



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

County of Champaign, Urbana, Illinois

Thursday, August 10, 2017 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Patti 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 – June 8, 2017 1 - 3
- V. Public Participation
- VI. Communications
- VII. For Information Only
 - A. Anticipated Changes to Residential Electronics Recycling Collection Options
 - B. Opening of Online Registration for October Residential Electronics Recycling Collection 4
 - C. Champaign County Membership in Mahomet Aquifer Advocacy Alliance (MAAA) and Link to MAAA Website
- VIII. Items to be Approved by ELUC
 - A. Authorization to Seek Requests for Proposal for Demolition or Enclosure for Property Located at 504 South Dodson Drive, Urbana pursuant to Enforcement Case ZN 12-31/21 5
- IX. Items to Receive and Place on File by ELUC to Allow for 60 day Review Period
 - A. Draft Five-Year Update to Champaign County Solid Waste Management Plan (to be distributed)
- X. Items to be Recommended to the County Board
 - A. Proposed Change of Street Name for portions of North Lincoln Avenue 6 - 9
 - B. Proposed FY2018 County Planning Contract 10 - 13
 - C. Proposed Minor Amendments to the Champaign County Land Resource Management Plan 14 – 17

XI.	Monthly Report	
	A. May 2017	18 – 30
	B. June 2017	31 - 42
XII.	Other Business	
XIII.	Chair’s Report	
XIV.	Designation of Items to be Placed on Consent Agenda	
XV.	Adjournment	



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

MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, June 6, 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)	
Pattsi Petrie (Vice Chair)	
Jim Goss	
	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 6:34 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. Goss. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. ELUC Committee meeting – May 4, 2017

MOTION by Ms. Petrie to approve the minutes of the May 4, 2017 ELUC meeting; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

None

VI. Communications

None

VII. For Information Only

A. Legislative Update

i. *SB611 (Mahomet Aquifer Protection)*

ii. *SB1561 (pollution control – counties)*

Ms. Monte reported there is no impact on the enforcement of Consent Decree provisions.

iii. *SB1417 (electronic products recycling)*

Ms. Monte reported a few changes including a potential fee from retailers and changes to a population-based convenience standard beginning in 2019. In response to Mr. King's question, Ms. Monte stated there are no additions to materials banned from landfills.

Ms. Monte noted all of these are pending the Governor's signature.

B. Update regarding Land Resource Management Conditions Relevant to the Champaign County Land Resource Management Plan

Ms. Monte stated this annual report serves to inform County Board members of key developments or conditions relevant to land resource and management. The committee discussed signage at the Kickapoo Rail Trail. According to Mr. Hall, the intention is to have signage for each type of user at every intersection.

Mr. Patterson entered the meeting at 6:44 p.m.

C. FY2017 County Planning Contract Status Update

Ms. Monte noted RPC is 44 percent complete (as of May 31, 2017) with the County Planning Contract work plan.

Ms. Petrie read comments provided by two constituents with regard to sections 17-1 and 17-2 of the LRMP.

D. Mahomet Aquifer Advocacy Alliance Annual Summit

Ms. Monte attended the June 1, 2017 event held in Normal, Illinois. She reported it was well attended. Ms. Monte agreed to share three Power Point presentations from the summit with this committee. Mr. Monte commented there are opportunities for an at-large or executive membership with the Alliance.

E. Illinois environmental Protection Agency (IEPA) Notices

i. *IEPA Construction Permit and Lifetime Operating Permit for Altamont Company Veneer Production Facility located at 116 East Neal Drive in Rantoul*

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*

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*

iv. *IEPA Notice of Application for Permit to manage Waste at Former Champaign Municipal Landfill locate at 3616 West Bloomington Road (US Rte. 150), Champaign*

Mr. Esry read each notice for the record. There was no additional discussion.

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

Ms. Monte provided a handout with the request for renewal and accompanying changes. Ms. Monte reviewed the proposed changes. Mr. Hall noted the MS4 program is now consuming more than fifty percent of the planning budget.

B. Proposed Minor Amendments to the Champaign County Land Resource Management Plan

Ms. Monte noted there are two minor categories proposed for changes. The committee discussed annexation in 2016.

IX. Items to be Approved by ELUC

A. Recreation & Entertainment License: Live bands and DJs, last Call for Alchl, 108 Main Street, Penfield for June 1 – Dec 31, 2017

Ms. Petrie questioned how the Sheriff signed off on this. According to Ms. Petrie, this establishment had many issues when she was Chair. Mr. Hall noted the Sheriff reviews these requests for public safety concerns.

MOTION by Mr. Patterson; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED**.

X. Monthly Report

- A. March 2017**
- B. April 2017**

Ms. Petrie asked whether anyone has created a projection regarding the growth of extended boundaries to answer at what point in time they will be connected. Ms. Monte responded Champaign Urbana Urbanized Area Transportation Study (CUUATS) has five models and she believes one of them could be used to answer Ms. Petrie's question.

MOTION by Mr. Esry to accept and place on file March and April 2017 Monthly Reports.

XI. Other Business

A. July 6, 2017 ELUC Meeting

The committee decided to cancel the July 6, 2017 meeting.

XII. Chair's Report

None

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

None

XIV. Adjournment

MOTION by Mr. Patterson to adjourn; seconded by Mr. King. There being no further business, Mr. Esry adjourned the meeting at 7:40 p.m.

RESIDENTIAL ELECTRONICS COLLECTION EVENT

FOR PARTICIPATING COMMUNITIES*

IN CHAMPAIGN COUNTY

IMPORTANT EVENT INFORMATION:

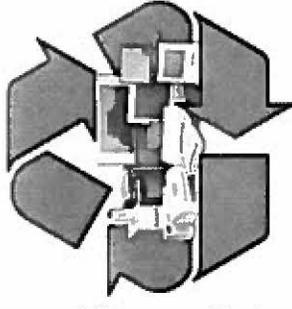
Online registration opens: Tues, Sept 5, 2017 @ 8am

Residents MUST register at: ecycle.simplybook.me

Event date & time: Sat, October 14, 2017; 8am-12pm

Event location: Parkland College, 2400 W. Bradley Ave.,

Champaign *USE THE DUNCAN ROAD ENTRANCE & FOLLOW THE SIGNS*



2 TV limit! ALL sizes, types, & models of TV's accepted.

10-item total limit! Other items accepted include: all computers & accessories, networking equipment, ink & toner cartridges, DVD/VHS players, radios, stereo equipment, remote controls, MP3 players, iPods, e-readers, projectors, hand-held gaming devices, video game consoles, digital cameras, camcorders, cable & satellite receivers, cash registers, credit card readers, typewriters, adding machines, calculators, cell phones & accessories, telephones, telecom equipment, chargers, microwaves, Christmas lights, rechargeable batteries

There will be volunteers to help unload your items! Carpooling allowed & encouraged!

***Participating communities include:** Bondville, Broadlands, Champaign, Gifford, Homer, Ivesdale, Ludlow, Mahomet, Ogden, Rantoul, Royal, Sadorus, Savoy, St. Joseph, Thomasboro, Urbana, & Unincorporated County

Hosted by:



Questions?

City of Champaign: 217.403.4780

City of Urbana: 217.384.2302

Champaign County: 217.819.4035



Champaign County
Department of

**PLANNING &
ZONING**

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

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www.co.champaign.il.us/zoning

To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**
Jamie Hitt, Zoning Officer
Jacob Croegaert, Assistant State's Attorney

Date: **August 2, 2017**

RE: **Demolition and removal of dangerous structure and clean-up of
garbage and debris at 504 South Dodson Drive, Urbana
(Enforcement Case ZN 12-32/21)**

Requested Action:

**Authorization to proceed with an Invitation to Bid for demolition
and removal of garbage and debris; or alternatively, enclosure of
the buildings and removal of exterior garbage and debris at 504
South Dodson, Urbana, subject to a budget amendment**

BACKGROUND

The house on the property at 504 South Dodson Drive, Urbana, was damaged by fire in 2008. The Planning and the Department started receiving complaints about the property in 2010 and began enforcement action in 2012. The house is a dangerous structure, as defined in the Champaign County Public Nuisance Ordinance, and the property is littered with garbage and debris and the property has not been occupied since the 2008 house fire. This enforcement case was referred to the State's Attorney on April 18, 2013. This property was included on the list of dangerous structures that the Committee reviewed on February 5, 2015, meeting and again on March 9, 2017.

On March 23, 2017, the County Board authorized the State's Attorney's Office to seek several Court Orders against the property including a Court Order declaring the property to be abandoned; a Court Approval to remove garbage and debris; and Court Approval to cause the demolition, repair, or enclosure of the house that is a dangerous and unsafe building located on the subject property and to cause the removal of garbage, debris, and other hazardous, noxious or unhealthy substances or materials from the house. The Court Orders have been received and Champaign County expects to receive title to the property on August 21, 2017.

AUTHORIZATION REQUESTED

County removal of garbage and debris is a last resort when the owner cannot or will not clean up the property, as is the case with this abandoned property.

Demolition and clean-up are expected to cost approximately \$16,000. Alternatively, the County Board could simply enclose the dangerous structures for now and clean-up the exterior debris, with demolition and removal to come at a later time. Enclosure and clean-up of the exterior is expected to cost approximately \$4,000. A budget amendment will be necessary either way because the Property Clearance/ Clean up line item (080-077-534.21) has already been committed to other projects.

With the approval of the Committee, an Invitation to Bid will be prepared for demolition and removal of garbage and debris or, alternatively, enclosure of the buildings and removal of exterior garbage and debris on the property. A budget amendment based on results of the Bidding will be sought at the October 10, 2017, COW meeting.

Champaign County
Department of

**PLANNING &
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TO: Environment and Land Use Committee

**FROM: John Hall, Zoning Administrator
Leanne Brehob-Riley, GIS Director**

DATE: August 1, 2017

**RE: Proposed Change of Street Name for portions of North Lincoln
Avenue**

BACKGROUND

North Lincoln Avenue is being re-aligned between Oaks Road and the new Olympian Drive in Section 32 of Somer Township. Certain portions of the old North Lincoln Avenue will continue to be used but need to be renamed so as not to be confused with the re-aligned North Lincoln Avenue. See the attached map of proposed street names.

ASSIGNMENT OF STREET NAMES

Champaign County Resolution No. 3158 adopted on 12/17/91 established a system of rural addressing and city address service areas for all of Champaign County. The County Administrator is responsible for administration of Resolution No. 3158. The County Board must approve any change in street name.

Since 12/21/12 the Champaign County GIS Consortium has been responsible for assignment of rural addresses and street names, in consultation with METCAD, emergency service providers, and the Post Office. The Champaign County Department of Planning and Zoning assists by sending notifications for all new addresses.

The subject properties are in the Champaign-Urbana City Addressing Service Area established by Resolution No. 3158 and the assignment of new addresses will be done jointly between the GIS Consortium and the City of Urbana.

The standards for street names are established in *Champaign County Incorporated Area Street Addressing Standards*, Champaign County GIS Consortium, October 2014. The standards for primary street names are found in Section 2.4.1 of the *Addressing Standards* (see attached).

THE PROPOSED NEW STREET NAMES

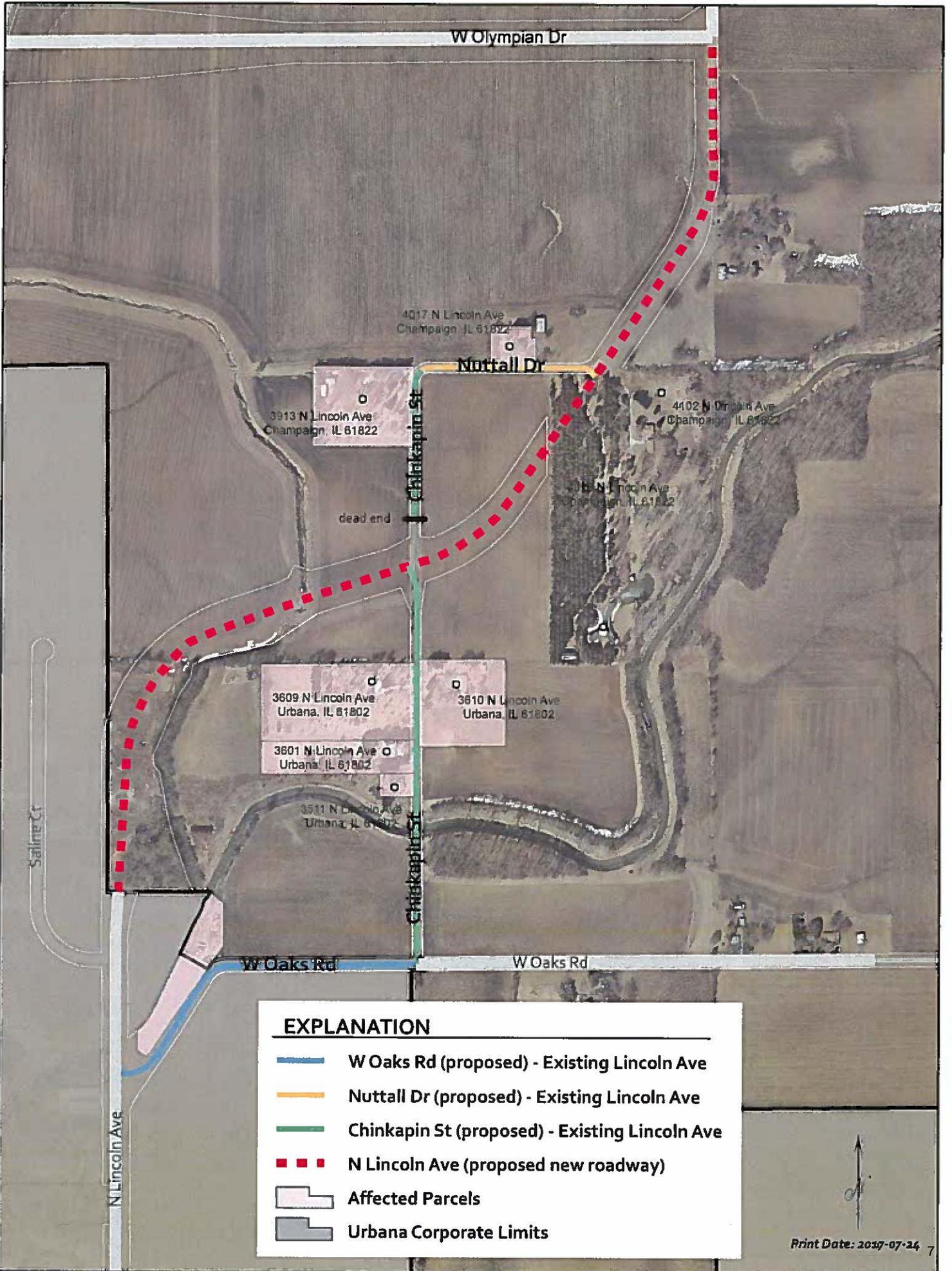
The proposed street names are "Chinkapin Street" for the north-south oriented portions of old North Lincoln Avenue and "Nuttall Drive" for the east-west oriented portion. "Chinkapin" is based on a citation on the *Historical Map of Champaign County, 1819-1940*, by the Champaign County Regional Planning Commission, that refers to a 335 year-old Chinquapin Oak tree in Brownfield Woods. Nuttall is another type of oak that is found in Illinois.

Note that *Addressing Standard 2.4.1b*. requires that a street be given a new name at a 90-degree angle. Thus, the name "Nuttall Drive" is proposed for the east-west oriented portion of existing North Lincoln Avenue and "Chinkapin Street" is proposed for the north-south oriented portion.

Notices of this ELUC meeting and the proposed change of street name have been sent to all affected landowners. The timing of the change in street name will be coordinated with the planned opening of Lincoln Avenue later this fall.

ATTACHMENTS

- A Map illustrating portions of North Lincoln Avenue to be renamed**
- B Section 2.4.1 from *Champaign County Incorporated Area Street Addressing Standards*, Champaign County GIS Consortium, October 2014**



EXPLANATION

- W Oaks Rd (proposed) - Existing Lincoln Ave
- Nuttall Dr (proposed) - Existing Lincoln Ave
- Chinkapin St (proposed) - Existing Lincoln Ave
- - - N Lincoln Ave (proposed new roadway)
- Affected Parcels
- Urbana Corporate Limits



2.4.1 Primary Street Name Assignment

All dedicated public roadways shall be assigned a *Primary Street Name*. The subsequent guidelines shall be followed when assigning new primary street names.

2.4.1a Duplicate Street Names

Primary street names shall not be assigned a duplicate name - all the addressing jurisdictions within Champaign County are to be taken into consideration. The only exception is cul-de-sacs and courts off a main road. The primary name of the main road may be assigned to a single cul-de-sac or court that is off of the main road with an appropriate change of the street type - for example Natures Lane is the main and Natures Court is off the main (Figure 6).



Figure 6. Duplicate Street Names

2.4.1b Street Names on Meandering Streets

Should a street meander or change direction for a length of roadway that requires the assigned address numbers to change grid planes i.e. from the x-axis (baseline) to the y-axis (meridian), the primary street name shall change.

2.4.1c Phonetically Similar Street Names

Primary street names shall not be assigned a phonetically similar name to an existing primary street name for example Linwood and Lynwood or Steven and Stephen.

2.4.1d Compass Direction in Street Name

Compass directions shall not be assigned to a primary street name for example *East* Drive or *Northwest* Road.

2.4.1e Street Type in Street Name

Valid United States Postal Service (USPS) street types as listed at Appendix B shall not be assigned to a primary street name for example *Terrace* Drive or *Circle* Lane.

2.4.1f Punctuation in Street Name

Primary street names shall not contain punctuation for example St. Mary's Road or Bel-Air Court.

2.4.1g Proper Names as a Street Name

Proper names shall not be used as a primary street name.

2.4.1h Subdivision Names as a Street Name

A subdivision name shall only be used as a primary street name when a portion of the street is contained within the boundary of the subdivision.

2.4.1i Easy to Spell and Pronounce

Primary street names shall be easy to spell and/or pronounce. For example names such as Peony, Weimaraner, etc. are discouraged.

- 2.4.1j **Compound or Multi-Word Street Names**
A compound word or multi-word should not be used as a primary street name for example Crestridge or Brook Ridge.
- 2.4.1k **Street Name Length**
Primary street names should not be longer than 20 characters.
- 2.4.1l **Use of Themes for Street Names**
Themes may be used when assigning primary street names in neighborhoods or subdivisions. Themes assist in identifying the general area in which an address exists. Common themes include trees, birds, flowers, etc.

2.4.2 Street Type Assignment

A street type shall be assigned to all named streets. Only valid United States Postal Service (USPS) street types found at Appendix B shall be used as a street type. The street types of “Road” and “Street” are reserved for dedicated public roadways and shall not be used for non-dedicated private access ways.

2.4.3 Street Name Prefix Direction Assignment

A prefix direction indicates the streets location within the quadrant system and shall only be assigned to a street name if the street straddles the quadrant baseline (E-W line) and/or meridian (N-S line). A prefix direction shall not be assigned to streets that do not straddle the quadrant baseline or meridian. Valid values are restricted to “North”, “South”, “East” and “West”.

2.4.4 Street Name Post Direction Assignment

A post direction shall only be used for existing duplicate street names in the same quadrant that branch or split into different roadways. The post direction shall indicate the compass of direction (North, South, East or West) of the branched roadways in relation to each other and shall not indicate its location within the quadrant system (Figure 7). Valid values are restricted to “North”, “South”, “East” and “West”.

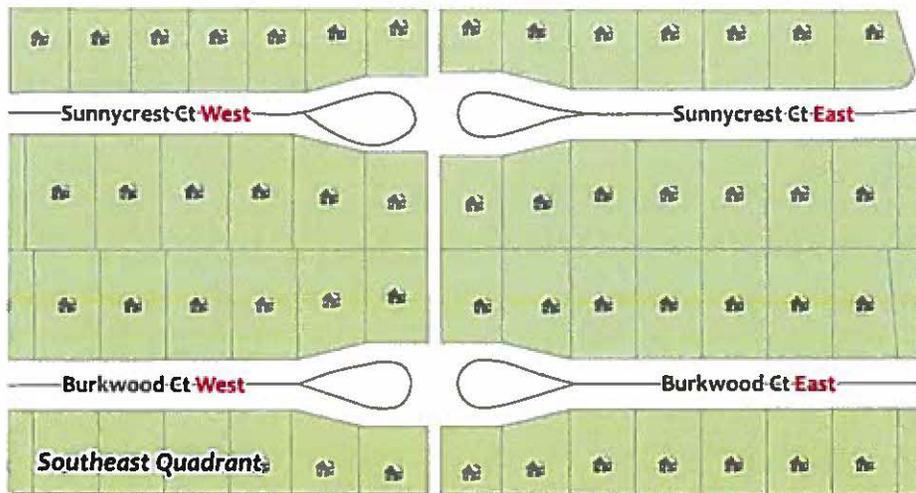


Figure 7. Street Name Post Direction

Memorandum

To: Environment and Land Use Committee

From: Rita Morocoima-Black, RPC Planning and Community Development Director
Susan Monte, RPC Planner
John Hall, Champaign County Department of Planning & Zoning Director

Date: August 3, 2017

Re: Proposed FY2018 County Planning Contract

Action Request: Recommend County Board Approval

Champaign County has an annually renewable contract with Champaign County Regional Planning Commission for planning and technical services. The adjusted proposed FY2018 County Planning Contract amount of \$85,610 includes an increase of \$12,280, based on a reallocation of funds from a specific County-funded RPC program, provisionally approved by County Administrator Richard Snider.

As shared this June, the amount of the annual County Planning Contract approved by the County Board in recent years has remained static, as follows:

County Planning Contract Amounts

2018	2017	2016	2015	2014	2013
\$85,610	\$73,330	\$73,330	\$74,790	\$73,360	\$71,922
16.75%	0.00%	-1.95%	1.95%	2.00%	1.94%

Over the same period, RPC staff costs have modestly increased, with the outcome of fewer RPC staff hours available.

This July, RPC and County staff discussed the potential reallocation of funds from a specific County funded RPC program, to consider that a portion of those funds instead be reallocated to the RPC-County Planning Contract. The reallocated funding under consideration amounts to \$12,280. Based on this potential reallocated funding, the proposed FY2018 County Planning Contract Work Plan has been adjusted to add 165 staff hours to more completely address existing projects including continued work on the Champaign County MS4 Storm Sewer System Map (Phase 2 of 2), and to start on the comprehensive update of the Champaign County Solid Waste Management Plan, a pending LRMP priority item.



Proposed FY2018 General Work Plan

Attachment A is the proposed FY2018 General Work Plan, adjusted to indicate additional hours proposed to be reallocated to the FY2018 County Planning Contract. The proposed contract for FY2018 includes RPC staff hours to the continued development of the Champaign County MS4 Storm Water Program storm sewer map and for MS4 implementation tasks. RPC planning staff will utilize remaining contract resources to address annual monitoring tasks of the LRMP, facilitate implementation of Champaign County Multi-Jurisdictional Hazard Mitigation Plan actions, coordinate community recycle events and prepare for expected changes to residential electronics collections in 2019, and start the comprehensive update of the Champaign County Waste Management Plan.

Proposed FY2018 LRMP Implementation Work Plan

Attachment B contains details with regard to the proposed FY2018 LRMP Implementation Work Plan, adjusted to indicate the hours proposed to be reallocated to the LRMP Implementation Work Plan, a part of the proposed FY2018 County Planning Contract.

Next Steps

RPC staff would appreciate your recommendation to the County Board to approve the proposed FY2018 County Planning Contract Work Plan as described above.

Attachments

- A Proposed FY2018 General Work Plan
- B Proposed FY2018 LRMP Implementation Work Plan

Proposed County Planning Contract - FY2018

		Adjusted Hours FY18	Adjusted Cost
1	LRMP Implementation Working with the County Board and staff, annual monitoring LRMP priority implementation items are identified that CCRPC planners can implement given available time and resources.	340	\$21,660
2	Hazard Mitigation Planning Apply for FEMA HMGP, FMA, or PDM grants to implement hazard mitigation actions to benefit unincorporated areas of county (e.g., community safe room). Coordinate annual Hazard Mitigation Planning Team meeting.	105	\$6,890
3	MS4 Storm Water Program Mapping Phase 2 of 2 Storm Water System Mapping	520	\$30,590
4	Solid Waste/Recycling Events Coordination Countywide recycling collection initiatives and household hazardous waste collection efforts in coordination with local entities.	208	\$12,855
5	Champaign County Area Rural Transit System Coordination Coordinating C-CARTS' operation, maintaining communication with IDOT regarding C-CARTS, and coordinating quarterly meetings of Rural Transit Advisory Group.	55	\$6,000
6	Administration (budgeting, work plan, project management) PCD Director and Planner III	19	\$1,680
		1247	\$79,675
			\$1,500 added technology costs to include MIFI (\$60/month) subscription, and portion of ARCMap subscription
7	Non-staff expenses (supplies, services, capital outlay) Typical expenses: media outreach, field iPad, printing finished documents, purchasing research materials, office supplies, yearly subscriptions/memberships, etc.		\$5,935
TOTAL			\$85,610

Attachment B

FY18 HOURS FY18 Amount FY18 PROPOSED

Proposed LRMP Priority Items - FY2018 County Planning Contract

Work Plan II	Priority Item	LRMP Objective/Priority Item	FY18 HOURS	FY18 Amount	FY18 PROPOSED
18-1	various	Monitor and pursue potential funding opportunities to achieve provisions of GOP's.	19	\$1,247	\$1,250
18-6	8.1.7; 8.1.8	Inform ELUC members of Mahomet Aquifer Advocacy Alliance (MA3) ongoing activities. Attend annual MA3 annual meeting.	24	\$1,575	\$1,575
18-2	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.	29	\$1,929	\$1,930
18-3	1.3.1	Based on the annually prepared report of trends and new developments, provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes.	24	\$1,575	\$1,575
18-4	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.	24	\$1,575	\$1,575
18-5	7.2.4b	Participate in the 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.	19	\$1,247	\$1,250
18-6	8.4.5a	Complete required annual update reports revisions for the Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.	24	\$1,575	\$1,575
18-7	8.4.5b	Administer provisions of updated Phase II NPDES Storm Water Management Program	132	\$7,985	\$7,990
18-8	6.4	Complete first phase of comprehensive update of the Champaign County Waste Management Plan to address the re-use, recycling, and safe disposal of wastes.	45	\$2,952	\$2,955
TOTAL			340	\$21,658	\$21,675



Memorandum

To: Environment and Land Use Committee
From: Susan Monte, RPC Planner
John Hall, Champaign County Planning & Zoning Director
Date: August 02, 2017
Re: Proposed Minor Amendments to the Champaign County Land Resource Management Plan

Action Request: Recommend County Board Approval

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 FY17 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 the following content 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.

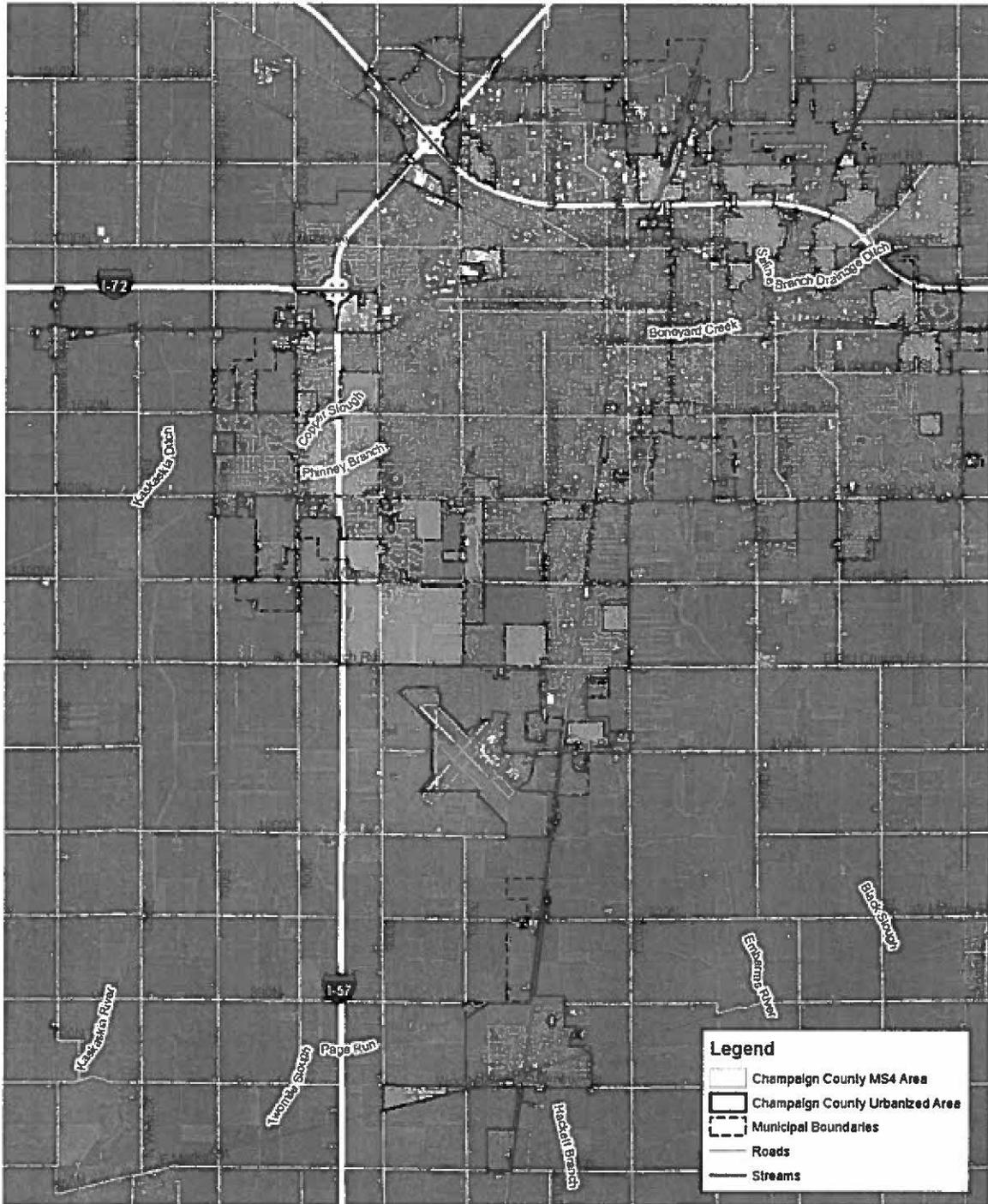
Champaign County must maintain compliance with the MS4 requirements of the NPDES Storm Water Program. MS4 compliance requires that an updated Notice of Intent (NOI) be on file with the Illinois Environmental Protection Agency (IEPA) at all times. The NOI must explain which best management practices Champaign 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 August 10, 2017 ELUC meeting.

MONTHLY REPORT for MAY 2017¹

Champaign County
Department of



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

(217) 384-3708
zoningdept@co.champaign.il.us
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in May and six cases were filed in May 2016. The average number of cases filed in May in the preceding five years was 3.0.

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

By the end of May there were 17 cases pending. By the end of May 2016 there were 24 cases pending.

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

Type of Case	May 2017 2 ZBA meeting		May 2016 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1	3	2
SFHA Variance	0	0	0	0
Special Use	0	1	1	0
Map Amendment	0	0	2	0
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	2	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	3	2	6	2
Total cases filed (fiscal year)	13 cases		22 cases	
Total cases completed (fiscal year)	10 cases		11 cases	
Case pending*	17 cases		24 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 95% or the equivalent of 4.8 full time staff members (of the 5 authorized) present on average for each of the 22 work days in May.

Subdivisions

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

Zoning Use Permits

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

- 22 permits for 20 structures were approved in May compared to 20 permits for 17 structures in May 2016. The five-year average for permits in May in the preceding five years was 22.6.
- 29 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, and September 2012).
- 7.1 days was the average turnaround (review) time for complete initial residential permit applications in May.
- \$2,104,960 was the reported value for the permits in May compared to a total of \$2,223,100 in May 2016. The five-year average reported value for authorized construction in May was \$2,263,171.
- 31 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, and June 2012).
- \$5,349 in fees were collected in May compared to a total of \$1,263 in May 2016. The five-year average for fees collected in May was \$4,407.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including May 2017, 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, and September 2012).

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Table 2. Zoning Use Permits Approved in May 2017

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	3	0	526,820	3	0	526,820
Other	1	0	50,000	11	0	1,060,461
SINGLE FAMILY Resid.: New - Site Built	4	2,052	862,000	10	7,308	3,093,175
Manufactured	1	0	183,840	2	177	198,840
Additions	2	1,091	83,000	11	2,604	455,961
Accessory to Resid.	6	1,046	148,300	20	5,702	775,869
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			7.1 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	1	0	0	5	0	0
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other				2	3,290	2,465,000
OTHER USES: New	1	562	50,000	3	562	2,850,000
Other						
SIGNS	1	230	25,000	2	230	26,460
TOWERS (Incl. Acc. Bldg.)	1	270	175,000	2	600	196,000
OTHER PERMITS	1	98	1,000	10	688	40,200
TOTAL APPROVED	22/20	\$5,349	\$2,104,960	81/66	\$21,161	\$11,688,786

*22 permits were issued for 20 structures in May 2017; 21 permits require inspection and Compl. Certif.

◊ 81 permits have been issued for 66 structures since 1/1/17

NOTE: Home occupations and Other permits (change of use, temporary use) total 15 since 1/1/17, (this number is not included in the total number of structures).

There were 19 Zoning Use Permit Apps. *received* in May 2017 and 9 were *approved*.

12 Zoning Use Permit App. *approved* in May 2017 had been *received* in prior months.

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- There were also 8 lot split inquiries and 225 other zoning inquiries in May.
- 5 new rural address were issued in May
- Minutes for two ZBA meetings were transcribed in May.
- Zoning review was performed on 12 annual renewals of Liquor Licenses in May and one R&E License

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

	May 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	6.6 acre	6.6 acres
TOTAL	6.6 acres	8.6 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

Zoning Compliance Inspections

- Six zoning compliance inspections were made in May.
- Five zoning compliance certificates were issued in May. 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 May 2017 and can be summarized as follows:

- 3 new complaints were received in May compared to 4 complaints that were received in May 2016. 3 complaints were referred to other agencies in May and none were referred to other agencies in May 2016.
- 37 enforcement inspections were conducted in May compared to 14 inspections in May 2016. 2 of the May 2017 inspections were for new complaints.
- No contacts were made prior to written notification in May and three were made in May 2016.
- 37 initial investigation inquiries were made in May for an average of 8.2 per week in May. The 2017 budget anticipates an average of 9.6 initial investigation inquiries per week.
- One First Notice and 2 Final Notices were issued in May and in May 2016 there was no First Notice and no Final Notice issued. The 2017 budget anticipated a total of 39 First Notices for 2017.
- One case was referred to the State's Attorney in May and no case was referred in May 2016. The 2017 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2017.
- One case was resolved in May and no case was resolved in May 2016. The 2017 budget anticipated a total of 70 resolved cases in 2017.
- 345 cases remain open at the end of May compared to 325 open cases at the end of May 2016.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in May 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.
 4. Contacted the City of Champaign to verify zoning on County owned property at 2603 Campbell Drive and replied to inquiries regarding sale of the property.
 5. Followed up on complaints regarding honey bees.
 6. Reviewed Senior Planner's Final Notice to a property owner in Section 5 of Champaign Township.
 7. Researched Ordinance requirements for establishment of a proposed new use at 3801 North Cunningham Avenue.

APPENDIX

- A Zoning Use Permit Activity In May 2017**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
- C Zoning Compliance Certificates Issued in May 2017**

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Table 4. Enforcement Activity During May 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	3								27
Initial Complaints Referred to Others	7	0	0	0	0	3								3
Inspections	400	62	12	26	11	37 ⁴								148 ⁵
Phone Contact Prior to Notice	12	0	1	2	2	0								5
First Notices Issued	22	2	1	2	0	1								6
Final Notices Issued	1	1	0	2	0	2								5
Referrals to State's Attorney	0	0	0	1	0	1								2
Cases Resolved ²	50	1	0	2	1	1 ⁶								5 ⁷
Open Cases ³	323	329	332	337	343	345								345 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 37 performed were for the 3 complaints received in May, 2017.
5. 29 inspections of the 148 inspections performed in 2017 were for complaints received in 2017.
6. None of the resolved cases for May, 2017, were received in May, 2017.
7. 3 of the cases resolved in FY 2017 were for complaints that were also received in FY 2017.
8. Total open cases include 23 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

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APPENDIX A. ZONING USE PERMIT ACTIVITY IN MAY 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
67-17-02 AG-2	Lot 2 of the Barnhart First Subdivision, Section 4, Philo Township; 1401 E. Old Church Road, Urbana, IL PIN: 19-27-04-100-009, 008, 007, 011	Abigail Frank	03/08/17 05/12/17	Change the Use to establish a Private Indoor Recreational Development and an Outdoor Commercial Recreational Enterprise, Bluestem Hall, and to construct additions to an existing detached shed. CASE: 859-S-16
107-17-01 AG-2	A tract of land located in the E ½ of the NE ¼ of Section 2, Urbana Township; 2021 N. Cottonwood Road, Urbana, Illinois PIN: 30-21-02-277-007	Kevin Coey	04/17/17 05/01/17	Change the Use of an existing agriculture storage shed to a single family home
108-17-01 CR	Lot 2 of M. Castle's Subdivision, Section 34, St. Joseph Township; 1285 County Road 2125E, St. Joseph, Illinois PIN: 28-22-34-101-004	Nolan Smith	04/18/17 05/01/17	Construct a detached storage shed
114-17-01 AG-2	A tract of land being a Part of the North 24.12 Rods of the W ½ of the W ½ of the NE ¼ of Section 24, St. Joseph Township; 2351 County Road 1500N, St. Joseph, Illinois PIN: Part of 28-22-24-200-001	Jason and Meagan Smith	04/24/17 05/01/17	Construct a single family home with attached garage
114-17-02 AG-1	A 3.2 acre tract of land located in the W ½ of the E ½ of the SW ¼ of Section 25, Sidney Township; 2329 County Road 750N, Homer, Illinois PIN: 24-28-25-300-013	Brian and Kristin Bidle	04/24/17 05/01/17	Place a manufactured home with attached garage on the subject property (existing home destroyed by a tornado)



Land Disturbance Erosion Control Permit also required

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

**Planning & Zoning Monthly Report
MAY 2017**

APPENDIX A. ZONING USE PERMIT ACTIVITY IN MAY 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
115-17-01 R-2	Lots 5, 6 & 7, Block 3 of Commissioner's Addition to Seymour, Section 17, Scott Township; 309 W. South Street, Seymour, Illinois PIN: 23-19-17-426-008	Dannie Lauderdale	04/25/17 05/05/17	Place a detached storage shed on the subject property
115-17-02 R-1	A leased portion of a tract of land located in the E ½ of the NE ¼ of the NW ¼ of Section 25, Tolono Township; 1137 County Road 800N, Tolono, Illinois PIN: Part of 29-26-25-126-001	PI Tower Development, LLC	04/25/17 05/05/17	Erect a cellular communication tower with a height of 152 feet (includes lightning rod)
116-17-01 R-1	Lot 1 of Rolling Acres 6 th Subdivision, Section 34, Champaign Township; 2809 Curtis Road, Champaign, IL PIN: 03-20-34-101-024	John Barham	04/26/17 05/11/17	Construct a detached garage
116-17-02 AG-2	Lot 4 of the Seventh Day Adventist Subdivision, Section 8, Champaign Township; 806 N. Rising Road, Champaign, Illinois PIN: 03-20-08-101-008	Matt Melvin	04/26/17 05/11/17	Construct a garage addition to an existing single family home
116-17-03 AG-1	Parcel 1 and Parcel 2 of an unrecorded survey dated June 10, 1992 of the NE ¼ of Section 30, Mahomet Township also known as Tract 2 and Tract 4 of a recorded Plat of Survey dated April 15, 1993 of Part of the NE ¼ of Section 30, Mahomet Township; 73 County Road 2000N, Mahomet, Illinois PIN: 15-13-30-200-007	Anthony Mills	04/26/17 05/11/17	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
MAY 2017**

APPENDIX A. ZONING USE PERMIT ACTIVITY IN MAY 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
116-17-04 AG-2	Lot 8 of Westbrook Estates, Section 8, Mahomet Township; 801 N. Westbrook Drive, Mahomet, Illinois PIN: 15-13-08-101-008	William F. Bailey	04/26/17 05/11/17	Construct a detached garage and to authorize the previously constructed sunroom addition to the existing single family home
116-17-05 AG-1	A 10 acre tract of land in the SW ¼ of Section 4, Sidney Township; 2042 County Road 1100N, Sidney, Illinois PIN: 24-28-04-300-002	Jake Myers	04/26/17 05/11/17	Construct a single family home with attached garage
121-17-01 B-4	A tract of land located in Part of the NE ¼ of the SE ¼ of the NE ¼ of Section 33, Somer Township; 3515 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-33-276-007	Quality Med Transport, owner/ Benjamin McCurley, lessee	05/01/17 05/12/17	Change the Use to establish a Temporary Fireworks Sales Stand, 06/17/17-07/05/17
121-17-02 CR	A 10.31 acre tract of land located in the E ½ of the SW ¼ of Fractional Section 31, South Homer Township; 2451 County Road 1225N, St. Joseph, Illinois PIN: 26-23-31-400-025	Mark and Catherine Roland	05/01/17 05/12/17	Change the Use from a caretaker's dwelling to a single family dwelling, construct an addition to an existing single family home and install an in-ground swimming pool
122-17-01 CR	A 3.03 acre tract of land located in the W ½ of the SW ¼ of Section 16, Crittenden Township; 1408 County Road 300N, Tolono, Illinois PIN: 08-33-16-300-004	Janie Frye and Vern Knapp	05/02/17 05/18/17	Construct a detached garage
122-17-02 AG-1	A tract of land located in the E ½ of the SE ¼ of Section 8, East Bend Township; 773 County Road 3450N, Foosland, Illinois PIN: 10-02-08-400-004	Kurt Sommer	05/02/17 05/12/17	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
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APPENDIX A. ZONING USE PERMIT ACTIVITY IN MAY 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
123-17-01 AG-1	A tract of land located in the NE Corner of the S ½ of the NE ¼ of Section 21, Hensley Township; 5111 N. Duncan Road, Champaign, Illinois PIN: 12-14-21-200-003	Lyle Brock	05/03/17 05/12/17	Construct a detached storage shed for agriculture equipment
125-17-01 B-4	A tract of land in the NW ¼ of the NE ¼ of Section 4, Urbana Township; 2708 N. Cunningham Avenue, Urbana, Illinois PIN: 30-21-04-201-001	Michael Bryant, dba 4ME INC/ Black Jack's 2	05/05/17 05/25/17	Change the Use to establish a gaming parlor, Black Jack's 2, and to install 4 wall signs
131-17-01 AG-1	A 1.68 acre tract of land located in the E ½ of the NE ¼ and the SE ¼ of Section 34, Sidney Township; 2180 County Road 600N, Sidney, Illinois PIN: 24-28-34-400-004	Eric and Whitney Kirby	05/11/17 05/18/17	Construct a single family home with attached garage
135-17-01 R-2	Lot 3, Morrissey Park Subdivision, Section 23, Champaign Township; 1502 Harrington Drive, Champaign, Illinois PIN: 03-20-23-376-008	Daniel and Gayla Pellum	05/15/17 05/18/17	Install an above ground swimming pool
135-17-02 AG-1	A tract of land located in the NW Corner of the W ½ of the NE ¼ of Section 11, Philo Township; 1635 County Road 1100N, Urbana, Illinois PIN: 19-27-11-200-008	Mark and Lori Lauchner	05/15/17 05/18/17	Construct a single family home
*138-17-01	Under review			
*138-17-02	Issued June 2, 2017			
*138-17-03	Issued June 2, 2017			
*139-17-01	Issued June 1, 2017			
*142-17-01	Under review			
*142-17-02	Under review			
*146-17-01	Under review			
*150-17-01	Amended fee required			
*150-17-02	Amended fee required			
*151-17-01	Under review			

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

Planning & Zoning Monthly Report
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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
MAY 2017**

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MAY 2017

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/18/17	56-16-01	A tract of land located in the SW Corner of the NW ¼ of the NE ¼ of Section 20, St. Joseph Township; 1476 County Road 1950E, St. Joseph, Illinois PIN: 28-2-20-200-009	An addition to an existing single family home (and a previously constructed addition to an existing detached storage shed)
05/18/17	289-15-01	A tract of land being a part of the N ½ of the SE ¼ of Section 26, St. Joseph Township; 1336 County Road 2250E, St. Joseph, Illinois PIN: 28-22-26-402-003	A detached garage
05/18/17	123-16-01	Lot 11 of Countryside 2 nd Subdivision, Section 12, Urbana Township; 1108 N. Cottonwood Road, Urbana, Illinois PIN: 30-21-12-151-008	A detached garage/storage shed
05/18/17	110-16-01	Part of the NW 1/4 of the NW ¼ of Section 36, Somer Township; 3802 N. Cottonwood Road, Urbana, Illinois PIN: 25-15-36-100-014	A ground mounted solar array
05/18/17	295-15-01	Lot 1, Seventh Day Adventist Subdivision #2, Section 8, Champaign Township; 604 N. Rising Road, Champaign, Illinois PIN: 03-20-08-102-002	A detached garage

MONTHLY REPORT for JUNE 2017¹

Champaign County
Department of

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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in June and one case was filed in June 2016. The average number of cases filed in June in the preceding five years was 3.0.

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

By the end of June there were 12 cases pending. By the end of June 2016 there were 24 cases pending.

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

Type of Case	June 2017 2 ZBA meeting		June 2016 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	1	2†
SFHA Variance	0	0	0	0
Special Use	0	2**	0	1
Map Amendment	0	0	0	1
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	2	0	2
Interpretation / Appeal	0	0	0	0
TOTALS	0	5	1	6
Total cases filed (fiscal year)	13 cases		23 cases	
Total cases completed (fiscal year)	14 cases		17 cases	
Case pending*	12 cases		19 cases	
* Cases pending includes all cases continued and new cases filed				
** One SUP case was withdrawn in June 2017				
†One Variance case was withdrawn in June 2016				

¹ Note that approved absences, sick days, and one part-time temporary employee resulted in an average staffing level of 100% or the equivalent of 5.0 full time staff members (of the 5 authorized) present on average for each of the 22 work days in June.

Subdivisions

No County subdivision application was received in June. One municipal subdivision plat was reviewed for compliance with County zoning in June.

Zoning Use Permits

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

- 21 permits for 14 structures were approved in June compared to 25 permits for 19 structures in June 2016. The five-year average for permits in June in the preceding five years was 23.
- 29 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, and September 2012).
- 6.0 days was the average turnaround (review) time for complete initial residential permit applications in June.
- \$1,197,093 was the reported value for the permits in June compared to a total of \$3,084,650 in June 2016. The five-year average reported value for authorized construction in June was \$4,124,480.
- 30 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, and September 2012).
- \$3,251 in fees were collected in June compared to a total of \$3,345 in June 2016. The five-year average for fees collected in June was \$4,912.
- 30 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including May 2017, 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, and September 2012).

**Planning & Zoning Monthly Report
JUNE 2017**

Table 2. Zoning Use Permits Approved in June 2017

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	129543	4	0	656363
Other				11	0	1060461
SINGLE FAMILY Resid.: New - Site Built	1	693	350000	11	8001	3443175
Manufactured				2	177	198840
Additions	6	854	139500	17	3458	595461
Accessory to Resid.	3	803	108000	23	6505	883869
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			6 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	1	0	0	6	0	0
COMMERCIAL: New						
Other	1	228	110000	1	228	110000
INDUSTRIAL: New						
Other	1	305	340000	3	3595	2805000
OTHER USES: New				3	562	2850000
Other						
SIGNS	1	66	1000	3	296	27460
TOWERS (Incl. Acc. Bldg.)				2	600	196000
OTHER PERMITS	6	302	19050	16	990	59250
TOTAL APPROVED	21/14	\$3,251	\$1,197,093	102/80	\$24,412	\$12,885,879

*21 permits were issued for 14 structures in June 2017; 14 permits require inspection and Compl. Certif.

◇ 102 permits have been issued for 80 structures since 1/1/17

NOTE: Home occupations and Other permits (change of use, temporary use) total 15 since 1/1/17, (this number is not included in the total number of structures).

There were 19 Zoning Use Permit Apps. *received* in June 2017 and 9 were *approved*.

12 Zoning Use Permit App.s *approved* in June 2017 had been *received* in prior months.

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- There were also 6 lot split inquiries and 306 other zoning inquiries in June.
- 2 new rural address were issued in June and 2 existing rural addresses were changed
- Minutes for two ZBA meetings were transcribed in June.

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

	June 2017	2017 to date
Zoning Cases. Approved by the ZBA, a Zoning Case June authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres ³	2.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval June 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 June 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	6.6 acres
TOTAL	0.0 acres	8.6 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

Zoning Compliance Inspections

- No zoning compliance inspections were made in June.
- No zoning compliance certificates were issued in June. 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 June 2017 and can be summarized as follows:

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- 7 new complaints were received in June compared to 10 complaints that were received in June 2016. Four complaints were referred to other agencies in June and one was referred to another agency in June 2016.
- 18 enforcement inspections were conducted in June compared to 27 inspections in June 2016. None of the June 2017 inspections were for new complaints.
- 1 contact was made prior to written notification in June and none were made in June 2016.
- 19 initial investigation inquiries were made in June for an average of 4.8 per week in June. The 2017 budget anticipates an average of 9.6 initial investigation inquiries per week.
- No First Notices and No Final Notices were issued in June and in June 2016 there were 4 First Notice and no Final Notices issued. The 2017 budget anticipated a total of 39 First Notices for 2017.
- One case was referred to the State's Attorney's Office in June and no cases were referred in June 2016. The 2017 budget anticipated a total of 2 cases to be forwarded to the State's Attorney's Office in 2017.
- Two cases were resolved in June and 2 cases were resolved in June 2016. The 2017 budget anticipated a total of 70 resolved cases in 2017.
- 345 cases remain open at the end of June compared to 333 open cases at the end of June 2016.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in June 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.
 4. Researched Ordinance requirements and contacted the State's Attorney's Office for legal issues regarding a proposed reuse of the Carroll Community Center.
 5. Followed up on a complaint about a bad tile in Mayview.
 6. Researched enforcement cases back to 1990 regarding a property in Dewey on which there is a pending permit application.

APPENDIX

A Zoning Use Permit Activity In June 2017

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

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Table 4. Enforcement Activity During June 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	3	7							34
Initial Complaints Referred to Others	7	0	0	0	0	3	4							7
Inspections	400	62	12	26	11	37	18 ⁴							166 ⁵
Phone Contact Prior to Notice	12	0	1	2	2	0	1							6
First Notices Issued	22	2	1	2	0	1	0							6
Final Notices Issued	1	1	0	2	0	2	0							5
Referrals to State's Attorney	0	0	0	1	0	1	1							3
Cases Resolved ²	50	1	0	2	1	1	2 ⁶							7 ⁷
Open Cases ³	323	329	332	337	343	345	350							350 ⁸

Notes

- Total includes cases from previous years.
- 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.
- Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
- 0 inspections of the 18 performed were for the 7 complaints received in June, 2017.
- 31 inspections of the 166 inspections performed in 2017 were for complaints received in 2017.
- None of the resolved cases for June, 2017, were received in June, 2017.
- 3 of the cases resolved in FY 2017 were for complaints that were also received in FY 2017.
- Total open cases include 24 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
27-17-01 B-4	Lot 2 of Pete Johnson's Subdivision, Section 21, Rantoul Township; 1503 County Road 2700N, Rantoul, Illinois PIN: 20-09-21-200-011	Eldean Bergman, owner/ Kyle Britt & Alexander Wilson, dba Big Rig Diesel Services, LLC, lessee	01/27/17 06/01/17	Change the Use to establish a Major Automobile Repair Facility, Big Rig Diesel Services, LLC, and to install 1 wall sign CASE: 872-S-17 and 876-V-17
138-17-02 CR	The North 270' of the West 162.22' and the East 60' of the North 270' of Lot 4 in Sangamon Valley Subdivision, Section 35, Newcomb Township; 491 County Road 2500N, Mahomet, Illinois PIN: 16-07-32-226-007	Connie Huddleston	05/18/17 06/02/17	Construct a covered porch addition to an existing single family home
138-17-03 AG-1	The West ½ of the SW ¼ of Section 23, Rantoul Township; 1608 County Road 2600N, Rantoul, IL PIN: 20-09-23-300-001	Hilda Huls and Gary Huls	05/18/17 06/02/17	Place a manufactured home on the subject property
139-17-01 B-4	Lots 1 and 2 of Pete Johnson's Subdivision; Section 21, Rantoul Township; 1503 County Road 2700N, Rantoul, IL PIN: 20-09-21-200-011	Eldean Bergman, owner/ Horn Insulation, lessee	05/19/17 06/01/17	Change the Use to establish a warehouse for a contractor as a second principal use in a separate building on the subject property CASE: 872-S-17 and 876-V-17
142-17-01 R-1	Lot 10, Lake Park Subdivision, Section 36, Champaign Township; 10 Lake Park Road, Champaign, Illinois PIN: 03-20-36-277-002	Steve Willoughby	05/22/17 06/26/17	Construct a garage addition to an existing single family home with attached garage CASE: 879-AV-17



Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
142-17-02 R-1	A portion of Lot 10 of Flessner Subdivision, Section 3, Urbana Township; 2804 E. Concord Road, Urbana, Illinois PIN: 30-21-03-451-003	Nicholas Dillon	05/22/17 06/08/17	Construct a detached garage/workshop
146-17-01 CR	A 270 acre tract of land located in the S ½ of Section 11 and the N ½ of Section 14, Mahomet Township; 109 S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-3-11-376-002	Champaign County Forest Preserve District	05/26/17 06/07/17	A Temporary Use for a Fireworks Display, July 4, 2017 (rain date July 5, 2017)
150-17-01 CR	A tract of land located in the SW Corner of the SE ¼ of Section 14, Newcomb Township; 2701 County Road 500E, Mahomet, IL PIN: 16-07-14-400-003	James North	05/30/17 06/16/17	A Temporary Use to establish a Fireworks Display on July 1, 2017
150-17-02 AG-2	A tract of land being the South ½ of the SW ¼ of the NW ¼ of Section 14, Hensley Township; 2150 County Road 1000E, Champaign, Illinois	Pear Tree Estate	05/30/17 06/27/17	A Temporary Use for a Fireworks Display on August 19, 2017
151-17-01 I-1	Tract B of a Plat of Survey of the SW ¼ of Section 10, Urbana Township; 2207 E. University Avenue, Urbana, Illinois PIN: 30-21-10-352-004	Rose Heating and Air Conditioning	05/31/17 06/12/17	Place a wall sign on the subject property
152-17-01 R-1	Lot 138 of Lincolnshire Fields NE, Section 21, Champaign Township; 3210 Stoneybrook Drive, Champaign, Illinois PIN: 03-20-21-402-020	Rick Steward	06/01/17 06/13/17	Construct an addition to an existing single family home



Land Disturbance Erosion Control Permit also required

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING JUNE, 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
156-17-01 R-2	Lot 236, Scottswood 5 th Subdivision, Section 15, Urbana Township; 2421 E. Nevada Street, Urbana, IL PIN: 30-21-15-179-011	Jin Lei	06/05/17 06/13/17	Construct a detached garage
157-17-01 CR	A tract of land located in the NW ¼ of the NW ¼ of Section 6, South Homer Township; 1198 County Road 2400E, St. Joseph, IL PIN: 26-29-06-100-045	David Miller	06/06/17 06/16/17	Construct a single family home with attached garage
159-17-01 I-2	Los 63 and 64 of Fred C. Carroll's Subdivision, Section 9, Urbana Township; 1309 E. Kerr Avenue, Urbana, Illinois PIN: 30-21-09-177-007 & 008	Mathis McCartney Partnership	06/08/17 06/16/17	Reconstruct a portion of a warehouse building destroyed by fire and to construct an addition to the warehouse building
*165-17-01 FP	Under review			
166-17-01 R-1	Lot 2 of a Replat of Lots 2 and 3 of Flessner Subdivision; 2908 E. Perkins Road, Urbana, Illinois PIN: 30-21-03-477-016	Allen and Janice Mansfield	06/15/17 06/22/17	Construct a covered deck addition to an existing single family home
170-17-01 R-1	Lot 58 of Spring Lake Subdivision, Section 17, Mahomet Township; 1708 W. Hickory Dr, Mahomet, IL PIN: 15-13-17-376-007	David Williams	06/19/17 06/22/17	Construct two porch additions to an existing single family home
170-17-02 AG-1	A tract of land located in the SW Corner of the SW ¼ of the SW ¼ of Section 22, East Bend Township; 904 County Road 3200N, Dewey, IL PIN: 10-02-22-00-006	Richard Anderson & Christine Tarant	06/19/17 06/22/17	Construct an addition to an existing detached garage
171-17-01 B-2	A 3.053 acre tract of land being a Part of the SW ¼ of Section 16, Scott Township; 304 S. Main Street, Seymour, Illinois PIN: 23-19-16-300-018	Seymour Fire Corporation	06/20/17 06/22/17	Establish a Temporary Use for a Fireworks' Display, July 4, 2017; rain date, July 8, 2017

Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2017

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
173-17-01 B-3	The West Tract of the Plat of Survey of the Fink Tracts, Section 24, Hensley Township; address to be assigned PIN: 12-14-24-200-011	Dennis Toeppen	06/22/17 06/28/17	Change the Use from farmland to a parking lot and also construct the parking lot
174-17-01 R-1	Lot 9 of O.L. Johnson's 4 th Subdivision, Section 3, Urbana Township; 2403 Mary Lou Drive, Urbana, IL PIN: 30-21-03-328-007	Ken Peters	06/23/17 06/30/17	Construct a detached garage
*181-17-01	Under review			
*181-17-02	Under review			

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

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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

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JUNE 2017

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/18/17	56-16-01	A tract of land located in the SW Corner of the NW ¼ of the NE ¼ of Section 20, St. Joseph Township; 1476 County Road 1950E, St. Joseph, Illinois PIN: 28-2-20-200-009	An addition to an existing single family home (and a previously constructed addition to an existing detached storage shed)
05/18/17	289-15-01	A tract of land being a part of the N ½ of the SE ¼ of Section 26, St. Joseph Township; 1336 County Road 2250E, St. Joseph, Illinois PIN: 28-22-26-402-003	A detached garage
05/18/17	123-16-01	Lot 11 of Countryside 2 nd Subdivision, Section 12, Urbana Township; 1108 N. Cottonwood Road, Urbana, Illinois PIN: 30-21-12-151-008	A detached garage/storage shed
05/18/17	110-16-01	Part of the NW 1/4 of the NW ¼ of Section 36, Somer Township; 3802 N. Cottonwood Road, Urbana, Illinois PIN: 25-15-36-100-014	A ground mounted solar array
05/18/17	295-15-01	Lot 1, Seventh Day Adventist Subdivision #2, Section 8, Champaign Township; 604 N. Rising Road, Champaign, Illinois PIN: 03-20-08-102-002	A detached garage