOTION by Mr. Weibel to approve the minutes of the September 3, 2015 ELUC meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED** unanimously.

1 **V. Public Participation**

2 None

3
4 **VI. Communications**

5 Mr. Esry noted Mr. Harper's absence from the meeting.

6
7 **VII. For Information Only**

8 A. *Enforcement Update for 1101 Carroll Avenue, Urbana*

9
10 Mr. Hall reported that all demolition and work at the property has been completed. Ms. Petrie
11 asked for the final cost of the project. Mr. Hall noted that the total cost of the project was \$13,750,
12 which was lower than expected.

13
14 B. *Countywide Residential Electronics Collections*

15
16 Ms. Monte reported that 53 tons of electronics were collected from approximately 1,200 vehicles
17 in 4 hours at the October 10th collection at Parkland College. Ms. Monte will report feasible options
18 to the ELUC Committee in January 2016 in regards to holding additional collections throughout the
19 year.

20
21 **Mr. Schroeder enters the meeting at 6:34 p.m.**

22
23 Ms. Petrie asked for a description of the recycling coordinators Ms. Monte worked with to
24 complete the residential electronics collection. Ms. Monte explained that the Village of Savoy, City
25 of Champaign, City of Urbana and Champaign County participated in the electronics collection and
26 Parkland College sponsored the event. Champaign County Probation and Court Services provided
27 additional support for the electronics collection.

28
29 **VIII. Items to be Approved by ELUC**

30 A. *Proposal regarding comprehensive update of the Champaign County Solid Waste Management Plan*

31
32 **MOTION** by Ms. Petrie to approve the proposal regarding comprehensive update of the Champaign
33 County Solid Waste Management Plan; seconded by Ms. Berkson.

34
35 Ms. Monte reported that the proposed update is in alignment with the required 5 year update to
36 the Champaign County Solid Waste Management Plan. Proposed legislative changes at the state
37 level will hopefully provide Champaign County with additional resources by 2017.

38
39 Ms. Petrie asked why the ELUC Committee is being asked to approve the proposal. Ms. Monte
40 explained that Land Resource Management Plan requires a proposal to be provided to the ELUC
41 Committee before the required 5 year update is approved. The proposal regarding the
42 comprehensive update is to provide the ELUC Committee with the scope of the update before it is
43 approved. Ms. Petrie asked if it is necessary for the ELUC Committee to take action on this item at
44 the current meeting. Ms. Monte explained that the proposal provided at the current meeting
45 details the scope of services that will be provided in the 2017 Work Plan Proposal. The proposal
46 provided at the current meeting is for the ELUC Committee to approve or receive and place on file.
47 Ms. Petrie asked for additional clarification as to why the ELUC Committee is being asked to
48 approve the current proposal. Ms. Monte clarified that the approval of the current proposal is part
49 of the 2017 Work Plan process and the committee has the option to accept and place the proposal
50 on file.

51
52 **MOTION WITHDRAWN** by Ms. Petrie to approve the proposal regarding comprehensive update of the
53 Champaign County Solid Waste Management Plan; seconded by Ms. Berkson.

1 **MOTION** by Mr. Esry to accept and place on file the proposal regarding comprehensive update of the Champaign
2 County Solid Waste Management Plan.

3
4 B. *Update regarding options to limit type of coolants used in closed loop system wells*

5
6 Ms. Monte reported that the approval of the provided update by the ELUC Committee is to
7 consider making a recommendation to the County Board of Health to amend the Champaign
8 County Health Ordinance, which contains restrictions on the types of coolants used in closed loop
9 system wells. The ELUC Committee was provided information about coolants in closed loop system
10 wells in September 2015, and since that time the Assistant State's Attorney reported that
11 Champaign County likely has the authority to limit the types of coolants used.

12
13 **MOTION** by Ms. Petrie to approve the Assistant State's Attorney recommendation to vote on the wording
14 of the update regarding options to limit type of coolants used in closed loop system wells and then send
15 the approved amendment to the Illinois Department of Public Health for approval, and after approval,
16 voting to enact.

17
18 Ms. Monte clarified the action of the ELUC Committee at the current meeting is to make a
19 recommendation to the County Board of Health in regards to the proposed draft amendment to
20 the Champaign County Health Ordinance. The County Board of Health is the responsible board for
21 enacting or making proposals to the Illinois Department of Public Health.

22
23 **AMENDED MOTION** by Ms. Petrie to approve the proposed draft amendment to the Champaign County
24 Health Ordinance for consideration by the County Board of Health; seconded by Ms. Berkson.

25
26 Mr. Weibel commented that he abstains from the vote on this action item before the ELUC
27 Committee. Mr. Schroeder asked for clarification in regards to ethanol being included as a toxic
28 substance in the list of coolants used in closed loop system wells.

29
30 **AMENDED MOTION** by Mr. Schroeder to approve the proposed draft amendment to the Champaign
31 County Health Ordinance for consideration by the County Board of Health with the removal of ethanol
32 from the list of toxic coolants.

33
34 Ms. Monte noted that ethanol is included on the list of toxic coolants due to the risk of
35 contamination of ground water. Mr. Schroeder noted that ethanol is dispersed quickly in water
36 and asked who created the list of toxic coolants that was provided to the ELUC Committee. Ms.
37 Monte did not have the source for the list available at the meeting. Ms. Berkson noted that
38 contamination from the closed loop system well could reach other underground water tables.
39 Mr. Schroeder noted that ethanol is quickly diluted. Ms. Monte noted that the concentration of
40 ethanol could be controlled in the proposed amendment. Early drafts of the proposed
41 amendment by Illinois Department of Public Health include using ethanol in concentrations of
42 20% or less. Ms. Monte explained that this item can return to the ELUC Committee in December
43 2015 with additional information in regards to the risks associated with ethanol in closed loop
44 system wells.

45
46 **AMENDED MOTION** by Mr. Schroeder to defer the update regarding options to limit type of coolants used
47 in closed loop system wells with additional information regarding the risks associated with ethanol in
48 closed loop system wells to the December 2015 ELUC Committee meeting; seconded by Ms. Berkson.

49
50 Upon vote: Aye (5) Esry, Berkson Schroeder, Shore, Petrie

51 Nay (0)

52 Abstain (1) Weibel

53 **MOTION CARRIED.**

54

1 C. *Proposed Public Hearing to Amend the Champaign County Zoning Ordinance to add "Hospital and/
2 or Medical Clinic" as an Additional Principal Use at a Fairgrounds*
3

4 **MOTION** by Mr. Weibel to approve the Proposed Public Hearing to Amend the Champaign County Zoning
5 Ordinance to add "Hospital and/ or Medical Clinic" as an Additional Principal Use at a Fairgrounds;
6 seconded by Ms. Berkson.
7

8 Mr. Weibel asked if this amendment is being approved to provide Carle Hospital with additional
9 parking. Mr. Hall confirmed and noted that the Champaign County Fairgrounds are asking also for
10 additional parking.
11

12 Ms. Petrie asked who will maintain the parking area and who will cover the costs of the project. Mr.
13 Hall noted that the parking area is included in the Champaign County Fairgrounds and Carle
14 Hospital rents the parking area from the Fairgrounds.
15

16 Mr. Weibel asked if any changes will be required to the drainage system in the parking area. Mr.
17 Hall noted that storm water detention will be required, and concerns about run off into Crystal
18 Lake are addressed in Special Condition 3 of the proposed text amendment.
19

20 Ms. Petrie asked if the site plan will be approved by the Zoning Board of Appeals. Mr. Hall
21 confirmed, and he noted the site plan has already been prepared with provisions including
22 drainage corrections and minimizing water quality problems in Crystal Lake.
23

24 Ms. Berkson asked if drainage from the parking area will include piping or a water garden area. Mr.
25 Hall noted that he is unsure if the Champaign County Fairgrounds has the available space for open
26 surface drainage and noted decisions in regards to drainage are best left to landowner as long as
27 they are in compliance with drainage requirements set forth in the Land Resource Management
28 Plan.
29

30 Mr. Schroeder asked if the fairgrounds should be rezoned instead of making a text amendment.
31 Mr. Hall explained that a text amendment is less risky approach than rezoning the Champaign
32 County Fairgrounds due to the large number of residential properties that border the fairgrounds.
33

34 Ms. Petrie encouraged representatives from Carle Hospital and the Champaign County Fairgrounds
35 to implement green drainage solutions in the proposed site plan. Mr. Hall clarified that he has not
36 seen a developed site plan for the proposed parking area at the Champaign County Fairgrounds.
37

38 Mr. Schroeder supported the approval of the proposed text amendment. Mr. Shore additionally
39 supported approval of the proposed text amendment, and he commented that concerns about
40 green drainage solutions will have the opportunity to be addressed in the future before a final
41 parking area is developed.
42

43 Ms. Berkson asked if the ELUC Committee will have the opportunity to review and approve the site
44 plan. Mr. Hall noted that the ELUC Committee will note have the opportunity to review and
45 approve the site plan because the fairgrounds have a specific type of special use permit that is not
46 required to be approved by the Champaign County Board.
47

48 Upon vote: Aye (5) Esry, Berkson Schroeder, Shore, Weibel
49 Nay (1) Petrie
50

51 **MOTION CARRIED.**
52
53
54

1 **IX. Monthly Reports**

2 A. *August and September 2015*

3
4 Ms. Petrie commented that the number of Zoning Compliance Certificates was higher than usual in
5 August 2015. Mr. Hall confirmed and commented that 2015 has been a big year for the Planning
6 and Zoning Department.

7
8 **MOTION** by Mr. Esry to accept and place on file the monthly reports for August and September 2015.

9
10 **X. Other Business**

11
12 Ms. Petrie asked for updates in regards to the proposed burning ordinance and the number of interns
13 working in the Planning and Zoning Department.

14
15 Mr. Hall explained that one intern works in the Planning and Zoning Department and an update in regards
16 to the proposed burning ordinance will be provided to the ELUC Committee at the December 2015
17 meeting.

18
19 **XI. Chair's Report**

20 Mr. Esry thanked the ELUC Committee for attending the meeting.

21
22 **XII. Designation of Items to be Placed on Consent Agenda**

23 None

24
25 **XIII. Adjournment**

26 **MOTION** by Mr. Shore to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED**
27 unanimously. There being no further business, Mr. Esry adjourned the meeting at 7:12 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)

For Office Use Only

License No. 2015-ENT-35
Date(s) of Event(s) DEC 6, 2015
Business Name: LAWN MOWER DERBY
License Fee: \$ 10.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 14.00
Checker's Signature: _____

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

Checks 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: MATT SLADE
2. Location of Business for which application is made: 1302 E KERR
530-3435 URBANA, IL 61801
3. Business address of Business for which application is made: _____
4. Zoning Classification of Property: 1302 N. Cole Urbana IL
5. Date the Business covered by Ordinance No. 55 began at this location: _____
6. Nature of Business normally conducted at this location: Champaign County Fair Association
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Lawnmower Derby
8. Term for which License is sought (specifically beginning & ending dates): Dec 6, 2015
(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: _____
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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: MATT SLADE Date of Birth: _____
Place of Birth: URBANA Social Security No.: _____
Residence Address: 1306 E KERR URBANA, FL
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: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

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: _____ Title: _____

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

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

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.

REDACTED COPY

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.

Matthew Heide
Signature of Owner or of one of two members of Partnership

X X Y
Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 12th day of November, 2015.



Barbara Doyle-Little
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

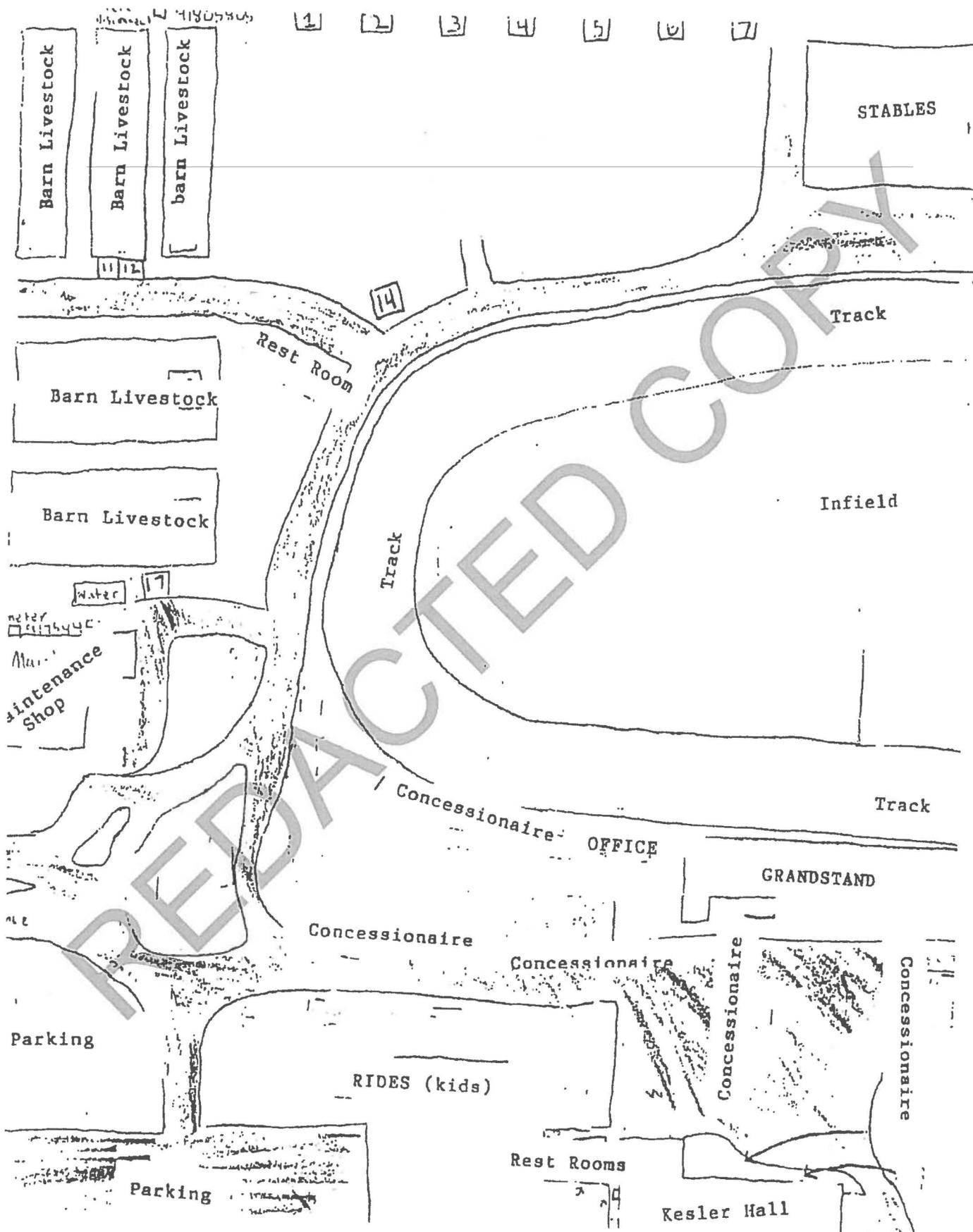
Signature of Secretary

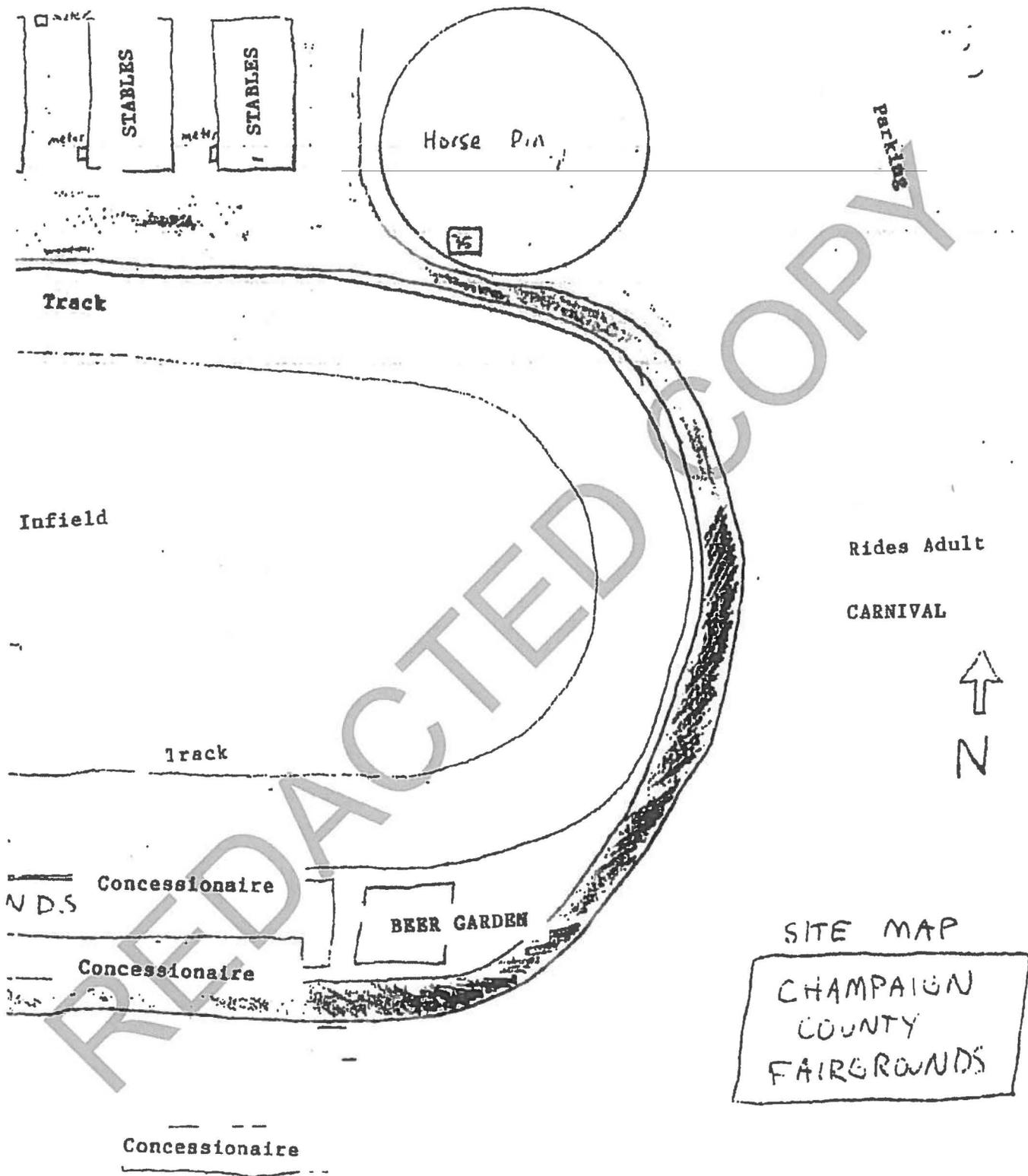
Signature of Manager or Agent

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

Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to GORDY HULTEN, 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.





CONTRACT

AGREEMENT made this 22 day of May, 2015 between the Champaign County Fair Association, hereinafter called "Owner" and Matthew Alade hereinafter called "Promoter";

1. **Premises:** The Owner agrees to rent to the Promoter the building commonly known as Kessler Hall, located on the Champaign County Fairgrounds, as well as the immediate surrounding area. Also, Owner will permit Promoter and promoter's guests access to bathroom facilities.

2. **Term:** The rental of this space by Promoter from Owner will take place on the following date(s) May 31 July 30 Dec 6.

3. **Rent:** Promoter shall pay to Owner rent in the amount of \$ N/A. Also, Promoter shall provide Owner with a security deposit of \$ _____ (2 separate checks)

4. **Use:** The Promoter will rent this space from Owner for the purpose of: Demolition Derbys

5. **Utilities:** In addition to rent, Promoter will pay Owner \$ N/A per hookup for each and every electrical hookup used on the fairground other than the hookup at Kessler Hall. Otherwise, Promoter will furnish all other equipment necessary for its event unless otherwise agreed in writing with Owner. To pay owner \$100 charge for use of A/C and Heating if used.

6. **Maintenance:** Promoter accepts the premises rented in as-is condition and shall maintain said premises in the same condition that it is currently in, ordinary wear and tear accepted.

7. **Insurance:** Promoter shall not do anything which will in anyway impair the reasonable obligation of any policy of insurance upon the premises. Promoter shall procure and maintain at Promoter's cost and expense policies of insurance insuring the Promoter against public liability, covering the premises rented and use and operation thereof, with limits of not less than \$1 million combine single limit. Any insurance required to be procured and maintained by the Promoter shall not be subject to cancellation except after ten (10) days prior written notice to the Owner and shall name Owner as an additional insured. Promoter shall provide to the Owner a certificate evidencing the insurance of said insurance policy or policies.

8. **Rules and Regulations:** Owner has the right to bar individuals from the premises. Promoter must inform their guest of all rules and regulations. If rules and

regulations are broken by guest they may be barred and/or arrested for criminal trespassing. If the rules and regulations are broken by a Promoter, it is grounds for termination of this Contract.

9. **Indemnification:** The Promoter agrees to indemnify and save harmless the Owner from and against all claims of whatever nature arising from any act or omission of negligence of the Promoter or the Promoter's agents, servants, or employees, for personal injury or for damage to the premises or any person other than Owner or its agents, occurring during the term hereof in or about the premises. This indemnification and hold harmless agreement shall include indemnity against all reasonable costs, expenses and liability incurred in or in connection with any such claim or proceeding brought thereon, the reasonable expense of investigating the same and the defense thereof, including reasonable attorney's fees.

10. **Entry of Premises:** The Owner reserves the right to enter upon the premises at all reasonable hours for the purpose of inspecting the same.

11. **Default:** If Promoter defaults in any of its obligations under this Contract, Owner shall be entitled to terminate this Contract and recover from Promoter any damages from such default, including reasonable attorney fees.

12. **Assignment:** Promoter shall not assign any of the rights under this Contract or sublet the space, without the prior written consent of the Owner.

IN WITNESS WHEREOF the parties sign their names through their respective agents.

Champaign County Fair Association

By 
Agent for Champaign County
Fair Association


(Promoter)

By _____
Agent for:

Owner

Promoter



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

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 11-12-15
- 2. Fee Amount Received: 14.00

Sheriff's Department

- 1. Police Record Approval: [Signature] Date: 11/6/15
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: [Signature]
SHOULD ONLY CONTACT IS FOR IUC AND WITNESS TO CRIMES.

Planning & Zoning Department

- 1. Proper Zoning Approval: _____ Date: _____
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Environment & Land Use Committee

- 1. Application Complete Approval: _____ Date: _____
- 2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions: _____



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

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

For Office Use Only

License No. 2016-ENT-12

Date(s) of Event(s) ANNUAL

Business Name: LAKE OF WOODS BAR & LIQ

License Fee: \$ 100.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 104.00

Checker's Signature: _____

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

NOV 12 2015

Checks Must Be Made Payable To: Gordy Hulten, Champaign County Clerk

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: LAKE OF THE WOODS BAR & LIQUORS, INC.
2. Location of Business for which application is made: 204 S. PRAIRIEVIEW RD, MAHOMET, IL 61853
3. Business address of Business for which application is made: SAME AS ABOVE
4. Zoning Classification of Property: _____
5. Date the Business covered by Ordinance No. 55 began at this location: 1-29-1982
6. Nature of Business normally conducted at this location: PACKAGE LIQUOR STORE + BAR - ALCOHOL SALES FOR OUTDOOR ACTIVITIES WITH BAR
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): D.J., KARAOKE, BANDS (LIVE MUSIC)
8. Term for which License is sought (specifically beginning & ending dates): _____
01/01/16 THRU 12/31/16

(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: PARKHILL ENTERPRISES, 1810 WOODFIELD DR, SAVOY, IL 61874 - LEASED MONTHLY
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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: N/A 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): ALFRED D. BARBADILLO
Date of Birth: _____ Place of Birth: MUNICH, GERMANY
Social Security Number: ON FILE Citizenship: YES
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 120 CARROLL ST.
MAHOMET, IL 61853
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: SAME

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:
LAKE-OF-THE-WOODS BAR & LIQUORS, INC.
2. Date of Incorporation: 01/29/1982 State wherein incorporated: ILLINOIS

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

N/A

Give first date qualified to do business in Illinois: _____

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

204 S. PRAIRIEVIEW RD.
MAHOMET, IL 61853

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

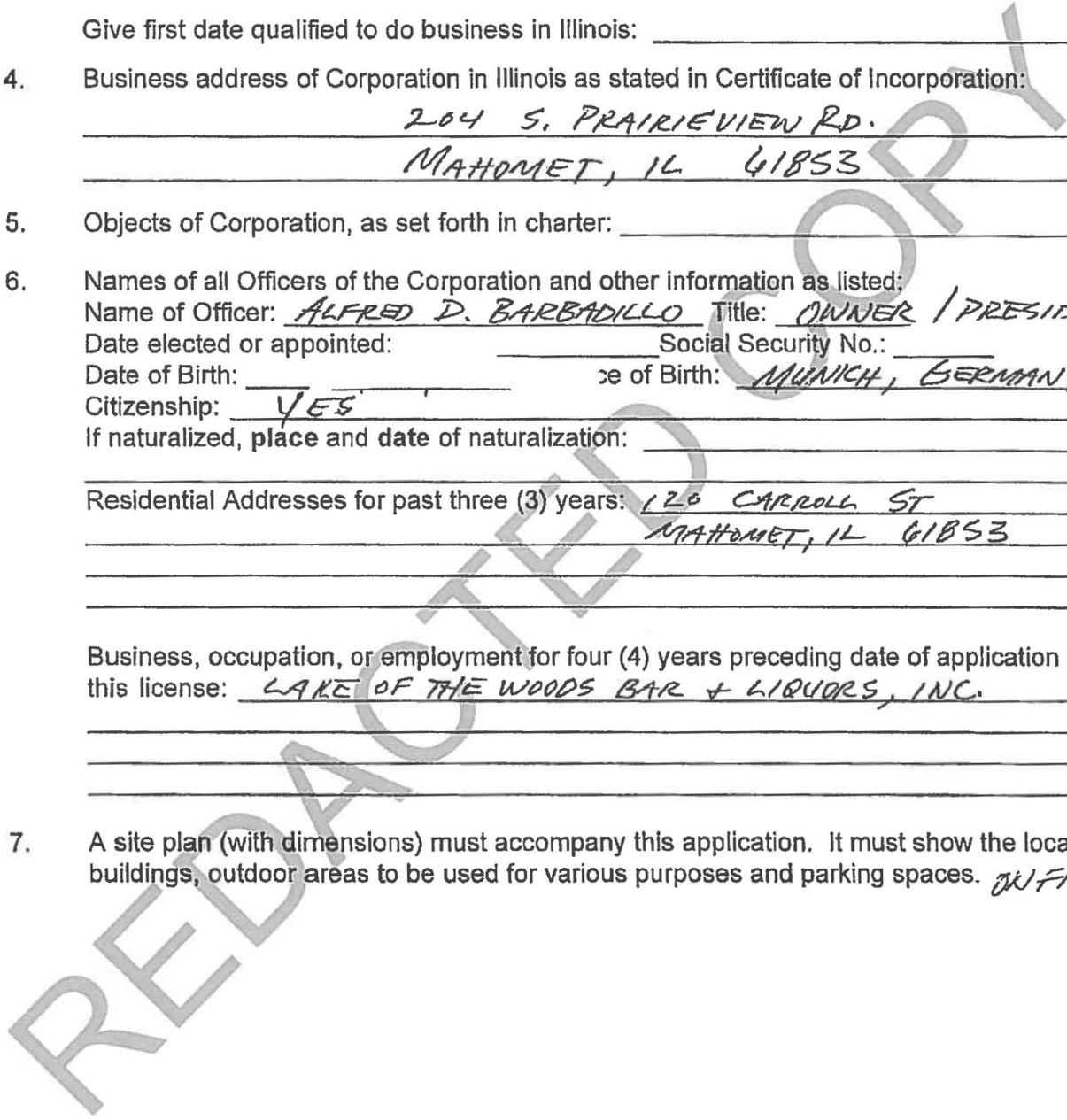
6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: ALFRED D. BARBADILLO Title: OWNER / PRESIDENT
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Date of Birth: MUNICH, GERMANY
Citizenship: YES
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: 120 CARROLL ST
MAHOMET, IL 61853

Business, occupation, or employment for four (4) years preceding date of application for this license: LAKE OF THE WOODS BAR + LIQUORS, INC.

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. ON FILE



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

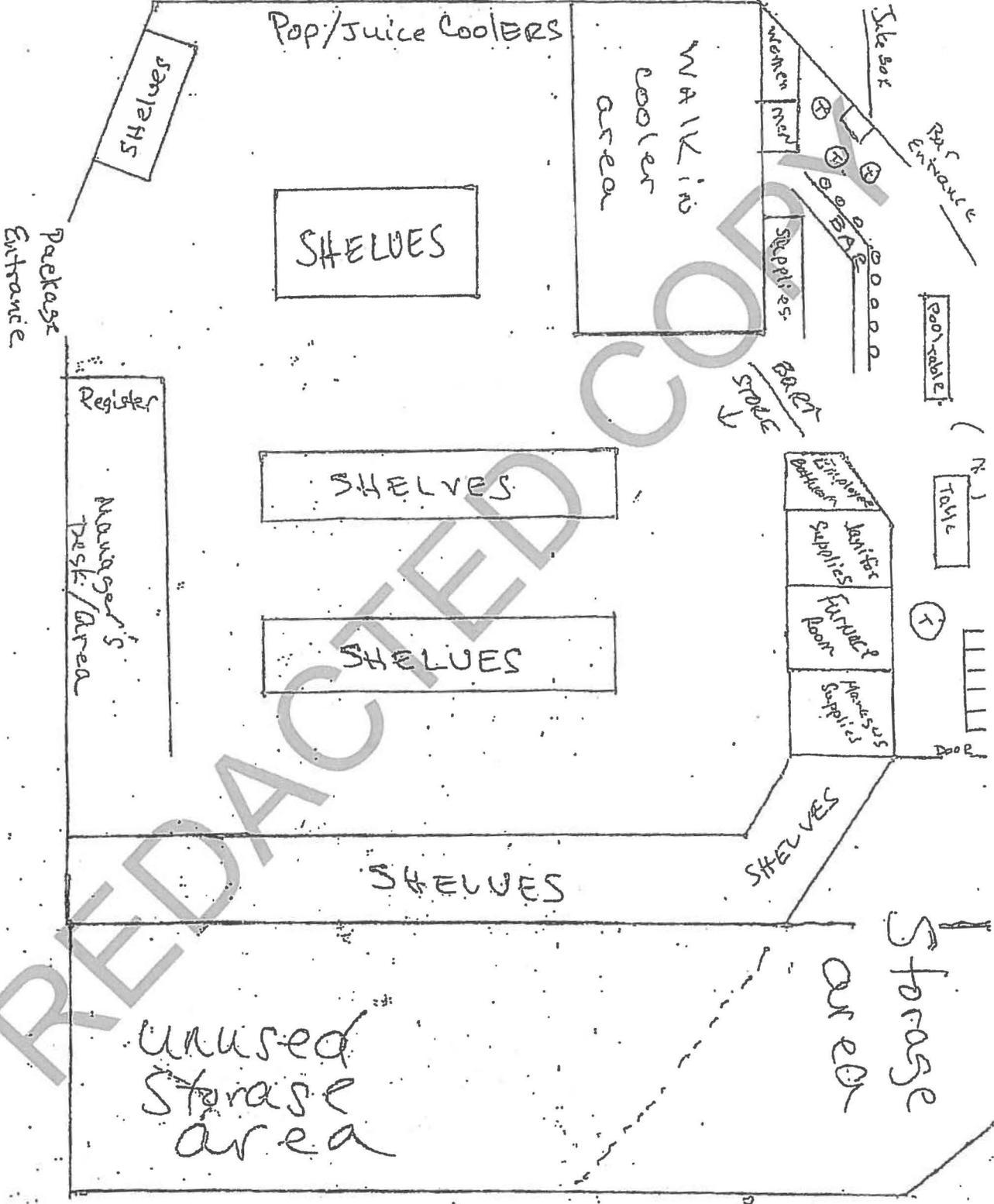
Subscribed and sworn to before me this 21st day of November, 2015.

"OFFICIAL SEAL"
B SUMMERS
Notary Public, State of Illinois
My commission expires 02/09/19



Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to GORDY HULTEN, 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.



back of the Woods Bar & Liquor, Inc.

(E)



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

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 11-12-15
- 2. Fee Amount Received: \$ 104.00

Sheriff's Department

- 1. Police Record Approval: [Signature] Date: 11/16/15
 - 2. Credit Check Disapproval: _____ Date: _____
- Remarks: _____ Signature: [Signature]

Planning & Zoning Department

- 1. Proper Zoning Approval: _____ Date: _____
 - 2. Restrictions or Violations Disapproval: _____ Date: _____
- Remarks: _____ Signature: _____

Environment & Land Use Committee

- 1. Application Complete Approval: _____ Date: _____
 - 2. Requirements Met Disapproval: _____ Date: _____
- Signature: _____
- Remarks and/or Conditions: _____

FILED



STATE OF ILLINOIS, NOV 16 2015
Champaign County
Application for:
Recreation & Entertainment License
Gordy Hulthen
CHAMPAIGN COUNTY CLERK

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

For Office Use Only	
License No.	<u>2016-ENT-07</u>
Date(s) of Event(s)	<u>ANNUAL</u>
Business Name:	<u>TIN CUP</u>
License Fee:	\$ <u>100.</u>
Filing Fee:	\$ <u>4.00</u>
TOTAL FEE:	\$ <u>104.00</u>
Checker's Signature:	<u><i>[Signature]</i></u>

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

Checks Must Be Made Payable To: Gordy Hulthen, 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: TIN CUP RV PARK, Inc
- 2. Location of Business for which application is made: 1715 E. TIN CUP RD MAHOMET IL 61853
- 3. Business address of Business for which application is made: 1715 E. TIN CUP RD MAHOMET IL 61853
- 4. Zoning Classification of Property: MAHOMET CH CD B-3 Hwy Business
- 5. Date the Business covered by Ordinance No. 55 began at this location: 1999
- 6. Nature of Business normally conducted at this location: Recreational Vehicle Park
- 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Recreational Vehicle Camping Golf Driving Range
- 8. Term for which License is sought (specifically beginning & ending dates): January 1, 2016 - December 31, 2016
(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? YES
- 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: N/A
- 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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: GARY ROBINSON Date of Birth: _____
Place of Birth: MARION NC Social Security No.: _____
Residence Address: 2070 CO. RD. 125 E MAHOMET IL 61853
Citizenship: US 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): _____
GARY ROBINSON, RONDA ROBINSON
Date of Birth: _____ Place of Birth: MARION NC NEW ULM MN
Social Security Number: _____ Citizenship: _____
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
218 S. Lake & Me Wood Rd
MAHOMET IL 61853
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: R-S Sales - Service
MAHOMET IL 61853

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:
TINCUP RV PARK, Inc
2. Date of Incorporation: 11/15/00 State wherein incorporated: IL

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

N/A

Give first date qualified to do business in Illinois: 11/15/99

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

1715 E. TINCUP RD
Mahomet IL 61853

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

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

Name of Officer: GARY ROBINSON Title: PRESIDENT
Date elected or appointed: 11/15/99 Social Security No.:
Date of Birth: _____ Place of Birth: MARION N.C.
Citizenship: US
If naturalized, place and date of naturalization:

Residential Addresses for past three (3) years:

218 S. Lakeview Woods Rd
Mahomet, IL 61853

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

OWNER RV Sales Service
Mahomet IL

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.

on file from PAST YEARS

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.

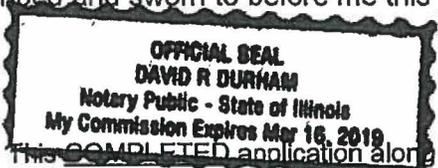
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

+ _____
Signature of President

+ _____
Signature of Secretary

+ _____
Signature of Manager or Agent

Subscribed and sworn to before me this 11th day of November, 2015.



+ _____
Notary Public

This ~~COMPLETED~~ application along with the appropriate amount of cash, or certified check made payable to GORDY HULTEN, 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.



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

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 11-16-15
- 2. Fee Amount Received: 104.00

Sheriff's Department

- 1. Police Record Approval: [Signature] Date: 11/17/15
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: [Signature]

Planning & Zoning Department

- 1. Proper Zoning Approval: _____ Date: _____
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Environment & Land Use Committee

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

Remarks and/or Conditions: _____



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)

FILED

FILED NOV 29 2015

Gordy Hulten
CHAMPAIGN COUNTY CLERK

Per Year (or fraction thereof):
Per Single-day Event:
Clerk's Filing Fee:

\$ 100.00

\$ 10.00

\$ 4.00

For Office Use Only

License No. 2016-ENT-18
Date(s) of Event(s) Annual
Business Name: Gordville, LLC
License Fee: \$ 100
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: [Signature]

Checks 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: Gordville LLC
 2. Location of Business for which application is made: 2205 CR 3000N, Gifford, IL 61847
 3. Business address of Business for which application is made: 2205 CR 3000 N, Gifford, IL 61847
 4. Zoning Classification of Property: Business
 5. Date the Business covered by Ordinance No. 55 began at this location: _____
 6. Nature of Business normally conducted at this location: Auctions, Flea Markets, horse shows, Tractor pull
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Auctions, Flea Markets, Tractor pulls
 8. Term for which License is sought (specifically beginning & ending dates): JANUARY 1, 2016 - December 31, 2016
(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? YES
 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: NA
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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:
Gordaville LLC
2. Date of Incorporation: 2004 State wherein incorporated: Illinois

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

NA

Give first date qualified to do business in Illinois: _____

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

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: Johanna M. Quiram Title: Partner
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: Champaign, IL
Citizenship: 'USA'
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

2297 CR 1200N
Sidney, IL 61877

Business, occupation, or employment for four (4) years preceding date of application for this license: Partner/employed by Goodwynelle LLC

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.

parking - 40 spaces
events indoor

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

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: JAMES J. HANNAGAN Title: OWNER

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: Champaign IL 61817

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

201 E Summit 202 N Pointe Du
GOLF, IL 61847

Business, occupation, or employment for four (4) years preceding date of application for this license: FORNITUDE LLC AUCTIONEER-MANAGER

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.
40 ACRES PARKING.
EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

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: PATRICIA A. FRIEDS Title: OWNER

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: Champaign, IL

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

7757 CR 2100N
Champaign, IL

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

SELF EMPLOYED - HAIR STYLIST
BEAUTY LLC

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: _____

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

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: EDWARD F. HANNABAN Title: PART OWNER

Date elected or appointed; _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: CHICAGO, IL

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 209 S. NEW
GIFFORD, IL 61847

Business, occupation, or employment for four (4) years preceding date of application for this license: EMPLOYED BY HUNBEE CORP.

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

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: MARY E. HANNON Title: MANAGER - Part owner

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: Champaign IL 618

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 2451 CR 2800N

Reynolds, IL 62452

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

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

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

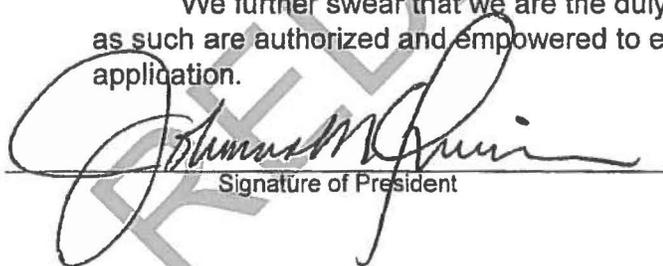
AFFIDAVIT

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

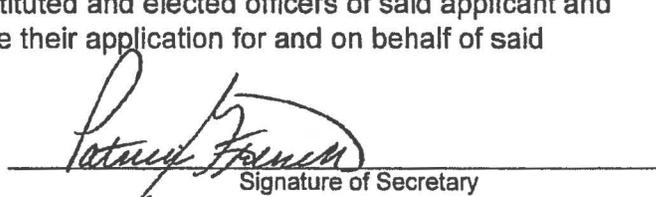
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose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



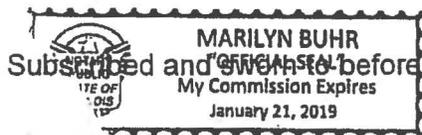
Signature of President

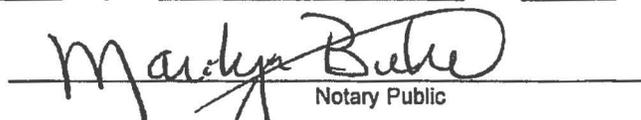


Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 20th day of November, 2015.





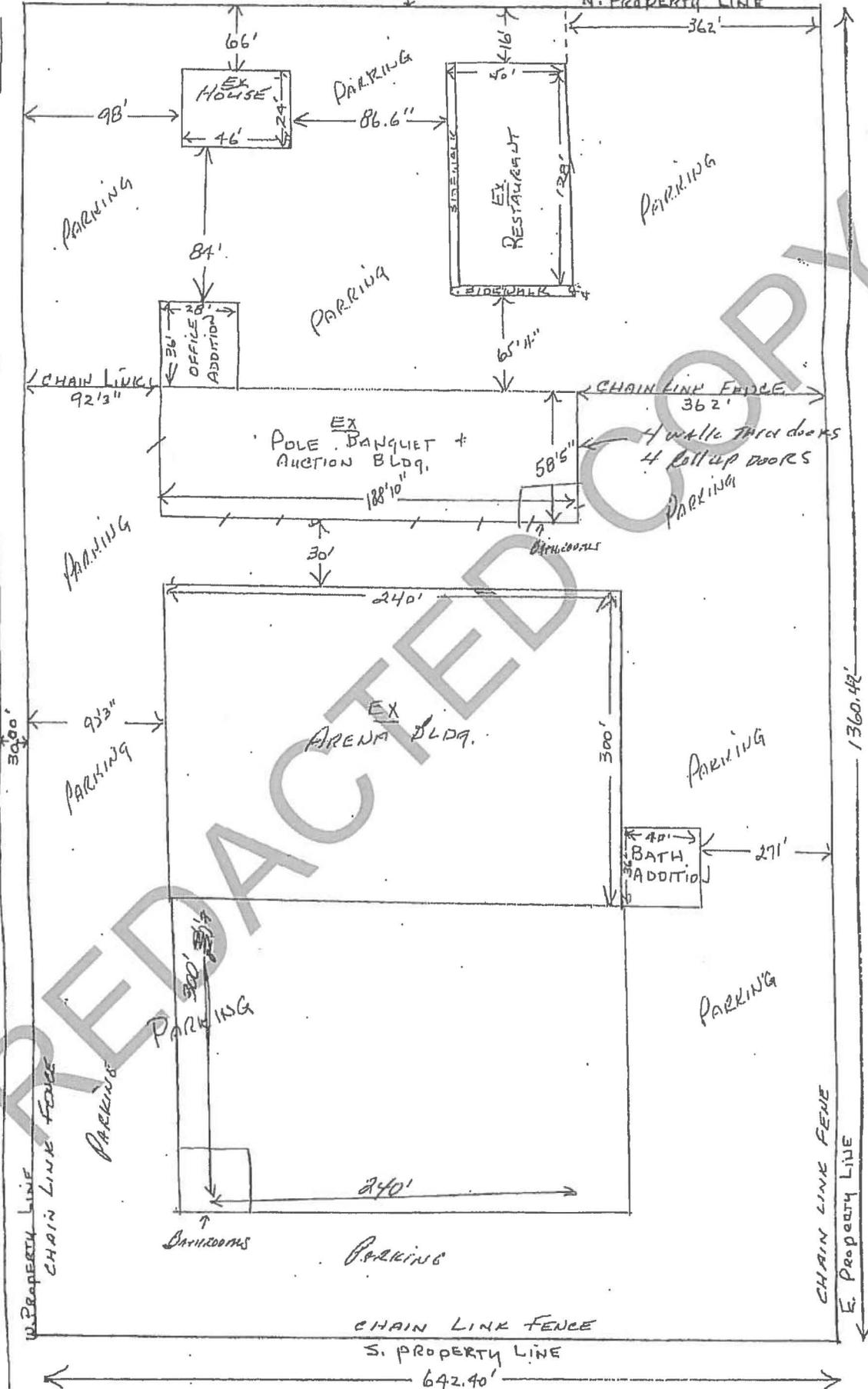
Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to GORDY HULTEN, 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.

CENTER-U.S. ROUTE 136

61.25'

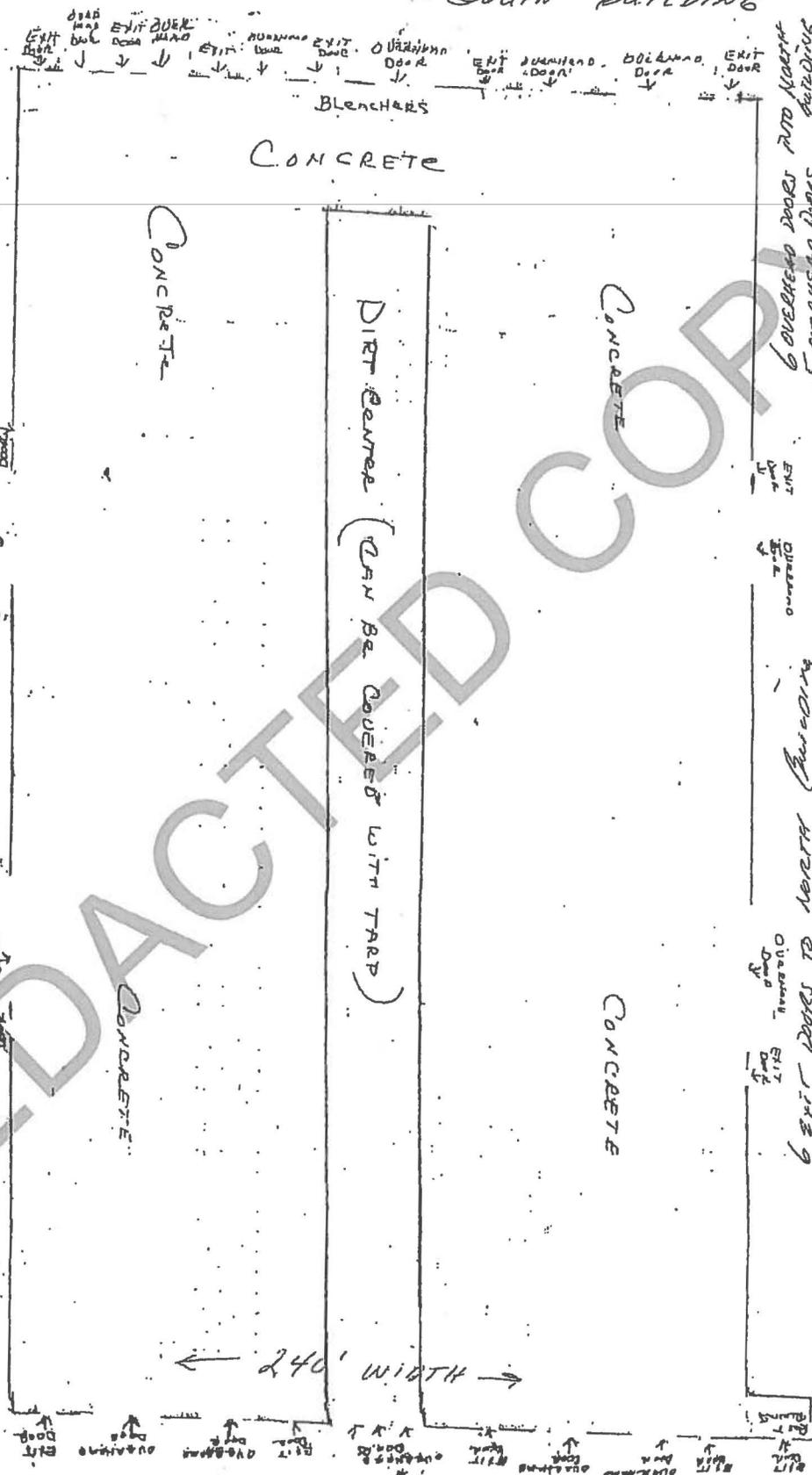
N. PROPERTY LINE



NORTH

84000 square feet of floor space

SOUTH BUILDING



Nest
300'

240' WIDTH

COVERED DOORS INTO NORTH SIDE OF BUILDING
COVERED DOORS INTO SOUTH SIDE OF BUILDING

EAST SIDE WALLS NO WALLS
KITCHEN HALLWAY AT SOUTH SIDE



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

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

For Office Use Only

License No. 2016 ENT-03

Date(s) of Event(s) ANNUAL

Business Name: CURTIS ORCHARD

License Fee: \$ 100.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 104.00

Checker's Signature: DAW

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

Checks 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: CURTIS ORCHARD
 2. Location of Business for which application is made: 3902 S. DUNCAN RD, CHAMPAIGN
 3. Business address of Business for which application is made: (same as above)
 4. Zoning Classification of Property: AG-2 w/major rural specialty business
 5. Date the Business covered by Ordinance No. 55 began at this location: _____
 6. Nature of Business normally conducted at this location: fruit & vegetable sales / retail
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): live music ; pony rides ; wagon rides ; inflatables ; corn maze
 8. Term for which License is sought (specifically beginning & ending dates): January 1 - December 31
(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? YES
 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: N/A
 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

- 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: Not Applicable 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:
CURTIS ORCHARD LTD.
2. Date of Incorporation: 2-25-93 State wherein incorporated: ILLINOIS

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

N/A

Give first date qualified to do business in Illinois: _____

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

3902 S. DUNCAN RD., CHAMPAIGN IL 61822

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: PAUL E CURTIS Title: PRESIDENT

Date elected or appointed: 2-25-93 Social Security No.: _____

Date of Birth: _____ Place of Birth: URBANA IL

Citizenship: _____

If naturalized, place and date of naturalization: N/A

Residential Addresses for past three (3) years: _____

3902 S. DUNCAN RD., CHAMPAIGN IL 61822

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

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.

b. Name(s) of owner(s) or local manager(s) (include any aliases):

DEBRA J. GRAHAM; SECRETARY; ELECTED 2-25-93

Date of Birth: _____

Place of Birth: URBANA, IL

Social Security Number: _____

Citizenship: UNITED STATES

If naturalized, state place and date of naturalization: _____

Residential Addresses for the past three (3) years:

3812 S. DUNCAN RD., CHAMPAIGN, IL 61822

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

OWNER OF CURTIS ORCHARD

b. Name(s) of owner(s) or local manager(s) (include any aliases):

RANDALL D. GRAHAM; VICE PRESIDENT; ELECTED 2-25-93

Date of Birth: _____

Place of Birth: DANVILLE, IL

Social Security Number: _____

Citizenship: UNITED STATES

If naturalized, state place and date of naturalization: _____

Residential Addresses for the past three (3) years:

3812 S. DUNCAN RD., CHAMPAIGN, IL 61822

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

OWNER OF CURTIS ORCHARD

b. Name(s) of owner(s) or local manager(s) (include any aliases):

JOYCE D. CURTIS

Date of Birth: _____

Place of Birth: MARSHFIELD, WI

Social Security Number: _____

Citizenship: UNITED STATES

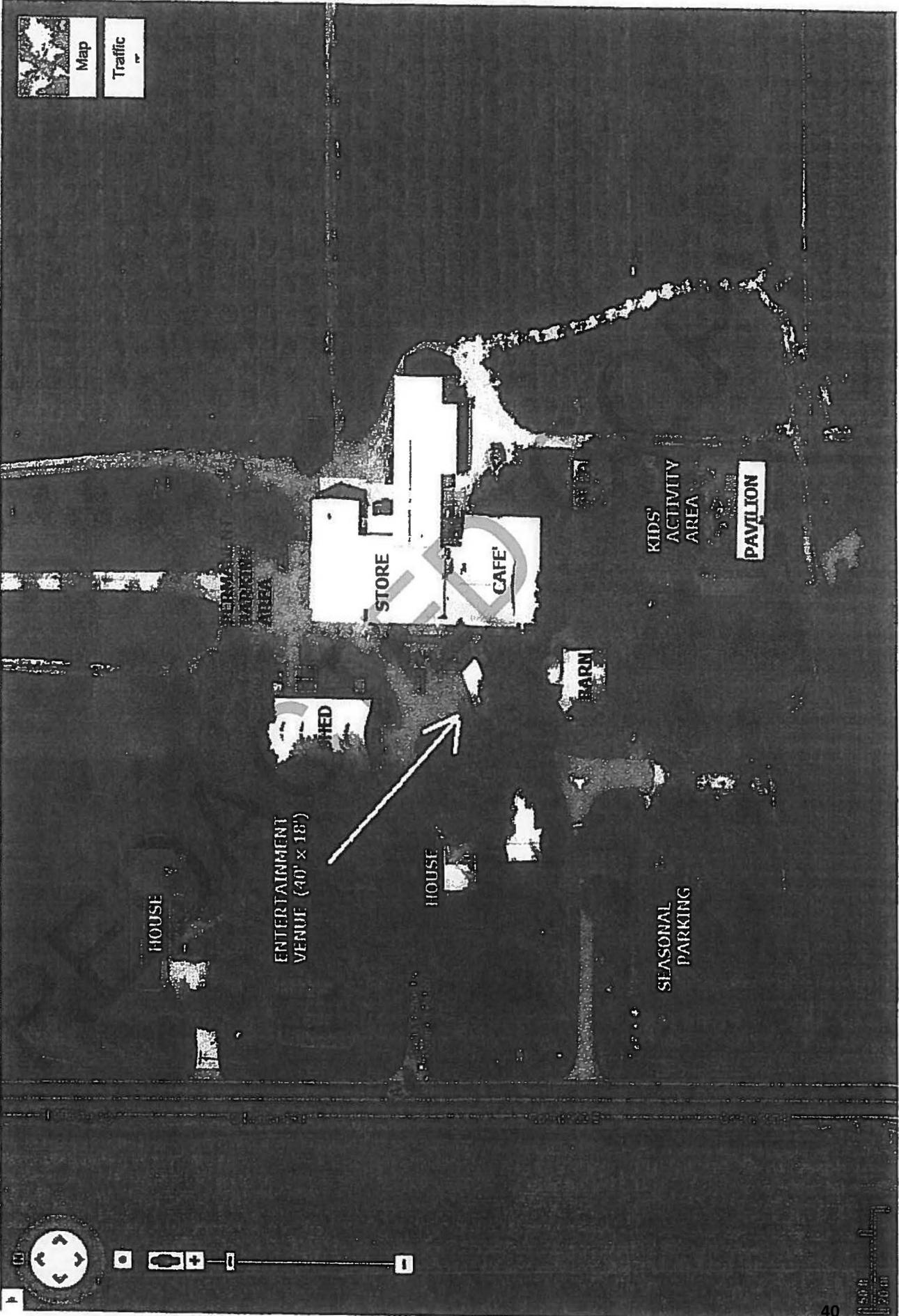
If naturalized, state place and date of naturalization: _____

Residential Addresses for the past three (3) years:

3902 S. DUNCAN RD., CHAMPAIGN, IL 61822

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

OWNER OF CURTIS ORCHARD



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.

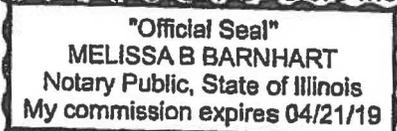
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

Paul E. Leuten
Signature of President

[Signature]
Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 23 day of November, 2015.



Melissa B Barnhart
Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to GORDY HULTEN, 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.



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

FOR ELUC USE ONLY

County Clerk's Office

1. Proper Application Date Received: _____
2. Fee Amount Received: _____

Sheriff's Department

1. Police Record Approval: _____ Date: _____
2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Planning & Zoning Department

1. Proper Zoning Approval: _____ Date: _____
2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Environment & Land Use Committee

1. Application Complete Approval: _____ Date: _____
2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions: _____

FILED

NOV - 5 2015



STATE OF ILLINOIS,
Champaign County
Application for Hotel/Motel License

Marilyn Hillman
CHAampaign COUNTY CLERK

FOR OFFICE USE ONLY	
License No.:	<u>2016-H1</u>
Business Name:	<u>MOTEL-6</u>
License Fee:	\$ <u>200.</u>
Filing Fee:	\$ <u>4.00</u>
TOTAL FEE:	\$ <u>204.00</u>
Clerk:	<u>204.00</u>

Application for License under County Ordinance No. 5 Providing for the Licensing and Regulation of Public Lodging Facilities within the County.

The Filing Fee for a Hotel/Motel License is \$25.00 plus \$3.00 for each room available for occupancy. **In no case shall the total fee exceed \$200.00.** An additional \$4.00 Clerk's Fee should be added for the issuance of the license. All checks should be made payable to the Champaign County Clerk.

The undersigned individual, partnership, or corporation hereby makes application to the County Board of Champaign County, Illinois, for a license pursuant to County Board Ordinance No. 5, to operate and maintain a Hotel/Motel for the use of the general public outside of the limits of any City, Village, or incorporated Town, and in support of said application, makes the following statements under oath.

- Name of Business: MOTEL-6
- Location of Place of Business for which application is made: 1906 N. CUMMINGS AVE
URBANA, IL-61802
- Number of rooms available: 94
- Name, age, and address of the applicant; and in case of a copartnership, the name, age, and address of all persons who share in the profits; and in case of a corporation, the name, age, and address of the directors of the corporation, are:

NAME	AGE	ADDRESS
<u>Vijay Patel</u>	<u>52</u>	<u>2208 Strand Dr, Champaign, IL</u>

- Is applicant a citizen of the United States of America? Yes No
Place of birth: India
If naturalized, place and date of naturalization: _____
- The applicant intends to operate or maintain the above business at: MOTEL

AFFIDAVIT

Vijay Patel, being first duly sworn on his oath, deposes and states that he is the identical person whose name is signed to the above application, and that each and all of the statements made therein are true and correct.

Vijay Patel
Signature of Applicant

Signature of Applicant

Signed and sworn to before me this 5 day of November, 2015.



Milagros
My Commission exp. Dec 16, 2016
Notary Public:

It is understood that the failure of the applicant of any of the laws of the State of Illinois or of the United States, or of any Resolution or Ordinance of the County Board of the County of Champaign, Illinois, in the conduct of the business aforesaid, shall be grounds for the revocation of any license issued hereunder.

Amount of License Fee Accompanying This Application: \$ 204.00

To: Environment and Land Use Committee

From: Susan Monte, Planner and John Hall, Zoning Administrator

Date: November 25, 2015

Subject: Concerns regarding Ongoing Use of Coolants in Geothermal Wells
[Closed Loop System Wells]

Action Requested: Recommend to the County Board of Health to Review an Amendment to the Champaign County Health Ordinance to Restrict Type of Heat Exchange Fluids Used in a Closed Loop System Well

Background

At their September 3, 2015 meeting, ELUC members received an update regarding options under review regarding a strategy to address the unregulated use of toxic coolants (referred to as 'heat exchange fluids') used in geothermal wells.

At their November 6, 2015 meeting, ELUC members reviewed information from Assistant State's Attorney David DeThorne, David Johnson of the Illinois Department of Public Health (IDPH), and a draft amendment to the County Health Ordinance to forward to the County Board of Health for consideration. ELUC member Jon Schroeder requested information regarding scientific evidence regarding potential contamination to groundwater of ethanol as a heat transfer fluid in a closed loop system well.

This final staff memorandum to ELUC regarding 2015 County Planning Work Plan ID 15-12, includes:

- 1) Illinois Department of Public Health (IDPH) expected proposed rule change and timeline regarding proposed restriction of type of heat exchange fluids allowable in a closed loop system well.
- 2) Scientific study of potential environmental effects of release of heat exchange fluids used in a closed loop system wells.
- 3) A related challenge that County Board of Health inspectors will need to address.
- 4) Revised recommendation for review by ELUC to forward to County Board of Health.
- 5) Suggestion by IDPH's Private Water and Closed Loop Well Program Manager David Johnson that Champaign County request additional scientific research take place regarding groundwater contaminants that could possibly source from geothermal systems.

Concerns regarding Ongoing Use of Heat Exchange Fluids in Closed Loop System Wells

- 1) IDPH expected proposed rule change and timeline regarding proposed restriction of type of heat exchange fluids allowable in a closed loop system well.

Earlier today, IDPH's Private Water and Closed Loop Well Program Manager David Johnson indicated that based on recent continuing discussions with Laborers Union Local 150 (International Union of Operating Engineers) representing well drillers in Illinois, he will promote the following proposed rule change to Illinois Administrative Code Part 920.180:

Part 920.180(c) Heat Exchange Fluid. The heat exchange fluid that is pumped through the closed loop well piping shall be water or a mixture of water and methanol, or ethanol, or propylene glycol.

The proposed Part 920.180(c) will be subject to existing construction provisions of Part 920.180(a) which includes:

“Closed loop wells shall not be located closer to water wells and sources of contamination than the minimum separation distances specified in Table C.” (see Attachment A).

Table C specifies an incentive to using USP food grade propylene glycol. The incentive is that if USP food grade propylene glycol is used as the heat transfer fluid, then a closed loop well may be located a minimal lateral distance of 25 feet of a water well. If another heat transfer fluid is used, then the minimal lateral distance between a closed loop well and a water well is 200 feet.

Mr. Johnson confirmed that there is virtually no chance that ‘ethylene glycol’ (predominately used as vehicle antifreeze) will be included as an allowable heat exchange fluid in Illinois.

Mr. Johnson clarified that the dilution of methanol, ethanol, propylene glycol, or USP food grade propylene glycol with water typically most typically occurs in a range of 20% to 30%, and is an industry self-regulating phenomenon. If the dilution is not correct, the well system will not properly function.

Mr. Johnson indicated that a proposed rule change timeline of approximately six months can be expected. The six-month period will include an initial IDPH legal review, Illinois State Board of Health review, and Illinois Register publication to occur by mid-summer 2016.

- 2) Scientific study of potential environmental effects of release of heat exchange fluids used in a closed loop system wells.

Few, if any studies have been completed that specifically review potential for groundwater harm from leakage of a heat exchange fluid in a geothermal system. Attachment B is an excerpt from Illinois State Geological Survey Open-File Series Report 2004-2 by Edward Mehnert, ISGS, “The Environmental Effects of Ground-Source Heat Pumps-A Preliminary Overview.” Methanol, ethanol, and propylene glycol are categorized as having ‘minor potential for problems’ or ‘little or no potential problems’ regarding environmental risk.

Concerns regarding Ongoing Use of Heat Exchange Fluids in Closed Loop System Wells

Based on general remarks received from Ed Mehnert and others, more research on the topic could be useful.

- 3) A related challenge that County Board of Health inspectors will need to address.

IDPH's Mr. Johnson pointed out that the pending provision to restrict type of heat exchange fluid in a closed loop well will present an inspection challenge for the county health inspector. Special provisions will need to be considered to allow for an inspection process that provides evidence of the type of heat exchange fluid used.

- 4) Revised recommendation for review by ELUC to forward to County Board of Health.

The proposed draft amendment for consideration by the County Board of Health to include as a provision in Section 7.2 [Standards and Regulation] of the Champaign County Health Ordinance follows:

With regard to all closed loop well heat exchange systems in Champaign County, State of Illinois, the heat exchange fluid that is pumped through the closed loop well piping shall be: water or a mixture of water and methanol, or ethanol, or propylene glycol.

- 5) Suggestion by IDPH's Dave Johnson that Champaign County request additional scientific research take place regarding groundwater contaminants that could possibly source from geothermal systems. He specifically mentioned contacting Tom Pitz at the National Ground Water Association to get the ball rolling. Mr. Pitz served on the Illinois Well and Pump Installation Contractor's Licensing Board for more than 24 years. He is a past-president of the Illinois Association of Groundwater Professionals and is currently chairman of the Contractors Division of NGWA. Pitz also owns and operates a full-service water well construction and pump installation business.

Attachments

- A Section 920 Table C Minimal Lateral Distances in Feet Between Water Wells, Closed-Loop Wells, and Sources of Contamination
- B Excerpt from Illinois State Geological Survey Open-File Series Report 2004-2 by Edward Mehnert, ISGS, "The Environmental Effects of Ground-Source Heat Pumps-A Preliminary Overview."

Joint Committee on Administrative Rules
ADMINISTRATIVE CODE

**TITLE 77: PUBLIC HEALTH
CHAPTER I: DEPARTMENT OF PUBLIC HEALTH
SUBCHAPTER r: WATER AND SEWAGE
PART 920 WATER WELL CONSTRUCTION CODE
SECTION 920.TABLE C MINIMAL LATERAL DISTANCES IN FEET BETWEEN
WATER WELLS, CLOSED-LOOP WELLS, AND SOURCES OF CONTAMINATION**

Section 920. Table C Minimal Lateral Distances in Feet Between Water Wells, Closed-Loop Wells, and Sources of Contamination

SOURCES OF CONTAMINATION OR EXISTING WATER WELL	MINIMUM LATERAL DISTANCES FOR CLAY AND LOAM SOILS (FEET)	
	WATER WELL	CLOSED LOOP WELL
Cesspool	150	150
Closed Loop Well ¹	200	NA
Water Well ¹	NA	200
Water Well (when the owner of the closed loop well and a water well serving a private water supply is the same) ¹	N/A	75
Leaching Pit	100	100
Pit Privy	75	75
Subsurface Seepage System, Distribution Box, Sand Filter, Waste Stabilization Pond, Effluent Receiving Trench	75	75
Manure Pile	75	75
Septic Tank, Aerobic Treatment Plant, Surface Discharge Effluent Line, Treated Effluent Discharge Point	50	50
Barnyard or Animal Confinement Lot	50	50
Footing Drains (No connection to a sewer or sump handling sewage is allowed.)	10	10 ²
Pump House Floor Drain	2	2 ²
Pit, Crawl Space or Basement	5	5 ²
Lake, Pond or Stream	25	25 ³
Potential Primary Source, Potential Secondary Source, or Potential Route	200	200
Potential Primary Source, Potential Secondary Source, or Potential Route (when the owner of the source or route and a water well serving a private water supply or closed loop well is the same)	75	75
Abandoned Wells	200	200
Sewers (Sanitary or Combined)	50 ⁴	50 ^{4,5}
Storm Sewers	10	10 ⁶

¹ A closed loop well utilizing USP food grade propylene glycol may be located to within 25 feet of a water well.

² These setbacks do not apply when the closed loop well is installed prior to the construction of the building.

- 3 The 25-foot separation distance from a pond does not apply to a closed loop well when:
- 1) The borehole is grouted the same day that is constructed;
 - 2) The top 20 feet of the borehole is bored to a diameter at least 3 inches greater than the total diameter of the heat exchanger; and
 - 3) The enlarged top 20 feet of the borehole is grouted with bentonite chips manufactured for well sealing within 24 hours after the construction of the borehole.
- 4 A water well or closed loop well may be located to within 10 feet of a sewer provided that the sewer consists of cast iron pipe with watertight mechanical joints or rubber gasket sealed joints that meet ASTM Standard C564-11, SDR 26 PVC pipe or schedule 40 PVC pipe or heavier with solvent welded watertight joints or elastomeric seals (gaskets) used for push-on joints that meet ASTM Standard F477-10.
- 5 If the sewer pipe material is unknown, the 50-foot separation distance may be reduced to 25 feet if the following conditions are met:
- 1) The borehole is grouted the same day that it is constructed;
 - 2) The top 20 feet of the borehole is bored to a diameter at least 3 inches greater than the total diameter of the heat exchanger; and
 - 3) The enlarged top 20 feet of the borehole is grouted with bentonite chips manufactured for well sealing within 24 hours after the construction of the borehole.
- 6 The 10-foot separation distance for a storm sewer does not apply to a closed loop well when:
- 1) The borehole is grouted the same day that it is constructed;
 - 2) The top 20 feet of the borehole is bored to a diameter at least 3 inches greater than the total diameter of the heat exchanger; and
 - 3) The enlarged top 20 feet of the borehole is grouted with bentonite chips manufactured for well sealing within 24 hours after the construction of the borehole.

(Source: Amended at 39 Ill. Reg. 3992, effective March 2, 2015)

ENVIRONMENTAL ASSESSMENT

Geothermal heat pumps can have positive and negative environmental effects. The USDOE and USEPA have encouraged the use of these heat pumps because of their energy efficiency, as discussed above. Increased energy efficiency for such a major use of energy will reduce the amount of fossil fuels burned, greenhouse gases such as carbon dioxide (CO₂) generated, and other air pollutants (NO_x and SO₂) emitted (USEPA, 1997).

Heat Pump Antifreeze

A potential negative effect of all geothermal heat pumps is the release of antifreeze solutions to the environment. Antifreeze solutions are required in colder climates to prevent the circulating fluid from freezing. Antifreeze chemicals include methanol, ethanol, potassium acetate, propylene glycol, calcium magnesium acetate (CMA), and urea. These chemicals are generally mixed with water when used as a heat exchange fluid. These chemicals can be released to the environment via spills or corrosion of system components. In Illinois, closed-loop wells are regulated by the Illinois Department of Public Health under the Illinois Water Well Construction Code (Appendix). Approved antifreezes include methanol, ethanol, propylene glycol, calcium chloride, or ethylene glycol. These antifreezes must be mixed with water, at concentrations of 20% or less.

Geothermal heat pumps for a single family residence and the antifreezes for these units were evaluated by Heinonen et al. (1996). These authors evaluated total energy consumption, corrosion due to the antifreeze, and the operational and environmental effects of six antifreeze solutions (methanol, ethanol, potassium acetate, propylene glycol, CMA, and urea). These authors excluded salt solutions, such as sodium and calcium chloride, from their study because they pose serious potential corrosion problems. The differences in total energy consumption for these antifreezes were considered minimal. Heinonen et al. (1996) recommended that propylene glycol was a good choice based on its low health, fire, and environmental risks (Table 1). Unfortunately, these authors did not assess the leak potential of these antifreezes in the plastic pipe (e.g., HDPE & CPVC SDR-11) commonly used for the ground loop.

Table 1. Cost and Risk Factors for Heat Pump Antifreeze (from Heinonen et al., 1996)

Factor	Antifreeze					
	Methanol	Ethanol	Propylene Glycol	Potassium Acetate	CMA	Urea
Life Cycle Cost	3	3	2	2	2	3
Corrosion Risk	2	2	3 ^a	2	2	1
Leakage Risk	3	2	2 ^a	1 ^b	1	1
Health Risk	1	2	3	3	3	3
Fire Risk	1 ^c	1 ^c	3	3	3	3
Environmental Risk	2	2	3	2	2	3
Risk of Future Use	1	2	3	2	2	2

Notes:

Ratings– 1 means potential problems and caution required, 2 means minor potential for problems, 3 means little or no potential problems

a) DOWFROST HD

b) GS-4

c) Pure fluid only. Diluted antifreeze (25% solution) is rated 3.

Vertical Boreholes

Geothermal heat pumps with vertical boreholes may pose environmental threats. If these boreholes are not properly grouted or the grout fails, groundwater could be contaminated by surface water infiltration, interaquifer flow, or antifreeze leakage. These boreholes are usually grouted with bentonite, neat cement, or a mixture of these materials. Laboratory tests of the hydraulic conductivity of grout materials range from 10^{-10} to 10^{-7} cm/sec. Hydraulic conductivity values of 10^{-7} cm/sec are considered impermeable. For the grout and conductor pipe systems, values of hydraulic conductivity of 10^{-8} to 10^{-7} cm/sec have been reported (Allan and Philappacopoulos, 1999).

The low hydraulic conductivity of grout/pipe system can be compromised by poor bonding between the grout and the borehole or poor bonding between the grout and the heat conductor pipe (Allan and Philappacopoulos, 1999). The bond between the grout and conductor pipe is considered more likely to be compromised (Philappacopoulos and Berndt, 2001) and can fail by thermal contraction of the conductor pipe. Because the grout and pipe have significantly different coefficients of thermal expansion, the conductor pipe can contract from the grout at low temperatures, forming a conductive pathway for contaminant transport (Figure 3). Neat cement grouts with water/cement ratios of 0.4 to 0.8 failed in this manner during lab experiments where low temperature fluids were pumped through the pipe (Allan and Philappacopoulos, 1999). A thermally enhanced grout (Mix 111) did not fail, maintaining hydraulic conductivities of less than 10^{-7} cm/sec during these experiments. Mix 111 is a mixture of cement, water, silica sand, and small amounts of superplasticizer and bentonite

Champaign County
Department of



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: **Champaign County Environment & Land Use Committee**
From: **John Hall, Zoning Administrator**
Susan Chavarria, Senior Planner
Date: **November 17, 2015**
RE: **Recommendation for rezoning Case 815-AM-15**

Request: **Amend the Zoning Map to change the zoning district designation from the B-2 Neighborhood Business District to the B-4 General Business District in order to operate self-storage warehouses on a 2.16 acre tract of land in the Northwest Quarter of the Northwest Quarter of Section 13, Township 20 N. Range 7 E. in Mahomet Township and commonly known as 201 N. Prairieview Rd, Mahomet.**
Petitioner: **Jody Wesley and Dustin Heiser, d.b.a. Prairie View One, LLC**

STATUS

The Zoning Board of Appeals (ZBA) voted unanimously to “RECOMMEND ENACTMENT” of this map amendment at their November 12, 2015 meeting.

No comments were received during the hearing.

The ZBA found that the rezoning achieved or conformed to all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

One special condition for the rezoning is recommended.

This case is located within 1.5 miles of the Village of Mahomet.

BACKGROUND

Jody Wesley and Dustin Heiser, d.b.a. Prairie View One, LLC, request to rezone property at 201 North Prairieview Road, Mahomet from its current B-2 Neighborhood Business zoning designation to the B-4 General Business zoning designation. The petitioner requests the rezoning in order to establish 71 self-storage warehouses, which are allowed by-right in the B-4 Zoning District but are not allowed at all in the current B-2 Zoning District.

PROPOSED SPECIAL CONDITION

The following special condition is proposed for Case 815-AM-15:

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 815-AM-15 by the County Board.**

The above special condition is required to ensure the following:

The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.

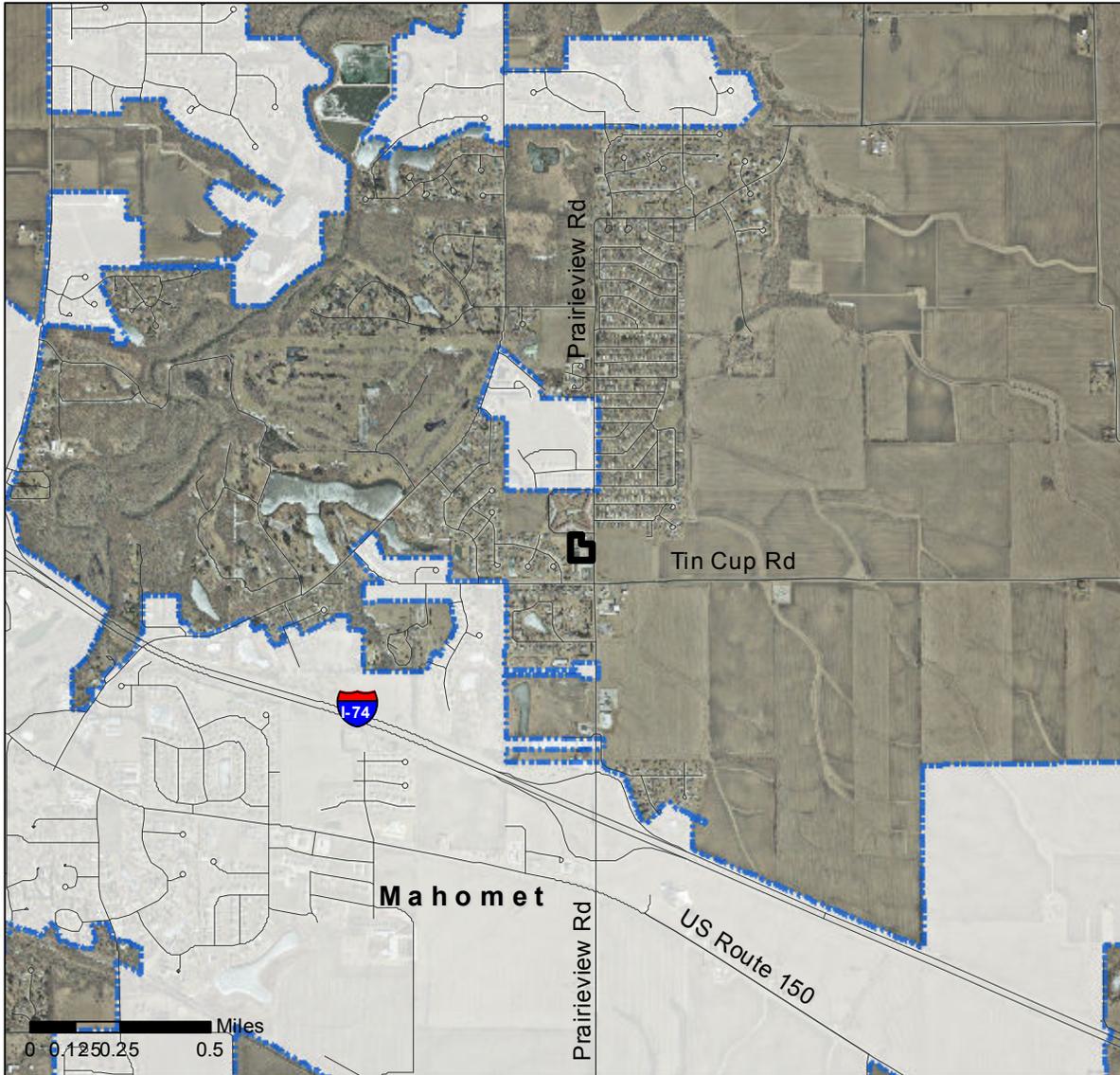
ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Proposed Floor Plan received October 29, 2015
- C Summary Finding of Fact for Case 815-AM-15

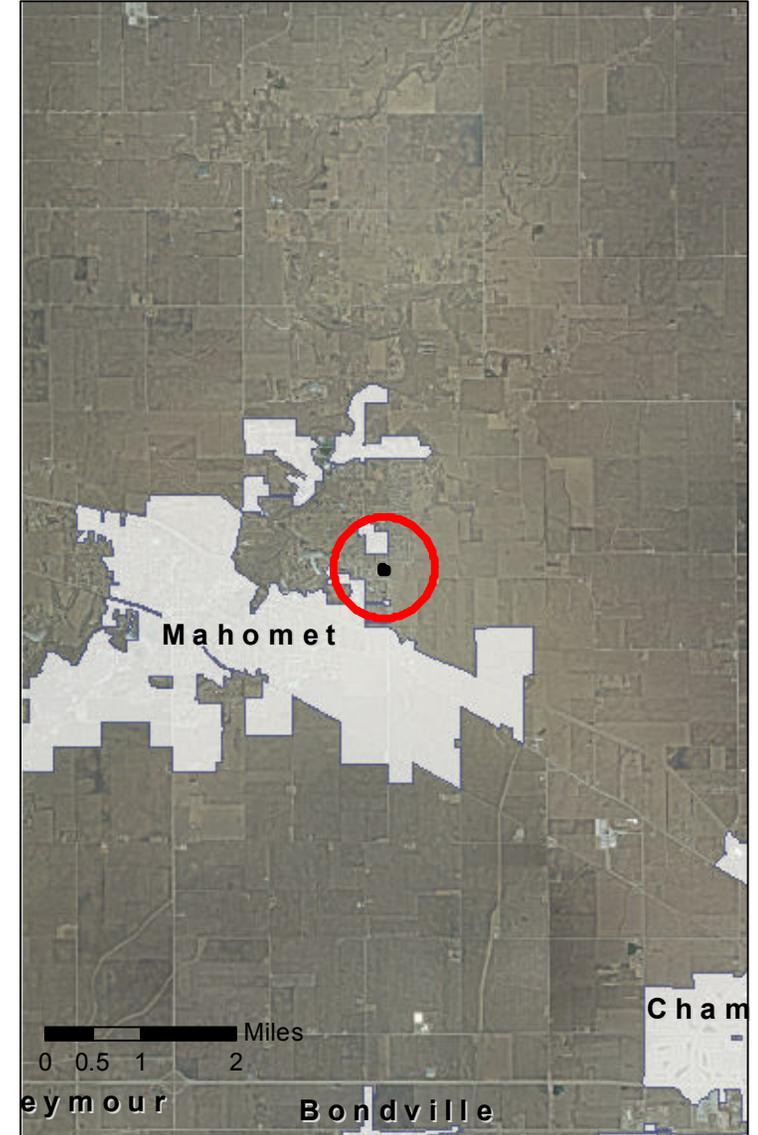
Location Map

Case 815-AM-15
November 12, 2015

Subject Property



Property location in Champaign County



Legend

-  Subject Property
-  Municipal Boundary
-  Streets



Champaign County
Department of
PLANNING &
ZONING

Land Use Map

Case 815-AM-15
November 12, 2015



- Legend**
- Subject Property
 - Parcels
 - Municipal Boundary

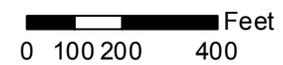
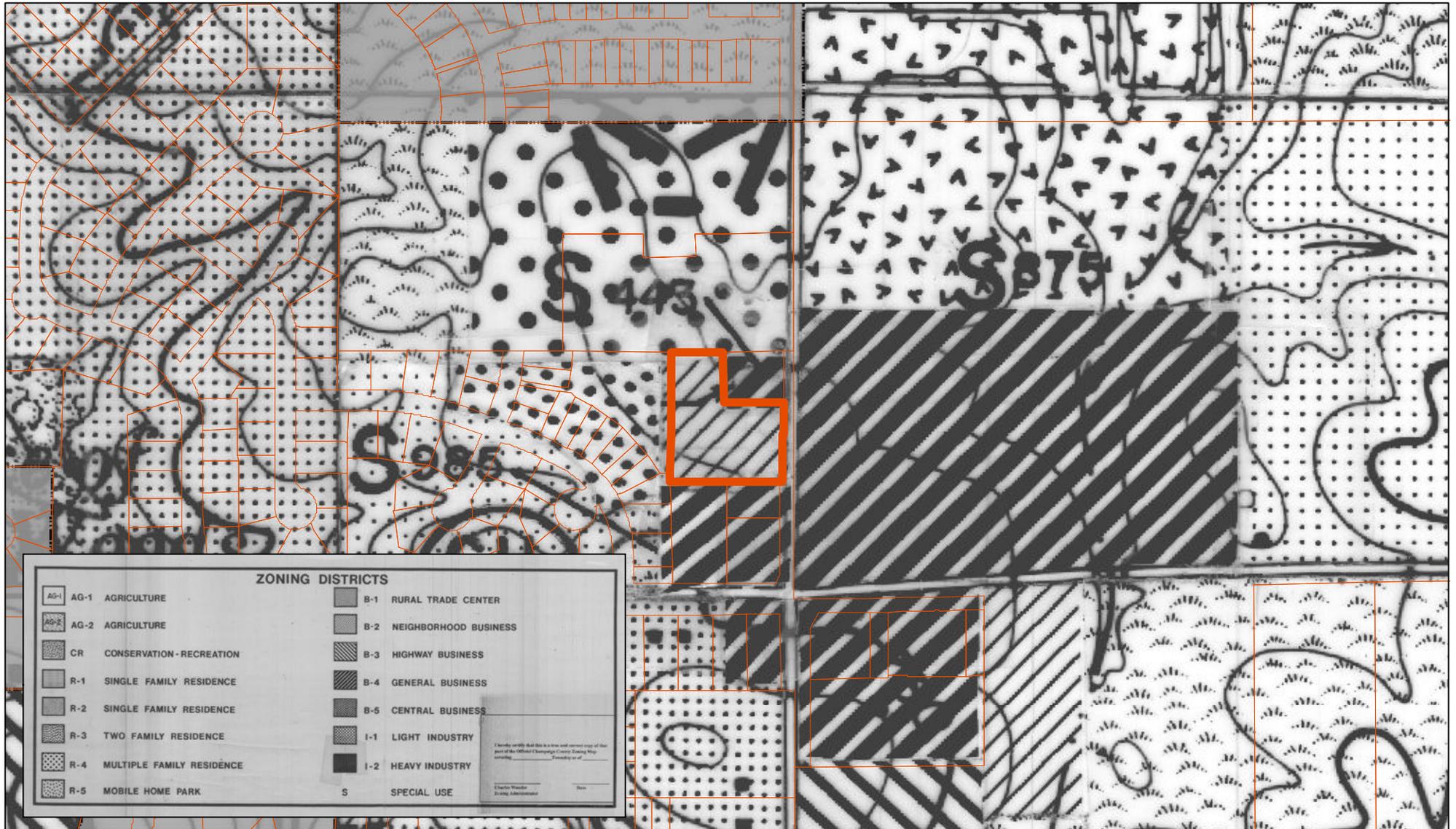
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Champaign County
Department of
PLANNING &
ZONING

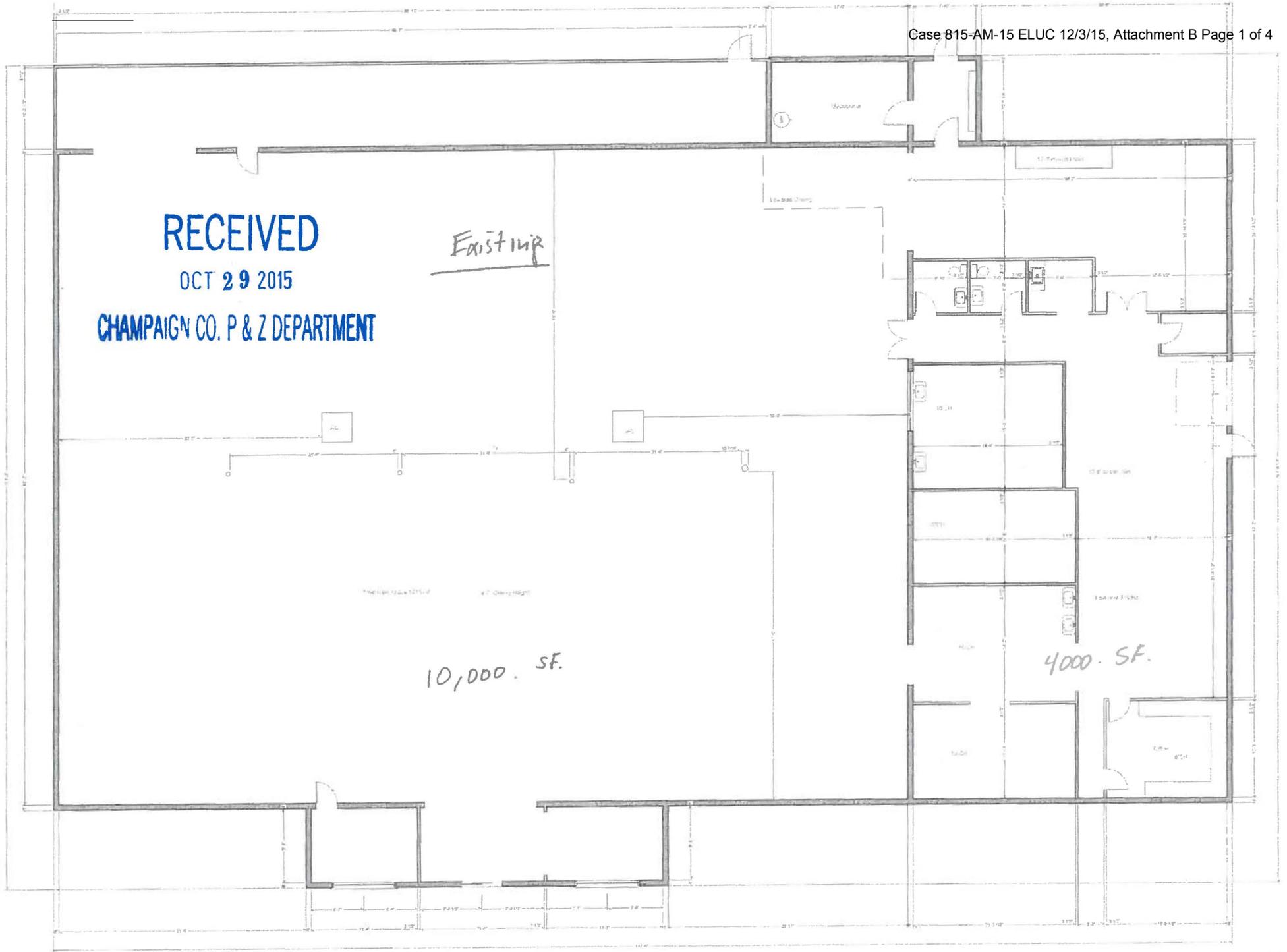
Zoning Map

Case 815-AM-15

November 12, 2015



Champaign County
 Department of
**PLANNING &
 ZONING**



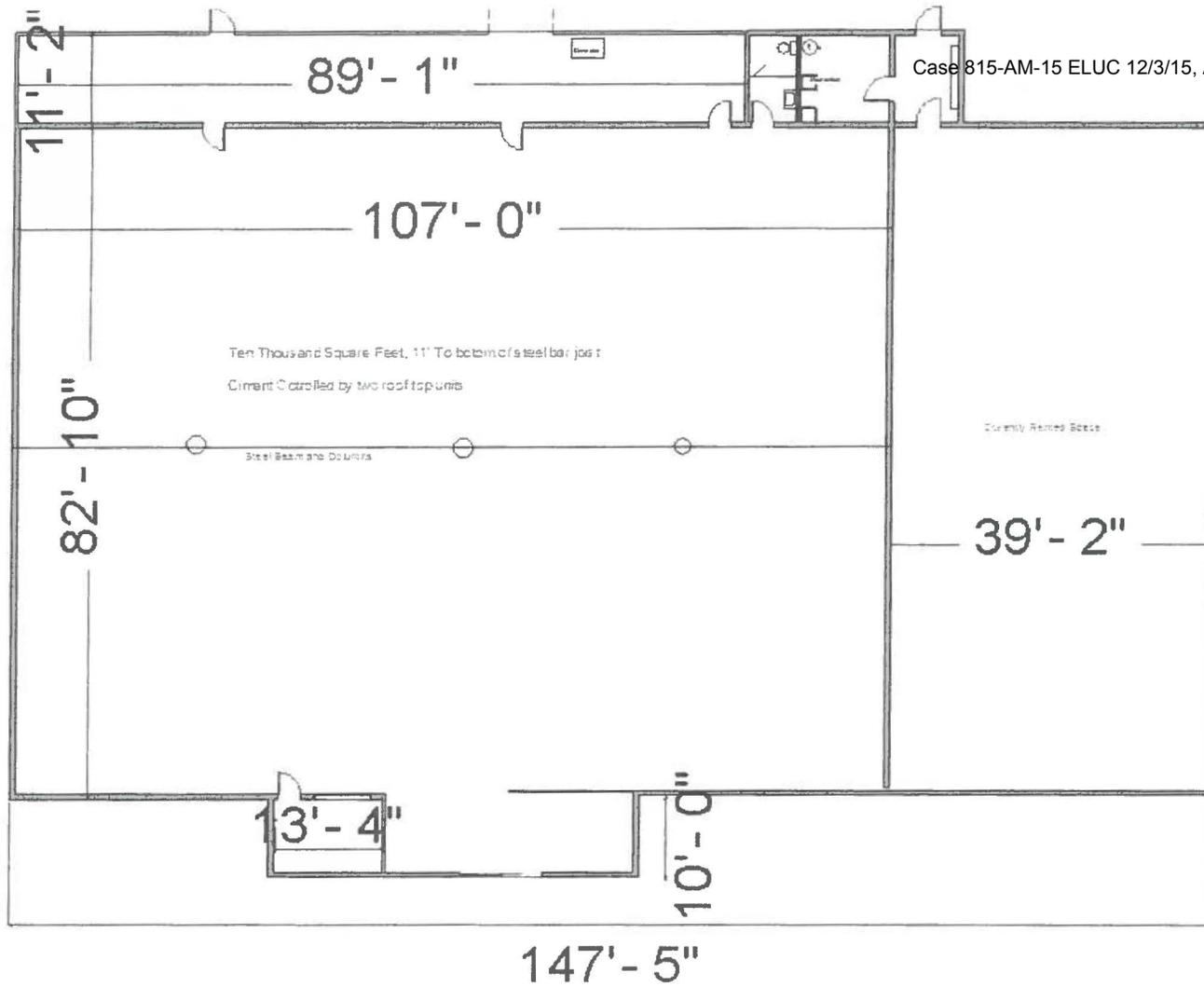
RECEIVED
OCT 29 2015
CHAMPAIGN CO. P & Z DEPARTMENT

Existing

10,000 SF.

4000 SF.





RECEIVED

OCT 29 2015

CHAMPAIGN CO. P & Z DEPARTMENT

SUMMARY FINDING OF FACT

Approved by ZBA 11/12/15

815-AM-15 Prairie View One LLC

From the documents of record and the testimony and exhibits received at the public hearing conducted on **November 12, 2015**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 3:
 - (1) The proposed rezoning will allow the Petitioner to sell the property and permit the new owners to conduct their business under proper zoning and therefore the proposed rezoning can be said to **HELP ACHIEVE** Goal 3.
 - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE** Goal 3 Prosperity.
 - B. Regarding Goal 5:
 - (1) It will **HELP ACHIEVE** Objective 5.1 regarding contiguous urban growth areas because it will **HELP ACHIEVE** the following:
 - a. Policy 5.1.3 requiring conformance with municipal comprehensive plans for developments propped with a municipality's 1.5 mile extraterritorial jurisdiction.
 - (2) It will **HELP ACHIEVE** Objective 5.3 regarding sufficient infrastructure and services for proposed new urban development because it will **HELP ACHIEVE** the following:
 - a. Policy 5.3.1 requiring sufficiently available public services for new urban development.
 - b. Policy 5.3.2 requiring proposed new urban development, with proposed improvements, to be adequately served by public infrastructure.
 - (3) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 5 Urban Land Use.
 - C. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
 - Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 4 Agriculture
 - Goal 6 Public Health and Public Safety
 - Goal 7 Transportation
 - Goal 8 Natural Resources

- Goal 9 Energy Conservation
 - Goal 10 Cultural Amenities
- D. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
- A. The gain to the public of the proposed rezoning is positive because the proposed amendment allows continued use of an existing facility and will provide a service that will benefit both urban and rural residents and businesses.
 - B. The subject property is suitable for the zoned purposes. The subject property cannot be converted back to agricultural production. There are similar businesses nearby that have been deemed appropriate for the area.
 - C. The subject property will be vacated by a fitness center that is constructing a new facility a block away. The surrounding commercial area has generally been rezoned to the B-4 General Business District over time and has land uses that would be compatible with self-storage warehouses.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
- A. The subject property has ample space surrounding the existing building and no new construction is planned.
 - B. The requested Map Amendment will enable a vacant building to be repurposed.
 - C. All surrounding commercial properties have rezoned to the B-4 Zoning District since the early 1990s and self-storage warehouses are a by-right use in the B-4 Zoning District.
4. Proposed Special Condition of Approval:
- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 815-AM-15 by the County Board.**

The above special condition is required to ensure the following:

The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.

Champaign County
Department of



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

From: **John Hall, Zoning Administrator**
Susan Chavarria, Senior Planner

Date: **November 17, 2015**

RE: **Recommendation for rezoning Case 817-AM-15**

Request: **Amend the Zoning Map to change the zoning district designation from the R-4 Multiple Family Residence District to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use in related Zoning Case 808-S-15 on a 10 acre tract in the West Half of the Northeast Quarter of Section 4 Township 19 N. Range 8 E. in Urbana Township and commonly known as Farm Lake, with an address of 2502 North Cunningham Avenue, Urbana.**

Petitioner: **Loretta Dessen, d.b.a. Farm Lake Inc.**

STATUS

The Zoning Board of Appeals (ZBA) voted unanimously to “RECOMMEND ENACTMENT” of this map amendment at their November 12, 2015 meeting.

Petitioner Loretta Dessen requests a Zoning Map Amendment to change the zoning from R-4 to AG-2 in order to allow a combination “Private Indoor Recreational Development” by-right and an “Outdoor Commercial Recreational Enterprise” with a Special Use Permit. Special Use Permit 808-S-15 was approved unanimously by the ZBA on November 12, 2015.

No comments were received during the hearing.

The ZBA found that the rezoning achieved or conformed to all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

One special condition for the rezoning is recommended and eight special conditions for the Special Use were approved.

This case is located within 1.5 miles of the City of Urbana. The City’s Plan Commission will discuss this case at its December 10, 2015 meeting, but Urbana staff notified the Zoning Department on November 12th that they do not anticipate protesting this case.

BACKGROUND

Petitioner Loretta Dessen established a private events center in an existing barn structure in 1992. In 1993, the subject property was rezoned from AG-2 to R-4 in anticipation of developing multi-family residences. Current zoning does not allow Private Indoor Recreational Developments without a Special Use Permit, and does not allow outdoor recreation at all. Mrs. Dessen seeks to continue using the barn for events, so she has applied for a Map Amendment and Special Use Permit. The pre-1993 AG-2 zoning for the

property allows a combination “Private Indoor Recreational Development” by-right and an “Outdoor Commercial Recreational Enterprise” with a Special Use Permit.

PROPOSED SPECIAL CONDITIONS

The following special condition is proposed for Case 817-AM-15:

- A. The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

The above special condition is necessary to ensure the following:

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

The following conditions were approved on November 12, 2015 for related Special Use Case 808-S-15:

- A. The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” until the petitioner has submitted written documentation from Doug Gamble at the Illinois Capital Development Board that the proposed Special Use complies with the Illinois Accessibility Code.**

The special condition stated above is necessary to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- B. The only principal use authorized by Case 808-S-15 is use of the East Barn as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise”.**

The special condition stated above is necessary to ensure the following:

That the petitioner understands the requirements of the Zoning Ordinance.

- C. The Special Use Permit shall expire when the property is no longer owned by Loretta Dessen or her direct heirs.**

The special condition stated above is necessary to ensure the following:

That life safety concerns and public welfare are adequately considered in management of the proposed Special Use.

- D. The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**

The special condition stated above is necessary to ensure the following:

That events held on the subject property adequately consider prior noise complaints and current neighbors.

- E. **The Petitioner shall bi-annually provide a Certificate of Insurance to the Zoning Administrator issued by an insurance carrier authorized to do business in the State of Illinois for general liability insurance coverage limits, with minimum acceptable coverage for bodily injury of \$1,000,000 per occurrence and \$2,000,000 per aggregate.**

The special condition stated above is necessary to ensure the following:

That the property owner is in compliance with the Illinois Liquor Control Act (235 ILCS 5/6-21).

- F. **The Petitioner will not allow visitors into the water or onto the docks on the subject property.**

The special condition stated above is necessary to ensure the following:

That safety continues to be proactively managed for all visitors.

- G. **After 10 PM guests' use of the grounds should be limited to only the area within the immediate vicinity of the East Barn.**

The special condition stated above is necessary to ensure the following:

That noise disruptive to nearby residents and safety hazards with the nearby lakes are minimized.

- H. **The Special Use is subject to the approval of Case 817-AM-15.**

The special condition stated above is necessary to ensure the following:

That it is consistent with the intent of the ordinance and the ZBA recommendation for Special Use.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Annotated Site Plan dated July 23, 2015
- C Copy of Right to Farm Resolution 3425
- D Summary Finding of Fact for Case 817-AM-15

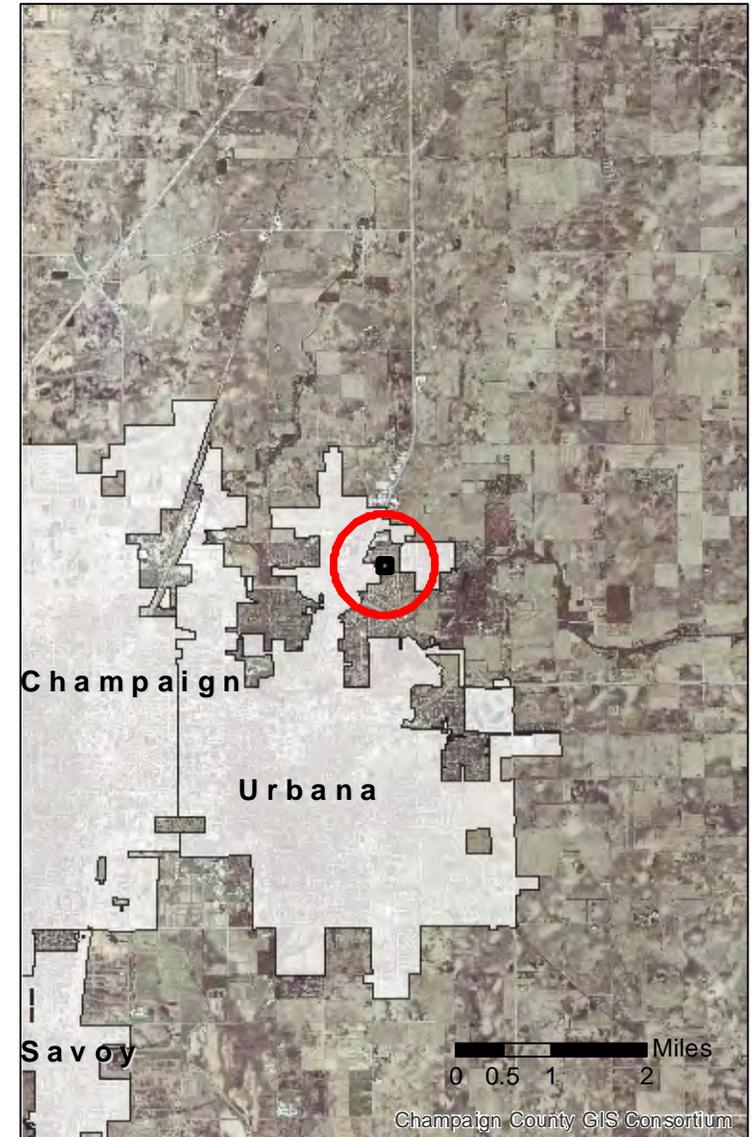
Location Map

Case 817-AM-15/808-S-15
November 12, 2015

Subject Property



Property location in Champaign County



Legend

 Subject Property

Note that the 2011 aerial photo was used instead of most recent 2014 aerial because it provides a clearer view of the subject property.



Champaign County
Department of
**PLANNING &
ZONING**

Land Use Map

Case 817-AM-15/808-S-15
November 12, 2015

Note that the 2011 aerial photo was used instead of most recent 2014 aerial because it provides a clearer view of the subject property.



Legend

- Subject Property
- Parcels
- Urbana Municipal Boundary

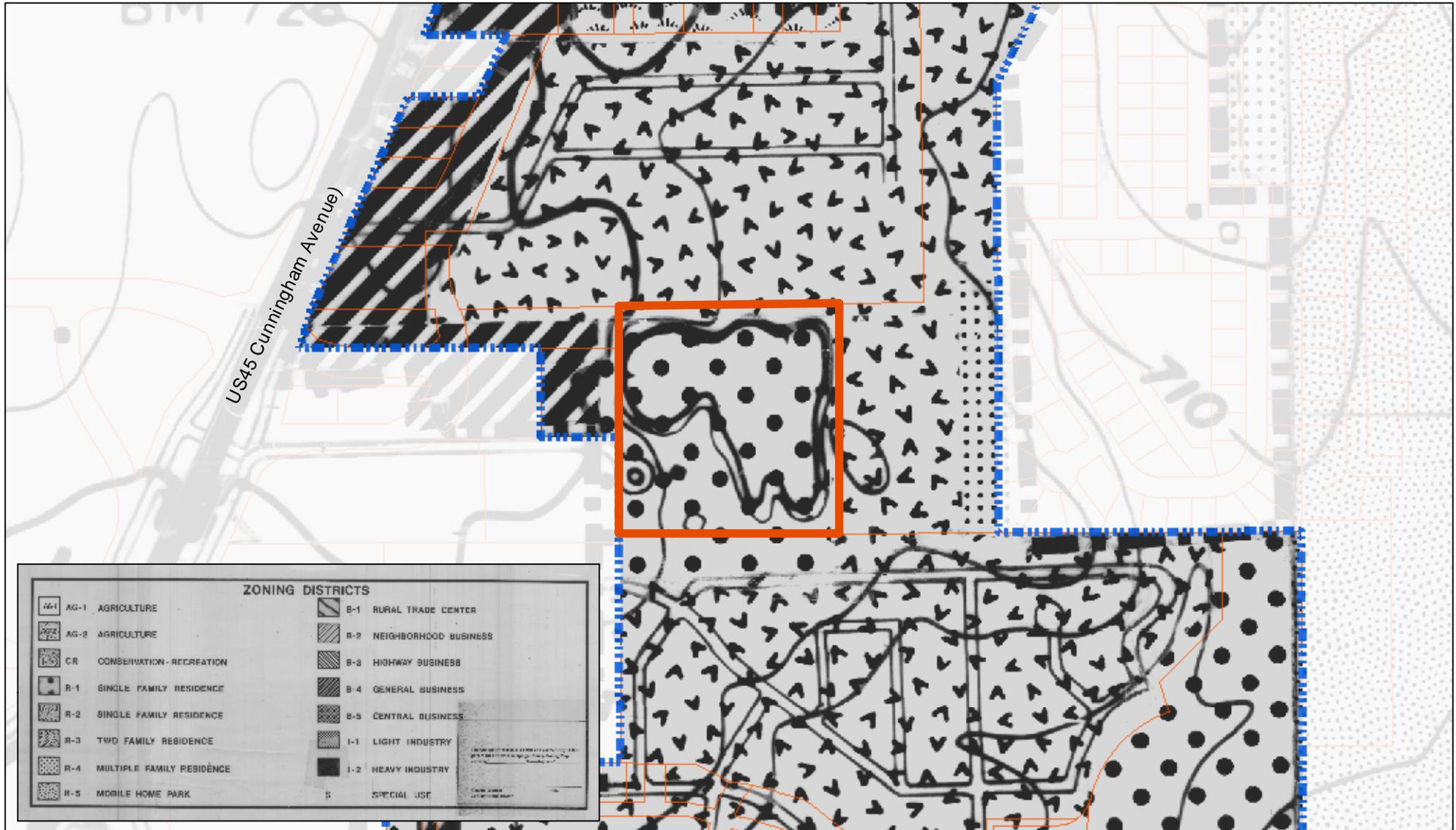
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Champaign County
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Zoning Map

Case 817-AM-15/808-S-15
November 12, 2015



Legend

- Subject Property
- Urbana Municipal Boundary

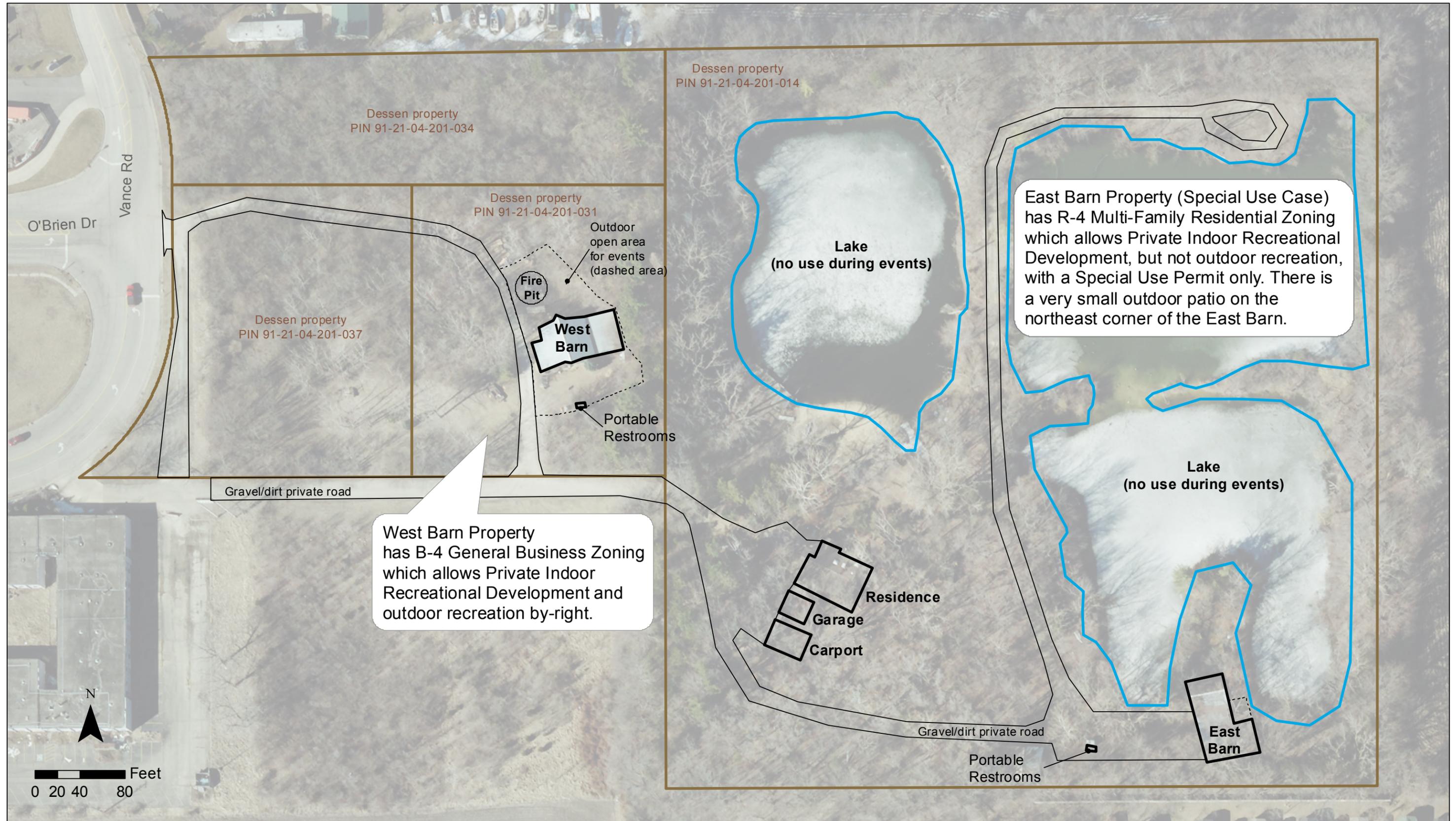
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Champaign County
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Annotated Site Plan: Dessen Properties

Case 808-S-15
July 30, 2015



RESOLUTION NO. 3425

**A RESOLUTION PERTAINING TO THE
RIGHT TO FARM IN CHAMPAIGN COUNTY**

WHEREAS, the Chairman and the Board of Champaign County have determined that it is in the best interest of the residents of Champaign County to enact a Right to Farm Resolution which reflects the essence of the Farm Nuisance Suit Act as provided for in the Illinois Compiled Statutes, 740 ILCS 70 (1992); and

WHEREAS, the County wishes to conserve, protect, and encourage development and improvement of its agricultural land for the production of food and other agricultural products; and

WHEREAS, when nonagricultural land uses extend into agricultural areas, farms often become the subject of nuisance suits. As a result, farms are sometimes forced to cease operations. Others are discouraged from making investments in farm improvements.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Chairman and the Board of Champaign County as follows:

1. That the purpose of this resolution is to reduce the loss to the county of its agricultural resources by limiting the circumstances under which farming operations are deemed a nuisance.

2. That the term "farm" as used in this resolution means that part of any parcel of land used for the growing and harvesting of crops, for the feeding, breeding, and management of livestock; for dairying or other agricultural or horticultural use or combination thereof.

3. That no farm or any of its appurtenances should be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation.

RESOLUTION NO. 3425

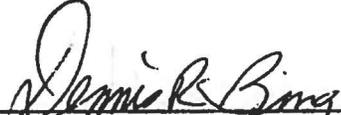
Page 2

4. That these provisions shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances.

PRESENTED, ADOPTED, APPROVED AND RECORDED this 24th day of May, A.D., 1994.



Chairman, County Board of the
County of Champaign, Illinois

ATTEST: 

County Clerk and Ex-Officio
Clerk of the County Board

SUMMARY FINDING OF FACT

Approved by ZBA 11/12/15
817-AM-15 Dessen

From the documents of record and the testimony and exhibits received at the public hearing conducted on **July 30, 2015** and **November 12, 2015**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 3:
 - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioner to utilize the property somewhat more intensively and continue business operations in Champaign County.
 - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE** Goal 3 Prosperity.
 - B. The proposed amendment **WILL NOT IMPEDE** the following LRMP goal(s):
 - Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 4 Agriculture
 - Goal 5 Urban Land Use
 - Goal 6 Public Health and Safety
 - Goal 7 Transportation
 - Goal 8 Natural Resources
 - Goal 9 Energy Conservation
 - Goal 10 Cultural Amenities
 - C. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the LaSalle and Sinclair factors because of the following:
 - A. The subject property has been in use as proposed since 1992; the property has not changed significantly since the 1970s.
 - B. It is impossible to establish property values without a formal real estate appraisal which has not been requested nor provided and so any discussion of values is necessarily general.
 - C. The gain to the public of the proposed rezoning would be positive because the proposed amendment would allow the Petitioner to continue providing a service to the community while preserving a natural wooded habitat.
 - D. The subject property is occupied by a single family residence and zoned R-4 Multi-Family Residential.

Summary Finding of Fact as Approved by ZBA 11/12/15

- E. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.
 - F. The Urbana Comprehensive Plan adopted in 2005 calls for residential and business development in the subject property area.
3. The proposed Zoning Ordinance map amendment will **NOT IMPEDE** the purpose of the Zoning Ordinance because:
- A. Establishing the AG-2 District will **NOT DECREASE** the value of nearby properties (Purpose 2.0 (b) see Item 21.B.).
 - B. Establishing the special use requires rezoning to AG-2; this rezoning **WILL** lessen and avoid congestion in the public streets (Purpose 2.0 (c) see Item 21.C.).
 - C. Establishing the AG-2 District will **NOT IMPEDE** the public health, safety, comfort, morals, and general welfare (Purpose 2.0 (e) see Item 21.E.).
 - D. Establishing the AG-2 District at this location will help classify, regulate, and restrict the location of the uses authorized in the AG-2 District (Purpose 2.0 (i) see Item 21.G.).
 - E. Establishing the AG-2 District in this location **WILL** help protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses ((Purpose 2.0 (n) Item 21.I).
 - F. The proposed rezoning and proposed Special Use **WILL** protect natural features such as forested areas and watercourses (Purpose 2.0(o) Item 21.J).
 - G. Establishing the AG-2 District at this location **WILL** maintain the rural character of the site (Purpose 2.0 (q) Item 21.L).
 - H. The proposed rezoning and proposed Special Use will **NOT IMPEDE** the development of renewable energy sources (Purpose 2.0(r) Item 21.M).
4. Proposed Special Condition of Approval:
- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

The above special condition is necessary to ensure the following:

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

MONTHLY REPORT for OCTOBER 2015¹

Champaign County
Department of

**PLANNING &
ZONING**

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

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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in October and three were filed in October 2014. The average number of cases filed in October in the preceding five years was 2.0.

Two ZBA meetings were held in October and two cases were completed. One ZBA meeting was held in October 2014 and two cases were completed. The average number of cases completed in October in the preceding five years was 2.0.

By the end of October there were 13 cases pending. By the end of October 2014 there were 6 cases pending.

Table 1. Zoning Case Activity in October 2015 & October 2014

Type of Case	October 2015 2 ZBA meeting		October 2014 1 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	2	0	2
SFHA Variance	0	0	0	0
Special Use	1	0	2	0
Map Amendment	1	0	0	0
Text Amendment	1	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	4	2	3	2
Total cases filed (fiscal year)	22 cases		16 cases†	
Total cases completed (fiscal year)	16 cases		20 cases†	
Case pending*	13 cases		6 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				
†Does not reflect the actual FY2014 which was 12/13 through 12/14				

¹ Note that approved absences, sick days, and one part-time intern 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 October.

Subdivisions

No County subdivision application was received in October. No municipal subdivision plats were reviewed for compliance with County zoning in October.

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 October can be summarized as follows:

- 18 permits for 17 structures were approved in October compared to 23 permits for 18 structures in October 2014. The five-year average for permits in October in the preceding five years was 14.0.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including October 2015, July 2015, June 2015, January 2015, December 2014, October 2014, August 2014, July 2014, June 2014, May 2014, March 2014, November 2013, August 2013, July 2013, June 2013, December 2012, October 2012, September 2012, May 2012, April 2012, February 2012, December 2011, October 2011, February 2011, and January 2011).
- 6.2 days was the average turnaround (review) time for complete initial residential permit applications in October.
- \$705,845 was the reported value for the permits in October compared to a total of \$1,915,930 in October 2014. The five-year average reported value for authorized construction in October is \$987,946.
- 28 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including September 2015, July 2015, June 2015, December 2014, October 2014, 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, June 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, and April 2011).
- \$4,846 in fees were collected in October compared to a total of \$5,880 in October 2014. The five-year average for fees collected in October is \$2,973.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including October 2015, September 2015, July 2015, January 2015, December 2014, November 2014, October 2014, August 2014, July 2014, 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, and June 2011).
- There were also 4 lot split inquiries and 298 other zoning inquiries in October.
- One rural address was issued in October.

Planning & Zoning Monthly Report
OCTOBER 2015

Table 2. Zoning Use Permits Approved in October 2015

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				3	0	837,000
Other				7	0	687,200
SINGLE FAMILY Resid.:						
New - Site Built	2	1,090	271,000	19	9,882	4,009,600
Manufactured				1	345	122,260
Additions	4	821	154,500	28	4,430	1,100,218
Accessory to Resid.	10	2,621	276,345	48	14,728	1,248,209
TWO-FAMILY Residential						
Average turn-around time for permit approval	6.2 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				1	33	0
Neighborhood	1	0	0	14	0	0
COMMERCIAL: New				5	4,328	1,730,000
Other				2	1,694	1,413,000
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	2,800
Other				2	642	811,000
SIGNS	1	314	4,000	3	488	16,485
TOWERS (Incl. Acc. Bldg.)				3	832	260,000
OTHER PERMITS				11	947	89,100
TOTAL APPROVED	18/17	\$4,846	\$705,845	148/122	\$38,349	\$12,352,072

*18 permits were issued for 17 structures in October 2015; 17 permits require inspection and Compl. Certif.

◇ 148 permits have been issued for 122 structures since January 1, 2015 (FY2015)

NOTE: Home occupations and other permits (change of use, temporary use) total 25 since January 1, 2015, (this number is not included in the total # of structures).

There were 17 Zoning Use Permit Apps. *received* in October 2015 and 12 were *approved*.

5 Zoning Use Permit App. *approved* in October 2015 were *received* in prior months.

Planning & Zoning Monthly Report
OCTOBER 2015

- Two sets of ZBA meeting minutes were transcribed in October.
- Two employees attended the Initial Damage Assessment Workshop (training) conducted by EMA.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2015.

Table 3. Best Prime Farmland Conversion

	October 2014	FY 2015 to date
Zoning Cases. Approved by the ZBA, a Zoning Case October 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 October 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 October 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	6.14 acres
Agricultural Courtesy Permits	0.0 acre	0.0 acre
TOTAL	0.0 acres	6.14 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in October for a total of 185 compliance inspections in FY2015.
- No zoning compliance certificates were issued in October. A total of 235 zoning compliance certificates have been issued so far in FY2015 for an average of 6.1 certificates per week. The FY2015 budget anticipated a total of 389 compliance inspections and certificates for an average of 7.5 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for October 2015 and can be summarized as follows:

- 2 new complaints were received in October compared to 6 complaints that were received in October 2014. No complaint was referred to other agencies in October and none were referred to another agency in October 2014.
- 53 enforcement inspections were conducted in October compared to 42 in October 2014. Two of the October 2015 inspections were for the two new complaints received in October 2015.
- No contact was made prior to written notification in October and none was made in October 2014.
- 53 initial investigation inquiries were made in October for an average of 12.0 per week in October and 10.8 per week for the fiscal year. The FY2015 budget anticipates an average of 9.9 initial investigation inquiries per week.
- 4 First Notices and 2 Final Notices were issued in October and no First Notices and no Final Notices issued in October 2014. The FY2015 budget anticipated a total of 32 First Notices for an average of 2.7 First Notices per month and there had been 45 First Notices by the end of October.
- No cases were referred to the State's Attorney in October and no cases were referred in October 2014. The FY2015 budget anticipated a total of 6 cases forwarded to the State's Attorney's Office.
- 2 cases were resolved in October and 7 cases were resolved in October 2014. The FY2015 budget anticipated a total of 150 resolved cases for an average of 12.5 resolved cases per month.
- 314 cases remain open at the end of October compared to 312 open cases at the end of October 2014.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in October included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
 3. Assisted the Zoning Administrator with an ongoing review of dangerous structures in Urbana Township.
 4. Assisted the Zoning Administrator with a rebid that resulted in a successful low bid for demolition of 1101 Carroll Avenue; coordinated with the low bidder to ensure that all required documentation was submitted in a timely manner; and monitored progress until the demolition was completed on 10/28/15.

Planning & Zoning Monthly Report
OCTOBER 2015

5. Assisted other staff with several floodplain development questions.
6. Coordinated with the Senior Planner who helped with enforcement in October by sending 4 First Notices and one Final Notice.
7. The Zoning Officer was one of two employees who attended the Initial Damage Assessment Workshop (training) conducted by EMA.
8. Coordinated staff response to a FOIA request regarding a property in Champaign Township.
9. Coordinated staff response regarding a nonconforming premises in Urbana Township.

APPENDIX

A Zoning Use Permit Activity During October 2015

Planning & Zoning Monthly Report
OCTOBER 2015

Table 4. Enforcement Activity During October 2015

	FY2014 TOTALS ¹	Jan. 2015	Feb. 2015	March 2015	April 2015	May 2015	June 2015	July 2015	Aug. 2015	Sep. 2015	Oct. 2015	Nov. 2015	Dec. 2015	TOTALS ¹ FY2015
Complaints Received	68	2	3	9	5	4	6	3	9	4	2			47
Initial Complaints Referred to Others	14	0	1	0	0	0	4	2	1	0	0			8
Inspections	485	49	19	37	29	44	71	62	14	71	53 ⁴			449 ⁵
Phone Contact Prior to Notice	10	0	0	2	1	1	0	0	0	0	0			4
First Notices Issued	22	4	2	0	2	0	3	0	7	23	4			45
Final Notices Issued	0	0	0	0	1	0	1	2	0	0	2			6
Referrals to State's Attorney	1	0	0	1	0	0	1	0	0	0	0			2
Cases Resolved ²	159	0	0	8	3	1	5	9	1	15	2 ⁶			44 ⁷
Open Cases ³	311	313	316	317	319	322	323	317	325	314	314			314 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. 2 inspections of the 53 performed were for the 2 complaints received in October, 2015.
5. 91 inspections of the 449 inspections performed in 2015 were for complaints received in 2015.
6. None of the resolved cases for October, 2015, were for complaints received in October, 2015.
7. 18 of the cases resolved in FY 2015 were for complaints that were also received in FY 2015.
8. Total open cases include 21 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.
9. The Senior Planner helped with enforcement in October with 4 First Notices and One Final Notice.

Planning & Zoning Monthly Report

OCTOBER 2015

APPENDIX A. ZONING USE PERMIT ACTIVITY DURING OCTOBER 2015

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
260-15-02 R-1	Lot 39, River Oaks Subdivision, Section 17, Mahomet Township; 1701 Phillipe Drive, Mahomet, IL PIN: 15-13-17-379-001	Skip Perry	09/17/15 10/01/15	Construct an addition to an existing detached garage
265-15-01 AG-2	Lot 2 of Hudson Acres Subdivision, Section 11, Urbana Township; 3710 E. University Ave., Urbana, IL PIN: 30-21-11-376-011	David and Ginger Spillers	09/22/15 10/06/15	Construct a room addition, a breeze way addition, an in-ground swimming pool, a sunroom addition, and authorize a previously constructed addition connecting two detached storage sheds CASE: 813-S-15
265-15-02 R-2	Lot 20 of M. W. Busey's Subdivision, Section 15, Urbana Township; 305 Pfeffer Road, Urbana, IL PIN: 30-21-15-205-032	Phalla Prum	09/22/15 10/06/15	Place a detached carport on the subject property
268-15-01 AG-1	A tract of land located 1651 feet South of the NE Corner of Section 4, Tolono Township, thence W 266.56', thence S 5', thence W 2.44', thence S 149' 4", thence E 269' to the Section Line, thence N 154' 4: to the place of beginning; 1169 CR 900E, Champaign, Illinois PIN: 29-26-04-200-012	Patricia Ann Brown	09/25/15 10/08/15	Construct a detached garage
272-15-01 AG-1	A tract of land located in the NW ¼ of the SW ¼ of Section 30, Condit Township; 2542 CR 600E, Dewey, Illinois PIN: 07-08-30-300-024	Steven and Sandra Brown	09/29/15 10/08/15	Construct a single family home

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Planning & Zoning Monthly Report
OCTOBER 2015

APPENDIX A. ZONING USE PERMIT ACTIVITY DURING OCTOBER 2015

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
280-15-001 AG-1	A 5 acre tract of land located in the SW Corner of the NW ¼ of Section 18, Mahomet Township; 2176 CR 0E, Mahomet, Illinois PIN: 15-13-18-100-003	Cari Harper/ Bill Williams	10/07/15 10/15/15	Construct a detached garage/storage shed for personal use, and authorize construction/ placement of a lean-to and a shipping box for storage
280-15-02 R-1	Lot 102, Wiltshire Subdivision, Section 13, St. Joseph Township; 701 W. Nottingham Drive, St. Joseph, Illinois PIN: 28-22-13-306-006	Chris and Jodi Dacor	10/07/15 10/15/15	Construct a detached garage
280-15-03 R-1	The S 380' of the N 728' of the W 841.7' of the E 1,303' of the SE ¼ of Section 17, Scott Township; 211 Carper Street, Seymour, Illinois PIN: 23-19-17-400-006	Eric and Alice Kinkelaar	10/07/15 10/13/15	Authorize construction of a previously constructed detached garage and also to construct two lean-to additions to same
286-15-01 AG-1	An 8.93 acre tract of land located in Part of the E ½ of the NW ¼ and Part of the SW ¼ of Section 7, East Bend Township; Address to be assigned PIN: 10-02-07-100-017	Brandon Chandler	10/13/15 10/30/15	Construct a single family home with attached garage and a detached shed
*286-15-02 RHO	Under review			
286-15-03 B-4	Lot 1 of Barr Farms 1 st Subdivision, Section 27, Somer Township; 4812 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-27-100-008	American Dowell Sign Company	10/13/15 10/15/15	Change the Use to establish a sign business and erect a freestanding sign on the subject property
287-15-01 AG-1	Two tracts of land located in the SE Corner of the W ½ of the SE ¼ of Fractional Section 19, Ogden Township; 2562 CR 2000N, St. Joseph, Illinois PIN: 17-18-19-400-005& 006	Troy and Andrea Ray	10/14/15 10/20/15	Construct a detached storage shed for personal storage only

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APPENDIX A. ZONING USE PERMIT ACTIVITY DURING OCTOBER, 2015

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
287-15-02 AG-2	A portion of Lots 2 and 3 in a Subdivision of the W ½ of the SW ¼ of Section 2, Urbana Township; 2000N. Highcross Road, Urbana, IL PIN: 30-21-02-302-007	Tracy and Paula Wingler	10/14/15 10/29/15	Construct an addition to an existing single family home
288-15-01 R-1	Lot 2, Park Hills Subdivision, Section 11, Mahomet Township; 1902 Forestview Dr., Mahomet, IL PIN: 15-13-11-276-006	Jason Beguin	10/15/15 10/29/15	Construct a detached garage
289-15-01 AG-1	A tract of land being a part of the N ½ of the SE ¼ of Section 26, St. Joseph Township; 1336 CR 2250E, St. Joseph, Illinois PIN: 28-22-26-402-003	Tim and Amy Short	10/16/15 10/28/15	Construct a detached garage
289-15-02 AG-1	A tract of land located in the NW ¼ of the SW ¼ of Section 16, Scott Township; 202 S. Main Street, Seymour, Illinois PIN: 23-19-16-300-001	Stephen Roland	10/16/15 10/28/15	Construct an attached garage addition to an existing single family home
295-15-01 AG-2	Lot 1, Seventh Day Adventist Subdivision #2, Section 8, Champaign, IL PIN: 03-20-08-102-002	Lester and Hazel Williams	10/22/15 10/28/15	Construct a detached garage
295-15-02 R-1	Lot 11, Bolls 2 nd Subdivision, Section 24, Hensley Township; 51 Mary Lane, Champaign, Illinois PIN: 12-14-24-478-001	Mike Dopheide	10/22/15 10/30/15	Construct a detached garage
*299-15-01	Under review			
*301-15-01	Under review			
*302-15-01	Under review			
*303-15-01	Under review			

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