



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

County of Champaign, Urbana, Illinois

Thursday, March 8, 2018 - 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

Stephanie Fortado

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 – February 8, 2018 1 - 4
- V. Public Participation
- VI. Communications
- VII. **For Information Only**
  - A. Land Resource Management Conditions Relevant to Champaign County: 2018 Annual Update 5 - 8
  - B. Update regarding IEPA Used Tire Collection for Local Governments 9
  - C. Zoning Ordinance Noise Limits for Wind Farms and Solar Farms 10 - 12
- VIII. **Items to Receive and Place on File by ELUC to Allow for 30-Day Review Period**
  - A. Proposed Minor Amendments to the Land Resource Management Plan 13 - 15
- IX. **Items to be Approved by ELUC**
  - A. Annual Renewal of Recreation & Entertainment License
    - i. Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet 01/01/18 – 12/31/18 16 - 19
- X. **Items to be Recommended to the County Board**
  - A. Subdivision Case 199-18: Eichorst Subdivision – Final Plat Approval of a One-Lot Minor Subdivision for an anticipated Contractor’s Facility to be located in the Southwest Quarter of Section 18 of T20N-R9E in Somer Township and located Adjacent to the IDOT Highway Maintenance facility on Leverett Road. 20 - 46

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

- B. Zoning Case 873-AT-17. Amend the text of the Zoning Ordinance as follows:  
Part A: Amend Sections 7.1.1 and 7.1.2 to require a Special Use Permit for any Neighborhood Home Occupation or Rural Home Occupation that exceeds and /or does not meet the other requirements of Section 7.1.1 or Section 7.1.2 provided that the Home Occupation is not a prohibited Home Occupation under paragraph 7.1.1.I. or 7.1.2.J. and specify that the residential use shall remain the principal use on the property and the dwelling on the subject property shall remain the principal building.

Part B: Amend Section 7.1.1 to authorize "minor auto repair" as a Neighborhood Home Occupation subject to a Special Use Permit when located more than 1.5 miles from a municipality that prohibits "minor auto repair" as a home occupation and subject to several standard conditions including but not limited to a condition that the minor auto repair shall be conducted inside a building and a condition that the total building area occupied by the minor auto repair shall not exceed 1,500 square feet or more than 150% of the dwelling unit area, whichever is greater.

- XI. Other Business  
    A. Semi-annual Review of CLOSED Session Minutes
- XII. Chair's Report
- XIII. Designation of Items to be Placed on Consent Agenda
- XIV. Adjournment

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

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

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DATE: Thursday, February 8, 2018  
 TIME: 6:30 p.m.  
 PLACE: Lyle Shields Meeting Room  
 Brookens Administrative Center  
 1776 E Washington, Urbana, IL 61802

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**Committee Members**

<b>Present</b>	<b>Absent</b>
Aaron Esry (Chair)	
Patti Petrie (Vice Chair)	
Stephanie Fortado	
Jim Goss	
	Brooks Marsh
Robert King	
	Kyle Patterson

**County Staff:** John Hall (Zoning Administrator), Susan Monte (Planner), Tammy Asplund (Recording Secretary)  
**Others Present:** Pius Weibel (County Board Chair)

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**MINUTES**

**I. Call to Order**

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

**II. Roll Call**

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

**III. Approval of Agenda and Addendum**

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

**IV. Approval of Minutes**

A. ELUC Committee meeting – January 4, 2018

**MOTION** by Ms. Petrie to approve the minutes of the January 4, 2018 ELUC meeting; seconded by Ms. Fortado. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Patrick Brown stated he is from BayWa r.e. Solar Projects in Irvine, CA. He referenced a memo handed out regarding his review of the “solar farm” revision to the ordinance. He stated he is happy to answer questions and clarify his comments as necessary.

## VI. Communications

Ms. Petrie called attention to the copy of the Scott Willenbrock letter handed out. According to Ms. Petrie, Mr. Willenbrock's property has solar panels on every available roof space.

## VII. For Information Only

- A. *Update regarding Coal Ash in Floodplain of the Middle Fork of the Vermilion River.*

Susan Monte reviewed the memo provided in the agenda packet.

- B. *Update regarding Mahomet Aquifer Protection Task Force.*

Susan Monte stated there are two vacancies open on the Task Force. The initial meeting is scheduled for February 15, 2018. Ms. Petrie requested a copy of the agenda of the initial meeting, when it becomes available.

## VIII. Items to Receive and Place on File by ELUC to Allow for 30-Day Municipal Review

- A. *Zoning Case 873-AT-17. Amend the text of the Zoning Ordinance as follows:*  
*Part A. Amend Sections 7.1.1 and 7.1.2 to require a Special Use Permit for any Neighborhood Home Occupation or Rural Home Occupation that exceeds and/or does not meet the other requirements of Section 7.1.1 or Section 7.1.2 provided that the Home Occupation is not a prohibited Home Occupation under paragraph 7.1.1I. or 7.1.2J. and specify that the residential use shall remain the principal use on the property and the dwelling on the subject property shall remain the principal building.*  
*Part B. Amend Sections 7.1.1 to authorize "minor auto repair" as a Neighborhood Home Occupation subject to a Special Use Permit when located more than 1.5 miles from a municipality that prohibits "minor auto repair" as a Home Occupation and subject to several standard conditions including but not limited to a condition that minor auto repair shall be conducted inside a building and a condition that the total building area occupied by the minor auto repair shall not exceed 1,500 square feet or more than 150% of the dwelling unit area, whichever is greater.*

Mr. Hall noted the ZBA took action on the January 25, 2018 hearing. In response to Ms. Fortado's question, Mr. Hall discussed the past demand for this type of permit from residents. According to Mr. Hall, as a practical matter, this can happen only in the Urbana ETJ (Extraterritorial Jurisdiction), which includes areas like Scottswood, Edgewood, Carroll, and subdivisions near the Country Club.

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

## IX. Items to be Approved by ELUC

- A. *Annual Renewal of Recreation & Entertainment License*  
*i. Champaign County Fair Association Annual License for Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana, including the Champaign County Fair July 20 – July 28, 2018*  
*ii. Recreation & Entertainment License: Generations Music Booking, NFP for Christian Music Festival. Location: Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. July 4 – July 7, 2018*

Omnibus **MOTION** by Mr. Goss to approve; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously.

- B. *Proposed Public Hearing for Proposed Zoning Ordinance Text Amendment to Add Requirements for "solar farm".*

Mr. Hall reviewed the document with the comments from Patrick Brown. Mr. Hall stated that of the 26 comments contained in the document, 17 are an issue of working it out; 3 of them this

committee can provide good guidance tonight; and 6 of them raise issues this committee is not capable of working out and will require direction from the Zoning Board.

The committee reviewed each comment within Mr. Brown's letter and invited Mr. Brown to respond to questions and comment as needed to each item. The discussion covered electromagnetic interference, stray voltage, microwaves, drainage tiles, glare, requirements for fencing, restrictions to use of prime farmland, road agreements, encroachment and crossing agreements, waivers, Extraterritorial Jurisdiction (ETJ), and decommissioning.

Mr. Hall stated Mr. Brown submitted an application for a solar farm (making three total to date). This one is for a 150 mega-watt farm, which is seventy-five times the size of the previous application.

According to Mr. Hall, the Champaign County requirements regarding decommissioning of wind farms are the most restrictive he has ever seen. He acknowledged Mr. Brown's concerns with the associated costs of decommissioning, if the County Board is unwilling to revise the requirements for solar farms. Mr. Brown discussed the life expectancy and value of the materials used for these solar farm projects.

Ms. Petrie expressed concern over the fact there is not a limitation on the use of prime farmland for installing a solar farm. She asked whether there is a way to encourage people to utilize land that is less than 100 score.

Mr. Hall reviewed the comments presented in the memo from Mr. Willenbrock.

**MOTION** by Ms. Petrie to approve; seconded by Ms. Fortado. Upon vote, the **MOTION CARRIED** unanimously.

**X. Items to be Recommended to the County Board**

A. *An Intergovernmental Agreement Between Champaign County, Illinois, and Will County, Illinois*

Ms. Monte stated this is a renewal of last year's agreement. She noted that Items A, B, and C have all been reviewed by the State's Attorney's Office.

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

B. *Contractor, Coordinator, and Host Site Agreement: 2018 Residential Electronics Collection*

Ms. Monte stated this is a renewal of last year's agreement.

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

C. *An Intergovernmental Agreement: 2018 Residential Electronics Collection Events cost-sharing Agreement Between the County of Champaign, the City of Champaign, the City of Urbana and the Village of Savoy*

Ms. Monte stated this is a renewal of last year's agreement.

**MOTION** by Ms. Fortado; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

D. *Resolution Approving Written Notice to Participate in the Manufacturer E-Waste Program in 2019 under the Illinois Consumer Electronics Recycling Act*

Ms. Monte reviewed the options outlined in the agenda packet. In response to a question from Ms. Petrie, Ms. Monte responded the municipality public works departments and area non-profits are not interested in providing a program collection site for a variety of reasons. Ms. Monte explained the requirements for such a program collection site. She stated she is still looking for other options.

Ms. Monte recommends continuing with two annual events in 2019, in collaboration with Champaign, Urbana, and Savoy.

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

**XI. Monthly Report**

A. *October 2017*

Mr. King noted the agenda incorrectly listed 2018.

**XII. Other Business**

A. *None*

**XIII. Chair's Report**

A. *None*

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

X. A., X. B., X. C., and X. D.

**XV. Adjournment**

**MOTION** by Mr. Goss; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously. There being no further business, Mr. Esry adjourned the meeting at 9.05 p.m.

## Memorandum

**To:** Environment and Land Use Committee  
**From:** Susan Monte, RPC Planner  
John Hall, Champaign County Planning & Zoning Director  
**Date:** March 1, 2018  
**Re:** Land Resource Management Conditions Relevant to Champaign County: 2018 Annual Update

**Action Request:** For Information Only

This update is provided as Work Plan ID 18-2 of the FY18 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:

### **New E-Waste Law**

The Illinois Consumer Electronics Recycling Act (415 ILCS 151/) (referred to as 'CERA') became law in August, 2017. CERA represents an improvement to the state's previous weight-based manufacturers residential electronics take-back program, which had been problematic since 2013 (shortly after 17 categories of electronics devices were banned from Illinois landfills in 2012), when it became apparent that minimally required weights of residential electronics being collected were not sufficient to support the statewide program. During 2014-2017 many residential electronics programs in Illinois were suspended as local governments were not able to provide funds needed to cover the recycling and processing costs of the residential electronics collected.

The new CERA provisions are an improvement for two main reasons:

- 1) CERA is based on a convenience standard, whereby each of the 102 counties in Illinois, if each would choose to opt-in to participate in the CERA manufacturers e-waste program, will be assured of electronics manufacturer's support specifically to cover all packaging supplies costs, transportation costs, and recycling and processing costs of all residential electronics collected. However, each participating county or municipal joint action agency participating will be obligated to provide for operating costs of either a Program Collection Site or One-Day Residential Electronics Collection events. Under the previous Illinois law, once the manufacturers collected the minimum required weight, no further funds for the e-waste program were available and many jurisdictions across the state went without a residential electronics collection program.
- 2) Under CERA, the system to manage electronics waste in Illinois is shifting toward a management system

### **New E-Waste Law** (continued)

that relies less on government funds to one that relies more on producer responsibility in order to reduce public costs, increase opportunities for waste minimization and resource recovery, raise recycling rates, and drive improvements in product design that promote environmental sustainability.

Prior to the March 1, 2018 deadline, Champaign County opted in to participate in the manufacturers e-waste program under CERA beginning in program year 2019. In Champaign County local government coordination and staff resources go into the two one-day Residential Electronics Collection events held, and we have access to the Host-Site (Parkland College) only two times per year. For these reasons, we can hold only two one-day Residential Electronics Collection events during Program Year 2019, even though manufacturers' support for all but operational costs could be available for up to four such events.

Based on continuing residential e-waste collection needs in Champaign County, local recycling coordinator agency staff would continue to seek to identify resources to operate a workable Program Collection Site and hope to implement that more convenient option for our residents as feasible.

### **Need for HHW Collection**

In Champaign County, the longstanding need for a collection option for residents to responsibly dispose of household hazardous waste (HHW) continues. (Attachment A contains a description of HHW.) Based on U.S. EPA data, Champaign County has the potential to generate 1.6 million pounds of HHW per year.

There are very limited appropriate HHW collection options in Champaign County. Certain existing retail businesses provide an option to collect specific HHW items such as CFLs, rechargeable batteries, lead acid batteries, and transmission fluid. To date, four pharmaceutical collection boxes are located centrally in Champaign-Urbana and are accessible on a 24-hour basis.

Improper disposal of HHW can affect air, land, and water quality. Improper disposal of unwanted medication and pharmaceuticals, often considered a subset of HHW, can pose health and environmental risks.

The Illinois Environmental Protection Agency (IEPA) has accepted applications from local government entities in Illinois requesting a one-day HHW collection since 1989. Depending on availability of state program funding, IEPA staff selects four to six communities statewide each spring and each fall in which to provide a one-day HHW collection. Funding of the IEPA one-day HHW collection program is irregular. The program has gone unfunded at least twice in recent years. Requesting communities have no way of knowing how long the wait will be to be selected for an opportunity to organize and promote an IEPA one-day HHW collection.

In January 2018, we learned that IEPA has placed the IEPA One-Day HHW Collection Program on hold indefinitely.

The following table indicates the frequency of IEPA One-Day Collections held in Champaign County since 1989.

**Need for HHW Collection** (continued)

The most recent IEPA sponsored One-Day HHW Collection occurred in September, 2012, more than five years ago.

IEPA One-Day HHW Collections Held in Champaign County

Collection Location	Collection Date	Time Interval Between Collections
City of Champaign	4/7/1990	--
Village of Rantoul	3/27/1993	3 years
City of Urbana	4/13/1996	3 years
Village of Rantoul	9/15/2001	5 years
City of Champaign	11/3/2001	2 months
City of Champaign	11/1/2003	2 years
City of Urbana	4/9/2006	3 years
City of Champaign	9/29/2012	6 years

As an initiative encouraged by the Champaign County Sustainability Practitioners,<sup>1</sup> RPC formed the Household Hazardous Waste (HHW) Leadership Team in April 2017 to obtain input about expanding collection options for HHW in Champaign County. The team is an eight-member voluntary informal group with a wide range of expertise, facilitated by planning staff from CCRPC, the City of Champaign, the City of Urbana, and the Village of Savoy. The team mission is to guide efforts toward implementation of convenient, safe, and environmentally responsible household hazardous waste management options for citizens of Champaign County, including but not limited to:

- Provision of interim one-day HHW collections;
- Expansion of collection options for unwanted pharmaceuticals; and
- Development of a permanent HHW collection facility.

Attachment A: Household Hazardous Waste – What is it?

Note:

1. Champaign County Sustainability Practitioners is an informal intergovernmental committee that meets quarterly to review potential to facilitate coordination of local sustainability initiatives that span political boundaries.

## Household Hazardous Waste – What is it?

Household Hazardous Waste (HHW) consists of the unwanted or unusable portion of consumer products that contain substances that can harm human health or the environment.<sup>1</sup> A product is hazardous if it exhibits one or more of the following properties:

- Flammable/ignitable
- Explosive/reactive
- Corrosive
- Toxic

### HHW Examples

Ignitable—Catches fire readily, includes flammable and combustible liquids

- Gasoline
- Lighter fluid
- Alcohol,
- Oil-based paints
- Organic solvents

Reactive – Causes chemical reactions, explosive, unstable

- Chlorine bleach,
- Ammonia
- Cyanide-containing

Corrosive – Causes skin or eye burns, strongly acidic or alkaline

- Toilet bowl cleaner
- Masonry wash
- Drain openers
- Oven cleaners containing lye

Toxic – poisonous or causing illness.

- Most pesticides/ herbicides
- Solvents
- Many adhesives
- Paint strippers,
- Mercury-, silver-, cadmium-, arsenic- or lead-containing products

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Note:

1. U.S. Environmental Protection Agency. (2013). Solid Waste: Household Hazardous Waste. Retrieved from <https://www3.epa.gov/region9/waste/solid/house.html>

### Memorandum

**To:** Environment and Land Use Committee  
**From:** Susan Monte, RPC Planner  
**Date:** March 1, 2018  
**Re:** IEPA Used Tire Collection for Units of Local Government

**Action Required:** Information Only

An Illinois Environmental Protection Agency (IEPA) Unit of Local Government tire collection drive took place between February 14, 2018 and March 2, 2018, with tires scheduled for pick-up on March 5, 2018. The intent of the Unit of Local Government IEPA Used Tire Collection is to remove waste tires from public and abandoned dump sites.

Champaign County and Champaign Township jointly coordinated this local government tire collection, with the tire collection and recycle costs funded by the Illinois EPA Used/Waste Tire Cleanup Program. Keith Padgett, Highway Commissioner at Champaign County Township at 3900 Kearns Road in Champaign, once again agreed to serve as host site the IEPA Used Tire Collection for Local Governments. As of March 1, Mr. Padgett estimated that approximately 1,000 tires had been brought to the site for pick-up.

The invited participants were: Champaign County Highway Department, Public Works at City of Champaign, City of Urbana, Village of Rantoul, Village of Savoy, Village of Mahomet, Village of St. Joseph, all Township Highway Commissioners in Champaign County, Champaign County Forest Preserve District, Champaign Park District, and Urbana Park District.



*Champaign Township premises, March 1, 2018*

## John Hall

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**From:** Ted Hartke <tedhartke@hartke.pro>  
**Sent:** Tuesday, January 2, 2018 12:51 PM  
**To:** John Hall  
**Subject:** Fwd: Hartke pointers for establishing noise limits

Dear Mr. Hall,

These "snips" are some excerpts from my sworn testimony in regards to wind farms.

These specific notations should be printed in full color and handed to the decision makers. If noise is allowed to be at higher levels than these, then your citizens will have a basis for a lawsuit against the commissioners/board members/legislators who allow or "approve" the harm to children and other residents. KEEP NOISE BELOW 39 dBA.....PUT IN SETBACKS WHICH CORRESPOND WITH 39 dBA Maximum noise per Dr. Schomer. HDR Engineering prepared the noise analysis for InvEnergy's project here in Champaign-Vermilion County Illinois.....HDR says 40 dBA is sufficiently low to minimize or eliminate sleep interference.....EPA says observed health effects begin at 40 dBA, Dr. Schomer says "design for 34 dBA and NOT TO EXCEED 39 dBA, and the EPA studies show widespread complaints begin at 34 dBA.

All of this corresponds with the experience we had at our abandoned home. Now that we know this is a problem and exactly how to address the issue, we can make our ordinance here based on science and experience instead of the "industry standards" which have failed in many other places.

Best regards,

Ted Hartke

## HDR CLAIMS (Continued)

*California Ridge Wind Energy Project*

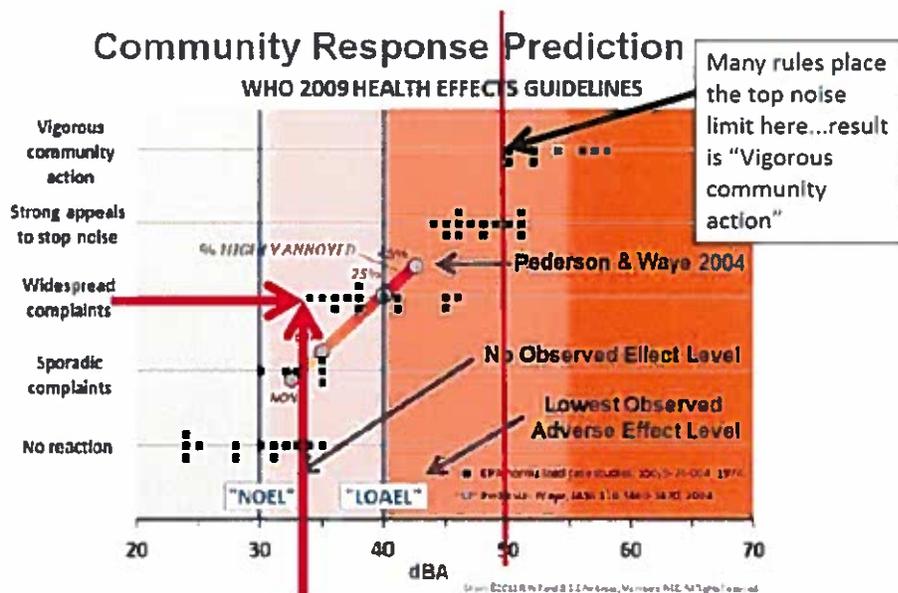
*Sound Analysis Report*

With the conservative additions, the analysis indicates that the majority of locations would experience turbine sound levels of less than 40 dBA (outdoors). This level is sufficiently low to minimize or eliminate any potential for sleep interference or indoor/outdoor speech interference, as defined by the US Environmental Protection Agency (EPA). Furthermore, these average hourly levels are compatible with parameters for acceptable levels of noise within residential land uses established by the EPA guidelines and the State of Illinois' requirements – per Title 35, Chapter I, Part 901.

## InvEnergy Vermilion County Application has **PROBLEMS!!!!**

Sound Analysis Report (HDR Engineering) Page 9 June 2011

Majority of locations would experience sound levels of less than 40 dBA. This level is sufficiently low to minimize or eliminate any potential for sleep interference? If true, then why Hartke Home Abandonment after **SLEEP DEPRIVATION ISSUES PERSISTED ???**



Widespread Complaints Start at 33.5 dBA !!

## Dr. Paul Schomer's criterion

- The nature of DNL is that if the DNL is based on a sound level that is constant over the entire 24 hour day, that sound level is 6 dB lower than the DNL level that it calculates to.
- For example, a constant, 24 hour level of 39 dB calculates to a DNL = 45 dB. (ANSI, ISO)
- The results are that **the nighttime level and, indeed, the 24 hour level at most should be  $\leq 39$  dB**, and it is not unlikely that the correct limit is lower than 39 dB.
- A constant level range from 24-39 dB equates to a DNL range from 30-45 DNL.
- Hartke note: Dr. Schomer should know....he authored the Illinois standards. He co-authored the InvEnergy noise study near my abandoned home.

## Dr. Schomer's noise to distance conversion:

Wind Turbine Sound Propagation at the example of 102 dBA sound power at hub	
Distance (ft)	Noise Reduction (dBA)
1	102
2	96
4	90
8	84
16	78
32	72
64	66
128	60
256	54
512	48
1024	42
2048	36
4096	30

- *The criterion, including tolerance, is 34 dBA.*
- *The table on the left gives dBA versus distance for a large wind turbine with an A-weighted power level of 102 dB.*
- *The distance that corresponds to 34 dBA is 2580ft; nearly half a mile.*
- *NOTE: These calculations are all for a hub power level of 102 dB. If the selected wind turbine had a different power, then all of these numbers go up or down by the difference between the power of the selected wind turbine and 102.*

Special message: **My email was hacked Dec 30, 2016.** If you received a message that looks like it came from me and it asks you to click a link to share files, DO NOT CLICK ON LINKS OR ICONS. I will never send you a link or ask you to download anything unless I include a detailed project-specific correspondence. To protect yourself, never attempt to download files or click links which seem random or out of the ordinary.

Theodore P. Hartke, PE, PLS  
 President  
 Hartke Engineering and Surveying, Inc.  
 117 S. East Avenue P.O. Box 123  
 Ogden, Illinois 61859 [217.840.1612](tel:217.840.1612)  
[tedhartke@hartke.pro](mailto:tedhartke@hartke.pro)

## Memorandum

**To:** Environment and Land Use Committee  
**From:** Susan Monte, RPC Planner  
John Hall, Champaign County Planning & Zoning Director  
**Date:** March 1, 2018  
**Re:** Proposed Minor Amendments to the Champaign County Land Resource Management Plan

**Action Request:** Hold to Allow for 30-Day Review Period

This request is to propose minor amendments to the Land Resource Management Plan (LRMP) as provided in Work Plan ID 18-3 and Work Plan ID 18-4 of the FY18 County Planning Contract.

Work Plan ID 18-3 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 18-4 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**

We propose a minor amendment to LRMP Volume 1, Chapter 5: Public Sanitary Sewer and Private Wastewater Disposal; Public Water Service and Private Wells to include a basic overview regarding county authority to manage solid waste in Champaign County, and information about landfills and transfer stations used by waste haulers providing services within Champaign County. The proposed minor amendment will revise the Chapter 5 title to add "and Solid Waste Management" and add text at the end of Chapter 5. Attachment A contains a draft of the proposed Chapter 5 amendment.

### **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 March 8, 2018 ELUC meeting.

Attachment A: Draft Proposed Minor Amendment to LRMP Volume 1 Existing Conditions and Trends Report

## Draft Proposed Minor Amendment to Chapter 5 LRMP Volume 1, Chapter 5

**Solid Waste Management in Champaign County**

Illinois Environmental Protection Agency (IEPA) Region Four includes 19 counties located in East Central Illinois: Champaign, Clark, Coles, Crawford, Cumberland, DeWitt, Douglas, Edgar, Effingham, Ford, Iroquois, Jasper, Livingston, Macon, McLean, Moultrie, Piatt, Shelby, and Vermilion. Figure 5-6 indicates the locations of the seven active landfills in IEPA Region 4 as of January 1, 2017.

Figure 5-6: Landfills in IEPA Region Four - East Central Illinois as of January 1, 2017



Source: IEPA Illinois Landfill Disposal Capacity Report, July 2017

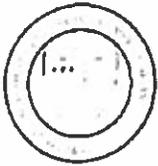
<http://www.epa.illinois.gov/topics/waste-management/landfills/landfill-capacity/2016/index>

IEPA issues an annual report regarding the expected disposal capacity available for municipal waste at active Illinois landfills, defined as those landfills accepting waste during the annual reporting period. Illinois municipal solid waste landfills are required to report to the Illinois EPA the quantities of solid waste they receive each year, and to calculate and report the amount of remaining capacity available or existing on the first day of the following year. These figures are submitted to IEPA in “gate cubic yards,” or the volume of waste entering the landfill’s gate. Remaining capacities are expressed as certified gate cubic yards, meaning that calculations have been certified as true and accurate by a licensed professional engineer.

Table 5-6: Landfill Capacity and Disposal Volume in IEPA Region Four

	2010	2011	2012	2013	2014	2015	2016
Number of Landfills	8	7	7	7	7	7	7
Capacity (cubic yards)	190,200,000	179,600,000	210,200,000	197,462,333	200,720,569	186,742,629	170,783,372
Reported Estimated Disposal Volume (cubic yards)	7,500,000	7,100,000	6,800,000	6,523,376	6,892,973	6,855,177	7,313,074
Life Expectancy (years)	26	25	31	30	29	27.2	23.4

Source: IEPA Illinois Landfill Disposal Capacity Reports, 2010-2017



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

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

**FILED**

Filing Fees:  
FEB 07 2018

*Gordy Hulten*  
CHAMPAIGN COUNTY CLERK

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

For Office Use Only

License No. 2018-007

Date(s) of Event(s) ANNUAL

Business Name: TIN CUP RV PARK, INC.

License Fee: \$ 100.00

Filing Fee: \$ 4.00

TOTAL FEE: \$ 104.00

Checker's Signature *[Signature]*

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

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

- A. 1. Name of Business: TIN CUP RV Park Inc
2. Location of Business for which application is made: \_\_\_\_\_
3. Business address of Business for which application is made: 1715 E. TIN CUP RD MAHOMET IL 61853
4. Zoning Classification of Property: MAHOMET SA CO B-3 Highway Business
5. Date the Business covered by Ordinance No. 55 began at this location: 1999
6. Nature of Business normally conducted at this location: Recreation Vehicle Park
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Recreation Vehicle Camping GOLF DRIVE RANGE
8. Term for which License is sought (specifically beginning & ending dates): JANUARY 1, 2018 - December 31, 2018  
(NOTE: All annual licenses expire on December 31st of each year)
9. Do you own the building or property for which this license is sought? YES
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: N/A
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: GARY ROBINSON Date of Birth: 11/2/48  
Place of Birth: MARION NC Social Security No. \_\_\_\_\_  
Residence Address: 1715 E. TINCUP RD MAHOMET ILL 61853  
Citizenship: USA If naturalized, place and date of naturalization: \_\_\_\_\_

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): \_\_\_\_\_  
GARY ROBINSON RONNA ROBINSON  
Date of Birth: 11/2/48 8/1/50 Place of Birth: MARION N.C. NEW ULM MN  
Social Security Number \_\_\_\_\_ Citizenship: \_\_\_\_\_  
If naturalized, state place and date of naturalization. \_\_\_\_\_
2. Residential Address(es) for the past three (3) years:  
2070 W. KANSAS MAHOMET ILL  
1715 E. TINCUP RD MAHOMET ILL
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license:  
RES SALES SERVISE  
TINCUP CAMPGROUND  
MAHOMET ILL

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

- D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered:  
TINCUP RV PARK, INC
2. Date of Incorporation: 11/15/00 State wherein incorporated: IL

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

N/A

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

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

1715 E. TINCUP RD  
Mahomet IL 61853

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

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

Name of Officer: GARY ROBINSON Title: PRESIDENT

Date elected or appointed: 11/15/99 Social Security No.: \_\_\_\_\_

Date of Birth: 11/2/48 Place of Birth: MARIETTA U.C.

Citizenship: USA

If naturalized, place and date of naturalization: \_\_\_\_\_

Residential Addresses for past three (3) years:

2070 CO. RD 1455 1715 E TINCUP RD  
Mahomet IL Mahomet IL

Business, occupation, or employment for four (4) years preceding date of application for this license: OWNER Pres Sales. Service

TINCUP Campground  
Mahomet IL

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

ON file from PAST YEARS

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

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

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

\_\_\_\_\_  
Signature of Owner or of one of two members of Partnership

\_\_\_\_\_  
Signature of Owner or of one of two members of Partnership

\_\_\_\_\_  
Signature of Manager or Agent

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

\_\_\_\_\_  
Notary Public

**REDACTED COPY**

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

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

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

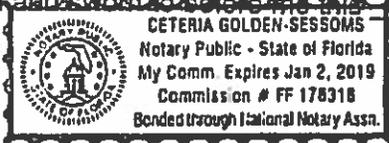
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.

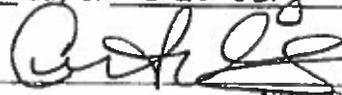
  
Signature of President

  
Ronda Jane Robinson Signature of Secretary

  
GARY Gene Robinson Signature of Manager or Agent

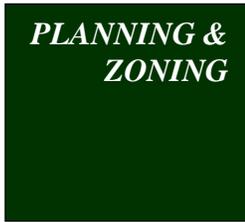
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



  
Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check

Champaign County  
Department of



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

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

**TO: Environment and Land Use Committee**

**FROM: Susan Burgstrom, Senior Planner  
John Hall, Zoning Administrator & Subdivision Officer**

**DATE: March 1, 2018**

**RE: Case 199-18 Eichhorst Subdivision**

---

Subdividers:

**Lee and Sandra Eichhorst (owners)  
309 E Leverett Rd  
Champaign, IL 61822**

**Justin Einck  
Fred's Plumbing & Heating (purchaser)  
1002 Churchill Downs  
Champaign, IL 61822**

Engineer/Surveyor:

**David Atchley  
MSA Professional Services  
201 W. Springfield, Suite 300  
Champaign, IL 61824**

---

## **REQUESTED ACTION**

The petitioner requests Final Plat approval for a one-lot minor subdivision of a 2 acre residential lot for an existing residence out of an existing 52.13 acre parcel located in the AG-1 Agriculture Zoning District in the Southwest Quarter of Section 18 in Somer Township, located on the north side of Leverett Road, approximately 525 feet east of the Southwest corner of Section 18. The petitioner intends to construct a building for a contractor's facility (Fred's Plumbing & Heating) on the proposed lot. The contractor's facility will require approval of a Special Use Permit by the Zoning Board of Appeals.

The proposed lot meets all Zoning Ordinance requirements and the proposed subdivision appears to meet all of the minimum subdivision standards.

## **LOCATION, ROADWAY ACCESS, AND LAND USE**

The subject property is a 52.13 acre parcel in the Southwest Quarter of Section 18 in Somer Township (see Location Map).

The proposed subdivision is bordered by farmland on all sides (see Attachment A: Land Use Map). Nearby land uses include an IDOT maintenance facility, a cell phone tower, and several residences.

The proposed lot would have direct access to Leverett Road.

## **APPLICABLE ZONING REGULATIONS**

The subject property is zoned AG-1 Agriculture (see Attachment A: Zoning Map). The proposed lot meets the minimum lot requirements; Table 1 below summarizes those requirements:

**Table 1. Review Of Minimum Lot Requirements**

Lot Characteristic	Requirement (or Limit)	Proposed Lot 1	Notes
Lot Area (acres)	Minimum: 1.00 acre	<b>2 acres</b> <i>1.826 excluding road right-of-way</i>	<b>COMPLIES: WITHIN REQUIREMENTS</b>
	Maximum <sup>1</sup> : 3.00 acres		
Lot Frontage (feet)	200.00 (minimum)	<b>230.00 feet</b>	<b>COMPLIES: EXCEEDS MINIMUM REQUIREMENT</b>
Lot Depth (feet)	80.00 (minimum)	<b>378.78 feet</b>	<b>COMPLIES: EXCEEDS MINIMUM REQUIREMENT</b>
Average Lot Width (feet)	200.00 (minimum)	<b>230.00 feet</b>	<b>COMPLIES: EXCEEDS MINIMUM REQUIREMENT</b>
Lot Depth to Width	3.00 : 1.00 (maximum)	<b>1.65 : 1.00</b>	<b>COMPLIES: LESS THAN MAXIMUM ALLOWED</b>
NOTES 1 The maximum lot size only applies when the new lots are Best Prime Farmland overall and when the tract to be divided was larger than 12 acres on 1/1/98.			

## MINIMUM SUBDIVISION STANDARDS AND AREA GENERAL PLAN APPROVAL

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

Attachment C reviews the conformance of the proposed subdivision with those standards, and the proposed subdivision appears to meet all of the minimum subdivision standards and thus appears to comply with the Area General Plan requirements.

## NATURAL RESOURCE REPORT / SOIL CONDITIONS

A Natural Resource Report from Champaign County Soil and Water Conservation District was received January 29, 2018. The report did not identify any major concerns specific to the subject property.

The Soil Survey of Champaign County indicates that the subject property contains three soil types: Harpster Silt Loam (67A), Drummer Silty Clay Loam (152A) and Elburn Silt Loam (198A). The soils are best prime farmland on average.

## DRAINAGE, STORMWATER MANAGEMENT POLICY, AND FLOOD HAZARD STATUS

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

The Subsidiary Drainage Plat received February 6, 2018 (Attachment E), indicates elevations for the proposed lot and adjacent roadway.

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

The proposed subdivision is exempt from the Stormwater Drainage Plan per Section 4.2 F. of the Storm Water Management and Erosion Control Ordinance.

### **PUBLIC IMPROVEMENTS**

No public improvements are indicated or required in this subdivision.

### **WATER WELLS AND SOIL SUITABILITY FOR SEPTIC SYSTEMS**

There is no existing septic system. The Minor Plat received February 6, 2018, shows a proposed leach field in the southeast corner of Lot 1.

The Elburn Silt Loam (198A) soil has a Soil Potential Index of 83 (medium rating). The medium rating is defined as having “performance that is somewhat below local standards; cost of measures for overcoming soil limitations are high; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality.” Harpster Silt Clay Loam (67A) has a SPI of 53 (low rating). Drummer Silty Clay Loam (152A) also has an index of 53. The low rating is defined as having “performance that is much below local standards; there are severe soil limitations for which economically feasible measures are unavailable; soil limitations continuing after corrective measures are installed seriously detract from environmental quality.” The majority of the proposed lot has Harpster Silty Clay Loam soil. The proposed leach field would be located on Drummer Silty Clay Loam (152A).

No documentation has been received by P&Z Staff regarding review by the Champaign County Health Department.

### **ATTACHMENTS**

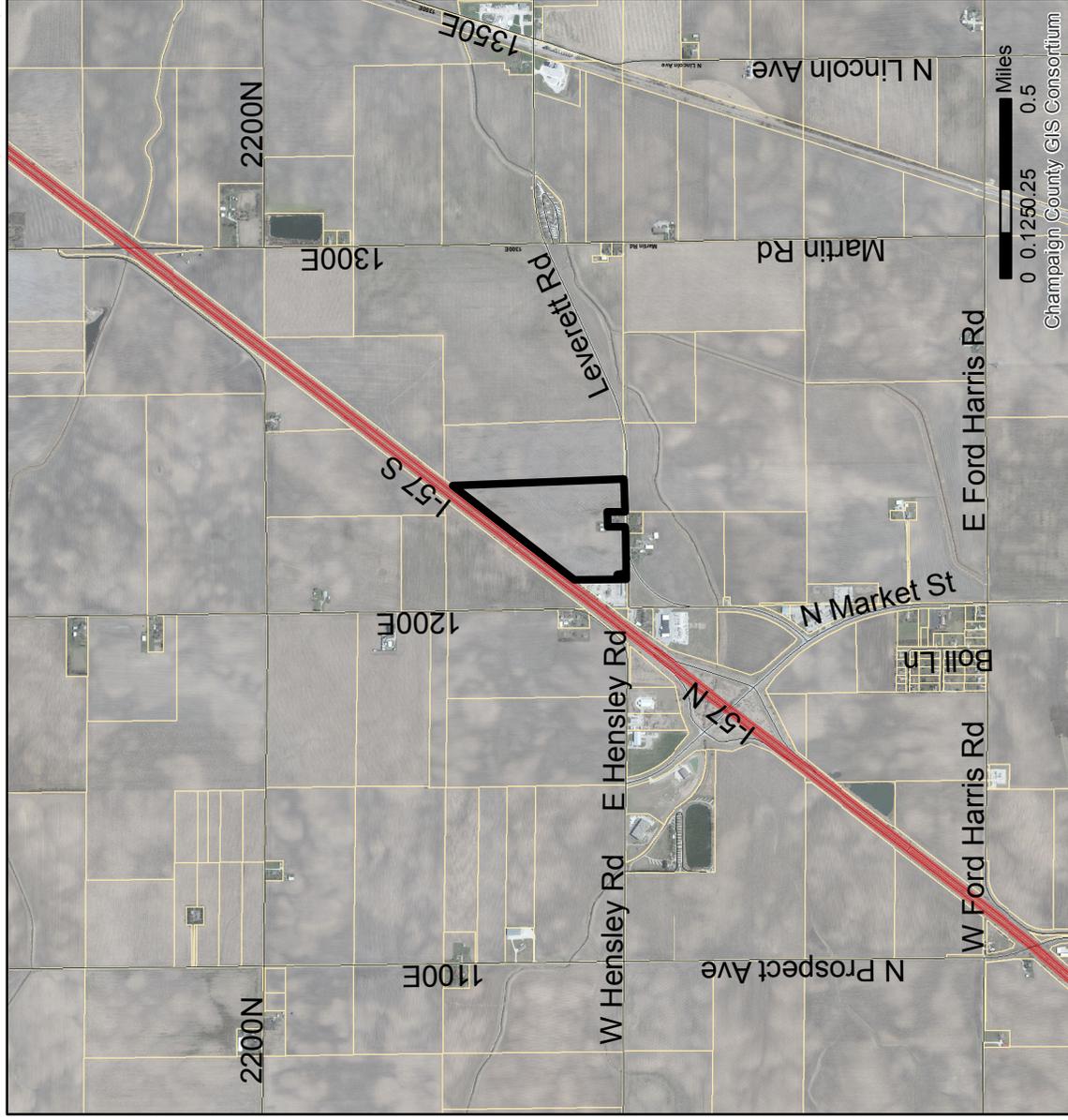
- A Subdivision Case Maps (Location, Land Use, Zoning)
- B Final Plat for Eichhorst Subdivision received February 6, 2018
- C Preliminary Assessment of Compliance with Minimum Subdivision Standards
- D Natural Resources Report from Champaign County Soil and Water Conservation District received January 29, 2018
- E Subsidiary Drainage Plat received February 6, 2018
- F Annotated Aerial

# Location Map

Case 199-18

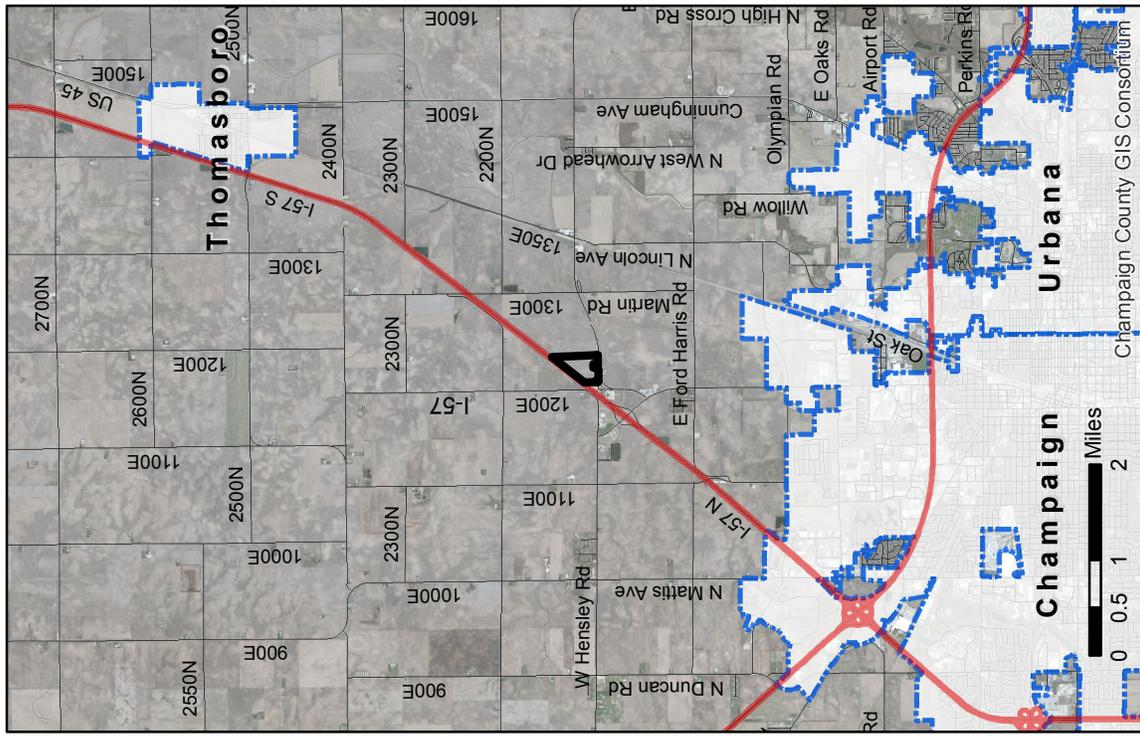
March 8, 2018 ELUC

Subject Property



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

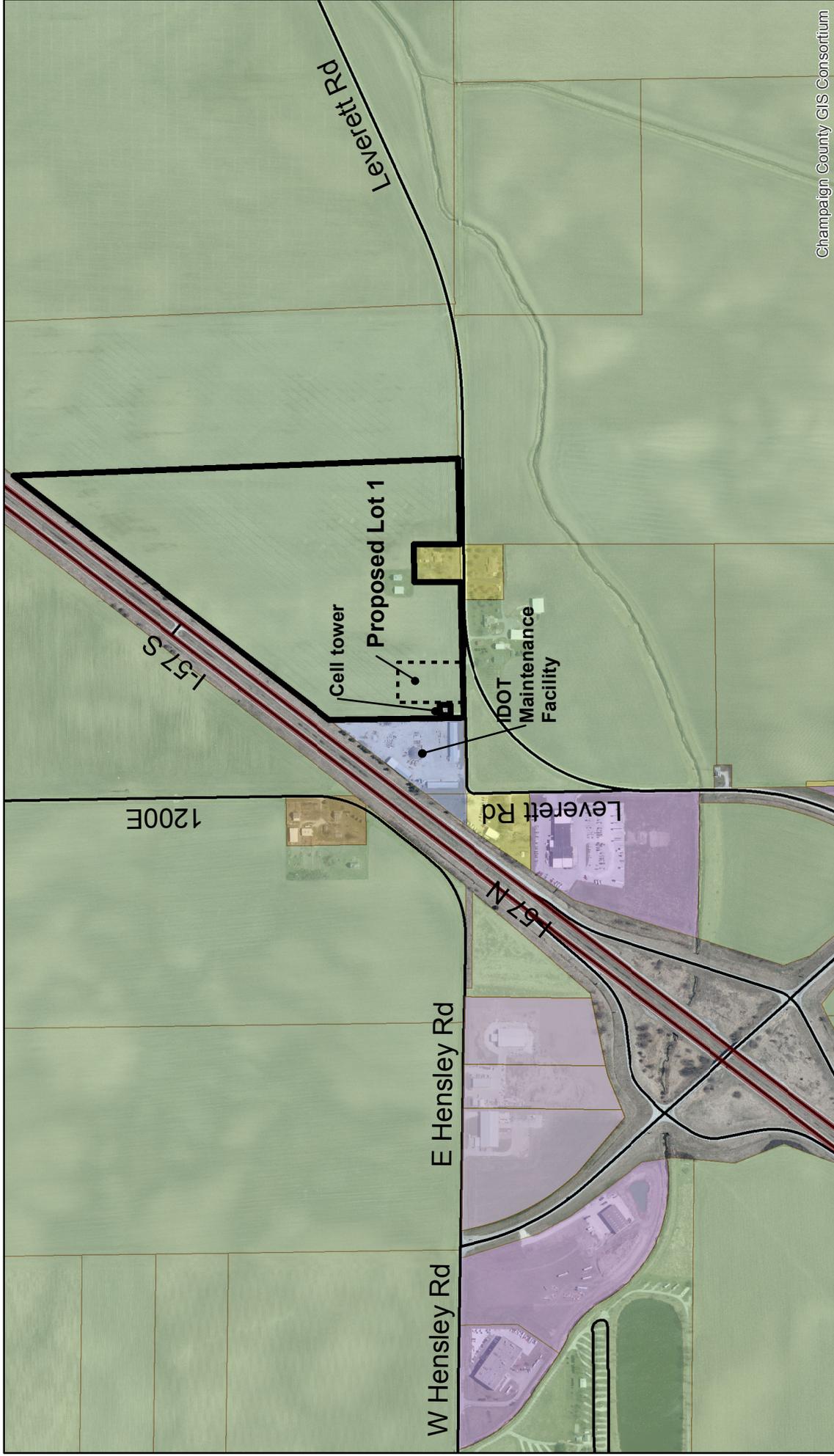
Property location in Champaign County



- Champaign County  
Department of  
**PLANNING &  
ZONING**
- 

# Land Use Map

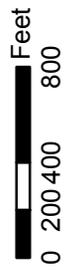
Case 199-18  
March 8, 2018 ELUC



Champaign County  
Department of  
PLANNING &  
ZONING

## Legend

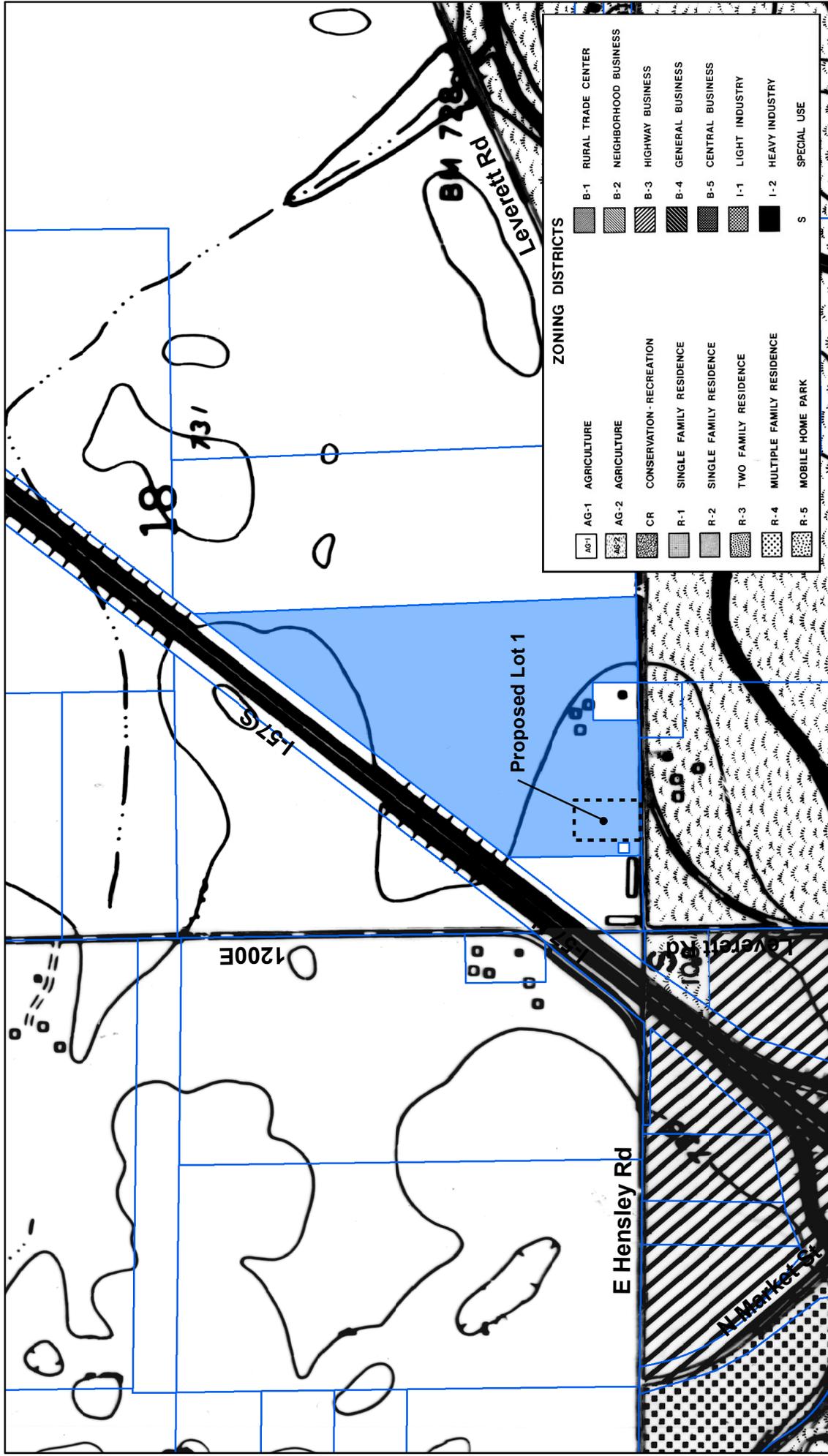
- Parent Tract
- IDOT
- Commercial
- Residential
- Agriculture with Residence
- Agriculture



Champaign County GIS Consortium

# Zoning Map

Case 199-18  
March 8, 2018 ELUC

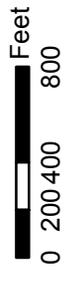


**ZONING DISTRICTS**

AG-1	AGRICULTURE	B-1	RURAL TRADE CENTER
AG-2	AGRICULTURE	B-2	NEIGHBORHOOD BUSINESS
CR	CONSERVATION - RECREATION	B-3	HIGHWAY BUSINESS
R-1	SINGLE FAMILY RESIDENCE	B-4	GENERAL BUSINESS
R-2	SINGLE FAMILY RESIDENCE	B-5	CENTRAL BUSINESS
R-3	TWO FAMILY RESIDENCE	I-1	LIGHT INDUSTRY
R-4	MULTIPLE FAMILY RESIDENCE	I-2	HEAVY INDUSTRY
R-5	MOBILE HOME PARK	S	SPECIAL USE

**Legend**

- Parent Tract
- Parcels



Champaign County  
Department of  
**PLANNING &  
ZONING**

PRESENTED FOR RECORDING BY:

RETURN ORIGINAL TO:  
MSA Professional Services  
201 West Springfield Avenue, Suite 400  
Champaign, IL 61820

**RECEIVED**

FEB 06 2018

CHAMPAIGN COUNTY DEPARTMENT

**MINOR PLAT  
FINAL PLAT EICHHORST SUBDIVISION NO. 1  
PART OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 20 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN,  
CHAMPAIGN COUNTY, ILLINOIS**

**OWNER / SUBDIVIDER**  
Lee C. and Sandra A. Eichhorst  
309 East Leverett Road  
Champaign, IL 61822-9440

**SURVEYOR / ENGINEER**  
MSA Professional Services  
201 West Springfield Avenue, Suite 400  
Champaign, IL 61820



VICINITY MAP

**FLOOD ZONE CLASSIFICATION**

The surveyed tract is located in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, identified for Champaign County, Illinois by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map Number 17019C 0325D, dated October 2, 2013.

**ZONING CLASSIFICATION**

The surveyed tract is zoned AG-1 (Agricultural) by Champaign County, Illinois. Restrictions and requirements for this zoning classification are:

- Minimum Front Yard Building Setback: 25'
- Minimum Side Yard Building Setback: 15'
- Minimum Rear Yard Building Setback: 25'

**SURVEYOR'S NOTES**

1. Field work for this plat of survey was completed on December 11, 2017.
2. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
3. Bearings shown on this plat of survey are on the Illinois State Plane, East Zone (NAD 83) coordinate system.
4. All lot corners are marked as shown. All set lot corners are done so with 1/2" x 30" long iron rod monuments.
5. The locations of utilities as shown hereon are based on above ground structures observed by and drawings provided to the surveyor.
6. The property subdivided lies within the Beaver Lake Drainage District.
7. No portion of the property subdivided lies within 500 feet of a point on a water course which drains over 640 acres.
8. This professional service conforms to the current Illinois minimum standards for a boundary survey.

**EAST LEVERETT ROAD CENTERLINE DATA**

**SPIRALLED CURVE SUMMARY**

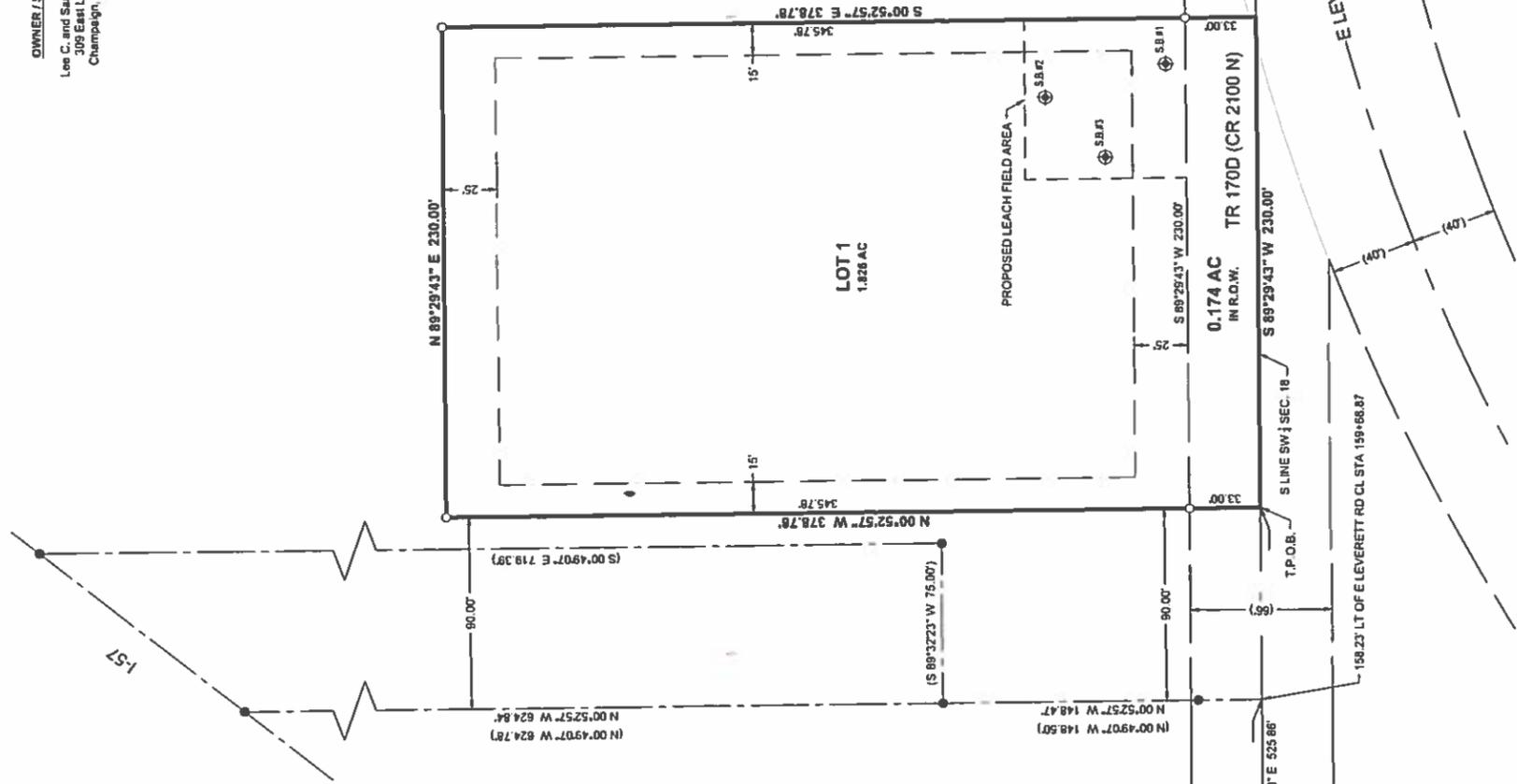
$\Delta = 90^\circ 20' 14"$   
 $T = 1181.25'$   
 $L = 1917.96'$

**(SPIRAL CURVE SUMMARY)**

$R_1 = 09^\circ 45' 37"$   
 $L_1 = 341.28'$   
 $LC_1 = 340.84'$   
 $R_2 = 340.28'$   
 $Y_2 = 19.37'$

**(CIRCULAR CURVE SUMMARY)**

$\Delta = 70^\circ 47' 00"$   
 $D_c = 05^\circ 43' 47"$   
 $PC = 1000.00'$   
 $LC = 196.33'$   
 $LC = 1233.67'$



**LEGEND**

- PROPERTY BOUNDARY LINE
- PROPERTY LINE
- SETBACK LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- FOUND IRON ROD OR PIPE
- SET 7/8"x30" IRON ROD WITH "MSA" CAP
- FOUND D.O.T. MONUMENT
- POINT OF BEGINNING
- TRUE POINT OF BEGINNING
- R.O.W.
- SEC.
- COR.
- COR.
- BOUNDARY DIMENSION
- 23.90'
- MEASURED DIMENSION
- (23.90')

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS } s.s.  
COUNTY OF CHAMPAIGN }

I, David E. Atchley, being Illinois Professional Land Surveyor Number 2950, do hereby certify that at the request of the owner, Lee C. and Sandra A. Eichhorst, I have caused a survey to be made and a plat to be drawn under my direct supervision of the following described tract of land:

Part of the Southwest Quarter of Section 18, Township 20 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, described as follows:

Beginning at the Southwest Corner of said Section 18 as monumented by a brass plug in concrete monument depicted by Document 78R25458 in Book 1219 at Page 625 recorded in the Champaign County Recorder's Office, proceed North 89°29'43" East 525.88 feet along the south line of the Southwest Quarter of said Section 18 to the True Point of Beginning, thence North 00°52'57" West 378.78 feet, thence North 89°29'43" East 230.00 feet, thence South 00°52'57" East 378.78 feet to the said south line, thence South 89°29'43" West 230.00 feet along said south line to the True Point of Beginning.

Said tract containing 2.000 acres, more or less.

For said owners who desire to facilitate the development of said land by subdividing it into lots which said plat to which this certificate is attached particularly describes and sets forth the lots into which said land has been so subdivided and have numbered the lots, which numbers are shown on said plat and have stated the precise dimensions in feet and hundredths of feet of said lots and that reference has been made upon said plat and that all building setback lines shall be in accordance with applicable zoning ordinances.

That said subdivision is to be known as "Eichhorst Subdivision No. 1".  
Signed and Sealed this \_\_\_ day of February, 2018.



David E. Atchley  
Illinois Professional Land Surveyor No. 2950  
License Expires November 30, 2018

**SEPTIC DISPOSAL SYSTEM STATEMENT**

I, David E. Atchley, Illinois Licensed Professional Engineer 47257, hereby certify that, based upon field tests and record data, it is my opinion that the proposed land use, the lot sizes shown on the final plat of Eichhorst Subdivision No. 1, and known soil characteristics of the area are suitable for private septic disposal systems with the following conditions:

1. Based on soil core information gathered on December 12, 2017 by Robert McLeese, a Certified Professional Soil Classifier (ISCA Certification #33) with professional address 1078 Bucks Pond Road in Monticello, IL 61856; the surveyed tract has a seasonal high water table around 1.5' that will need to be considered in septic disposal system design. Approximate soil boring locations are shown on this plat of survey.

Signed and Sealed on this \_\_\_ day of \_\_\_ A.D. 2018



David E. Atchley  
Illinois Licensed Professional Engineer No. 47257  
License Expires November 30, 2019

**DRAINAGE STATEMENT**

To the best of our knowledge and belief, reasonable provisions have been made for the collection and diversion of surface waters into public areas or drains which the Subdivider has the right to use and such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of Eichhorst Subdivision No. 1.

Signed and Sealed on this \_\_\_ day of \_\_\_ A.D. 2018



David E. Atchley  
Illinois Licensed Professional Engineer No. 47257  
License Expires November 30, 2019

Lee C. Eichhorst, Owner

Sandra A. Eichhorst, Owner

**APPROVALS**

I, \_\_\_\_\_ County Engineer of Champaign County, do hereby certify that this plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the County Board of Champaign County, Illinois.

Dated this \_\_\_ day of \_\_\_ A.D. 2018

I, \_\_\_\_\_ Highway Commissioner of \_\_\_\_\_ Township, do hereby certify that this plat has been reviewed by me and approved with respect to roadway access and other matters under my jurisdiction.

Dated this \_\_\_ day of \_\_\_ A.D. 2018

Approved the \_\_\_ day of \_\_\_ A.D. 2018,  
Champaign County Board

Champaign County Environment and Land Use Committee

Chairman

Subdivision Officer

PROJECT NO.	SCALE	AS SHOWN	NO.	DATE
19079000				
PROJECT DATE	DEC. 2017	DRAWN BY	CEP	
P.L.B.	228 18-19	CHECKED BY	DEA	
PILOT DATE	2/5/18	Version: pvt\Projects\19000\19079\19079\19079000\CADD\CD\19079000 Plat.dwg		

**MSA**  
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL  
FUNDING | PLANNING | SURVEYING  
201 W Springfield Ave Champaign, IL 61820  
(217) 552-6976 (877) 552-0081  
www.msa-pe.com  
© MSA Professional Services, LLC  
Professional Engineer License # 47257  
Surveyor License # 2950

**EICHHORST SUBDIVISION NO. 1**  
FRED'S PLUMBING HEATING A/C ELECTRIC  
CHAMPAIGN COUNTY, ILLINOIS

PLAT NO.  
19079000  
SHEET  
1 OF 1

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

*Case 199-18 Eichhorst Subdivision*

March 8, 2018

Standard	Preliminary Assessment <sup>1</sup>
<b>SUITABILITY STANDARDS</b> (Section 6.1.5 a.)	
1) No part of a minimum required LOT AREA <sup>2</sup> shall be located on the following soils: Ross silt loam soil (No. 3473A), Ambraw silty clay loam soil (No. 3302A), Peotone silty clay loam soil (No. 330A), or Colo silty clay loam soil (3107A)	<b>APPEARS TO CONFORM.</b> The <i>Champaign County Soil Survey</i> indicates the proposed lot contains two soil types: Drummer Silty Clay Loam (152A) and Harpster Silty Clay Loam (67A).
2) No part of a minimum required LOT AREA <sup>2</sup> shall contain an EASEMENT for an interstate pipeline	<b>APPEARS TO CONFORM.</b> No pipeline is included in the area proposed for subdivision.
3) No part of a minimum required LOT AREA <sup>2</sup> shall be within a runway primary surface or runway clear zone	<b>APPEARS TO CONFORM.</b> No runway is known to be in the vicinity of the subject property.
4) Prior to the commencement of any change in elevation of the land, no part of a minimum required LOT AREA <sup>2</sup> shall be located more than one foot below the BASE FLOOD ELEVATION (BFE).	<b>APPEARS TO CONFORM.</b> The proposed lot is not located within the Special Flood Hazard Area, per FEMA FIRM Panel 17019C0325D.
5) When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed LOT must be the most suitable soils on the larger tract from which the SUBDIVISION is proposed.	<b>APPEARS TO CONFORM.</b> This subdivision is for a proposed HVAC contractor's facility. The proposed lot appears to consist primarily of Harpster Silty Clay Loam (67A) and Drummer silty clay loam (152A), which both have a low soil potential rating class. Elburn silty clay loam (198A), which comprises most of the surrounding farmland on the property, has a medium Soil Potential rating.
6) The amount of farmland with a Land Evaluation score of 85 or greater that is occupied by each LOT must be minimized as much as possible.	<b>APPEARS TO CONFORM.</b> The average LE score of the entire subject property is greater than 85. The proposed lot is situated on the least productive soil in the parent tract.
7) A minimum required LOT AREA <sup>2</sup> for any LOT must have positive surface drainage with no significant identifiable area of likely stormwater ponding and provided that any portion of any LOT that is likely to experience ponding of stormwater is noted on the FINAL PLAT.	<b>APPEARS TO CONFORM.</b> This subdivision is for a proposed HVAC contractor's facility. Minimum topographic information has been provided and appears to indicate conformance.
8) Possible driveway locations on each LOT must comply with the Minimum Stopping Sight Distance standards based on lawful speed limits at that location.	<b>APPEARS TO CONFORM.</b> This subdivision is for a proposed HVAC contractor's facility. The Stopping Sight Distance for a 55 mph stretch of road is 495 feet.
CONTINUED ON NEXT PAGE	

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

*Case 199-18 Eichhorst Subdivision*

March 8, 2018

Standard	Preliminary Assessment <sup>1</sup>
<b>AGRICULTURAL COMPATIBILITY STANDARDS</b> (Section 6.1.5 b.)	
1) Possible driveway locations on each LOT must be limited such that driveway entrances to existing public STREETS are centralized as much as possible consistent with good engineering practice.	<b>APPEARS TO CONFORM.</b> This subdivision is for a proposed HVAC contractor's facility. There is one proposed driveway entrance.
2) The location of a SUBDIVISION on the larger tract from which the SUBDIVISION is proposed must maximize the separation of the proposed SUBDIVISION from: <ul style="list-style-type: none"> <li>i. adjacent farmland that is under different OWNERSHIP at the time of SUBDIVISION; and</li> <li>ii. adjacent public parks, natural areas, or nature preserves</li> </ul>	<b>APPEARS TO CONFORM.</b> The proposed lot is located next to a cell phone tower and an IDOT maintenance facility. There are no public parks, natural areas, or nature preserves adjacent to the subject property.
3) The SUBDIVISION LOT arrangement must minimize the perimeter of the SUBDIVISION that borders adjacent agriculture and must be located next to adjacent residential LOTS whenever possible.	<b>APPEARS TO CONFORM.</b> This subdivision is for a proposed HVAC contractor's facility. The proposed lot borders a cell tower and a road, which is the minimum perimeter that borders adjacent agriculture. Placing the lot next to the nearest residential lot would be more disruptive to both agriculture and nearby residences than its proposed location.
Notes 1. This preliminary assessment is subject to review by the Environment and Land Use Committee. A waiver is required for any Minimum Subdivision Standard to which the Committee determines that the Plat does not conform. 2. The minimum required lot area is one acre (43,560 square feet).	



# Champaign County

Soil and Water Conservation District  
2110 West Park Court Suite C Champaign, IL 61821  
(217) 352-3536 Extension 3 --- [www.ccsxcd.com](http://www.ccsxcd.com)

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## NATURAL RESOURCE REPORT

**Development Name: Eichhorst Subdivision No. 1**

**Date Reviewed: January, 12<sup>th</sup>, 2018**

**Requested By: MSA**

**Address:** 201 West Springfield Ave  
Champaign, IL 61820

**Location of Property:** part of the SW  $\frac{1}{4}$  of sec.18 in T. 20 N., R.9 E., of the 3<sup>rd</sup>. P.M.



The Resource Conservationist of the Champaign County Soil and Water Conservation District inspected this tract on January 12th, 2018.



# Champaign County

Soil and Water Conservation District  
 2110 West Park Court Suite C Champaign, IL 61821  
 (217) 352-3536 Extension 3 --- www.ccsxcd.com

## SITE SPECIFIC CONCERNS

- 1. The area that is and to be developed has 3 soil types (Drummer Silty Clay Loam 152A, Harpster Silty Clay Loam 67A, Elburn Silt Loam 198A) that are severe wetness and ponding for dwellings without a basement.**

## SOIL RESOURCE

### a) Prime Farmland:

This tract is considered best prime farmland for Champaign County by the LE calculation.

This tract has an L.E. Factor of 100; see the attached worksheet for this calculation.

### b) Soil Characteristics:

There are three (3) soil types on this site; see the attached soil map. The soil present has severe limitations for development in its natural, unimproved state. The possible limitations include severe ponding in shallow excavations. A development plan will have to take the soil characteristics into consideration.

Map Symbol	Name	Slope	Shallow			Septic Fields	Steel Corrosion	Concrete Corrosion
			Excavations	Basements	Roads			
152A	Drummer Silty Clay Loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: ponding	high	moderate
67A	Harpster Silty Clay Loam	0-2%	Severe: ponding	Severe: ponding	Severe: low strength	Severe: ponding	high	low
198A	Elburn Silt Loam	0-2%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: wetness	high	moderate

### c) Erosion:

This area to be developed, will be susceptible to erosion both during and after construction. Any areas left bare for more than 7 days, should be temporarily seeded or mulched and permanent vegetation established as soon as possible. The area has a slight slope to the West which could allow erosion during construction and heavy rainfall events. Erosion control measures must be installed before construction starts.



# Champaign County

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(217) 352-3536 Extension 3 --- [www.ccsxcd.com](http://www.ccsxcd.com)

---

## **d) Sedimentation:**

A complete erosion and sedimentation control plan should be developed and implemented on this site prior to and during major construction activity. This plan should also have information for the land owner to continue Sedimentation control after.

Example: When will inlets for storm drains need to be cleaned out or how often? All sediment-laden runoff should be routed through sediment basins before discharge. Silt fences should be used in flow areas with drainage areas that do not exceeding 0.5 acres. Plans should be in conformance with the Illinois Urban Manual for erosion and sedimentation control. The website is: <http://www.aiswcd.org/IUM/>

This link has a resource to help develop a SWPPP for small lots:

<http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>

## **WATER RESOURCE**

### **a) Surface Drainage:**

The site is relatively flat. The developed areas seems to have good drainage. The water from the site will leave by way of the road drainage ditch.

Best Management Practices that minimize the volume of stormwater flowing offsite and attempt to filter it as much as possible should be considered for any future development.

### **b) Subsurface Drainage:**

It is likely that this site contains agricultural tile, if any tile is found care should be taken to maintain the tile in working order.

Severe ponding, along with wetness may be a limitation associated with the soil types on the site. Installing a properly designed subsurface drainage system will minimize adverse effects. Reinforcing foundations helps to prevent the structural damage caused by shrinking and swelling of naturally wet soils.



# Champaign County

Soil and Water Conservation District  
2110 West Park Court Suite C Champaign, IL 61821  
(217) 352-3536 Extension 3 --- [www.ccsxcd.com](http://www.ccsxcd.com)

---

## c) Water Quality:

As long as adequate erosion and sedimentation control systems are installed as described above, the quality of water should not be significantly impacted.

*EPA Stormwater Pollution Prevention Plan Reference Tool:*

**EPA requires a plan to control stormwater pollution for all construction sites over 1 acre in size.** *A Guide for Construction Sites* is a reference tool for construction site operators who must prepare a SWPPP in order to obtain NPDES permit coverage for their stormwater discharges. The guide describes the SWPPP development process and provides helpful guidance and tips for developing and implementing an effective plan.

Two model plans, based on hypothetical sites, are now available as a supplement to the guide. The first example plan is for a medium-sized residential subdivision and the second is for a small commercial site. Both examples utilize the SWPPP template that is included in the guide. To view the guide, models and template, visit <http://www.epa.gov/npdes/swpppguide>.

A new small lots plan can be found at this website location:

<http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>

## d) Low impact development:

The EPA's new report, "Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices." Provides ideas to improve water quality through unique designs. The report contains 17 case studies from across North America that show using LID practices in construction projects can lower costs while improving environmental results. LID practices are innovative stormwater management practices used to manage urban stormwater runoff at its source. The goal of LID practices is to mimic the way water moves through an area before development occurs, which is achieved using design techniques that infiltrate, evapotranspiration and reuse runoff close to its source. Some common LID practices include rain gardens, grassed swales, cisterns, rain barrels, permeable pavements and green roofs. LID practices increasingly are used by communities across the country to help protect and restore water quality. For a copy of the report, go to [www.epa.gov/owow/nps/lid/costs07](http://www.epa.gov/owow/nps/lid/costs07).



# Champaign County

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## **CULTURAL, PLANT, AND ANIMAL RESOURCE**

### **a) Cultural:**

The Illinois Historic Preservation Agency may require a Phase 1 Archeological Review to identify any cultural resources that may be on the site.

### **b) Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act:**

State agencies or units of local government must consult the Department about proposed actions that they will authorize, fund or perform. Private parties do not have to consult, but they are liable for prohibited taking of state-listed plants or animals or for adversely modifying a Nature Preserve or a Land and Water Reserve.

Home rule governments may delegate this responsibility, through duly enacted ordinances, to the parties seeking authorization or funding of the action.

**The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.**

### **c) Plant:**

For eventual landscaping of the site, the use of native species is recommended whenever possible. The soil types will support trees such as Bur Oak, Norway Spruce, Black Oak, and Silky Dogwood. For areas to be restored to a more natural area several groups in the area may be able to help with seed.

If you have further questions, please contact the Champaign County Soil and Water Conservation District.

Signed by \_\_\_\_\_ Prepared by \_\_\_\_\_

Joe Rothermel  
Board Chairman

Jonathon Manuel  
Resource Conservationist

# Eichhorst Subdivision No 1

Field Office: CHAMPAIGN SERVICE CENTER

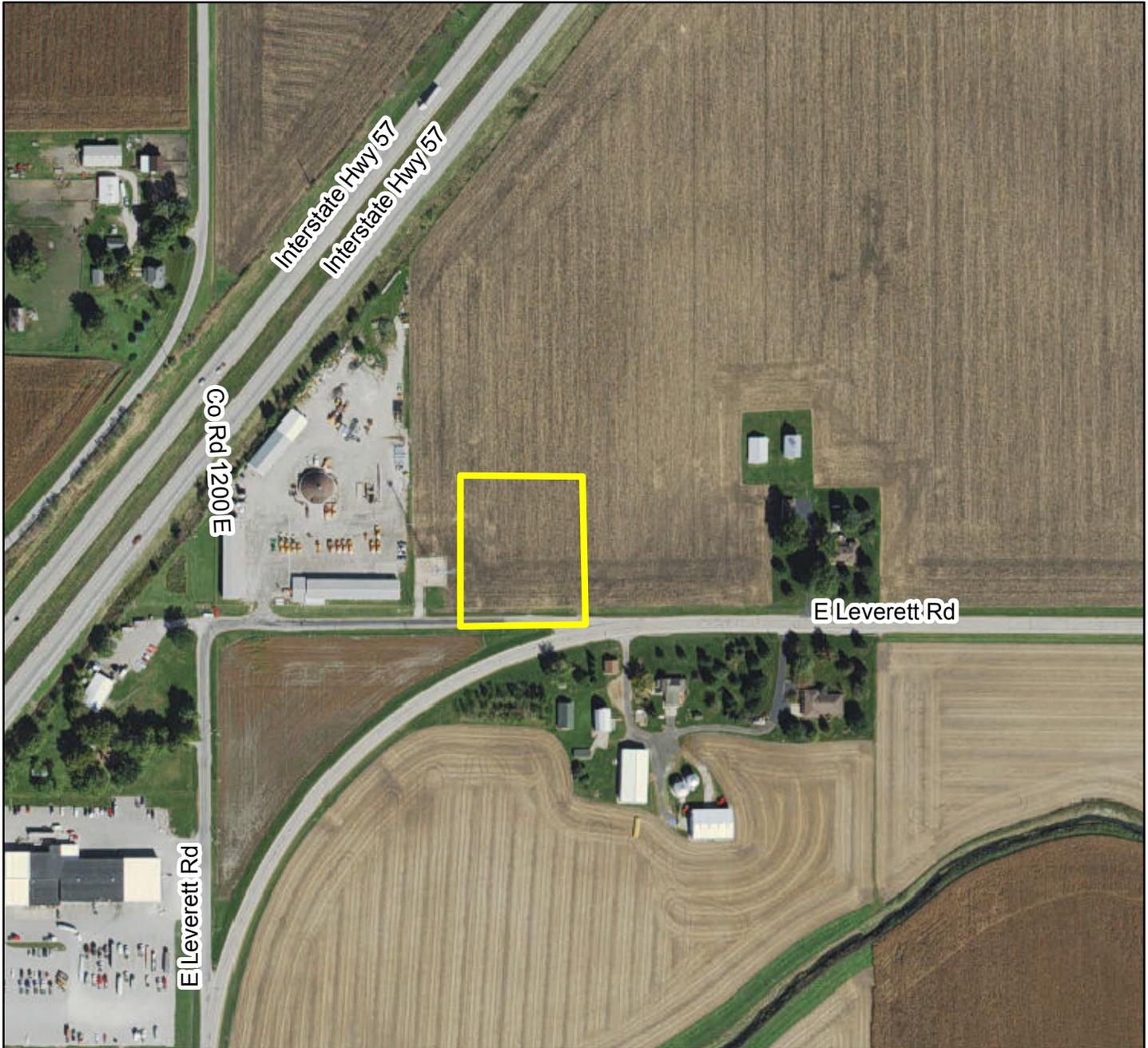
District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

State and County: IL, Champaign County, Illinois

Legal Description: SW 1/4 of Section 18, T20N, R9E

Aerial 2015



Prepared with assistance from USDA-Natural Resources Conservation Service

## Legend

-  Eichhorst Subdivision No 1  
fe\_2007\_17019\_edges



## LAND EVALUATION WORKSHEET

Soil Type	Soil Name	Ag Group	Relative Value	Acres	Land Evaluation Score
152A	Drummer	2	100	1	100.0
67A	Harpster	4	91	0.8	72.8
198A	Elburn	1	100	0.1	10.0
					0.0
					0.0
					0.0
					0.0

acreage for calculation slightly larger than tract acreage due to rounding of soils program

**Total LE Weighted Factor= 182.8**

**Acreage= 1.9**

**Land Evaluation Factor For Site= 96**

Note: A Soil Classifier could be hired for additional accuracy if desired

Data Source: Champaign County Digital Soil Survey

# Eichhorst Subdivision No 1

Field Office: CHAMPAIGN SERVICE CENTER

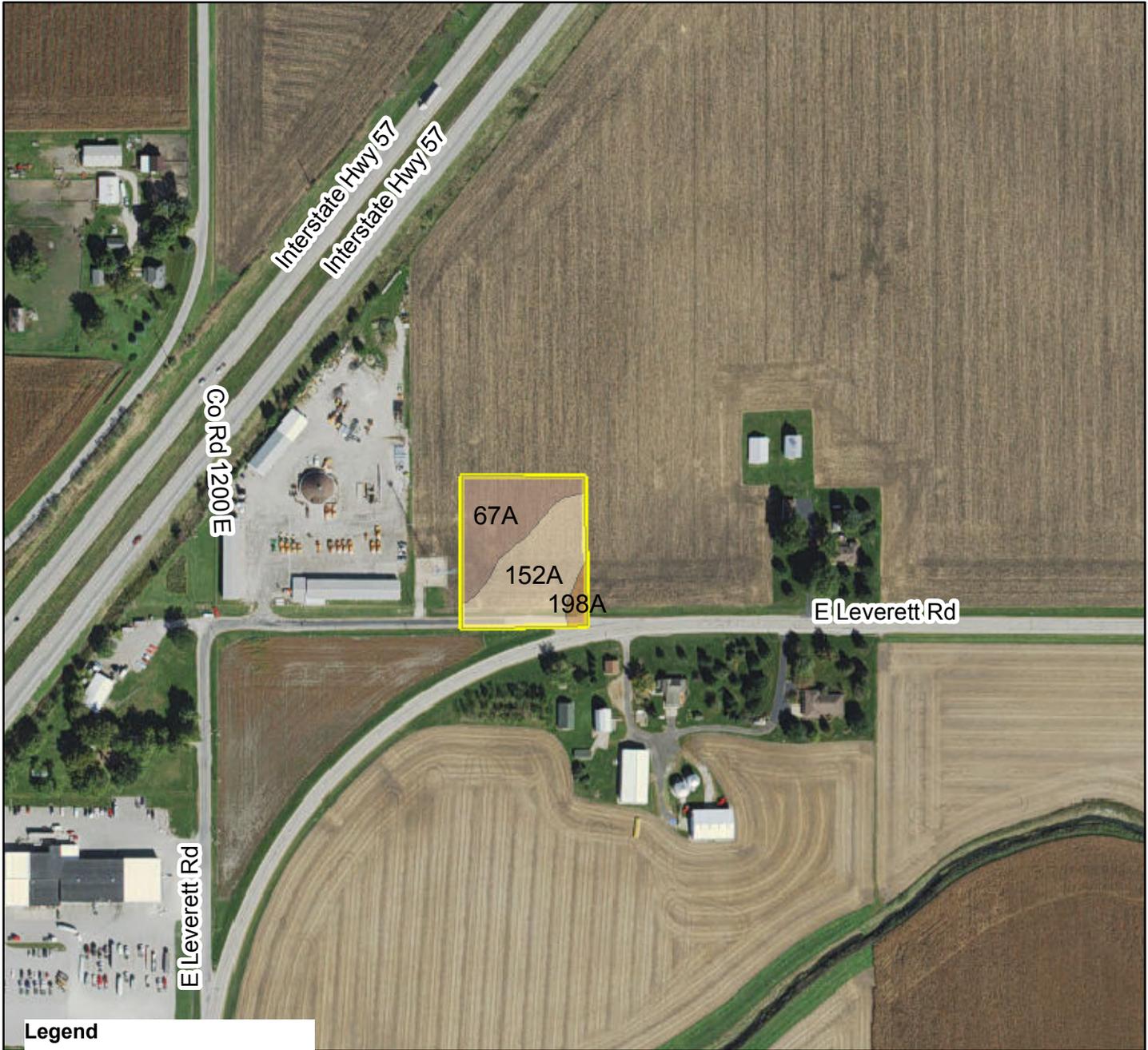
District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

State and County: IL, Champaign County, Illinois

Legal Description: SW 1/4 of Section 18, T20N, R9E

Aerial 2015



## Legend

### Soils Map

#### MUSYM

152A

198A

67A

Eichhorst Subdivision No 1  
fe\_2007\_17019\_edges



Prepared with assistance from USDA-Natural Resources Conservation Service



# Eichhorst Subdivision No 1

Field Office: CHAMPAIGN SERVICE CENTER

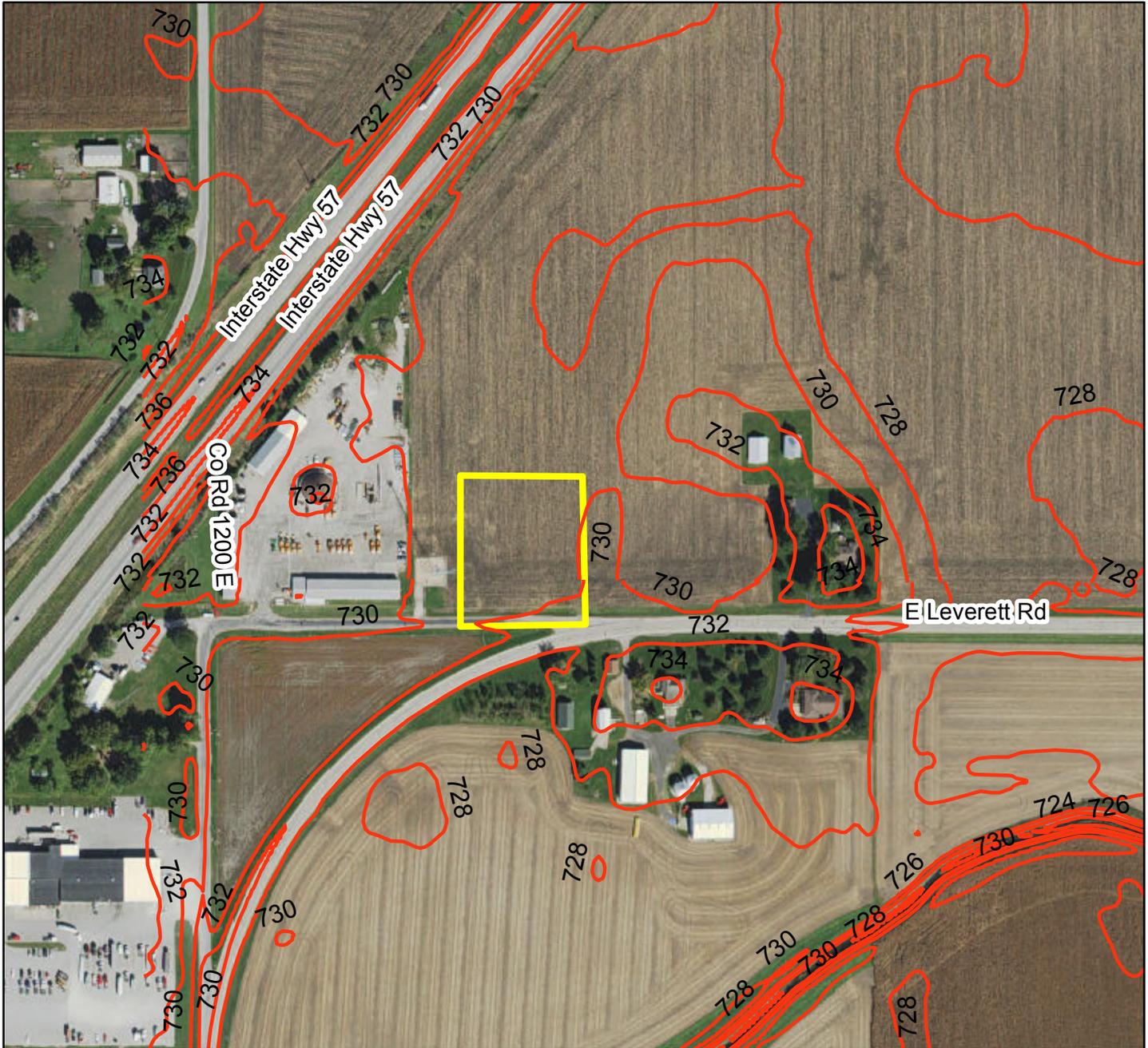
District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

State and County: IL, Champaign County, Illinois

Legal Description: SW 1/4 of Section 18, T20N, R9E

Aerial 2015



Prepared with assistance from USDA-Natural Resources Conservation Service

### Legend

-  3\_T20N\_R09E\_SEC19
-  3\_T20N\_R09E\_SEC18
-  Eichhorst Subdivision No 1
-  fe\_2007\_17019\_edges





**Applicant:** Champaign County Soil & Water Conservation District    **IDNR Project Number:** 1805943  
**Contact:** Jonathon Manuel    **Date:** 01/12/2018  
**Address:** 2110 West Park Court  
 Suite C  
 Champaign, IL 61821

**Project:** Eichhorst Subdivision No 1  
**Address:** 2110 West park Court, Champaign

**Description:** New building

### Natural Resource Review Results

*This project was submitted for information only. It is not a consultation under Part 1075.*

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

**County:** Champaign

**Township, Range, Section:**

20N, 9E, 18  
20N, 9E, 19



#### **IL Department of Natural Resources**

##### **Contact**

Impact Assessment Section  
217-785-5500  
Division of Ecosystems & Environment

#### **Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

#### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

IDNR Project Number: 1805943

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

### **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

### **Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

# Eichhorst Subdivision No 1

Field Office: CHAMPAIGN SERVICE CENTER

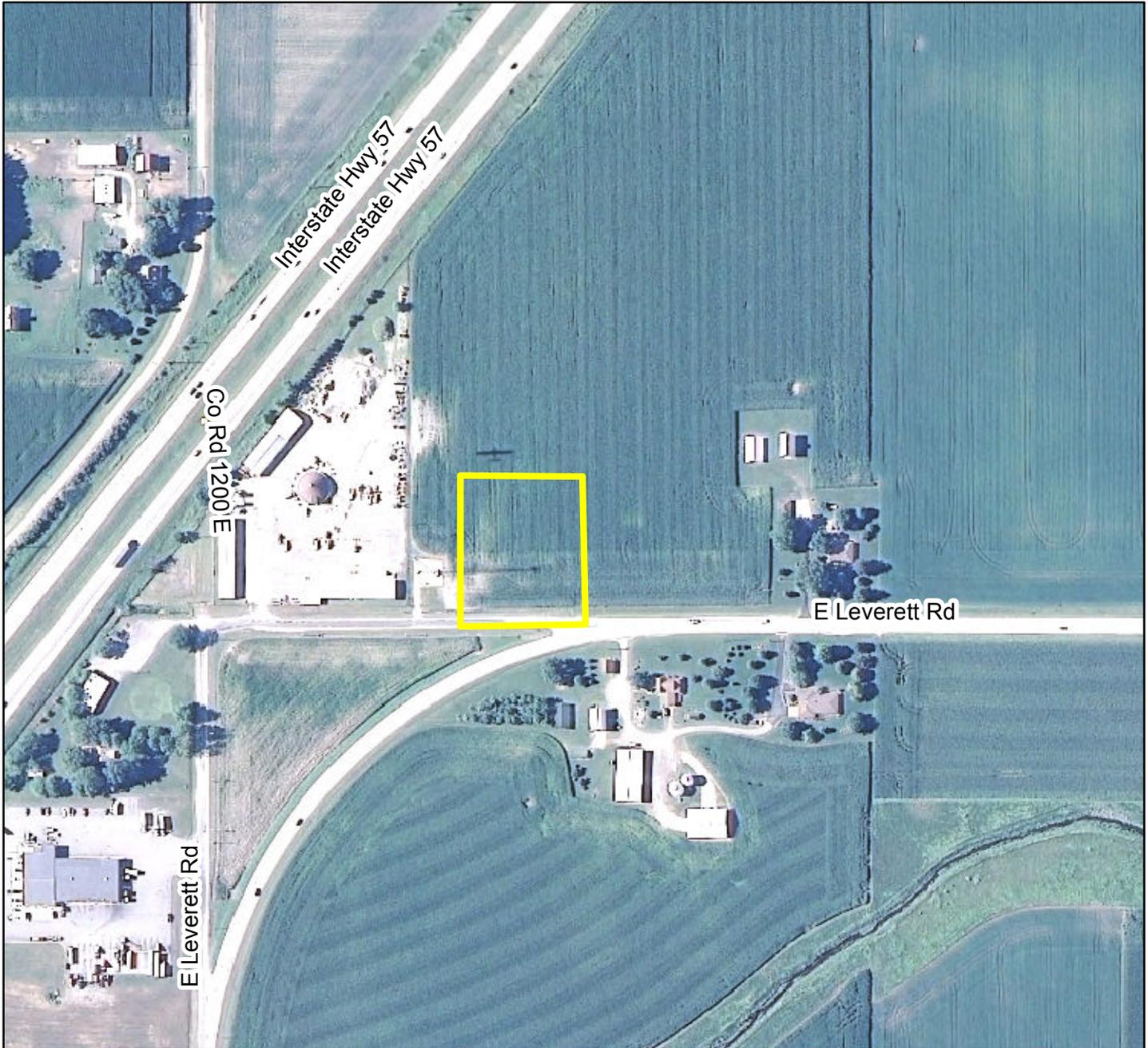
District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

State and County: IL, Champaign County, Illinois

Legal Description: SW 1/4 of Section 18, T20N, R9E

Aerial 2010

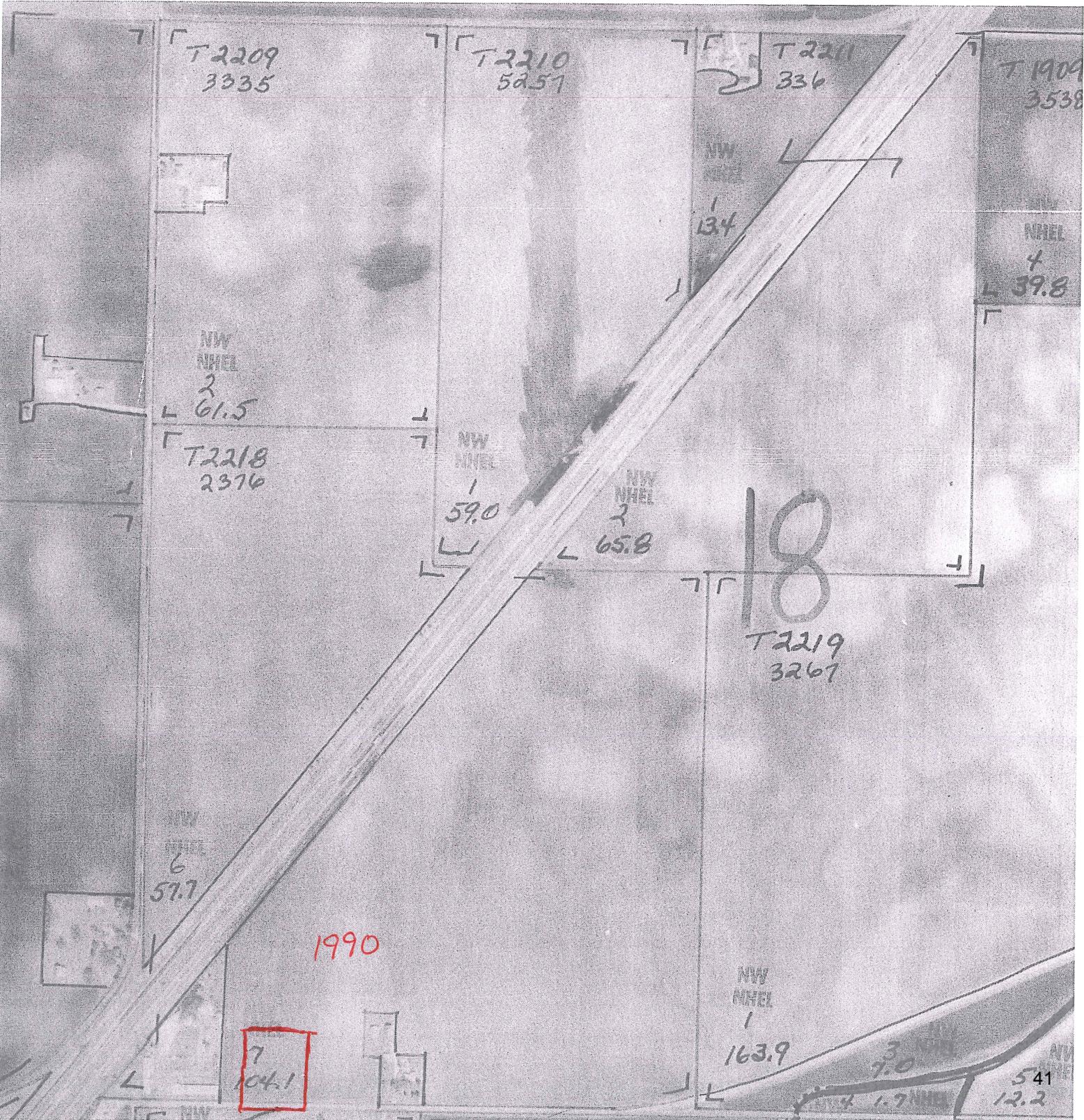


Prepared with assistance from USDA-Natural Resources Conservation Service

## Legend

-  Eichhorst Subdivision No 1  
fe\_2007\_17019\_edges

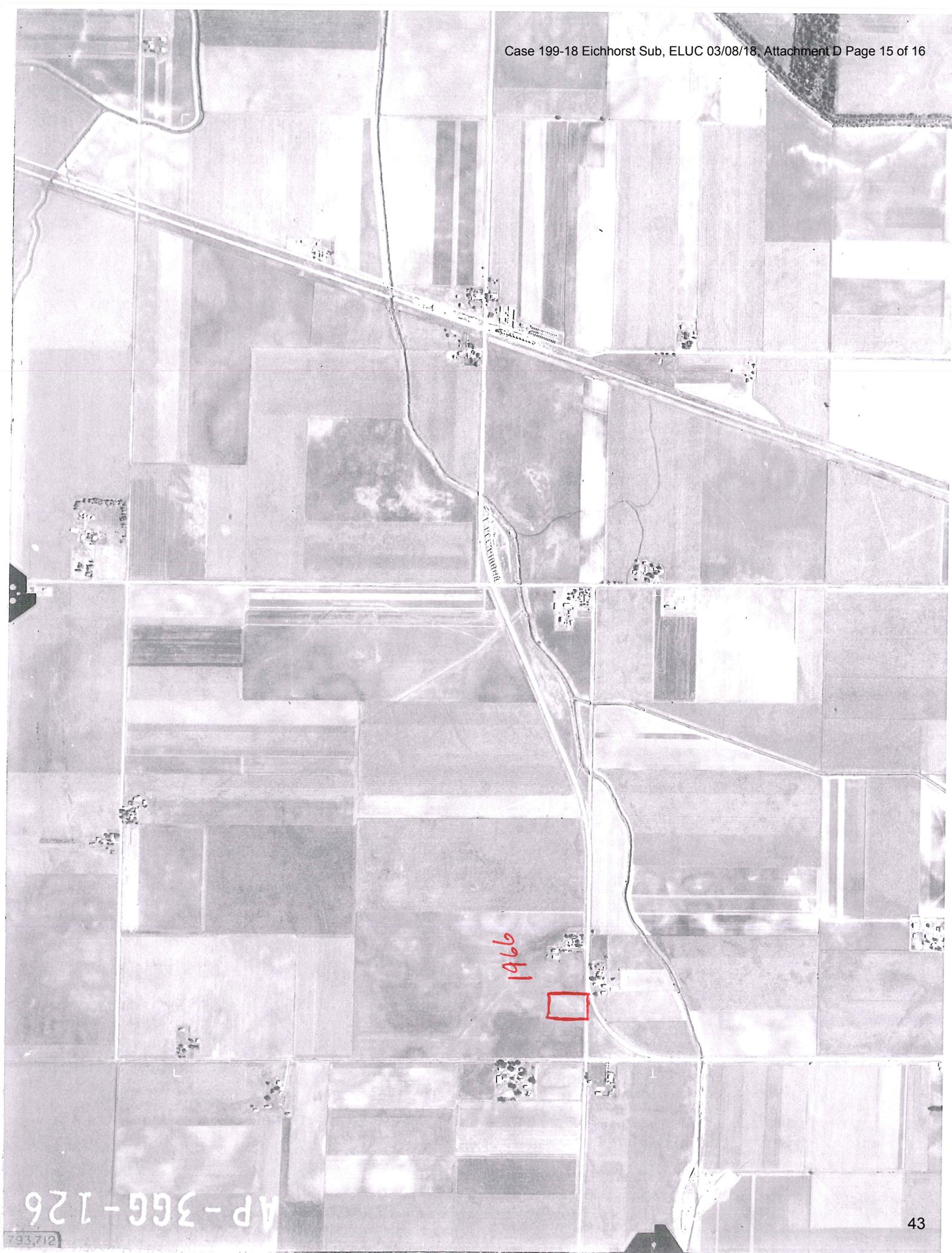






1976

LS-390EE



AP-366-126



PRESENTED FOR RECORDING BY:

RETURN ORIGINAL TO:  
MSA Professional Services  
201 West Springfield Avenue, Suite 400  
Champaign, IL 61820

**RECEIVED**

FEB 06 2018

CHAMPAIGN COUNTY & 2 DEPARTMENT

**SUBSIDIARY DRAINAGE PLAT**  
**EICHHORST SUBDIVISION NO. 1**  
PART OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 20 NORTH, RANGE 9 EAST  
OF THE THIRD PRINCIPAL MERIDIAN,  
CHAMPAIGN COUNTY, ILLINOIS

**OWNER / SUBDIVIDER**  
Lee C. and Sandra A. Eichhorst  
309 East Leverett Road  
Champaign, IL 61822-9440

**SURVEYOR / ENGINEER**  
MSA Professional Services  
201 West Springfield Avenue, Suite 400  
Champaign, IL 61820

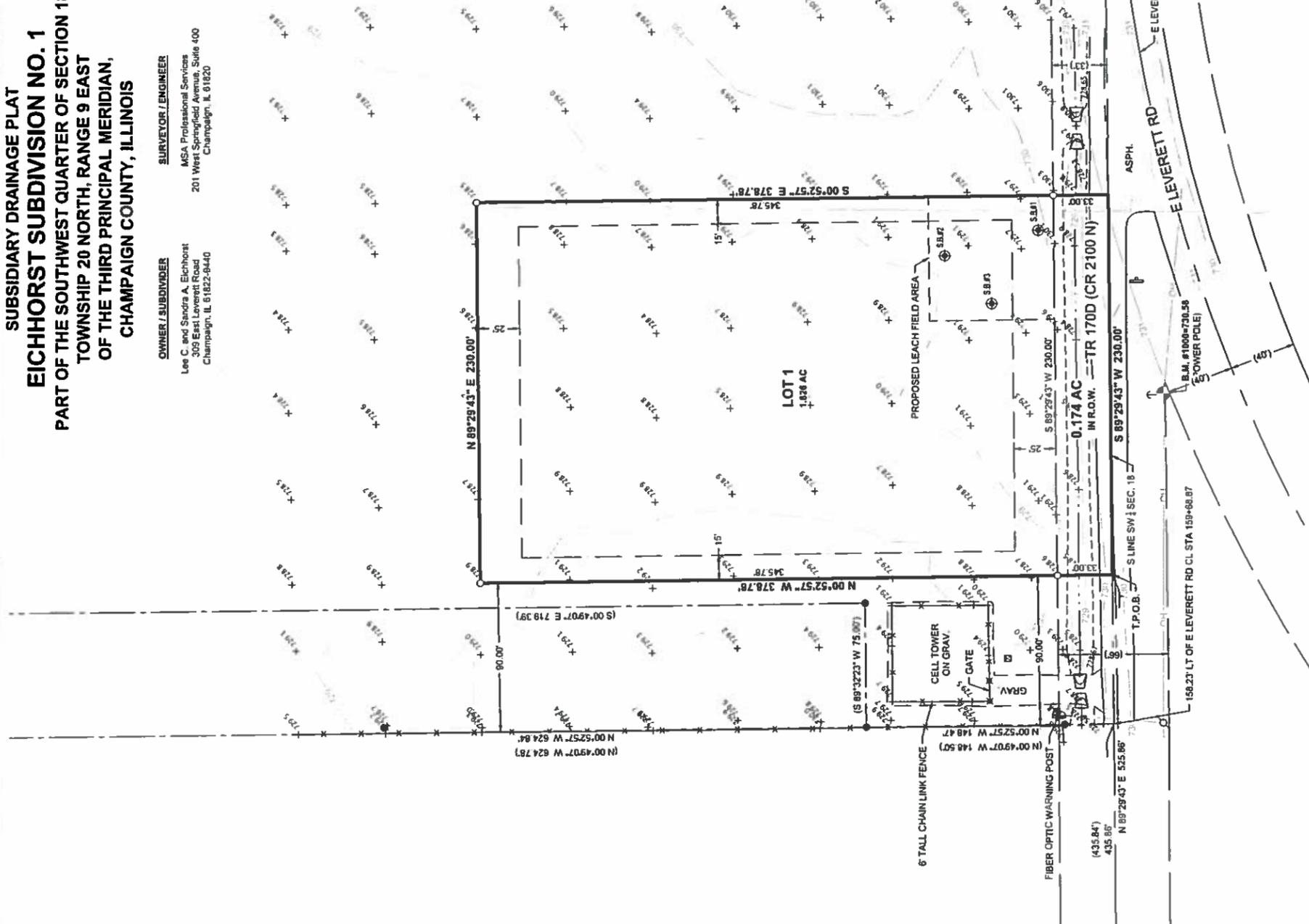
**VICINITY MAP**



**LEGEND**

	PROPERTY BOUNDARY LINE
	SETBACK LINE
	RIGHT-OF-WAY CENTERLINE
	RIGHT-OF-WAY LINE
	ROAD CENTERLINE
	EDGE OF ASPHALT PAVEMENT
	EDGE OF GRAVEL
	DITCH FLOWLINE
	TOP OR BOTTOM OF SLOPE
	OVERHEAD LINE WITH UTILITY POLE
	FENCE LINE
	STORM CULVERT
	BENCHMARK
	FOUND IRON ROD OR PIPE
	1/2" x 3/8" IRON ROD WITH "MSA" CAP
	STORM CULVERT END
	CLEAN OUT ON FIELD TILE
	GUY ANCHOR
	TELEPHONE BOX OR PEDESTAL
	HAND HOLE
	POST / FENCE POST / GATE POST
	SIGN
	CONTOUR LINE WITH ELEVATION
	SPOT ELEVATION
	ASPH. SURFACE
	GRAVEL SURFACE
	B.M.
	P.O.B.
	T.P.O.B.
	R.O.W.

**BENCHMARK #1000 = 730.58**  
60-D nail in north side of power pole located 330' south of the Township Road 2100 North centerline and 4640' east of Township Road 1200 East centerline.



**FLOOD ZONE CLASSIFICATION**

The surveyed tract is located in Zone "X," areas determined to be outside the 0.2% annual chance floodplain, identified for Champaign County, Illinois by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map Number 17019C 0325D, dated October 2, 2013.

**SURVEYOR'S NOTES**

1. Field work for this plat of survey was completed on December 11, 2017.
2. All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
3. Bearings shown on this plat of survey are on the Illinois State Plane, East Zone (NAD 83) coordinate system. Elevations shown on this plat of survey are based on the NAVD 88 vertical datum.
4. All lot corners are marked as shown. All set lot corners are done so with 1/2" x 3/8" long iron rod monuments.
5. The locations of utilities as shown hereon are based on above ground structures observed by and drawings provided to the surveyor.
6. The property subdivided lies within the Beaver Lake Drainage District.
7. No portion of the property subdivided lies within 500 feet of a point on a water course which drains over 64.0 acres.

**DRAINAGE STATEMENT**

To the best of our knowledge and belief, reasonable provisions have been made for the collection and diversion of surface waters into public areas or drains which the Subdivider has the right to use and such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of Eichhorst Subdivision No. 1.



David E. Aichley  
Illinois Licensed Professional Engineer No. 47257  
License Expires November 30, 2019

Lee C. Eichhorst, Owner

Sandra A. Eichhorst, Owner

SPACE RESERVED FOR  
RECORDERS STAMP

PROJECT NO.	19079000	SCALE	AS SHOWN	NO.		DATE	
PROJECT DATE	DEC. 2017	DRAWN BY	CBP				
P.E.	2285 18-18	CHECKED BY	DEA				
PLOT DATE	2/5/18	WWW.MSA-PS.COM	PROJECTS	19079000	19079000	19079000	19079000

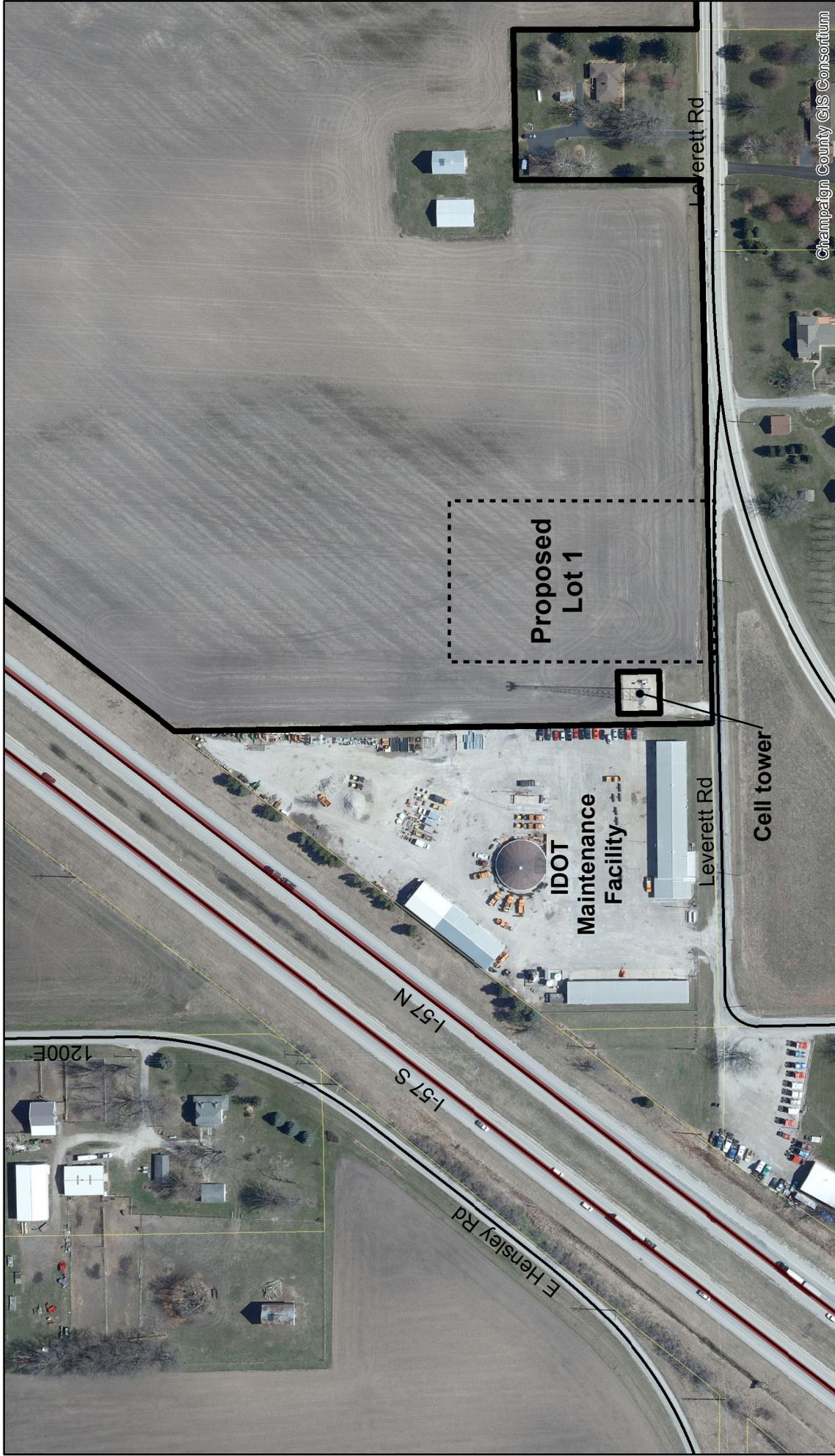
**MSA**  
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL  
PLANNING | SURVEYING  
201 W. Springfield Ave. Champaign, IL 61820  
(217) 352-6976 (877) 352-0081  
www.msa-ps.com  
Design and Engineering Number: 19079000 | License: April 18, 2019

**EICHHORST SUBDIVISION NO. 1**  
FRED'S PLUMBING HEATING A/C ELECTRIC  
CHAMPAIGN COUNTY, ILLINOIS

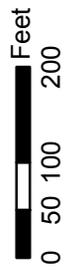
FILE NO.  
19079000  
SHEET  
1 OF 1

# Annotated Aerial

Case 199-18  
March 8, 2018 ELUC



Champaign County  
Department of  
PLANNING &  
ZONING



## Legend

-  Parent Tract
-  Parcels

46

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

To: **Environment and Land Use Committee**  
From: **Susan Burgstrom**, Senior Planner  
**John Hall**, Director & Zoning Administrator

Date: **March 1, 2018**

RE: **Zoning Ordinance Text Amendment Case 873-AT-17**

Request: **Amend the Champaign County Zoning Ordinance as follows:**

**Part A. Amend Sections 7.1.1 and 7.1.2 to require a Special Use Permit for any Neighborhood Home Occupation or Rural Home Occupation that exceeds and/or does not meet the other requirements of Section 7.1.1 or Section 7.1.2 provided that the Home Occupation is not a prohibited Home Occupation under paragraph 7.1.1.I. or 7.1.2J. and specify that the residential use shall remain the principal use on the property and the dwelling on the subject property shall remain the principal building.**

**Part B. Amend Section 7.1.1 to authorize “minor auto repair” as a Neighborhood Home Occupation subject to a Special Use Permit when located more than 1.5 miles from a municipality that prohibits “minor auto repair” as a home occupation and subject to several standard conditions including but not limited to a condition that the minor auto repair shall be conducted inside a building and a condition that the total building area occupied by the minor auto repair shall not exceed 1,500 square feet or more than 150% of the dwelling unit area, whichever is greater.**

Petitioner: **Zoning Administrator**

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## **STATUS**

No comments have been received from municipalities regarding the proposed text amendment since the February 8, 2018 ELUC meeting.

This amendment is now ready to be recommended to the County Board.

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## **ATTACHMENT**

A Proposed Amendment as approved by the Zoning Board of Appeals on January 25, 2018

## PROPOSED AMENDMENT

- Existing Zoning Ordinance text to be removed is indicated with strike-out and gray highlighting (“~~text to be removed~~”).
- Proposed text to be added to the Zoning Ordinance is shown in underline and yellow highlight.
- Proposed text added since the March 9, 2017, ELUC meeting is shown with a <sup>^</sup> prior to the item.

### 7.1.1 NEIGHBORHOOD HOME OCCUPATIONS as defined in Section 3, are permitted as an ACCESSORY USE subject to the following standards:

- A. No more than one employee, in addition to family members, shall be present on the premises at any one time. No employees shall be present on the premises earlier than 8:00 a.m. or later than 6:00 p.m.
- B. All business activities shall be conducted entirely indoors, and limited to the DWELLING and no more than one ACCESSORY BUILDING located on the LOT. The DWELLING or ACCESSORY BUILDING shall not be modified and no DISPLAY or activity shall be conducted that would indicate from the exterior that it is being used for any purpose other than that of a residential DWELLING or residential ACCESSORY BUILDING.
- C. No SIGN other than a name plate not more than two square feet in area shall be permitted.
- D. No storage of volatile liquids, flammable gases, hazardous materials, or explosives shall be permitted except as might be kept for normal household use in typical household quantities.
- E. No more than three patrons, clients, congregants, or similar persons may be present on the premises at one time except:
  - (1) up to 12 children may be present in day care homes;
  - (2) up to 12 clients, patients or other congregants may be present for religious services, group counselling, or similar purposes not more than three times in any seven day period nor more than twice in one day; and
  - (3) up to 12 patrons may be present at sales parties, open houses or similar events not more than once in any 30 day period;
  - (4) up to eight guests in no more than four guest rooms may be present at one time in a bed and breakfast establishment.
- F. No patrons, clients, or other congregants shall be present on the premises earlier than 9:00 a.m. nor later than 10:00 p.m. except that day care recipients may be present as early as 6:30 a.m.
- G. Processes employed shall not create odor, dust, noise, gas, smoke, or vibration discernable at the property line other than of such a nature, quantity, intensity, duration, or time of occurrence customarily associated with the exclusive residential use of a similar DWELLING.

- H. Deliveries by truck shall be limited to no more than an average of one per week and a maximum of two in any given week for trucks no larger than a standard commercial delivery truck. Deliveries by semi-trailer trucks are prohibited.
- I. Prohibited NEIGHBORHOOD HOME OCCUPATION Activities shall include:
- (1) ~~automobile and truck repair~~ MAJOR AUTOMOBILE REPAIR;
  - (2) MINOR AUTOMOBILE REPAIR within 1½ miles from a municipality or village that prohibits “minor auto repair” as a home occupation and/ or MINOR AUTOMOBILE REPAIR conducted more than 1½ miles from a municipality or village that prohibits “minor auto repair” as a home occupation but without the approval required by Section 7.1.1M;
  - (3) salvage, recycling and solid waste hauling;
  - (4) sale of articles not produced on the premises except as provided in Section 7.1.1E(3) or as such sales are incidental to the provision of a service;
  - (5) sales of guns and ammunition provided that a Gun Dealers License is obtained from the Federal Bureau of Alcohol, Tobacco and Firearms and sales are made by appointment only subject to the limitations of Section 7.1.1E.
- J. Outdoor STORAGE or DISPLAY is prohibited.
- K. No more than one commercial vehicle less than or equal to 36,000 pounds gross vehicle weight and no more than 25 feet in length shall be permitted on LOTS located in a residential zoning district as part of the NEIGHBORHOOD HOME OCCUPATION.

L. A NEIGHBORHOOD HOME OCCUPATION that exceeds any of the standards in paragraphs 7.1.1 A. through K. may be authorized by SPECIAL USE Permit provided as follows:

- (1) The USE is not a prohibited activity in paragraph 7.1.1I.
- (2) The DWELLING on the subject property shall remain the principal USE and the PRINCIPAL BUILDING on the property and the HOME OCCUPATION shall always be an ACCESSORY USE and any building devoted to the HOME OCCUPATION shall be an ACCESSORY BUILDING.

^M. MINOR AUTOMOBILE REPAIR may be authorized as a NEIGHBORHOOD HOME OCCUPATION by means of a Special Use Permit as follows:

- ^(1) when located more than 1½ miles from a municipality or village whose Zoning Ordinance ~~that~~ does not explicitly authorize “minor auto repair” as a home occupation; or
- ^(2) When located less than 1½ miles from a municipality or village whose Zoning Ordinance does not explicitly authorize “minor auto repair” as a home occupation but at a location that meets one of the following conditions:

- ^a. a location in an area indicated as a future land use other than residential on the relevant comprehensive plan; or
- ^b. a location subject to an intergovernmental agreement regarding municipal extraterritorial jurisdiction and which is therefore within the extraterritorial jurisdiction of a municipality or village that does explicitly authorize “minor auto repair” as a home occupation; and
- ^(3) Subject to the following standard conditions which may be waived as authorized in Section 6.1 and Section 9.1.11 except that paragraph 7.1.1M.(3)h shall be subject to variance as authorized in Section 9.1.9:

  - a. All MINOR AUTOMOBILE REPAIR shall be conducted inside a building.
  - b. No MINOR AUTOMOBILE REPAIR shall be conducted and no customers shall be on the property between the hours of 10:00 p.m. and 9:00 a.m. except that vehicles may be dropped off for repair as early as 6:30 a.m.
  - c. No parking shall occur within a public right of way.
  - ^d. No more than two resident vehicles and one customer vehicle may be parked outdoors on the property at any one time, and no customer vehicles may be parked outside between 10:00 p.m. and 6:30 a.m. The customer parking space shall be identified on the approved site plan.
  - e. Any vehicle parked outdoors on the property must be intact and have a valid license.
  - f. No more than one inoperable vehicle may be parked outdoors on the property at any time.
  - ^g. No vehicle shall be allowed to discharge hazardous materials onto the surface of the ground or onto a paved surface and any leak, spill, or discharge of hazardous material that does occur shall be immediately and appropriately cleaned up consistent with all relevant state and federal regulations and best management practices must be as approved in the SPECIAL USE Permit.
  - h. All vehicles parked outdoors on the property must be at least 10 feet from a FRONT LOT LINE and at least 5 feet from a SIDE or REAR LOT LINE and shall be parked on a surface other than bare ground. This requirement is subject to a variance as authorized in Section 9.1.9.
  - i. Storage and/ or use of volatile liquids and hazardous materials in excess of that for normal household use in typical household quantities must be as approved in the SPECIAL USE Permit.

- j. Disposal of used liquids and hazardous materials and used parts must be documented to be in conformance with all relevant state and federal regulations and best management practices must be as approved in the SPECIAL USE Permit.
- k. Floor drains are prohibited in new buildings proposed to be used for MINOR AUTOMOBILE REPAIR unless installed with an oil separator inspected and approved by the State Plumbing Inspector. Floor drains in existing buildings proposed to be used for MINOR AUTOMOBILE REPAIR shall be blocked off or outfitted with an oil separator that is inspected and approved by the State Plumbing Inspector.
- l. The ACCESSORY BUILDING AREA occupied by the MINOR AUTOMOBILE REPAIR (including, if applicable, any area for a service counter and waiting area, repair area, material storage, vehicle storage, etc.) shall not exceed 1,500 square feet or more than 150% of the PRINCIPAL BUILDING AREA, whichever is greater, and shall be indicated on a floor plan drawing which shall be part of the approved site plan.
- m. Evidence of vehicle ownership shall be provided at the request of the Zoning Administrator.

- N. All NEIGHBORHOOD HOME OCCUPATIONS shall be registered with the Department of Planning and Zoning on forms prepared by the Zoning Administrator and any NEIGHBORHOOD HOME OCCUPATION authorized by SPECIAL USE Permit shall be required to obtain a Zoning Use Permit in accordance with Section 9.1.2 prior to operation. The fee for the Zoning Use Permit shall be the same as the fee for RURAL HOME OCCUPATION.

**7.1.2 RURAL HOME OCCUPATIONS** as defined in Section 3, are permitted as an ACCESSORY USE in any DWELLING in the AG-1, Agriculture, AG-2; Agriculture; and CR, Conservation-Recreation DISTRICTS subject to the following standards:

- A. RURAL HOME OCCUPATIONS shall not be located on lots fronting on streets located wholly within a recorded subdivision or within 500 feet of a residential zoning DISTRICT.
- B. Non-family employees shall only be authorized subject to the following limitations:
  - (1) On lots smaller than two acres in area no more than one employee may be present on that premises and no more than one additional employee may report to the site for work performed off the premises; but
  - (2) On lots that are two acres in area or larger no more than two employees may be present on the premises and no more than three additional employees may report to the site for work performed off the premises; and

- (3) All employees may be present and working on the premises for no more than five days within any 30 day period due to inclement weather or as necessitated by other business considerations; and
  - (4) Family members who are resident on the property while the HOME OCCUPATION is operating but who mature and subsequently move from the premises may remain active in the HOME OCCUPATION and shall not be counted as a non-resident employee as long as their participation in the HOME OCCUPATION continues.
- C. Changes to the exterior of the DWELLING or ACCESSORY BUILDING which would indicate that it is being utilized in whole or in part for any purpose other than that of a residential or farm BUILDING are prohibited.
- D. No more than one SIGN, not more than six square feet in area shall be permitted.
- E. Non-farm MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers used and parked at any RURAL HOME OCCUPATION shall be limited as follows:
- (1) The number of MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers displaying the name of the RURAL HOME OCCUPATION and/or used at any RURAL HOME OCCUPATION shall be within the limits established in this paragraph.
  - (2) No more than three MOTOR VEHICLES that are either a truck tractor and/or a MOTOR VEHICLE with tandem axles, both as defined by the Illinois Motor Vehicle Code (*625 ILCS 5/1 et seq*), shall be authorized and all MOTOR VEHICLE loads and weights shall conform to the Illinois Vehicle Code (*625 ILCS 5/15-111*).
  - (3) No more than 10 MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers in total shall be authorized excluding patron or employee or owner personal MOTOR VEHICLES.
  - (4) All MOTOR VEHICLES and licensed semitrailers and licensed pole trailers shall be stored in an enclosed BUILDING or parked outdoors subject to the following:
    - a. No more than one MOTOR VEHICLE that conforms to paragraph 7.1.1K. may be parked outdoors no less than five feet from a SIDE or REAR LOT LINE nor less than 10 feet from a FRONT LOT LINE; and
    - b. Outdoor parking for more than one MOTOR VEHICLE and any licensed semitrailer and any licensed pole trailer shall be at least 10 feet from any LOT LINE; and

- c. In addition to parking spaces for MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers that are parked outdoors at a RURAL HOME OCCUPATION, off-street parking spaces shall also be provided in the minimum size and number required by Section 7.4 for all onsite employees and onsite patrons, subject to the following:
- (a) No parking shall occur in the STREET RIGHT OF WAY.
  - (b) The requirements of Section 7.4 notwithstanding, all off-street parking and outside STORAGE of MOTOR VEHICLES and/or any licensed semitrailer and/or licensed pole trailer that is visible from and located with 100 feet from either a residential DISTRICT or the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming to USE, shall be subject to the following SCREEN requirements:
    - i. Any required SCREEN shall meet the requirements of paragraph 4.3.3H.
    - ii. More than four MOTOR VEHICLES of no more than 15,000 pounds each shall be screened by a Type A SCREEN except that a Type B SCREEN may be erected along a REAR LOT LINE.
    - iii. A Type D SCREEN shall be required for more than one MOTOR VEHICLE that weighs more than 15,000 pounds gross vehicle weight or a combination of MOTOR VEHICLE and connected trailer than weighs more than 15,000 pounds gross vehicle weight or four or more licensed semitrailers and/or licensed pole trailers.
  - (c) The requirements of Section 7.4 notwithstanding, loading berths are not required for RURAL HOME OCCUPATIONS.
  - (d) The requirements of Section 7.4 notwithstanding, paragraph 7.4.1D.2. shall not be applicable to any parking at a RURAL HOME OCCUPATION.
- F. Non-farm equipment and supplemental equipment attachments that may be stored and/or used at any RURAL HOME OCCUPATION shall be limited as follows:
- (1) The number of complete pieces of equipment that are motorized or non-motorized and/or the number of supplemental equipment attachments that may be stored and/or used outdoors at a RURAL HOME OCCUPATION shall be within the limits established in this paragraph and subject to the following:

- a. Equipment shall include any motorized or non-motorized device or implement; trailers, except for licensed semitrailers and licensed pole trailers; devices mounted on trailers and any agricultural equipment used for non-agricultural uses.
  - b. Equipment does not include MOTOR VEHICLES or licensed semitrailers or licensed pole trailers; hand tools or bench tools or tools mounted on a table or wheel barrow or similar tools.
  - c. A supplemental equipment attachment is any specialized device that attaches to equipment such as any device that attaches to a tractor by a 3-point hitch; or an extra loader bucket; or a snow blade attachment; or any similar device that attaches to either equipment or to a MOTORIZED VEHICLE.
  - d. There is no limit to the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept stored inside or used inside a BUILDING but at no time may the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept in outdoor STORAGE and/or used outdoors exceed the limits of paragraphs 7.1.2F.2. and 7.1.2F.3.
  - e. All equipment and supplemental equipment attachments kept in outdoor STORAGE or used outdoors must be operable.
- (2) No more than 10 complete pieces of equipment may be kept in outdoor STORAGE and/or used outdoors subject to the following:
- a. The number of complete pieces of equipment that may be kept in outdoor STORAGE and/or used outdoors shall be reduced by the number of MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers also parked or used outdoors and all other complete pieces of equipment must be kept in an enclosed BUILDING.
  - b. When equipment is on a trailer other than a semitrailer or pole trailer, the trailer and all equipment on the trailer are all counted as only one piece of equipment.
  - c. When equipment is on a trailer other than a semitrailer or pole trailer, and the trailer is connected to a MOTOR VEHICLE the entire unit shall be considered to be only one MOTOR VEHICLE.
  - d. Each piece of equipment that is on a semitrailer or pole trailer shall be considered as one piece of equipment in addition to the semitrailer or pole trailer whether or not the semitrailer or pole trailer is connected to a MOTOR VEHICLE.

- (3) Supplemental equipment attachments may also be kept in outdoor STORAGE and/or used outdoors.
- (4) Complete pieces of equipment and supplemental equipment attachments kept in outdoor STORAGE and/or used outdoors must be stored or used at least 10 feet from any LOT LINE and screened as required by paragraph 7.1.2 L. except as follows:
  - a. Equipment and any supplemental equipment attachment carried on a MOTOR VEHICLE or on a trailer connected to a MOTOR VEHICLE, in which case the required SCREEN shall be as required in paragraph 7.1.2E.
  - b. When there is no more than two complete pieces of equipment (each weighing less than 15,000 pounds gross vehicle weight), in which case no SCREEN is required unless the total number of MOTOR VEHICLES (each weighing less than 15,000 pounds gross vehicle weight) and equipment is more than four in which case the required SCREEN shall be as required by 7.1.2E.4.c.
- G. Processes employed shall not create odor, dust, noise, gas, smoke, or vibration discernable at the property line other than of such a nature, quantity, intensity, duration, or time of occurrence customarily associated with AGRICULTURE.
- H. No storage of volatile liquid, flammable gases, hazardous material or explosives shall be permitted except as such might be kept for customary agricultural purposes in quantities and concentrations customarily found on farms.
- I. Off-street parking spaces shall be provided subject to the provisions of Section 7.4 for all employees and patrons.
- J. Prohibited RURAL HOME OCCUPATION activities shall include:
  - (1) outdoor storage of any number of unlicensed vehicles or more than two licensed vehicles awaiting automobile or truck repair;
  - (2) outdoor automobile or truck repair OPERATIONS;
  - (3) salvage or recycling STORAGE or OPERATIONS;
  - (4) outdoor storage of any vehicle equipment or container used for solid waste hauling;
  - (5) retail sale of articles not produced on the site except grain seed sales or as such sales are incidental to the provision of a service.
- K. Outdoor sales DISPLAY shall be limited to items produced on-site, shall occupy an area no larger than 500 square feet, and shall not be permitted in required SETBACKS or the SIDE and REAR YARDS.

- L. Outdoor STORAGE used in any RURAL HOME OCCUPATION shall be limited to SIDE YARDS or the REAR YARD and shall be screened as follows:
- (1) Outdoor STORAGE shall not be located in any required off-street PARKING SPACES.
  - (2) A Type D SCREEN shall be located so as to obscure or conceal any part of any YARD used for outdoor STORAGE which is visible within 1,000 feet from any of the following circumstances:
    - a. Any point within the BUILDING RESTRICTION LINE of any lot located in any R DISTRICT or any lot occupied by a DWELLING conforming as to USE or occupied by a SCHOOL; church or temple; public park or recreational facility; public library, museum, or gallery; public fairgrounds; nursing home or hospital; recreational business use with outdoor facilities; or
    - b. Any designated urban arterial street or MAJOR STREET.

**^M. A RURAL HOME OCCUPATION that exceeds any of the standards in paragraphs 7.1.2 A. through L. may be authorized by SPECIAL USE Permit provided as follows:**

**^(1) The USE is not a prohibited activity in paragraph 7.1.2 J.**

**^(2) The DWELLING on the subject property shall remain the principal USE and the PRINCIPAL BUILDING on the property and the HOME OCCUPATION shall always be an ACCESSORY USE and any building devoted to the HOME OCCUPATION shall be an ACCESSORY BUILDING.**

- N. Any exterior lighting for Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or a new building with exterior lighting authorized after November 21, 2013, for any RURAL HOME OCCUPATION shall be required to minimize glare from exterior lighting onto adjacent properties and roadways by the following means:
- (1) All exterior lighting shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass onto adjacent properties. Full-cutoff means that the lighting fixture emits no light above the horizontal plane.
  - (2) No lamp in any exterior lighting fixture shall be greater than 250 watts.
  - (3) Locations and numbers of exterior lighting fixtures used to illuminate the RURAL HOME OCCUPATION shall be indicated on the site plan (including floor plans and building elevation).
  - (4) The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all light fixtures.

- (5) The requirements of this paragraph 7.1.2N, shall only apply to lighting for any Outdoor STORAGE and/or OPERATIONS, and/or parking area, and/or building exterior that is part of a RURAL HOME OCCUPATION established after November 21, 2013 or any new Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or building exterior that is added after November 21, 2013 to any existing RURAL HOME OCCUPATION and shall not apply to any existing Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or building exterior that existed at any duly authorized RURAL HOME OCCUPATION on November 21, 2013.
- O. Applicability and nonconformities.
- (1) The requirements of paragraphs 7.1.2E. and 7.1.2F. shall apply to any RURAL HOME OCCUPATION for which an application is received after September 1, 2012, and to the expansion of any RURAL HOME OCCUPATION for which an application had been received on or before September 1, 2012.
- (2) The requirements of paragraphs 7.1.2E. and 7.1.2F. and the requirements of Section 8 notwithstanding:
- a. Any MOTOR VEHICLE or licensed trailer or piece of equipment that was included in any application for, or present and noted in any inspection thereof by the Zoning Administrator or designee, or included in any authorization of a Zoning Compliance Certificate for any RURAL HOME OCCUPATION on or before September 1, 2012, and which would have, if considered in total, exceeded the applicable limits for MOTOR VEHICLES and equipment at that time may continue to be at that RURAL HOME OCCUPATION.
  - b. Any RURAL HOME OCCUPATION that complies with subparagraph 7.1.2 O.2.a. shall be authorized to have that same number and type of MOTOR VEHICLES or licensed trailers or pieces of equipment as long as it continues in business at that location and any such MOTOR VEHICLE or licensed trailer or piece of equipment may be replaced with a similar MOTOR VEHICLE or licensed trailer or piece of equipment.
- P. All RURAL HOME OCCUPATIONS shall obtain a Zoning Use Permit in accordance with Section 9.1.2 of the Champaign County Zoning Ordinance prior to operation.