

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

County of Champaign, Urbana, Illinois

Thursday, June 8, 2017 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Pattsi Petrie – Vice-Chair

Jim Goss

Robert King

Brooks Marsh

Kyle Patterson

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
 - A. ELUC Committee meeting – May 4, 2017 1 - 3
- V. Public Participation
- VI. Communications
- VII. For Information Only
 - A. Legislative Update (to be distributed)
 - i. SB611 (Mahomet Aquifer Protection)
 - ii. SB1561 (pollution control – counties)
 - iii. SB1417 (electronic products recycling)
 - B. Update regarding Land Resource Management Conditions Relevant to the Champaign County Land Resource Management Plan 4 - 7
 - C. FY2017 County Planning Contract Status Update 8 - 12
 - D. Mahomet Aquifer Advocacy Alliance Annual Summit (verbal update)
 - E. Illinois Environmental Protection Agency (IEPA) Notices
 - i. IEPA Construction Permit and Lifetime Operating Permit for Altamont Company Vener Production Facility located at 116 East Neal Drive in Rantoul 13 - 14
 - ii. IEPA Construction Permit and Operating Permit Revision for Illinois NiCast LLC d/b/a Alloy Engineering & Casting Company located at 1700 West Washington Street in Champaign 15 - 16
 - iii. IEPA Public Notice of Proposed Renewal of the Clean Air Act Permit Program Permit for Flex-N-Gate Corporation facilities located at 601 Guardian Drive and at 1306 East University Avenue, both in Urbana 17
 - iv. IEPA Notice of Application for Permit to Manage Waste at Former Champaign Municipal Landfill located at 3616 West Bloomington Road (US Rte 150), Champaign 18

- | | |
|--|----------------------------|
| VIII. Items to Receive and Place on File by ELUC to Allow for 60 day Review Period | |
| A. Proposed FY2018 Champaign County Contract with Champaign County Regional Planning Commission | (to be distributed) |
| B. Proposed Minor Amendments to the Champaign County Land Resource Management Plan | 19 - 22 |
| IX. Monthly Report | |
| A. March 2017 | 23 – 34 |
| B. April 2017 | 35 - 46 |
| X. Other Business | |
| A. July 6, 2017 ELUC meeting | |
| XI. Chair’s Report | |
| XII. Designation of Items to be Placed on Consent Agenda | |
| XIII. Adjournment | |



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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, May 4, 2017
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) | |
| Patti Petrie (Vice Chair) | |
| | Jim Goss |
| Matt Hiser | |
| | Brooks Marsh |
| Robert King | |
| Kyle Patterson | |

County Staff: Rick Snider (County Administrator), John Hall (Zoning Administrator), Tammy Asplund (Recording Secretary)

Others Present: None

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:33 p.m.

II. Roll Call

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

III. Approval of Agenda and Addendum

MOTION by Ms. Petrie to approve the agenda as distributed; seconded by Mr. Patterson. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. ELUC Committee meeting – April 6, 2017

Mr. Esry noted Mr. McGuire’s name is incorrect; it should be changed from “Max” to “Jim”.

MOTION by Ms. Petrie to approve the minutes of the April 6, 2017 ELUC meeting; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

VI. Communications

Mr. Esry stated Mr. Goss regrets he is unable to attend this meeting, as he has a visitation out of town.

VII. For Information Only

- A. *Update regarding Work Plan for the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit*

Mr. Hall reviewed the handout of the memo dated June 7, 2016. He noted that Champaign County has no legal authority to require residents to minimize storm water runoff from existing property. According to Mr. Hall, the County’s responsibility lies in educating residents about what they can do to minimize runoff.

In response to a question by Ms. Petrie, Mr. Hall stated there are hundreds of pictures of the outfalls visitation.

- B. *Consideration of Traffic Impacts in Zoning cases for Special Use Permits and Zoning Map Amendments*

Mr. Hall reviewed the memo from Susan Burgstrom, including a recommendation for a text amendment to the ordinance. Mr. Hall stated it could be complete by year-end. He explained the process required a text change to the amendment. Planning and Zoning would develop the recommended amendment and then present it to ELUC. Once this committee reviews it, the next step is to take it to the Zoning Board of Appeals. The recommendation from the Zoning Board of Appeals then comes back to ELUC; before finally being submitted to the full County Board for approval.

Ms. Petrie provided and discussed a handout from the Bureau of Local Roads and Streets; Geometric Design Tables.

The committee directed Mr. Hall to add the text amendment to the Planning and Zoning Department project list.

- C. *Annual Summit of the Mahomet Aquifer Advocacy Alliance*

Mr. Hall provided an update on the annual summit to be held on June 1, 2017. Susan Monte will attend.

VIII. Items to be Approved by ELUC

- A. *Recreation and Entertainment License: Eastern Illinois A.B.A.T.E. Inc., for live bands and motorcycle rodeo, Rolling Hills Campground, 3151-A CR2800E, Penfield for June 2-4, 2017*

MOTION by Ms. Petrie to approve the license; seconded by Mr. Hiser. Upon vote, the **MOTION CARRIED.**

IX. Items to be Recommended to the County Board

- A. *Annual facility Inspection Report for the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA) for the period 4/1/16 – 3/31/17*

Mr. Hall provided and reviewed a report. He discussed several new requirements in 2016. Mr. Hall stressed the changes he proposes are to meet the minimum requirements to remain in good standing with the IEPA. According to Mr. Hall, there will be a good deal of collaboration with the municipalities.

Mr. Hall suggested the committee review the DuPage County website. DuPage offers several brochures regarding green housekeeping and infrastructure. He commented he is not averse to utilizing existing EPA brochures on the Champaign County website.

Mr. Hall reminded the committee the annual report is due to the EPA by June 1, 2017.

In response to a question by Ms. Petrie, Mr. Hall explained the only way Champaign County would not need to provide this documentation is for it to sign away all of its responsibilities and jurisdiction to the municipalities. He noted that means that all of the constituents in the unincorporated MS4 area would have to deal with the municipalities; rather than the County.

MOTION by Ms. Petrie; seconded by Mr. Hiser. Upon vote, the **MOTION CARRIED** unanimously. Per Ms. Petrie's request, this item will not be placed on the consent agenda.

B. *Marketing of County Owned Property Located at 2603 Campbell Drive*

Mr. King asked about the marketing channels to be utilized. Mr. Hall responded he believes a real estate agent will be engaged to market the property.

MOTION by Ms. Petrie; seconded by Mr. Hiser. Upon vote, the **MOTION CARRIED** unanimously.

X. Other Business

None

XI. Chair's Report

None

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

IXB

XIII. Adjournment

MOTION by Mr. Patterson to adjourn; seconded by Mr. King. There being no further business, Mr. Esry adjourned the meeting at 7:38 p.m.



| | |
|-----------------|--|
| Date: | May 31, 2017 |
| To: | Environment and Land Use Committee |
| From: | Susan Monte, RPC Planner John Hall, Champaign County Planning & Zoning Director |
| Re: | Annual Update of Land Resource Management Conditions Relevant to Champaign County |
| Action Request: | For Information Only |

This update is provided as Work Plan ID 17-2 of the FY17 County Planning Contract, to address Priority Item 1.2.1 of the Champaign County Land Resource Management Plan: ‘Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.’

Over the past year, key developments or conditions relevant to land resource and management in Champaign County included:

A Regional Water Supply Framework for Champaign County and East-Central Illinois

The Regional Water Supply Framework report was approved by the RPC Board on October 28, 2016. It is the result of a multi-jurisdictional effort to recommend informed action in the spheres of research, public policy, and outreach. The report includes 36 strategies, all with the goal of protecting water quality and quantity in East-Central Illinois now and in the future. Topics range from supporting research on water use and groundwater resources such as the Mahomet Aquifer to protecting the quality and quantity of surface water resources and furthering public engagement and education on water issues. The following excerpt describes the intent of this report:

“The four general recommendations and 36 strategies outlined in the report offer options that stakeholders in East-Central Illinois, from counties, municipalities, and regional planning commissions to businesses, universities, and nonprofits, can implement. Strategies are listed by category: research, policy, or outreach. ... Differences in funding, legislative ability (such as home rule status), and organizational capacity mean that not every strategy will be right for every stakeholder, and not every strategy has to be implemented in order to move in the right direction. Furthermore, organizational resources are always limited; there are insufficient resources to implement every strategy in this report all at once. This report is intended to illustrate possible actions, so that stakeholders can select and prioritize actions that fit their mission, vision, and capabilities.”

Mahomet Aquifer Advocacy Alliance

Beginning in 2016, the name of the Mahomet Aquifer Coalition was changed to the Mahomet Aquifer Advocacy Alliance. This new identity was adopted as a measure to reduce any

confusion (e.g., so as not to be confused with the Mahomet Aquifer Consortium) and ensure the Alliance's activities remain as transparent as possible. The Alliance is an informal membership organization committed to "issue-advocacy" and preserving the Mahomet Aquifer as a reliable and safe source of fresh water for our region. The membership model allows members the flexibility to determine their level of participation in initiatives, legislative matters, and litigation. To facilitate this new approach, the Town of Normal is serving as the lead agency for Alliance. To help ensure the Mahomet Aquifer remains uncompromised, the Alliance has identified three key priorities to safeguard the Mahomet Aquifer. The priorities include; public education, legislative advocacy, and continued monitoring and research.

The Alliance has an informal membership structure whereby an "Executive Committee" provides guidance and funding to support the Alliance's ongoing efforts. Presently the Executive Committee consists of representatives from City of Bloomington, City of Champaign, City of Urbana, and the Town of Normal. The City of Rantoul serves as an "At-Large" member to the Executive Committee. The Committee convenes on a quarterly basis and is responsible for annual membership dues to support the Alliance's work plan, which includes holding an annual summit on June 2, 2017 to share aquifer information and Alliance updates with stakeholders.

Champaign County Municipal Separate Storm Sewer System Storm Water Map

Champaign County was identified as a small Municipal Separate Storm Sewer System (MS4) ... to identify the non-agricultural sources of storm water discharges which adversely affect the quality of our nation's waters. The Clean Water Act prohibits anybody from discharging pollutants through a point source into a water or the United States unless they have an NPDES permit. A point source is any discernible, confined and discrete conveyance, such as a pipe, ditch, channel, or container. Phase II required small MS4s in urbanized areas to obtain NPDES permits and implement six minimum control measures by using selected best management practices (BMPs). The map provided on the next page show the Champaign County MS4 Storm Water Management jurisdiction.

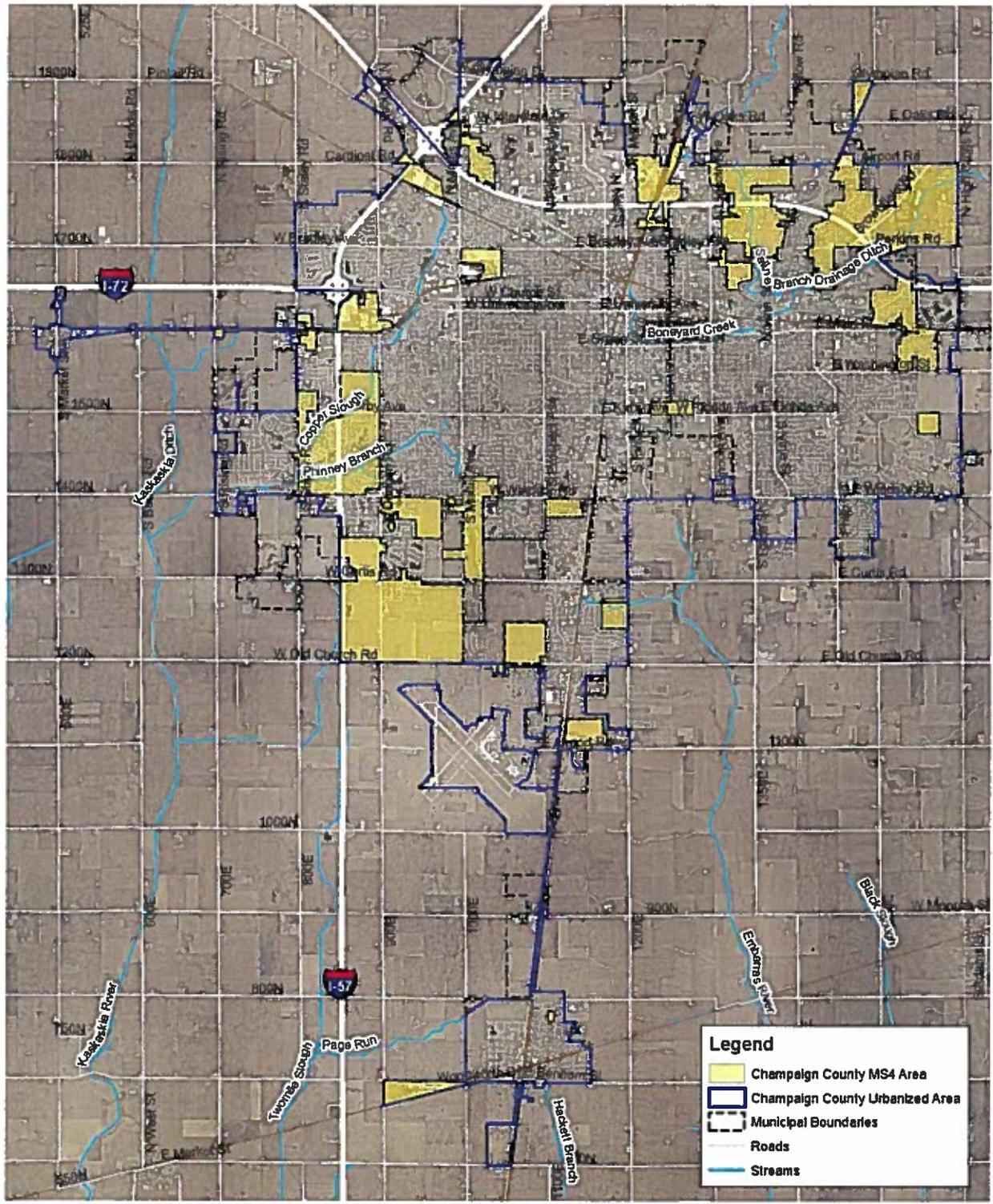
Champaign County MS4 Environmental Justice Map

Environmental Justice (EJ) Areas within the Champaign County Unincorporated MS4 Area were identified using the most current data From the U.S. Census Bureau's American Community Survey.

In April 2017 a random sample survey of the EJ population was conducted using the Champaign County Unincorporated MS4 Area Storm Water Survey with a postage-paid reply envelope. The results of that survey will be reviewed at the Murch 2018 meeting of the Champaign County Board's Environment and Land Use Committee (ELUC) and reported in the Annual Facility Inspection Report for Year 4.



Champaign County MS4 Storm Water Program Jurisdiction



Phase One of Kickapoo Rail Trail

Construction of Phase One of the Kickapoo Rail Trail is nearing completion. The 6.7 mile Urbana-to-St. Joseph trail segment is expected to open to the public for hiking, biking, and other non-motorized uses at some point this summer.

Upon completion, the Kickapoo Rail Trail will consist of a 24.5-mile trail that follows the former CSX railroad from East Urbana to Kickapoo State Park outside of Danville, and will pass through the communities of Mayview, St. Joseph, Ogden, Fithian, and Oakwood.

The Champaign County Forest Preserve District, Illinois Department of Natural Resources, and Vermilion County Conservation District own and manage the portion of the trail within their respective counties. For more information about the trail, visit the Champaign County Forest Preserve District webpage at <http://www.ccfpd.org/kickapoo-rail-trail/faq>.

Local Recycling Event Coordination

- Local Government Tire Collection

During Fall, 2016, Champaign County partnered with Champaign Township Highway Commissioner Keith Padgett to hold a tire collection for local governments only in Champaign County. Illinois EPA Bureau of Land Tire Collection Program funded the tire pick-up, transport, and processing of the collected tires.

Used tires were collected at the township premises at 3900 Kearns Road in Champaign, with the Illinois EPA pickup occurring in late December.

- Residential Electronics Collections

Champaign County Board reviewed and approved intergovernmental cost-share agreements with the City of Champaign, City of Urbana, and Village of Savoy for the 2017 Residential Electronics Collections. Nearly half of other communities in Champaign County agreed to contribute funds to support the 2017 one-day residential electronics collections.

In April, 2017, the County Board approved entering into an a partnership with Will County that is beneficial to both counties. Will County has excess capacity under its Manufacturer Funded Electronics Recycler contract and can accommodate within that capacity the total weight of products estimated to be collected at the two one-day Residential Electronics Collection events being held in Champaign County in 2017. In partnering with Will County, significant cost savings is realized by Champaign County because the Manufacturer Funded Electronics Recycler for Will County will cover much of the transportation and processing costs previously incurred by Champaign County and partnering municipalities.

The first of two 2017 Residential Electronics Collections occurred on May 20, 2017 with full online registration by 1,110 residents. As projected, seven semitrailers were filled to capacity with collected electronics for this event.



| | |
|-----------------|---|
| Date: | May 31, 2017 |
| To: | Environment and Land Use Committee |
| From: | Rita Morocoima-Black, RPC Planning and Community Development Director Susan Monte, RPC Planner |
| Re: | FY 2017 County Planning Contract Status Update |
| Action Request: | For Information Only |

Champaign County has an annually renewed contract with Champaign County Regional Planning Commission for planning and technical services. In anticipation of requesting renewal for next year's contract, CCRPC staff provides the following status report for the current FY17 contract.

As can be seen in the table, we are approximately 44 percent complete with the work plan as of May 31, 2017

2017 County Planning Contract Work Plan Status as of May 31, 2017

| | Task | Hours Allocated (2016 rate) | Funds Allocated | Estimated Funds Expended | Estimated Funds Remaining | % Funds Expended |
|---|---|-----------------------------|-----------------|--------------------------|---------------------------|------------------|
| 1 | LRMP Implementation | 275 | \$17,672 | \$6,689 | \$10,983 | 38% |
| 2 | Hazard Mitigation Planning | 110 | \$7,069 | \$129 | \$6,940 | 2% |
| 3 | General Planning Services: Mahomet Aquifer Advocacy Alliance | 20 | \$1,286 | \$868 | \$418 | 68% |
| 3 | MS4 Storm Sewer System Program Mapping | 520 | \$24,700 | \$1,383 | \$16,109 | 35% |
| | MS4 Environmental Justice Survey | | | \$7,208 | | |
| 4 | Solid Waste/Recycling Events Coordination | 180 | \$10,696 | \$9,294 | \$1,402 | 87% |
| 5 | Champaign County Area Rural Transit System Coordination | 60 | \$6,000 | \$3,080 | \$2,920 | 51% |
| 6 | Administration | 18 | \$1,478 | \$855 | \$623 | 58% |
| 7 | Non-Staff Expenses | | \$4,430 | \$2,440 | \$1,990 | 54% |
| | Totals: | | \$73,330 | \$31,946 | \$41,385 | 44% |

The following page contains details regarding status of the LRMP Implementation portion of the County Planning contract work plan as of May 31, 2017.



The following table is an overview of the FY17 LRMP Implementation work plan based on the reallocation of priorities and hours requested by the Department of Planning and Zoning Director to accommodate developing a Champaign County MS4 Storm Sewer System Map (Phase 1 of 2). Specific information regarding these LRMP implementation items is available on subsequent pages.

2017 LRMP Implementation Work Plan Status as of May 31, 2017

| Work Plan ID | Priority Item | LRMP Objective/Priority Item | Hours (2016 rate) | Cost | Funds Expended through May 31, 2017 (est.) | Staff Work Status |
|--------------|---------------|---|-------------------|-------------|--|-------------------|
| 17-1 | various | Monitor and pursue potential funding opportunities to achieve provisions of GOPs. | 20 | \$1,285.20 | \$643 | In progress |
| 17-2 | 1.2.1 | Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year. | 30 | \$1,927.80 | \$1,930 | completed |
| 17-3 | 1.3.1 | Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes. Invite public input regarding proposed changes. | 25 | \$1,606.50 | \$1,608 | completed |
| 17-4 | 2.1.1 | Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January. | 25 | \$1,606.50 | \$1,608 | completed |
| 17-5 | 7.2.4b | Participate in Greenways and Trails Committee coordinated by CCRPC. In coordination with park districts/county forest preserve district, plan area paths and trail connections for the County. | 20 | \$1,285.20 | \$385 | In progress |
| 17-6 | 8.4.5a | Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program. | 25 | \$1,606.50 | — | pending |
| 17-7 | 8.4.5b | Administer provisions of updated Phase II NPDES Storm Water Management Program | 130 | \$8,353.80 | \$515 | In progress |
| Total | | | 275 | \$17,671.50 | \$6,689 | |

ANNUAL MONITORING TASKS

17-1 Monitor and pursue potential funding opportunities to achieve provisions of GOPs.

Estimated planner hours to implement: 20
Estimated cost to implement: \$1,285

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

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

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

17-2 Priority Item 1.2.1 - Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year.

Estimated planner hours to implement: 30
Estimated cost to implement: \$1,928

Description: Prepare the report based on relevant news, resources available from key national and state professional organizations, and contacts with relevant agencies.

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

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

17-3 Priority Item 1.3.1 - Based on the annually prepared report of trends and new developments provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.

Estimated planner hours to implement: 25
Estimated cost to implement: \$1,607
Description: Revise LRMP maps for approval by County Board.

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

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



17-4 Priority Item 2.1.1 - Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January.

Estimated planner hours to implement: 25

Estimated cost to implement: \$1,607

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

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None.

This is a permanent item in the county planning contract work plan.

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

17-5 Priority Item 7.2.4b - Participate in the Greenways and Trails Committees coordinated by CCRPC.

Estimated planner hours to implement: 20

Estimated cost to implement: \$1,285

Description: Attend meetings and serve as a County representative for Greenways and Trails planning and implementation. In coordination with park districts and county forest preserve districts, plan area paths and trail connections in unincorporated areas.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None.

This is a permanent item in the county planning contract work plan.

Significance: The Greenways and Trails plan includes the Forest Preserve Districts and potential bicycle and pedestrian linkages to those areas. Land use planning and zoning cases could be impacted by the plan. Planning for path and trail connections will improve pedestrian and biking options within the county. Implementation of the 24.5 mile regional connection between east Urbana and Kickapoo State Park near Danville, Illinois continues.

17-6 Priority Item 8.4.5a – Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.

Estimated planner hours to implement: 25

Estimated cost to implement: \$1,606

Description: Illinois EPA requires annual reporting on NPDES.

Estimated hours to administer once implemented: None

Estimated cost to administer: None

Resources needed to administer: None.

This is a permanent item in the county planning contract work plan.

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



17-7 Priority Item 8.4.5b – Administer provisions of updated Phase II NPDES Storm Water Management Program.

Estimated planner hours to implement: 130
Estimated cost to implement: \$8,354

Description: Meet the ILR40 General NPDES Permit for MS4 requirements for Champaign County specific to Part IV.B.2.d. regarding public involvement and environmental justice on an annual basis, meeting the desired timeline of completion by March 1st annually.

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

Significance: Compliance is required for the statewide NPDES.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, DIRECTOR

May 18, 2017

Re: Altamont Co. (Illinois EPA BOA ID# 019065ABY)
Construction Permit (14120006)
Lifetime Operating Permit (17040037)

To Distribution List:

In accordance with the Illinois EPA's Environmental Justice Policy, the Illinois EPA wants to provide you with information about a potential Illinois EPA action in your area. The Illinois EPA is sending this letter to notify you of two applications received by the Illinois EPA Bureau of Air (BOA).

The Illinois EPA has received an application from Altamont Co. requesting a construction permit to add new emission units at its facility located at 116 East Neal Street in Rantoul.

Altamont Co. has also requested a Lifetime Operating Permit for its Altamont Veneer Production Facility. The Lifetime Operating Permit is the operating permit for the facility and describes the emission units and regulations applicable to the facility. Lifetime Operating Permits are issued by the Illinois EPA to small sources of air emissions.

The applications are currently under review by the Illinois EPA's Bureau of Air.

If you have any questions, comments or concerns about the application, please contact Elizabeth Rupel, Office of Community Relations at 217/557-6474, elizabeth.rupel@illinois.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Pressnall".

Chris Pressnall
Environmental Justice Officer

4302 N. Main St., Rockford, IL 61103 (815)987-7760
595 S. State, Egin, IL 60123 (847)608-3131
2125 S. First St., Champaign, IL 61820 (217)278-5800
2009 Main St., Collinsville, IL 62234 (618)346-5120

9511 Harrison St., Des Plaines, IL 60016 (847)294-4000
412 SW Washington St., Suite D, Peoria, IL 61602 (309)671-3022
2309 W. Main St., Suite 116, Morris, IL 62959 (618)993-7200
100 W. Randolph, Suite 10-300, Chicago, IL 60601

Altamont Co. - Kenneth Enright

U.S. Representative John M. Shimkus - U.S. Congressional District # 15

State Senator Scott M. Bennett - State Senate District # 52

State Representative Chad Hays - State Representative District # 104

U.S. Senator Richard J. Durbin

U.S. Senator Tammy Duckworth

Village of Rantoul - Mayor Charles Smith

Village of Rantoul - Village Clerk Michael P. Graham

Champaign County Board

Champaign City Health Care Consumers

Respiratory Health Association - Brian P. Urbaszewski

Sierra Club - Jack Darin

Champaign Branch NAACP - Patricia Avery

Illinois NAACP - Teresa Haley

American Lung Association IL - Angela Tin

IL NiCast LLC d/b/a Alloy Engineering & Casting Co. - Attn: Joe Wells

U.S. Representative Rodney Davis - U.S. Congressional District # 13

State Senator Scott M. Bennett - State Senate District # 52

State Representative Carol Ammons - State Representative District # 103

U.S. Senator Richard J. Durbin

U.S. Senator Tammy Duckworth

City of Champaign - Mayor Deborah Frank Feinen

City of Champaign - City Council

Champaign County Board

Champaign City Health Care Consumers

Respiratory Health Association - Brian P. Urbaszewski

Sierra Club - Jack Darin

Champaign Branch NAACP - Patricia Avery

Illinois NAACP - Teresa Haley

American Lung Association IL - Angela Tin

Illinois Environmental Protection Agency

**Public Notice
Proposed Renewal of the Clean Air Act Permit Program Permit
Flex-N-Gate Corporation in Urbana**

Flex-N-Gate Corporation has requested that the Illinois Environmental Protection Agency (Illinois EPA) renew the Clean Air Act Permit Program (CAAPP) permit regulating air emissions from its facilities located at 601 Guardian Drive and 1306 East University Avenue in Urbana. The facility stamps and polishes steel blanks, applies coatings, electroplates, assembles and ships automotive bumpers. Based on its review of the application, the Illinois EPA has made a preliminary determination that the application meets the standards for issuance and has prepared a draft permit for public review.

The Illinois EPA is accepting comments on the draft permit. Comments must be postmarked by midnight June 28, 2017. If sufficient interest is expressed in the draft permit, a hearing or other informational meeting may be held. Requests for information, comments, and questions should be directed to Rachel Stewart, Office of Community Relations, Illinois Environmental Protection Agency, 1021 N. Grand Ave. East PO. Box 19506, Springfield, Illinois 62794-9506, phone 217/782-2224, TDD phone number 217/782-9143, Rachel.Stewart@illinois.gov.

The repositories for the draft permit documents are at the Illinois EPA's offices at 2125 South First Street in Champaign, 217/278-5800, and 1021 North Grand Avenue East, Springfield, 217/782-7027 (please call ahead to assure that someone will be available to assist you). Copies of the draft permit and project summary may also be available at <http://www.epa.illinois.gov/public-notices/boa-notices/index> Copies of the documents will be made available upon request.

The CAAPP is Illinois' operating permit program for major sources of emissions, as required by Title V of the Clean Air Act (Act). The conditions of CAAPP permits are enforceable by the public, as well as by the USEPA and Illinois EPA. In addition to implementing Title V of the Act, CAAPP permits may contain "Title I Conditions," i.e., conditions established under the permit programs for new and modified emission units, pursuant to Title I of the Act. The permit contains T1 conditions in sections 3.4, 4.3.2, 4.4.2, and 5.1 that were established in previously issued permits. The permit contains no T1 conditions that are being newly established or revised by this application.

The beginning of this public comment period also serves as the beginning date of the USEPA 45 day review period, provided the USEPA does not seek a separate proposed period.



Illinois Environmental Protection Agency

Bureau of Land • 1021 N. Grand Avenue E. • Box 19276 • Springfield • Illinois • 62794-9276

Notice of Application for Permit to Manage Waste (LPC-PA16)

Date: May 15, 2017

To Elected Officials and Concerned Citizens:

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

NOTE: Please complete this form online, save a copy locally, print and submit it to the Permit Section #33, at the above.

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

Site Identification:

Site Name: Former Champaign Municipal Landfill IEPA ID Number: 0198090001
Street Address: 3616 W. Bloomington Road (US Rte 150) P.O. Box: _____
City: Champaign State: IL Zip Code: 61820 County: Champaign

TYPE OF PERMIT SUBMISSIONS:

TYPE OF FACILITY:

TYPE OF WASTE:

- New Landfill
- Landfill Expansion
- First Significant Modification
- Significant Modification to Operate
- Other Significant Modification
- Renewal of Landfill
- Development
- Operating
- Supplemental
- Transfer
- Name Change
- Generic

- Landfill
- Land Treatment
- Transfer Station
- Treatment Facility
- Storage
- Incinerator
- Composting
- Recycling/Reclamation
- Other (Specify) _____

- General Municipal Refuse
- Hazardous
- Special (Non-Hazardous)
- Chemical Only (exec. putrescible)
- Inert Only (exec. chem. & putrescible)
- Used Oil
- Solvents
- Landscape/Yard Waste
- Other (Specify) _____

Description of Project:

Supplemental Permit Application to establish intrawell background values for List 3 inorganic parameters used in the monitoring of groundwater sampled from monitoring wells at the closed municipal solid waste facility.



| | |
|-----------------|--|
| Date: | May 31, 2017 |
| To: | Environment and Land Use Committee |
| From: | Susan Monte, RPC Planner John Hall, Champaign County Planning & Zoning Director |
| Re: | Proposed Minor Amendments to the Land Resource Management Plan |
| Action Request: | Hold to Allow for 60-Day Review Period |

Background

This request is to propose minor amendments to the Land Resource Management Plan (LRMP) as provided in Work Plan ID 17-3 and Work Plan ID 17-4 of the FY16 County Planning Contract.

Work Plan ID 17-3 addresses LRMP Priority Item 1.3.1:

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

Work Plan ID 17-4 addresses LRMP Priority Item 2.1.1:

Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries.

Proposed Minor Amendments to LRMP Volume 1 Existing Conditions and Trends Report

A minor amendment is proposed to LRMP Volume 1, Chapter 10: Natural Resources, Water Quality Section to include information about the Champaign County MS4 Storm Water Management Program:

Champaign County Municipal Separate Storm Sewer System (MS4) Storm Water Management Program

Champaign County was identified as a small Municipal Separate Storm Sewer System (MS4) in March 2003 as part of the expanded Phase II of the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. Mandated by Congress under the Clean Water Act, the NPDES Storm Water Program is a comprehensive two-phased national program for addressing the non-agricultural sources of storm water discharges that adversely affect the quality of our nation's waters. The Clean Water Act prohibits anybody from discharging pollutants through a point source into a water or the United States unless they have an NPDES permit. A point source is any discernible, confined and discrete conveyance, such as a pipe, ditch, channel, or container. Phase II required small MS4s in urbanized areas to



obtain NPDES permits and implement six minimum control measures by using selected best management practices (BMPs). Urbanized areas are delineated by the Census Bureau and are defined as a central place or places and the adjacent densely settled surrounding area, that together have a residential population of at least 50,000 people and an overall population density of at least 500 people per square mile. Only about 10 square miles (about one percent) of the approximately 1,000 square miles that make up Champaign County are included in the urbanized area (see the attached map). Champaign County is not a municipality but the regulatory definition of MS4 also includes any County owned roads with a drainage system. County Highway roadside ditches are currently the only point source discharges in the urbanized area maintained by Champaign County.

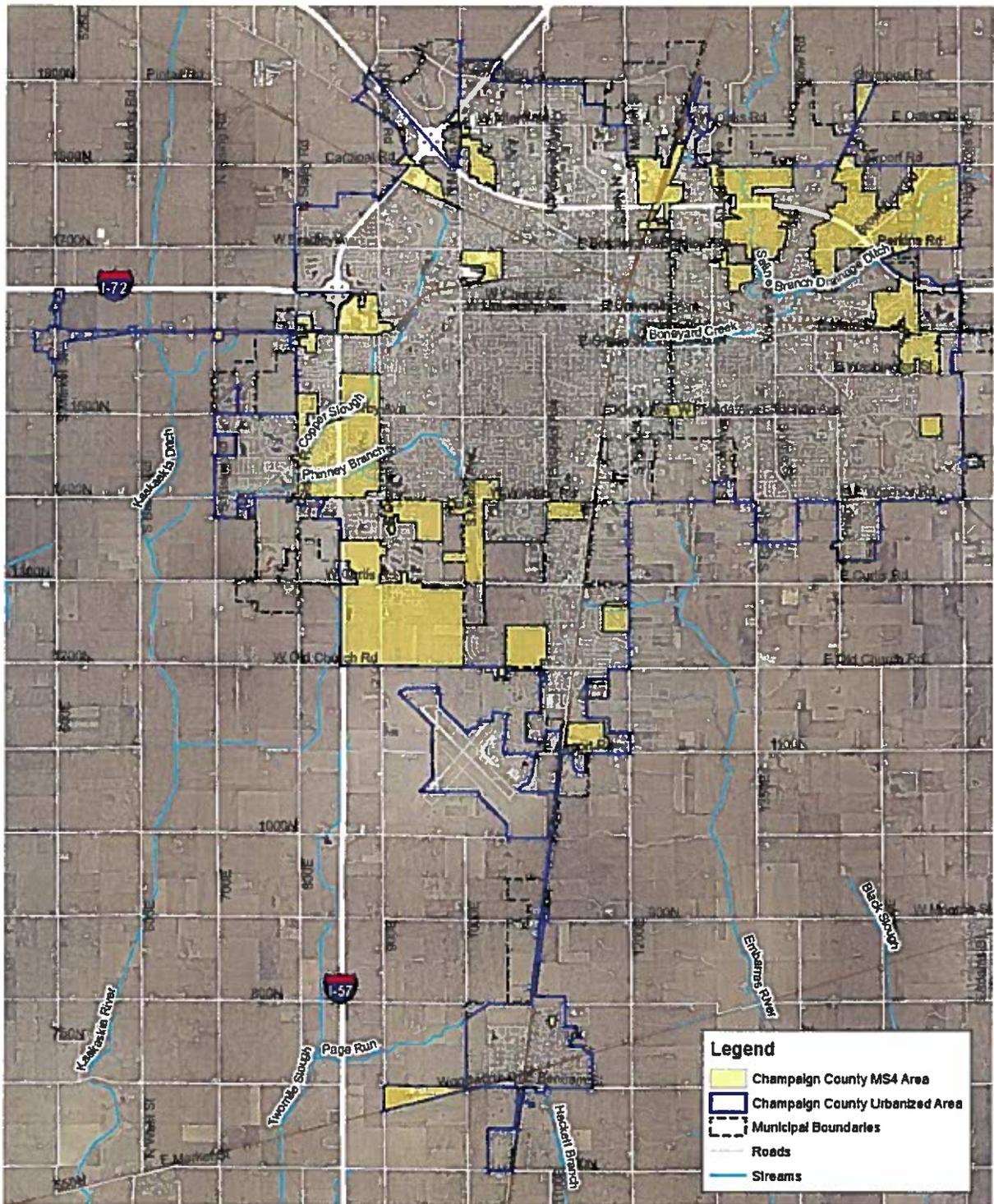
Champaign County must maintain compliance with the MS4 requirements of the NPDES Storm Water Program. MS4 compliance requires that an updated Notice of Intent (NOI) be on file with the Illinois Environmental Protection Agency (IEPA) at all times. The NOI must explain which best management practices Champaign County will use to implement the six required minimum control measures. The six required minimum control measures are the following:

- **Public Education and Outreach.** Selected BMPs should educate the public on the various ways to reduce storm water pollution.
- **Public Participation and Involvement.** Selected BMPs should involve the public in developing, implementing, and reviewing MS4 best management practices.
- **Illicit Discharge Detection and Elimination.** Selected BMPs should identify improper discharges, spills to drainage systems, and include enforcement mechanisms.
- **Construction Site Runoff Control.** Selected BMPs should enable construction site operators (builders and MS4s) to manage storm water runoff to reduce pollution.
- **Post Construction Runoff Control.** Selected BMPs should enable property owners (developers and MS4s) to manage storm water runoff to reduce pollution from a site after construction activities have ended.
- **Pollution Prevention and Good Housekeeping.** Selected BMPs should enable the MS4 entity to minimize pollution from its own property and facilities by reducing pollution from streets, parking lots, open spaces and storage and vehicle maintenance areas and is discharged into local waterways or that results poor maintenance of storm sewer systems.

Champaign County has worked in cooperation with the other MS4s in the Champaign County Urbanized Area to share costs and expertise and common efforts to develop a regional consistency towards fulfilling the NPDES Phase II MS4 requirements.

Champaign County continues to strive to develop a plan suited to the MS4 requirements but also tailored to the abilities of an Illinois county.

Figure 10-8. Champaign County MS4 Jurisdiction



The proposed content to be added is intended to immediately follow the Water Quality section in the LRMP Volume 1: Existing Conditions, with the Tables following in this section to be subsequently renumbered accordingly.

Proposed Minor Amendments to *LRMP Volume 2 Land Use Management Areas Map*

The proposed minor amendment to the LRMP Land Use Management Areas Map is an update to both municipal boundaries and corresponding 1-1/2 extraterritorial jurisdiction (ETJ) boundaries based on most current CCGIS Consortium GIS data. The corporate limit and ETJ boundaries on the LRMP Land Use Management Areas map are typically updated on an annual basis. A copy of the proposed updated LRMP Land Use Management Areas Map will be provided on the LRMP website and available prior to the June 8, 2017 ELUC meeting.

MONTHLY REPORT for MARCH 2017¹

Champaign County
Department of

**PLANNING &
ZONING**

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

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in March and three cases were filed in March 2016. The average number of cases filed in March in the preceding five years was 3.2.

Three Zoning Board of Appeals (ZBA) meetings were held in March and two cases were completed and two cases were withdrawn. Two ZBA meetings were held in March 2016 and two cases were completed. The average number of cases completed in March in the preceding five years was 1.8.

By the end of March there were 16 cases pending. By the end of March 2015 there were 15 cases pending.

Table 1. Zoning Case Activity in March 2017 & March 2016

| Type of Case | March 2017 3 ZBA meetings | | March 2016 2 ZBA meetings | |
|---|------------------------------|-----------------|------------------------------|-----------------|
| | Cases Filed | Cases Completed | Cases Filed | Cases Completed |
| Variance | 1 | 0 | 2 | 1 |
| SFHA Variance | 1 | 0 | 0 | 0 |
| Special Use | 0 | 3** | 0 | 0 |
| Map Amendment | 0 | 1 | 1 | 1 |
| Text Amendment | 1 | 0 | 0 | 0 |
| Change of Non-conforming Use | 0 | 0 | 0 | 0 |
| Administrative Variance | 0 | 0 | 0 | 0 |
| Interpretation / Appeal | 0 | 0 | 0 | 0 |
| TOTALS | 3 | 4 | 3 | 2 |
| Total cases filed (fiscal year) | 8 cases | | 10 cases | |
| Total cases completed (fiscal year) | 6 cases | | 8 cases | |
| Case pending* | 16 cases | | 15 cases | |
| * Cases pending includes all cases continued and new cases filed | | | | |
| ** Two Special Use Permit applications were withdrawn in March 2017 | | | | |

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 103% or the equivalent of 5.2 full time staff members (of the 5 authorized) present on average for each of the 23 work days in March.

Subdivisions

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

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 March can be summarized as follows:

- 22 permits for 20 structures were approved in March compared to 18 permits for 16 structures in March 2016. The five-year average for permits in March in the preceding five years was 11.
- 31 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2017, February 2017, January 2017, November 2016, August 2016, June 2016, May 2016, April 2016, March 2016, February 2016, December 2015, 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, and April 2012).
- 5.5 days was the average turnaround (review) time for complete initial residential permit applications in March.
- \$4,100,722 was the reported value for the permits in March compared to a total of \$1,275,304 in March 2016. The five-year average reported value for authorized construction in March is \$4,077,830.
- 31 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including March 2017, November 2016, October 2016, September 2016, August 2016, May 2016, April 2016, March 2016, February 2016, January 2016, 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, March 2013, January 2013, November 2012, August 2012, September 2012, May 2012, and June 2012).
- \$4,240 in fees were collected in March compared to a total of \$4,723 in March 2016. The five-year average for fees collected in March is \$3,024.
- 31 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2017, January 2017, November 2016, October 2016, August 2016, April 2016, March 2016, February 2016, January 2016, December 2015, 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, and April 2012).

**Planning & Zoning Monthly Report
MARCH 2017**

Table 2. Zoning Use Permits Approved in March 2017

| PERMITS | CURRENT MONTH | | | FISCAL YEAR TO DATE | | |
|--|---------------|----------------|--------------------|---------------------|----------------|--------------------|
| | # | Total Fee | \$ Value | # | Total Fee | \$ Value |
| AGRICULTURAL: Residential | | | | | | |
| Other | 6 | 0 | 838,761 | 9 | 0 | 977,761 |
| SINGLE FAMILY Resid.: New - Site Built | 3 | 1,779 | 655,000 | 4 | 3,100 | 1,031,175 |
| Manufactured | 1 | 177 | 15,000 | 1 | 177 | 15,000 |
| Additions | 6 | 1,142 | 233,961 | 7 | 1,287 | 293,961 |
| Accessory to Resid. | 3 | 899 | 58,000 | 7 | 1,815 | 211,340 |
| TWO-FAMILY Residential | | | | | | |
| Average turn-around approval time for the above permit categories | | | 5.47 days | | | |
| MULTI - FAMILY Residential | | | | | | |
| HOME OCCUPATION: Rural | | | | | | |
| Neighborhood | | | | 4 | 0 | 0 |
| COMMERCIAL: New | | | | | | |
| Other | | | | | | |
| INDUSTRIAL: New | | | | | | |
| Other | 1 | 305 | 2,300,000 | 2 | 3,290 | 2,465,000 |
| OTHER USES: New | | | | | | |
| Other | | | | | | |
| SIGNS | | | | | | |
| TOWERS (Incl. Acc. Bldg.) | | | | | | |
| OTHER PERMITS | 2 | 98 | 0 | 5 | 198 | 38,000 |
| TOTAL APPROVED | 22/20 | \$4,240 | \$4,100,722 | 39/30 | \$9,867 | \$5,032,237 |

*22 permits were issued for 20 structures in March 2017; 20 permits require inspection and Compl. Certif.

◇ 39 permits have been issued for 30 structures since 1/1/17 (FY2017)

NOTE: Home occupations and other permits (change of use, temporary use) total 9 since 1/1/17, (this number is not included in the total number of structures).

There were 20 Zoning Use Permit Apps. *received* in March 2017 and 12 were *approved* and one canceled. 10 Zoning Use Permit App. *approved* in March 2017 had been *received* in prior months.

Planning & Zoning Monthly Report
MARCH 2017

- There were also 10 lot split inquiries and 281 other zoning inquiries in March.
- Four rural address was issued or changed in March
- Minutes for one ZBA meeting were transcribed in March.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2017.

Table 3. Best Prime Farmland Conversion in 2017

| | March 2017 | 2017 to date |
|---|------------------------|--------------|
| Zoning Cases. Approved by the ZBA, a Zoning Case may authorize a new principal use on Best Prime Farmland that was previously used for agriculture. | 0.0 acres ³ | 2.00 acres |
| Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval may authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹ | 0.0 acre | 0.0 acre |
| Within Municipal ETJ areas ² | 0.0 acre | 0.0 acre |
| Zoning Use Permits. Approved by the Zoning Administrator, a Permit may authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval. | 0.0 acres | 0.0 acres |
| Agricultural Courtesy Permits | 0.0 acre | 0.0 acres |
| TOTAL | 0.0 acres | 2.0 acres |
| NOTES | | |
| 1. Plat approvals by the County Board. | | |
| 2. Municipal plat approvals. | | |

Zoning Compliance Inspections

- No zoning compliance inspections were made in March.
- Two zoning compliance certificates were issued in March. The 2017 budget anticipated a total of 275 compliance inspections and certificates for an average of 5.3 certificates per week. However, compliance inspections are typically done by temporary staffing and all temporary staffing continues to be needed to prepare the MS4 Storm Sewer System Map. Temporary staffing will resume compliance inspections after the MS4 Storm Sewer System Map has been completed.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for March 2017 and can be summarized as follows:

Planning & Zoning Monthly Report
MARCH 2017

- 7 new complaints were received in March compared to 4 complaints that were received in March 2016. No complaint was referred to another agency in March and one was referred to another agency in March 2016.
- 26 enforcement inspections were conducted in March compared to 45 inspections in March 2016. 2 of the March 2017 inspections were for new complaints.
- 2 contacts were made prior to written notification in March and 1 was made in March 2016.
- 24 initial investigation inquiries were made in March for an average of 5.2 per week in March. The 2017 budget anticipates an average of 9.6 initial investigation inquiries per week.
- 2 First Notices and 2 Final Notices were issued in March and there were 7 First Notices and no Final Notices issued in March 2016. The 2017 budget anticipated a total of 39 First Notices for 2017.
- 1 case was referred to the State's Attorney in March and no cases were referred in March 2016. The 2017 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2017.
- 2 cases were resolved in March and 5 cases were resolved in March 2016. The 2017 budget anticipated a total of 70 resolved cases in 2017.
- 337 cases remain open at the end of March compared to 313 open cases at the end of March 2016.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in March 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. Continued coordinating with the Attorney General's Office regarding the clean-up of the Pleasant Plains Manufactured Home Park including one inspection.

APPENDIX

A Zoning Use Permit Activity In March 2017

B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area

C Zoning Compliance Certificates Issued in March 2017

Table 4. Enforcement Activity During March 2017

| | FY2016 TOTALS ¹ | Jan. 2017 | Feb. 2017 | March 2017 | April 2017 | May 2017 | June 2017 | July 2017 | Aug. 2017 | Sep. 2017 | Oct. 2017 | Nov. 2017 | Dec. 2017 | TOTALS ¹ FY2017 |
|---------------------------------------|-------------------------------|--------------|--------------|-----------------|---------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------------|
| Complaints Received | 60 | 7 | 3 | 7 | | | | | | | | | | 17 |
| Initial Complaints Referred to Others | 7 | 0 | 0 | 0 | | | | | | | | | | 0 |
| Inspections | 400 | 62 | 12 | 26 ⁴ | | | | | | | | | | 100 ⁵ |
| Phone Contact Prior to Notice | 12 | 0 | 1 | 2 | | | | | | | | | | 3 |
| First Notices Issued | 22 | 2 | 1 | 2 | | | | | | | | | | 5 |
| Final Notices Issued | 1 | 1 | 0 | 2 | | | | | | | | | | 3 |
| Referrals to State's Attorney | 0 | 0 | 0 | 1 | | | | | | | | | | 1 |
| Cases Resolved ² | 50 | 1 | 0 | 2 ⁶ | | | | | | | | | | 3 ⁷ |
| Open Cases ³ | 323 | 329 | 332 | 337 | | | | | | | | | | 337 ⁸ |

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 2 inspections of the 26 performed were for the 7 complaints received in March, 2017.
5. 16 inspections of the 100 inspections performed in 2017 were for complaints received in 2017.
6. 1 of the resolved cases for March, 2017, was received in March, 2017.
7. 2 of the cases resolved in FY 2017 were for complaints that were also received in FY 2017.
8. Total open cases include 22 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

Planning & Zoning Monthly Report
MARCH 2016

APPENDIX A. ZONING USE PERMITS ACTIVITY IN MARCH 2017

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|----------------------|---|----------------------------|--|--|
| 312-16-01 I-1 | Tracts of land located in the SW ¼ of Section 34, East Bend Township; 1 Main Street, Dewey, Illinois PINs: 10-02-34-326-001, 003, 004, 005, 006, 327-002, 328-001, 304-004 | Premier Cooperative, Inc. | 11/07/16 03/17/17 | Construct a dump building, two dump pits and two grain legs CASE: 541-S-06 |
| 45-17-02 AG-1 | Parcel 2 of a Plat of Survey of Part of the NE ¼ of Section 23, Newcomb Township; 2653 County Road 500E, Mahomet, IL PIN: 16-07-23-200-019 | Travis Heath | 02/13/17 03/14/17 | Construct a detached storage shed for agricultural use only and install an in-ground swimming pool |
| 48-17-02 AG-1 | A tract of land located in the SE Corner of the NE ¼ of Section 13, Somer Township; 2151 County Road 1800E, Urbana, Illinois PIN: 25-15-13-200-005 | Daniel and Becky Dunlap | 02/17/17 03/14/17 | Construct a detached storage shed |
| 53-17-02 AG-1 | A tract of land located in the NW Corner of Fractional Section 4, Somer Township; 1401 County Road 2400N, Champaign, Illinois PIN: 25-15-04-100-002 | Mark and June Hall | 02/22/17 03/17/17 | Construct an addition to an existing detached storage shed |
| 54-17-01 AG-1 | Lot 1 of Kesler Court Subdivision, Section 6, Hensley Township; 2324 County Road 600E, Dewey, Illinois PIN: 12-14-06-300-005 | Mark Kesler | 02/23/17 03/06/17 | Construct a single family home with attached garage |
| 55-17-01 AG-1 | Tract A of a Plat of Survey of the NE ¼ of Section 27, Newcomb Township; 345 County Road 2600N, Mahomet, Illinois PIN: 16-07-27-100-006 | Hunsinger Enterprises Inc. | 02/24/17 03/06/17 | Construct a detached storage shed for agriculture equipment |



Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
MARCH 2017

APPENDIX A. ZONING USE PERMITS ACTIVITY IN MARCH 2017

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|----------------------|--|--|--|---|
| 58-17-01 CR | A tract of land located in the E ½ of the NW ¼ of Section 35, Sadorus Township; 425 County Road 100N, Sadorus, Illinois PIN: 22-31-35-100-003 | Kerry Grove | 02/27/17 03/17/17 | Construct a single family home with attached garage |
| 58-17-01FP CR | A tract of land located in the E ½ of the NW ¼ of Section 35, Sadorus Township; 425 County Road 100N, Sadorus, Illinois PIN: 22-31-35-100-003 | Kerry Grove | 03/09/17 03/17/17 | Construct a driveway in the mapped floodplain PERMIT CANCELED |
| 59-17-01 B-4 | Lot 1 of Barr Farms First Subdivision and an adjacent property immediately to the east comprised of 2.86 acres, Section 27, Somer Township; 4808 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-27-100-008, 017, 018 | American Dowell Sign Co., owner/ Carry Trucking, Inc., lessee | 02/28/17 03/10/17 | Change the Use to establish a Truck Terminal, Carry Trucking, Inc. |
| 60-17-01 AG-1 | Two tracts of land located in the NE ¼ of Section 9, Compromise Township; 2763 County Road 2900N, Penfield, Illinois PIN: 06-12-09-200-004 & 005 | John Gordon | 03/01/17 03/14/17 | Construct a detached storage shed for agriculture equipment |
| 61-17-01 AG-1 | Lot 2, Walter Sandwell Third Subdivision, Section 33, Philo Township; 1468 Mauries Way, Tolono, IL PIN: 19-27-33-476-005 | Jeremy and Tracy Hoel | 03/02/17 03/17/17 | Construct an addition to an existing single family home and authorize an addition constructed without an approved Zoning Use Permit |
| 66/17/01 AG-1 | A tract of land located in the NE Corner of the E ½ of the NE ¼ of Section 10, Scott Township; 1689 County Road 400E, Champaign, IL PIN: 23-19-10-200-005 | Penny and Les Gioja | 03/07/17 03/10/17 | Construct an addition to an existing single family home |

Land Disturbance Erosion Control Permit also required
 *received and reviewed, however, not approved during reporting month

**Planning & Zoning Monthly Report
MARCH 2017**

APPENDIX A. ZONING USE PERMITS ACTIVITY IN MARCH 2017

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|----------------------|---|--------------------------------|--|---|
| 67-17-01 AG-2 | Lot 160 Timberview Subdivision, 11 th Plat, Section 16, Mahomet Township; 1104 Sharon Drive, Mahomet, Illinois PIN: 15-13-16-103-011 | Dan and Stephanie Cummings | 03/08/17 03/17/17 | Construct a second story addition to an existing single family home |
| *67-17-02 | More information required | | | |
| 67-17-03 AG-1 | A tract of land being a Part of the NW ¼ of Section 9, Compromise Township; 2850 County Road 2700E, Penfield, Illinois PIN: Part of 06-12-09-300-001 | Justin Rademacher | 03/08/17 03/21/17 | Construct an addition to an existing single family home |
| 69-17-01 R-1 | Lot 45, Twin Oaks 5 th Subdivision, Section 11, Mahomet Township; 1904 E. Lakeshore Drive, Mahomet, Illinois PIN: 15-13-11-227-008 | Tom Johnson | 03/10/17 03/20/17 | Construct an addition to an existing single family home |
| 69-17-02 R-1 | Lots 11, 12, 13, 14, 15, 16, 17, & 18, Block 4, Original Town of Howard, now Lotus, Section 31, Brown Township; 30 County Road 3050N, Foosland, Illinois PIN: 02-01-31-179-010 | Raul Venegas/ Martha Campos | 03/10/17 03/23/17 | Place a manufactured home on the subject property |
| 72-17-01 AG-1 | A tract of land being a part of the NE ¼ of Section 23, Newcomb Township; 489 County Road 2675N, Mahomet, Illinois PIN: 16-07-23-200-017 | Michael and Carla Palazzolo | 03/13/17 03/17/17 | Construct a sunroom addition to an existing single family home |
| 73-17-01 CR | Lot 2, Wolf Creek Subdivision, Section 30, South Homer Township; 2582B Homer Lake Road, Homer, Illinois PIN: 17-24-30-276-011 | Mike and Pauline Clements | 03/14/17 03/21/17 | Construct a single family home with attached garage |

Land Disturbance Erosion Control Permit also required

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

**Planning & Zoning Monthly Report
MARCH 2017**

APPENDIX A. ZONING USE PERMITS ACTIVITY IN MARCH 2017

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|----------------------|---|---------------------------------|--|--|
| 75-17-01 R-1 | Lot 28, Meadowlake 2 nd Subdivision, Section 13, Mahomet Township; 210 S. Meadowhill Lane, Mahomet, Illinois PIN: 15-3-13-151-020 | Amy Kronas and JR Jones | 03/16/17 03/23/17 | Construct a detached storage shed |
| 76-17-01 R-1 | Lot 34 and the North ½ of Lot 33, Twin Oaks III Subdivision, Section 11, Mahomet Township; 1207 Joyce Court, Mahomet, IL PIN: 15-13-11-202-007 | Robert and Erica Crowe | 03/17/17 03/23/17 | Construct a detached storage shed |
| 81-17-01 AG-1 | Lot 1, Koch Subdivision, Section 8, St. Joseph Township; 1604 County Road 1900E, Urbana, Illinois PIN: 28-22-08-300-014 | Maurice Mehling | 03/22/17 03/30/17 | Construct an addition to an existing detached shed |
| 81-17-02 AG-1 | A tract of land located in the N ½ of the NE ¼ of Section 6, Colfax Township; Address assignment pending PIN: Pat of 05-25-06-200-004 | Hardimon Trust/SBM Life Science | 03/22/17 03/30/17 | Construct two buildings for agriculture research |
| *83-17-01 | Issued April 3, 2017 | | | |
| *86-17-01 | Issued April 3, 2017 | | | |
| *86-17-02 | Issued April 3, 2017 | | | |
| *87-17-01 | Issued April 3, 2017 | | | |
| *88-17-01 | More information required | | | |
| *90-17-01 | Under review | | | |

Land Disturbance Erosion Control Permit also required
*received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report
MARCH 2017

APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

| Permit Number; Zoning; | Property Description; Address; PIN | Owner Name | Date Applied Date Approved Date of Final Stabilization | Project (Related Zoning Case) |
|-----------------------------------|---|-----------------------------------|---|--|
| 302-15-01 I-1 | A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006 | Eastern Illini Electric Coop | 10/29/15 05/18/16 | Construct an electrical substation |
| 155-16-02 CR | A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001 | Champaign County Fair Association | 06/03/16 08/10/16 | Construct a parking lot and bus shelter |
| 195-16-01 CR | A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001 | Champaign County Fair Association | 07/13/16 08/02/16 | Construct a detached storage shed |

**Planning & Zoning Monthly Report
MARCH 2017**

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2017

| Date | Permit Number | Property Description; Address; PIN | Project (Related Zoning Case) |
|-------------|----------------------|---|--|
| 03/14/17 | 45-17-02 | Parcel 2 of a Plat of Survey of Part of the NE ¼ of Section 23, Newcomb Township; 2653 County Road 500E, Mahomet, Illinois PIN: 16-07-23-200-019 | A detached storage shed for agriculture use and an in-ground swimming pool |
| 03/23/17 | 363-16-01 | Lot 27, Rolling Acres IV Subdivision, Section 34, Champaign Township; 2702 Berniece Drive, Champaign, Illinois PIN: 03-20-34-104-014 | A detached storage shed |

MONTHLY REPORT for APRIL 2017¹

Champaign County
Department of

**PLANNING &
ZONING**

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

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in April and six cases were filed in April 2016. The average number of cases filed in April in the preceding five years was 2.0.

One Zoning Board of Appeals (ZBA) meeting was held in April and two cases were completed. Two ZBA meetings were held in April 2016 and one case was completed. The average number of cases completed in April in the preceding five years was 2.0.

By the end of April there were 16 cases pending. By the end of April 2015 there were 20 cases pending.

Table 1. Zoning Case Activity in April 2017 & April 2016

| Type of Case | April 2017 1 ZBA meeting | | April 2016 2 ZBA meetings | |
|--|-----------------------------|-----------------|------------------------------|-----------------|
| | Cases Filed | Cases Completed | Cases Filed | Cases Completed |
| Variance | 2 | 1 | 3 | 1 |
| SFHA Variance | 0 | 0 | 0 | 0 |
| Special Use | 0 | 1 | 1 | 0 |
| Map Amendment | 0 | 0 | 0 | 0 |
| Text Amendment | 0 | 0 | 0 | 0 |
| Change of Non-conforming Use | 0 | 0 | 0 | 0 |
| Administrative Variance | 0 | 0 | 2 | 0 |
| Interpretation / Appeal | 0 | 0 | 0 | 0 |
| TOTALS | 2 | 2 | 6 | 1 |
| Total cases filed (fiscal year) | 10 cases | | 16 cases | |
| Total cases completed (fiscal year) | 8 cases | | 9 cases | |
| Case pending* | 16 cases | | 20 cases | |
| * Cases pending includes all cases continued and new cases filed | | | | |

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 98% or the equivalent of 4.9 full time staff members (of the 5 authorized) present on average for each of the 19 work days in April.

Subdivisions

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

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 April can be summarized as follows:

- 20 permits for 16 structures were approved in April compared to 24 permits for 23 structures in April 2016. The five-year average for permits in April in the preceding five years was 24.8.
- 31 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2017, February 2017, January 2017, November 2016, August 2016, June 2016, May 2016, April 2016, March 2016, February 2016, December 2015, 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, and April 2012).
- 4.8 days was the average turnaround (review) time for complete initial residential permit applications in April.
- \$4,551,589 was the reported value for the permits in April compared to a total of \$3,475,178 in April 2016. The five-year average reported value for authorized construction in April was \$3,467,513.
- 32 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including April 2017, March 2017, November 2016, October 2016, September 2016, August 2016, May 2016, April 2016, March 2016, February 2016, January 2016, 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, March 2013, January 2013, November 2012, August 2012, September 2012, May 2012, and June 2012).
- \$5,945 in fees were collected in April compared to a total of \$6,799 in April 2016. The five-year average for fees collected in April was \$6,642.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2017, January 2017, November 2016, October 2016, August 2016, April 2016, March 2016, February 2016, January 2016, December 2015, 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, and May 2012).

Planning & Zoning Monthly Report
APRIL 2017

Table 2. Zoning Use Permits Approved in April 2017

| PERMITS | CURRENT MONTH | | | FISCAL YEAR TO DATE | | |
|--|---------------|----------------|--------------------|---------------------|-----------------|--------------------|
| | # | Total Fee | \$ Value | # | Total Fee | \$ Value |
| AGRICULTURAL: Residential | | | | | | |
| Other | 1 | 0 | 32,700 | 10 | 0 | 1,010,461 |
| SINGLE FAMILY Resid.: New - Site Built | 2 | 2,156 | 1,200,000 | 6 | 5,256 | 2,231,175 |
| Manufactured | | | | 1 | 177 | 15,000 |
| Additions | 2 | 226 | 79,000 | 9 | 1,513 | 372,961 |
| Accessory to Resid. | 7 | 2,841 | 416,229 | 14 | 4,656 | 627,569 |
| TWO-FAMILY Residential | | | | | | |
| Average turn-around approval time for the above permit categories | | | 4.8 days | | | |
| MULTI - FAMILY Residential | | | | | | |
| HOME OCCUPATION: Rural | | | | | | |
| Neighborhood | | | | 4 | 0 | 0 |
| COMMERCIAL: New | | | | | | |
| Other | | | | | | |
| INDUSTRIAL: New | | | | | | |
| Other | | | | 2 | 3,290 | 2,465,000 |
| OTHER USES: New | 2 | 0 | 2,800,000 | 2 | 0 | 2,800,000 |
| Other | | | | | | |
| SIGNS | 1 | 0 | 1,460 | 1 | 0 | 1,460 |
| TOWERS (Incl. Acc. Bldg.) | 1 | 330 | 21,000 | 1 | 330 | 21,000 |
| OTHER PERMITS | 4 | 392 | 1,200 | 9 | 590 | 39,200 |
| TOTAL APPROVED | 20/16 | \$5,945 | \$4,551,589 | 59/46 | \$15,812 | \$9,583,826 |

*20 permits were issued for 16 structures in April 2017; 16 permits require inspection and Compl. Certif.

◇ 59 permits have been issued for 46 structures since 1/1/17 (FY2017)

NOTE: Home occupations and other permits (change of use, temporary use) total 9 since 1/1/17, (this number is not included in the total number of structures).

There were 23 Zoning Use Permit Apps. *received* in April 2017 and 12 were *approved* and one canceled. 8 Zoning Use Permit App. *approved* in April 2017 had been *received* in prior months.

Planning & Zoning Monthly Report
APRIL 2017

- There were also 10 lot split inquiries and 251 other zoning inquiries in April.
- 3 new rural address were issued in April and 9 existing rural addresses were corrected or changed
- Minutes for one ZBA meeting were transcribed in April.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2017.

Table 3. Best Prime Farmland Conversion in 2017

| | April 2017 | 2017 to date |
|---|------------------------|--------------|
| Zoning Cases. Approved by the ZBA, a Zoning Case may authorize a new principal use on Best Prime Farmland that was previously used for agriculture. | 0.0 acres ³ | 2.00 acres |
| Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval may authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹ | 0.0 acre | 0.0 acre |
| ----- Within Municipal ETJ areas ² | 0.0 acre | 0.0 acre |
| Zoning Use Permits. Approved by the Zoning Administrator, a Permit may authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval. | 0.0 acres | 0.0 acres |
| ----- Agricultural Courtesy Permits | 0.0 acre | 0.0 acres |
| TOTAL | 0.0 acres | 2.0 acres |
| NOTES | | |
| 1. Plat approvals by the County Board. | | |
| 2. Municipal plat approvals. | | |

Zoning Compliance Inspections

- No zoning compliance inspections were made in April.
- Three zoning compliance certificates were issued in April. The 2017 budget anticipated a total of 275 compliance inspections and certificates for an average of 5.3 certificates per week. However, compliance inspections are typically done by temporary staffing and all temporary staffing continues to be needed to prepare the MS4 Storm Sewer System Map. Temporary staffing will resume compliance inspections after the MS4 Storm Sewer System Map has been completed.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for April 2017 and can be summarized as follows:

Planning & Zoning Monthly Report
APRIL 2017

- 7 new complaints were received in April compared to 9 complaints that were received in April 2016. No complaint was referred to another agency in April and none was referred to another agency in April 2016.
- 11 enforcement inspections were conducted in April compared to 37 inspections in April 2016. 3 of the April 2017 inspections were for new complaints.
- 2 contacts were made prior to written notification in April and none were made in April 2016.
- 13 initial investigation inquiries were made in April for an average of 3.2 per week in April. The 2017 budget anticipates an average of 9.6 initial investigation inquiries per week.
- No First Notices and No Final Notices were issued in April and in April 2016 there was 1 First Notice and no Final Notices issued. The 2017 budget anticipated a total of 39 First Notices for 2017.
- No case was referred to the State's Attorney in April and no cases were referred in April 2016. The 2017 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2017.
- 1 case was resolved in April and 1 case was resolved in April 2016. The 2017 budget anticipated a total of 70 resolved cases in 2017.
- 343 cases remain open at the end of April compared to 321 open cases at the end of April 2016.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in April 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. Continued coordinating with the Attorney General's Office regarding the clean-up of the Pleasant Plains Manufactured Home Park including one inspection.

APPENDIX

A Zoning Use Permit Activity In April 2017

B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area

C Zoning Compliance Certificates Issued in April 2017

**Planning & Zoning Monthly Report
APRIL 2017**

Table 4. Enforcement Activity During April 2017

| | FY2016 TOTALS ¹ | Jan. 2017 | Feb. 2017 | March 2017 | April 2017 | May 2017 | June 2017 | July 2017 | Aug. 2017 | Sep. 2017 | Oct. 2017 | Nov. 2017 | Dec. 2017 | TOTALS ¹ FY2017 |
|---------------------------------------|-------------------------------|--------------|--------------|---------------|-----------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------------------|
| Complaints Received | 60 | 7 | 3 | 7 | 7 | | | | | | | | | 24 |
| Initial Complaints Referred to Others | 7 | 0 | 0 | 0 | 0 | | | | | | | | | 0 |
| Inspections | 400 | 62 | 12 | 26 | 11 ⁴ | | | | | | | | | 111 ⁵ |
| Phone Contact Prior to Notice | 12 | 0 | 1 | 2 | 2 | | | | | | | | | 5 |
| First Notices Issued | 22 | 2 | 1 | 2 | 0 | | | | | | | | | 5 |
| Final Notices Issued | 1 | 1 | 0 | 2 | 0 | | | | | | | | | 3 |
| Referrals to State's Attorney | 0 | 0 | 0 | 1 | 0 | | | | | | | | | 1 |
| Cases Resolved ² | 50 | 1 | 0 | 2 | 1 ⁶ | | | | | | | | | 4 ⁷ |
| Open Cases ³ | 323 | 329 | 332 | 337 | 343 | | | | | | | | | 343 ⁸ |

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 3 inspections of the 11 performed were for the 7 complaints received in April, 2017.
5. 19 inspections of the 111 inspections performed in 2017 were for complaints received in 2017.
6. None of the resolved cases for April, 2017, were received in April, 2017.
7. 2 of the cases resolved in FY 2017 were for complaints that were also received in FY 2017.
8. Total open cases include 22 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

**Planning & Zoning Monthly Report
APRIL 2016**

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2017

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|---------------------------------------|---|---|--|--|
| 39-17-01 AG-1/CR/ R-1 | See file for complete legal description and PINs. St. Joseph Township, part of Sections 7 – 10, 15-18 and Urbana Township, part of Sections 10 - 15 | Champaign County Forest Preserve District | 04/05/17 04/19/17 | Construct a bike/pedestrian trail |
| 39-17-01 FP AG-1/CR/ R-1 | See file for complete legal description and PINs. St. Joseph Township, part of Sections 7 – 10, 15-18 and Urbana Township, part of Sections 10 - 15 | Champaign County Forest Preserve District | 04/28/16 04/19/17 | Construct a bike/pedestrian trail |
| 53-17-01 AG-2 | A tract of land in the NW Corner of the NE ¼ of the NW ¼ of Section 28, Somer Township; 1005 E. Ford Harris Road, Urbana, Illinois PIN: 25-15-28-100-005 & Pt. of -009 | Arthur P. Wood | 02/22/17 04/19/17 | Construct a detached storage shed for personal and agricultural use |
| 83-17-01 B-4 | A 6.40 acre tract of land being a part of the SW ¼ of the SW ¼ of the SE ¼ of Section 16 along with a 1.57 acre tract of land located in Section 15, immediately east of the 6.40 acre tract, all located within Rantoul Township; 1512 County Road 2700N, Rantoul, IL PIN: 20-09-15-300-005 & 16-400-004 | Advantage Trucking, LLC | 03/24/17 04/03/17 | Change the Use to document the approval of Special Use Permit 846-S-16 which authorizes a Truck Terminal, Contractor's Facility with Outdoor Storage and/or Operations and 144 Self-Storage Warehouse Units without heat and utilities to the individual units |

Land Disturbance Erosion Control Permit also required
*received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report
APRIL 2017

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2017

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|----------------------|--|---|--|---|
| 86-17-01 AG-1 | Lot 1 of Meadow Ridge Subdivision, Section 17, Hensley Township; 707 County Road 2200N, Champaign, Illinois PIN: 12-14-17-100-008 | Nick Brian | 03/27/17 04/03/17 | Construct a detached storage building for Greenside Lawn Care, and to Change the Use of an existing detached accessory structure to a Contractor's Facility, with office, for Greenside Lawn Care CASE: 822-S-15 |
| 86-17-02 AG-1 | A part of the SE ¼ of the NE ¼ of Section 26, Newcomb Township; 2567 County Road 500E, Mahomet, IL PIN: 16-07-26-200-011 | Steve Taylor | 03/27/17 04/03/17 | Construct a detached storage shed |
| 87-17-01 CR | A tract of land located in the NE ¼ of the NW ¼ of Section 27, St. Joseph Township; 1398 County Road 2125E, St. Joseph, IL PIN: 28-22-27-100-009 | Christine Myers | 03/28/17 04/03/17 | Construct a screened porch addition to an existing single family home |
| 88-17-01 CR | A tract of land being a Part of the E ½ of the NE ¼ of Section 30, Ogden Twp.; 1363 County Road 2500E, Ogden, Illinois PIN: Pt. of 17-23-30-200-002 | Bryan and Cara Mills | 03/29/17 04/06/17 | Construct a single family home with attached garage |
| 90-17-01 AG-1 | A tract of land located in the NW ¼ of the SW ¼ of Section 1, Ludlow Township; 3558 County Road 1700E, Ludlow, IL PIN: 14-03-01-100-003 | Bruce Carothers & Kimberly Black | 03/31/17 04/06/17 | Construct a detached garage |
| 93-17-01 AG-1 | Tract 4 of a Boundary Survey of Part of the NW ¼ of Section 4, Philo Township; Barnhart Prairie, E. Old Church Road, Urbana, Illinois PIN: 19-27-04-100-005 | Champaign County Soil and Water Conservation District | 04/03/17 04/19/17 | Erect a freestanding sign |

Land Disturbance Erosion Control Permit also required
 *received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report
APRIL 2017

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2017

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|-----------------------------|--|--|--|---|
| 96-17-01 R-1 | Lot 1, Rolling Acres Subdivision, Section 34, Champaign Township; 2501 Curtis Road, Champaign, IL PIN: 03-20-34-126-004 | Jamie Stevens | 04/06/17 04/19/17 | Install an in-ground swimming pool with minimum 4 feet non-climbable fence with self-closing, self-latching gate encompassing the pool area |
| 97-17-01 LDEC R-1 | Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012 | Tim and Toni Hoerr | 04/07/17 04/27/17 | Construct a single family home with attached garage and detached pool house |
| 97-17-02 R-1 | Lot 23 of Woodfield West Subdivision, Section 22, Mahomet Township; 400 Deer Run Dr., Mahomet, IL PIN: 15-13-22-177-006 | Mark and Deborah Williams | 04/07/17 04/19/17 | Construct a front porch addition to an existing single family home |
| 100-17-01 AG-1 | A tract of land located in the SW Corner of the SW ¼ of Section 2, Compromise Township; 2286 County Road 2900N, Gifford, IL PIN: 06-10-02-479-002 | Christine Bruns | 04/10/17 04/19/17 | Construct a detached garage |
| 101-17-01 I-1 | Lots 2 and 3 of Stearn's Industrial Subdivision; 1314 W. Anthony Drive, Champaign, Illinois PIN: 03-20-02-131-009, 010, 011 | Howard Kemper, owner/Jim Abbed, lessee | 04/11/17 04/21/17 | Change the Use to establish a Temporary Fireworks Sales Stand, June 15 – July 5, 2017 |
| 101-17-02 B-2 | Lot 2, Jacob M. Smith Estate Replat, Section 10, Urbana Township; 2108 W. University Ave., Urbana, IL PIN: 30-21-10-351-020 | Rutul Patel, owner/Jim Abbed, lessee | 04/11/17 04/21/17 | Change the Use to establish a Temporary Fireworks Sales Stand, June 15 – July 5, 2017 |
| 101-17-03 AG-1 | Lot 114 of Thor-O-Bred Acres, Section 14, Hensley Township; 2109 Belmont Park, Champaign, Illinois PIN: 12-14-14-351-017 | Shawn Foley | 04/11/17 04/21/17 | Construct a detached shed and to authorize a previously constructed detached garage |

Land Disturbance Erosion Control Permit also required
 *received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report
APRIL 2017

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2017

| Permit Number | Zoning District; Property Description; Address; PIN | Owner Name | Date Applied, Date Approved | Project (Related Zoning Case) |
|-----------------------|--|---|--|--|
| 102-17-01 AG-2 | Lot 3 of the Maples Subdivision, Section 34, Somer Township; 3413 N. Highcross Road, Urbana, IL PIN: 25-15-34-276-002 | Thomas V. Gillespie | 04/12/17 04/21/17 | Erect a 100' tower and to authorize a previously constructed detached storage shed |
| 102-17-02 CR | A tract of land consisting of 60 acres in the NE ¼ and the SE ¼ of Section 28, Kerr Township; 3151A County Road 2800E, Penfield, IL PIN: 13-06-28-400-002 | Rolling Hills Campground/ Eastern Illinois A.B.A.T.E. | 04/12/17 04/21/17 | Establish a Temporary Use for a motorcycle rally, June 2 – 4, 2017 |
| 103-17-01 AG-1 | A tract of land located in the NW Corner of the SW ¼ of Section 27, Condit Township; 2548 County Road 900E, Champaign, IL PIN: 07-08-27-300-005 | Donald Roberts | 04/13/17 04/21/17 | Construct a detached garage |
| *107-17-01 | Approved May 1, 2017 | | | |
| *108-17-01 | Approved May 1, 2017 | | | |
| *114-17-01 | Approved May 1, 2017 | | | |
| *114-17-02 | Approved May 1, 2017 | | | |
| *115-17-01 | Under review | | | |
| *115-17-02 | Under review | | | |
| *116-17-02 | Under review | | | |
| *116-17-02 | Under review | | | |
| *116-17-03 | Under review | | | |
| *116-17-04 | Under review | | | |
| *116-17-05 | Under review | | | |

Land Disturbance Erosion Control Permit also required
 *received and reviewed, however, not approved during reporting month

Planning & Zoning Monthly Report
APRIL 2017

APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

| Permit Number; Zoning; | Property Description; Address; PIN | Owner Name | Date Applied Date Approved Date of Final Stabilization | Project (Related Zoning Case) |
|-----------------------------------|--|-----------------------------------|---|---|
| 302-15-01 I-1 | A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006 | Eastern Illini Electric Coop | 10/29/15 05/18/16 | Construct an electrical substation |
| 155-16-02 CR | A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001 | Champaign County Fair Association | 06/03/16 08/10/16 | Construct a parking lot and bus shelter |
| 195-16-01 CR | A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001 | Champaign County Fair Association | 07/13/16 08/02/16 | Construct a detached storage shed |
| 97-17-01 R-1 | Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012 | Tim and Toni Hoerr | 04/07/17 04/27/17 | Construct a single family home with attached garage and detached pool house |

**Planning & Zoning Monthly Report
APRIL 2017**

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN APRIL 2017

| Date | Permit Number | Property Description; Address; PIN | Project (Related Zoning Case) |
|-------------|----------------------|---|---|
| 04/04/17 | 197-15-02 | A tract of land located in the NE ¼ of Section 14, Scott Township, immediately to the west of the Village of Bondville; 467 County Road 1600N, Champaign, Illinois PIN: 23-19-14-201-008 | A detached storage building for agriculture equipment |
| 04/04/17 | 132-16-01 | Lot 53, Pinetree II Subdivision, Section 29, Mahomet Township; 154 Lake Road, Seymour, Illinois PIN: 15-13-29-451-002 | An addition to an existing single family home |
| 04/04/17 | 307-16-01 | A 102 acre tract of land being a Part of the SE ¼ of the SE ¼ of Section 19, Mahomet Township; 88A County Road 2000N, Mahomet, Illinois PIN: 15-13-19-400-017 | A detached garage and a covered porch |