



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, August 8, 2019 - 6:30 p.m.

Lyle Shields Meeting Room

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

Committee Members:

Aaron Esry – Chair

Eric Thorsland – Vice-Chair

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Tanisha King-Taylor

Kyle Patterson

Agenda Item	Page #
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	1-4
A. June 6, 2019	
V. Public Participation	
VI. Communications	
VII. New Business: For Information Only	
A. Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update Project	
B. IEPA-sponsored Unit of Local Government Tire Collection for August 2019	
C. Prospect of IEPA-sponsored One-Day HHW Collection this Fall	
D. Update on IHDA Abandoned Properties Program Grant	
E. Update on Recruitment of Zoning Officer	
VIII. New Business: Items to be Approved by ELUC	
A. Recreation & Entertainment License: Darren Tharp for live music festival, 905 East Perkins Road, Urbana for September 14, 2019	5-11
IX. New Business: Items to Receive & Place On File by ELUC Committee to Allow a Review Period Until October 10, 2019	
A. Proposed Fee Increase: Waste Hauler License	12-24
X. New Business: Items to be Recommended to the County Board	
A. Subdivision Case 202-19: Foster Subdivision- Final Plat Approval of a One-Lot Minor Subdivision located in the West Half of the Northwest Quarter of Section 26 of T21N-R7E of	

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
August 8, 2019 Agenda
Page 2

the Third Principal Meridian in Newcomb Township and commonly known as the south half of the property located at 401B CR 2600N, Mahomet. 25-74

- B. Proposed Minor Amendments to the Land Resource Management Plan 75-77
- XI. Other Business
- XII. Chair's Report
- XIII. Designation of Items to be Placed on the Consent Agenda
- XIV. Adjournment

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

MINUTES –SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, June 6, 2019
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Aaron Esry (Chair)	
	Jodi Eisenmann
Stephanie Fortado	
	Jim Goss
	Tanisha King-Taylor
Kyle Patterson	
Eric Thorsland (Vice-Chair)	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), Rita Kincheloe (Recording Secretary)
Others Present: Darlene Kloeppel (County Executive), Giraldo Rosales (County Board Chair), Kathleen Oldrey (RPC)

MINUTES

I. **Call to Order**

Committee Chair Esry called the meeting to order at 6:32 p.m.

II. **Roll Call**

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

III. **Approval of Agenda and Addenda**

MOTION to change Addendum #2 to XI New Business on the Agenda and move the order of the Agenda so that VII G. Vermillion County Land Bank is discussed first. Moved by Mr. Patterson, seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

IV. **Approval of Minutes**

A. *ELUC Committee Meeting – May 9, 2019*

MOTION by Mr. Thorsland to approve the minutes of the May 9, 2019 ELUC meeting; second by Ms. Fortado. Upon vote, the **MOTION CARRIED** unanimously.

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- V. **Public Participation**
Charles Smith, Mayor of Village of Rantoul introduced Scott Eisenhauer Village Administrator of Rantoul, Ken Turner, Community Development Director of Rantoul, discussed the Landbank IGA. Tammy Fruhling-Voges Major or St. Joseph discussed solar farm ordinance amendments and that she would like to be part of Board conversations.
- VI. **Communications**
None.
- VII. **New Business: for Information Only**
- A. *Land Resource Management Conditions Relevant to Champaign County: 2019 Annual Update*
Ms. Monte pointed out the major trends in the County since 2010.
- B. *May 2019 Residential Electronics Collection Results*
Ms. Monte explained that the May 2019 Electronics Collection broke all records with the highest attendance and greatest amount collected, filling 9 semi-trailers.
- C. *IEPA Application for One-Day HHW Collection Update*
Ms. Monte said that we are in year 7 waiting to be selected to have a one-day HHW collection and we are hoping to be selected in the Fall.
- D. *Illinois Senate Bill 0009*
Ms. Monte said that Illinois Senate Bill 0009 has recently passed and requires how manufacturers clean up their sites.
- E. *Dynegy Redesigning Middle Fork Riverbank Stabilization Project*
Ms. Monte provided a follow-up to this project in that Dynegy will redesign their controversial riverbank stabilization project and look at a different solution.
- F. *IEPA Notice RCPRA Permit Renewal at 2006 Griffiths Drive, Urbana*
Notification that they are renewing their permit.
- G. *Vermillion County Land Bank*
Mr. O'Shaughnessy, Mr. Barretts and Mr. Hechler discussed the benefits of the creation of the Vermillion County Land Bank as well as Land Banks in Illinois and throughout the Country including funding sources of regional Land Banks and the labor needs to support the Vermillion County Land Bank. Mr. Thorsland asked of the number of properties they handle. Mr. O'Shaughnessy stated that 20-25 transactions were handled in 2018 and they currently have 35 properties. Ms. Fortado questioned the expense of joining the Land Bank to which Mr. O'Shaughnessy discussed that the membership fee comes in time or in a piece of land, personnel, or office space. Ms. Fruhling-Voges added that the Land Bank would be beneficial to St. Joseph.
- VIII. **County Executive Discussion Regarding Proposed Land Bank**
Ms. Kloeppel mentioned that she attended the meeting to listen to what was said and to hear the concerns as to whether they would like to develop an Intergovernmental Agreement governing the proposed land bank. She will work with the Board if they would like to proceed and develop an Agreement. Mr. Esry added that the ELUC Committee is in favor in moving forward.
- IX. **New Business: Items to be Approved by ELUC**
- A. *Recreation & Entertainment License: Fisher Community Fair, 226 E. Sangamon Avenue, Fisher for July 10 – July 14, 2019*

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MOTION by Ms. Fortado to approve; second by Mr. Patterson. Upon vote, the **MOTION CARRIED** unanimously.

- B. *Direction Regarding Proposed Zoning Ordinance Text Amendment for PV Solar Farm Requirements in Response to Municipal Concerns*

MOTION by Mr. Thorsland to adopt form as described in Option B and C to ZBA for Public Hearing and seconded by Mr. Patterson. Upon vote, the **MOTION CARRIED** unanimously.

- C. *County Removal of Garbage & Debris at 2712 East Main Street, Urbana*
Mr. Hall passed around photos of the property they want to clean up which will cost \$3,700-\$5,000. A lien will be put against the property to discourage this from occurring again.

MOTION by Mr. Thorsland to have the County clean up the property; seconded by Mr. Patterson. Upon vote, the **MOTION CARRIED** unanimously.

X. **New Business: Items to Receive and Place on File by ELUC Committee to Allow a Review Period Until August 8, 2019**

- A. *Proposed Minor Amendments to the Land Resource Management Plan*

MOTION by Ms. Fortado; second by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

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

- A. *Case 936-AM-19. A request by Jeff and Jolene Gensler to amend the Zoning Map to change the Zoning District designation from the current AG-1 Agriculture Zoning District to the proposed AG-2 Agriculture Zoning District in order to allow a two-family dwelling as a proposed Special Use in related Zoning Case 937-S-19, and subject to the requested variance in related zoning case 938-V-19, on a 0.69 acre tract in the Northwest Quarter of the Southwest Quarter of Section 16, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and commonly known as the farmstead with an address of 2740 CR 1400E, Rantoul.*

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

- B. CLOSED Session pursuant to 5 ILCS 120/2(c)(6) to consider the setting of a price for lease or sale of property owned by Champaign County

MOTION by Mr. Patterson to enter into closed session; seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously

The Environment and Land Use Committee entered into closed session at 7:42pm and resumed open session at 7:50pm.

XII. **Other Business**

- A. *March 2019 Monthly Report*
The monthly reports were received and placed on file

- B. *Cancelation of July 4, 2019 ELUC Meeting*

MOTION to cancel the July 4, 2019 meeting moved by Mr. Patterson. Seconded by Mr. Thorsland. **MOTION CARRIED** unanimously

XII. **Chair's Report**

There was no Chair's report.

- 146 XIII. **Designation of Items to be Placed on the Consent Agenda**
147 XI. A and XI. B
148
149 XIV. **Adjournment**
150 There being no further business, Mr. Esry adjourned the meeting at 7:58 p.m.
151
152 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*
153



FILED

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

JUL 31 2019

James Johnson
CHAMPAIGN COUNTY CLERK

For Office Use Only

License No. 2019-ENT-39
Date(s) of Event(s) 9/14-15/2019
Business Name: DARREN THARP
License Fee: \$ 20.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 24.00
Checker's Signature: [Signature]

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)

Filing Fees: Per Year (or fraction thereof): \$ 100.00
Per Single-day Event: \$ 10.00 *20.00*
Clerk's Filing Fee: \$ 4.00 *4.00*

Checks Must Be Made Payable To: 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: N/A Individual Darren Tharp
- 2. Location of Business for which application is made: 905 Perkins Rd
URBANA
- 3. Business address of Business for which application is made: N/A
- 4. Zoning Classification of Property: Single Family
- 5. Date the Business covered by Ordinance No. 55 began at this location: 9/14 to 9/15 2019
- 6. Nature of Business normally conducted at this location: Residents
- 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Live music festivable
- 8. Term for which License is sought (specifically beginning & ending dates):
9/14/19 11am to 9/15/19 12:00pm
(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: Owner
- 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

Michael McDonald
217-352-5910

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

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

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

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

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

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

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

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

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

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

- N/A 1. Name of Corporation exactly as shown in articles of incorporation and as registered: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

N/A

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

- Give first date qualified to do business in Illinois: _____
4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____
6. Names of all Officers of the Corporation and other information as listed:
Name of Officer: _____ Title: _____
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: _____
Citizenship: _____
If naturalized, **place** and **date** of naturalization: _____

Residential Addresses for past three (3) years: _____

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

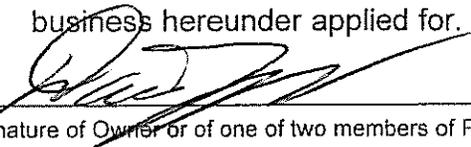
7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

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.



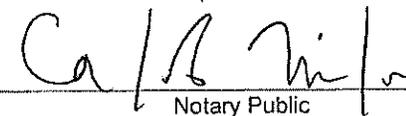
Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 30th day of July, 2019.





Notary Public

AFFIDAVIT

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

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

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

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

Signature of President

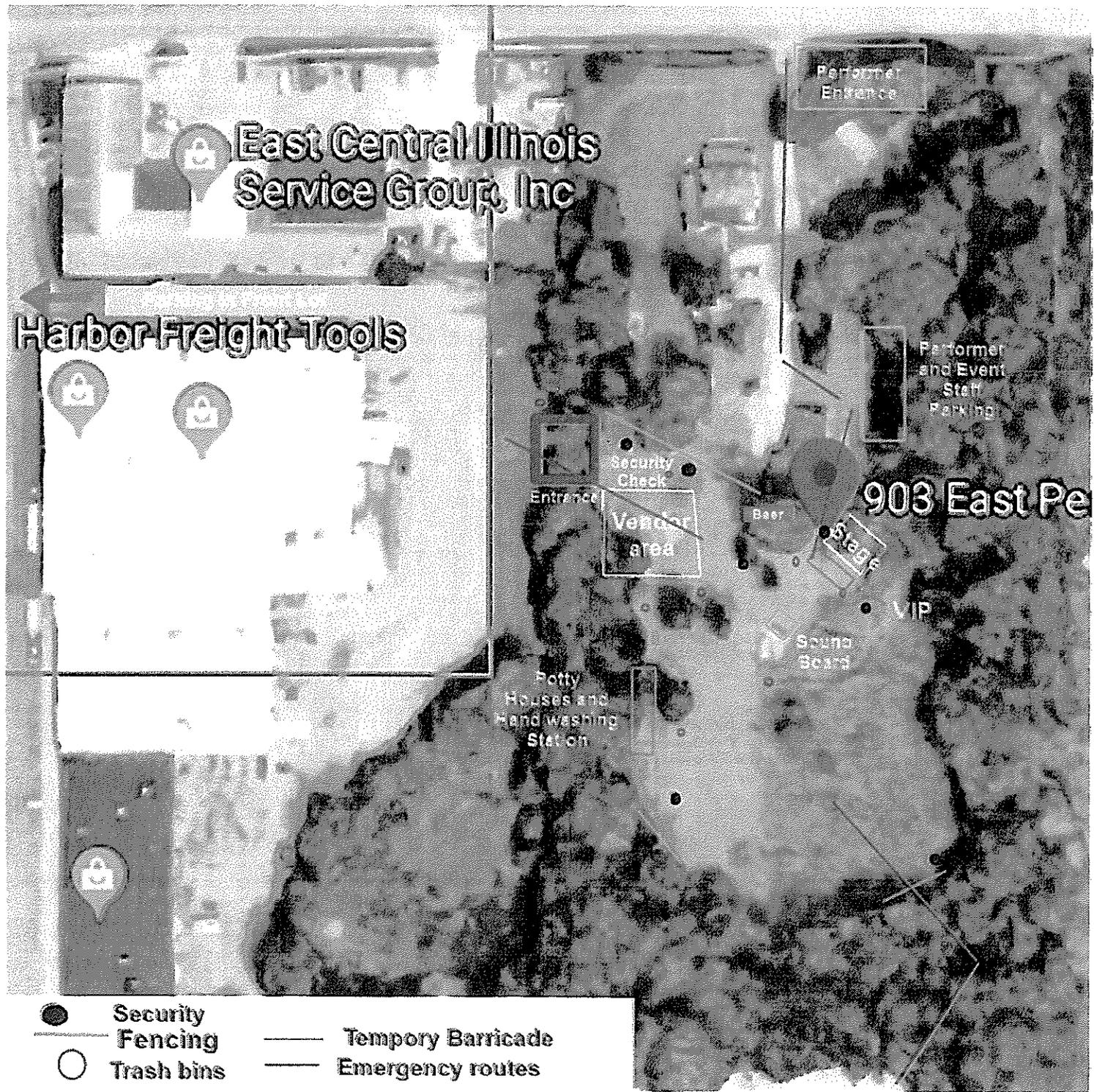
Signature of Secretary

Signature of Manager or Agent

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

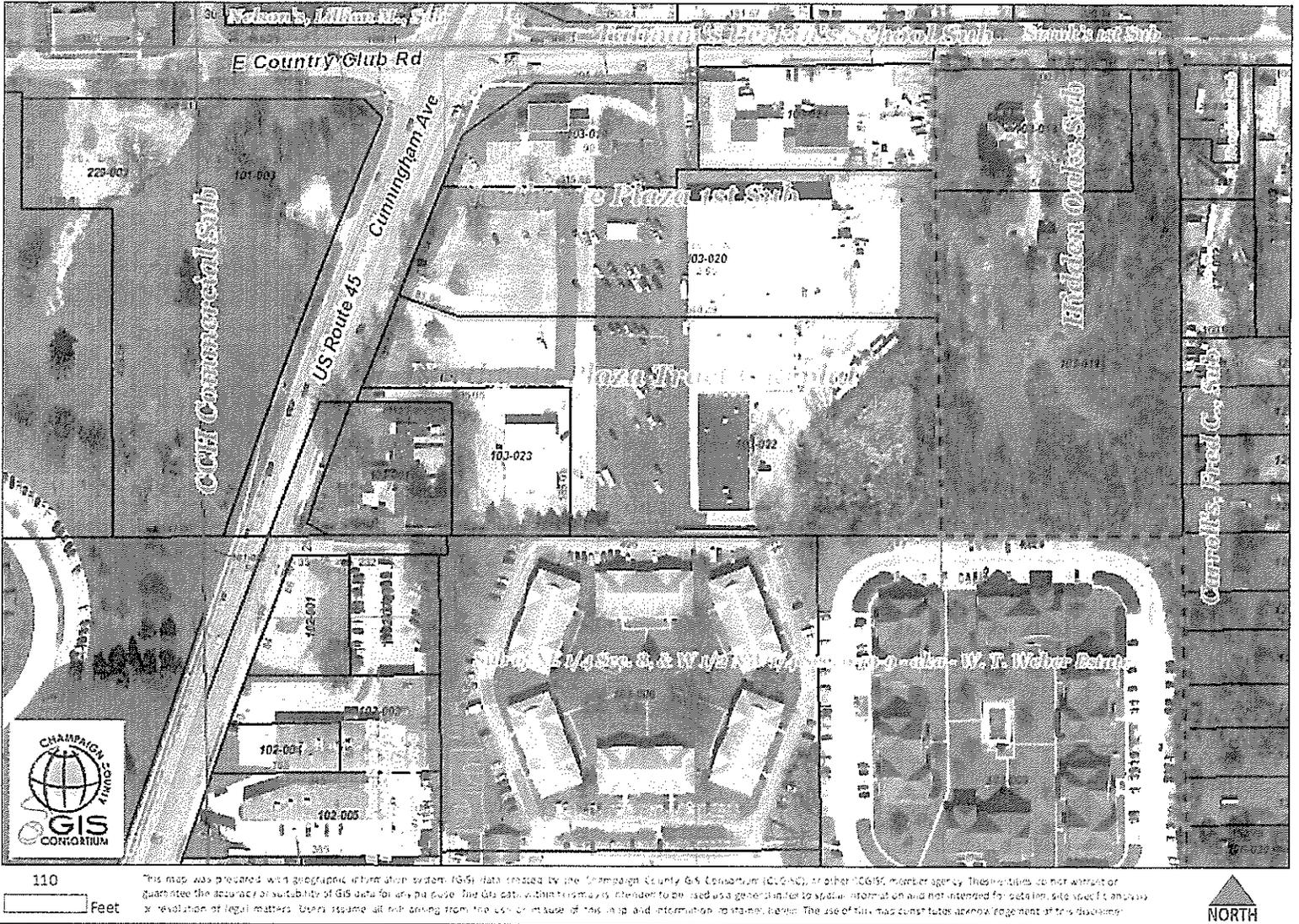
Notary Public

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



- Security Fencing
- Trash bins
- - - Temporary Barricade
- Emergency routes

GIS Webmap Public Interface Champaign County, Illinois



Date: Tuesday, July 30, 2019



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

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 7/31/19
- 2. Fee Amount Received: 24.00

Sheriff's Department

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

Remarks: _____ Signature: _____

Planning & Zoning Department

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

Remarks: _____ Signature: _____

Environment & Land Use Committee

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

Remarks and/or Conditions: _____

**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

DATE: July 31, 2019
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner
John Hall, Director of Planning & Zoning
RE: Proposed Fee Increase: Waste Hauler License
ACTION
REQUESTED: Receive and Place On File to Allow a Review Period
until October 10, 2019

Background

This request is to propose an adjustment to County-issued annual waste hauler license fees.

As a non-home rule county, Champaign County authority to set the annual amounts of fees, terms and manner of issuing and revoking waste hauler licenses is provided for in Section 5-8003 of the Illinois Counties Code (55 ILCS 5/). See Attachment A.

Champaign County has not reviewed the waste hauler license fee schedule since the County Board adopted Ordinance No. 512 in March, 1996, establishing the waste hauler license requirement and license fee schedule as follows:

- Businesses with up to two vehicles \$ 50
- Business with three to five vehicles \$100
- Business with six or more vehicles \$150

Revenue to Solid Waste Fund. Waste hauler license fees are a source of revenue to Champaign County Solid Waste Fund (676-011), a Special Fund in decline since it was established. Attachment B specifies revenue to this fund from waste hauler license fees since 2002. Since then, the amount of \$1,540 is the average annual waste hauler license fee revenue to this fund.

Waste Hauler Licenses Issued. Attachment C details the number of vehicles per waste hauler doing business in Champaign County, based on waste hauler license applications received for the year 2019. A total of 17 waste hauler companies operating within Champaign County applied for vehicle licenses, with variability in number of qualifying vehicles reported by each company, from 1 to 44 vehicles. Based on the Champaign County waste hauler fee schedule, the per-vehicle license fee paid by waste hauler companies applying for a waste hauler license varies greatly depending on the number of vehicles to be licensed, ranging from a per-vehicle license fee of \$3.41 to \$50.

Other County Comparison. Attachment D compares a selection of eight comparable counties in Illinois, population-wise only,¹ with Champaign County to provide information about waste hauler fee license and fee requirements for each county. Except for McLean County, which has no established waste hauler license fee, Champaign County has the lowest per-vehicle waste hauler license fee.

(continued)

Proposed Fee Amendment Options

1) Adjust waste hauler license fee schedule

As noted above, the existing waste hauler fee schedule includes a discount provided to larger waste hauler companies with many vehicles to license. The actual per-vehicle license fee paid by waste hauler companies varies greatly depending on the number of vehicles to be licensed, ranging from a per-vehicle license fee of \$3.41 to \$50.

Recommendation: Simplify the waste hauler license fee to \$25 per vehicle for a more equitable fee schedule.

2) Increase waste hauler license fee

An increase to the waste hauler license fee, should not be considered as the sole means to remedy the decreasing County Solid Waste Fund.² An increase to the waste hauler license fee, either an incremental increase or an increase to the maximum allowable of \$50 per vehicle, could serve to slow the rate of decline of the fund balance.

Attachment E illustrates potential revenue impact to the County Solid Waste Fund associated with the option to equalize the waste hauler license fee schedule to \$25 per vehicle, and potential impacts associated with the options to increase the waste hauler license fee rate from \$25 to \$37.50 (intermediate) or from \$25 to \$50 (maximum).

Attachments

- A Section 5-8003, Illinois Counties Code (55 ILCS 5/)
- B Solid Waste Management Fund 676-011 Revenue from Waste Hauler License Fee
- C Number of Vehicles per Waste Hauler Businesses in 2019
- D County Comparison of Waste Hauler Fees
- E Potential Revenue to County Solid Waste Fund
- F Strikeout Version of Ordinance No. 919 that includes Fee of \$25 per Vehicle

Notes

1. Each of the nine counties compared differs with regard to certain other factors that influence resources available to support county solid waste management efforts (e.g., recycling programs, and household hazardous waste collections). The variable factors include: operational landfills located within the county, existence of a county/municipal joint action agency, or intergovernmental agreements in place.
2. The County Solid Waste Fund 676-011 is used to fund costs associated with administration of Champaign County waste hauler license provisions and to support implementation of *Champaign County Solid Waste Management Plan* recommendations, such as supporting the Residential Electronics Collections and household hazardous waste collection efforts.

(55 ILCS 5/Div. 5-8 heading)

Division 5-8. Garbage Disposal

(55 ILCS 5/5-8001) (from Ch. 34, par. 5-8001)

Sec. 5-8001. Definitions. As used in this Division: "Garbage" means any refuse products or materials including but not limited to the following: putrescible animal and vegetable wastes resulting from the handling, preparation, cooking, sale or consumption of food; animal excretion; glass or metal containers, products or objects discarded as no longer useable; paper, wood, and cardboard waste; uprooted weeds, grass clippings, leaves and the like; ashes and cinders; discarded furniture or clothing; and dead animals. The term "garbage" does not include human excretion in the form of body waste.

"Garbage disposal area" means any area within a county but outside any city, village or incorporated town in such county to which garbage is hauled for disposal. The term does not include the area on any person's land used for disposal of garbage from such person's own household, nor does it include areas maintained by any incorporated city, village or town. (Source: P.A. 86-962.)

(55 ILCS 5/5-8002) (from Ch. 34, par. 5-8002)

Sec. 5-8002. Rules and regulations; licenses. The county board in any county is authorized to:

(1) license annually garbage disposal areas. License forms shall be supplied by the county board and shall provide for the following information: name and address of the applicant; name and address of the owner of the land where the garbage disposal area is located; a description of the location of the property to be used; the method to be used in disposing of the garbage and the approximate amount of garbage to be disposed of weekly.

(2) license annually vehicles of any kind which are used in hauling garbage to such disposal areas except such vehicles owned or operated by any incorporated city, village or town used in hauling garbage to any garbage disposal area maintained by such city, village or town. License forms shall be furnished by the county board and shall provide for the following information: name and address of hauler; a description of the vehicle; the place where such vehicle is kept when not in use.

(3) make rules and regulations pertaining to and provide for inspections of garbage disposal areas and garbage hauling vehicles to insure reasonable health standards. (Source: P.A. 86-962.)

(55 ILCS 5/5-8003) (from Ch. 34, par. 5-8003)

Sec. 5-8003. Fees. The county board in any county may fix the annual amounts of fees, terms and manner of issuing and revoking licenses provided for in this Division and for such purpose may, by ordinance definition, subclassify the types of licenses authorized by this Division. The fees for licenses shall not exceed the following:

(1) For each garbage disposal area, \$500 per annum.

(2) For each vehicle used in hauling garbage to a garbage disposal area, \$50 per vehicle per annum.

(Source: P.A. 86-962.)

(55 ILCS 5/5-8004) (from Ch. 34, par. 5-8004)

Sec. 5-8004. Local option. Any county board desiring to avail its county of the provisions of this Division may do so by ordinance. Such ordinance shall also set out the rules and regulations adopted by the county board under the authority granted in this Division. Such ordinance shall be placed on file in the office of the clerk of the county and shall be open for inspection by the public. At least 30 days prior to the enacting of such an ordinance, the county board shall cause the ordinance to be published in a newspaper of general circulation within the county.

(Source: P.A. 86-962.)

(55 ILCS 5/5-8005) (from Ch. 34, par. 5-8005)

Sec. 5-8005. Inspection. The county board or any of its authorized agents shall have authority to inspect at any time or place any vehicle used in hauling garbage or any garbage disposal area.

(Source: P.A. 86-962.)

(55 ILCS 5/5-8006) (from Ch. 34, par. 5-8006)

Sec. 5-8006. Penalties for violations. Any person who violates any ordinance, rule, or regulation adopted pursuant to this Division commits a petty offense and may be punished by a suspension of any license held.

(Source: P.A. 86-962.)

(55 ILCS 5/5-8007) (from Ch. 34, par. 5-8007)

Sec. 5-8007. In any review proceeding of a decision of the county board made pursuant to this Division, the plaintiff in the review proceeding shall pay to the county the cost of preparing and certifying the record of proceedings. Should the plaintiff in the review proceeding fail to make payment, the provisions of Section 3-109 of the Code of Civil Procedure, as now or hereafter amended, shall apply.

(Source: P.A. 86-1028; 87-435.)

Solid Waste Management Fund 676-011
Revenue from Waste Hauler License Fee

2019	\$1,750 ¹
2018	\$1,725 ¹
2017	\$1,750
2016	\$1,550
2015	\$2,000
2014	\$1,450
2013	\$1,400
2012	\$2,250
2011	\$1,250
2010	\$650
2009	\$2,050
2008	\$1,250
2007	\$1,400
2006	\$1,550
2005	\$1,600
2004	\$1,650
2003	\$1,400
2002	\$1,400

Annual Average 2002-2019: \$1,538

Note.

1. Waste hauler fee amounts for 2018 and 2019 are projected, and not actual.

Number of Vehicles per Waste Hauler Business in 2019

	<i>Local Waste Hauler Businesses in 2019</i>	<i>Number of vehicles per business in 2019</i>	<i>Current fee schedule</i>	<i>Per vehicle</i>
1	ABC Sanitary	14	\$150	\$10.71
2	Advanced Disposal	6	\$150	\$25
3	Advantage Disposal	2	\$50	\$25
4	Appl Sanitary	4	\$100	\$25
5	Area Disposal Service	44	\$150	\$3.41
6	Bulldog Disposal Service	3	\$100	\$33.33
7	Captain Hook	3	\$100	\$33.33
8	Chris's Service Company	7	\$150	\$21.43
9	Clean Harbors/Safety Kleen	8	\$150	\$18.75
10	Contractor's Disposal	1	\$50	\$50
11	Dale Levitt Disposal	3	\$100	\$33.33
12	Hayden Sanitary	2	\$50	\$25
13	Illini Recycling	4	\$100	\$25
14	Mervis Recycling	1	\$50	\$50
15	Midwest Fiber Recycling	2	\$50	\$25
16	Republic Services	22	\$150	\$6.82
17	Shaffer Sanitary	5	\$100	\$20
Totals:			\$1,750	

Other County Comparisons

	Illinois County	2018 Population*	Waste Hauler License Annual Fee (Each Vehicle)
1	McHenry County	308,570	Municipal Solid Waste Hauler operating in McHenry County: \$50 For each vehicle operated in McHenry County: \$25
2	Winnebago County	284,081	1st Vehicle: \$110 Add'l Vehicles: \$60
3	Madison County	264,461	\$60 per Vehicle
4	St. Clair County	261,059	\$50 per Vehicle
5	Champaign County	209,983	1-2 Vehicles: \$50 total 3-5 Vehicles: \$100 total < 6 Vehicles: \$150 total
6	Sangamon County	195,348	Each Vehicle License is \$10, plus: \$152 per Class VI Vehicle, a vehicle with capacity of 7 cu yds or less; or \$177 per Class V2 Vehicle, a vehicle with capacity of more than 7 cu yds; and \$54 per Class T (each trailer)
7	Peoria County	180,621	\$50 per Vehicle
8	McLean County	172,828	n/a (no local waste hauler license requirement)
9	Rock Island County	143,477	Enclosed packer type vehicle operating one or more days per week: \$275 per Vehicle Nonpacker vehicle with stationary or roll-off box: \$225 per Vehicle Container cleaning or refuse processing sites: \$400 per site

Revenue Potential of Optional Amendments to Waste Hauler License Fee

		Number of vehicles per business in 2019	Current fee schedule		\$25		\$37.50		\$50	
				Per vehicle		Per vehicle		Per vehicle		Per vehicle
Local Waste Hauler Businesses in 2019										
1	ABC Sanitary	14	\$150	\$10.71	\$350	\$25	\$525.00	\$37.50	\$700	\$50
2	Advanced Disposal	6	\$150	\$25	\$150	\$25	\$225.00	\$37.50	\$300	\$50
3	Advantage Disposal	2	\$50	\$25	\$50	\$25	\$75.00	\$37.50	\$100	\$50
4	Appl Sanitary	4	\$100	\$25	\$100	\$25	\$150.00	\$37.50	\$200	\$50
5	Area Disposal Service	44	\$150	\$3.41	\$1,100	\$25	\$1,650.00	\$37.50	\$2,200	\$50
6	Bulldog Disposal Service	3	\$100	\$33.33	\$75	\$25	\$112.50	\$37.50	\$150	\$50
7	Captain Hook	3	\$100	\$33.33	\$75	\$25	\$112.50	\$37.50	\$150	\$50
8	Chris's Service Company	7	\$150	\$21.43	\$175	\$25	\$262.50	\$37.50	\$350	\$50
9	Clean Harbors_Safety Kleen	8	\$150	\$18.75	\$200	\$25	\$300.00	\$37.50	\$400	\$50
10	Contractor's Disposal	1	\$50	\$50	\$25	\$25	\$37.50	\$37.50	\$50	\$50
11	Dale Levitt Disposal	3	\$100	\$33.33	\$75	\$25	\$112.50	\$37.50	\$150	\$50
12	Hayden Sanitary	2	\$50	\$25	\$50	\$25	\$75.00	\$37.50	\$100	\$50
13	Illini Recycling	4	\$100	\$25	\$100	\$25	\$150.00	\$37.50	\$200	\$50
14	Mervis Recycling	1	\$50	\$50	\$25	\$25	\$37.50	\$37.50	\$50	\$50
15	Midwest Fiber Recycling	2	\$50	\$25	\$50	\$25	\$75.00	\$37.50	\$100	\$50
16	Republic Services	22	\$150	\$6.82	\$550	\$25	\$825.00	\$37.50	\$1,100	\$50
17	Shaffer Sanitary	5	\$100	\$20	\$125	\$25	\$187.50	\$37.50	\$250	\$50
Totals:			\$1,750		\$3,275		\$4,912.50		\$6,550	

ORDINANCE NO. ~~919~~

**ORDINANCE RESCINDING ORDINANCE NO. ~~522-919~~
FOR LICENSURE OF WASTE HAULERS IN CHAMPAIGN COUNTY
AND ADOPTION OF ORDINANCE FOR LICENSURE OF
WASTE HAULERS IN CHAMPAIGN COUNTY**

WHEREAS, the County Board of the County of Champaign, Illinois adopted the fourth fifth five-year update to the Champaign County Solid Waste Plan, entitled "*Champaign County Solid Waste Plan 2012 2017 Update*" by Resolution Number 10160 8205 on August 23, 2012 November 21, 2017;

WHEREAS, counties are empowered by Statutes 55 ILCS 5/5-8002 through 8007, to regulate the activities of persons in the business of collecting and transporting garbage, municipal solid waste, and other non-hazardous waste or non-special waste;

WHEREAS, the County Board of the County of Champaign, Illinois adopted Ordinance No. 919, Ordinance Rescinding Ordinance No. 522 for Licensure of Waste Haulers in Champaign County and Adoption of Ordinance for Licensure of Waste Haulers in Champaign County; approved and recorded on January 24, 2013.

WHEREAS, the County Board of the County of Champaign, Illinois adopted Ordinance No. 522, Ordinance for Licensure of Waste Haulers in Champaign County; approved and recorded on November 19, 1996, and effective on and after the first day of January, 1997;

NOW, THEREFORE, BE IT ORDAINED by the County Board of the County of Champaign, Illinois, as follows:

1. Prior County Board ORDINANCE NO. ~~522~~ 919 - ORDINANCE RESCINDING ORDINANCE NO. 522 FOR LICENSURE OF WASTE HAULERS IN CHAMPAIGN COUNTY AND ADOPTION OF ORDINANCE FOR LICENSURE OF WASTE HAULERS IN CHAMPAIGN COUNTY, IS HEREBY RESCINDED;
2. The following Ordinance is adopted as ORDINANCE FOR LICENSURE OF WASTE HAULERS IN CHAMPAIGN:

WHEREAS, it is in the best interests of the County and for the public good and welfare, that provision be made for appropriate waste disposal in Champaign County,

NOW, THEREFORE BE IT ORDAINED by the County Board of the County of Champaign, as follows:

Section 1. Short Title. This Ordinance shall be known and cited as the "Waste Haulers Licensure Ordinance."

Section 2. Intent and Purpose. This article shall govern the storage, collection, transportation and disposal of solid wastes and other refuse within the legal geographical limits of the County as provided by law. The purpose of this article is to eliminate vectors and nuisances and prevent the transmission of disease organisms resulting from the improper and inadequate handling of solid waste and other refuse by regulating the storage, collection, transportation and disposal of solid waste. (Also reference Ord. 468 § 3.2)

Section 3. Definitions. For the purpose of the Ordinance, the following definitions shall apply.

Collecting agent shall mean the person, firm or corporation engaged in the business of collecting and/or transporting solid waste and other refuse for a fee.

Commercial premises shall mean all grocery stores, service stations, food processing plants, industrial plants, trailer parks, motels and all other places refuse is or may be created or accumulate.

Collection vehicle shall mean vehicles owned, operated or leased by a collecting agent for the purpose of collecting and/or transporting of solid waste or other refuse.

Other refuse shall be interpreted to mean bottles, tin cans, broken glass, crockery, scrap metal, vehicle parts, derelict vehicles, printed matter, paper, discarded clothing, furniture and appliances, ashes, debris from fire damage, earth, sand, brick, stone, plaster and other substances that may accumulate during the construction of a building.

Solid waste shall mean garbage and all wastes resulting from the handling, preparation, processing or cooking of food including vegetables and animal offal, carcasses of small dead animals, except sewage, and other water carried waste.

Section 4. Vehicles used for collection and transportation of solid waste and other refuse.

(a) *Generally.* The collection and transportation of solid waste and other refuse shall be carried out in a sanitary manner which does not endanger the public health or create a public nuisance;

(b) *License required; annual fee.* All collecting agents within Champaign County shall be licensed. All collection vehicles except those vehicles owned or leased by a municipality and operated by municipal employees that transport solid waste shall be licensed. An annual fee of \$25 per vehicle according to the following schedule is set per business, and will include vehicle identification stickers:

Businesses with up to two vehicles	\$ 50.00
Business with three to five vehicles.....	\$100.00
Business with six or more vehicles.....	\$150.00

The license fee for collection vehicles that transport solid waste shall be effective January 1 through December 31 of each calendar year. License fees are payable at the County Administrator's Office and shall be deposited as revenue to the General Corporate Fund Solid Waste Management Department.

An application for said license shall include the following information:

1. Name, address and phone number of applicant.
2. Name of collecting agent, the collecting agent's business name, if different, location of the collecting agent's business site, the business address, and the business phone number.
3. Number, description, vehicle identification number, and license plate number of all vehicles utilized by collecting agent within Champaign County.
4. Collection agent shall provide a listing of all towns, villages, or general areas serviced by waste collector in Champaign County.
5. Location of all waste disposal sites utilized by the collecting agent, for the disposal of wastes collected within Champaign County. Licensure is subject to approval by the licensing entity, the Champaign County Board, after referral and recommendation from the Champaign County Solid Waste Committee.

(c) *Vehicle identification.* The name and phone number under which the business is conducted shall be painted with legible letters at least three inches high on the side of each vehicle, and the vehicle identification sticker shall be affixed to the driver's side front window.

(d) *Vehicle construction.* Any vehicles used for the collection of waste within Champaign County shall be water tight, equipped with tight fitting lids or covers, and designed so no materials shall be blown, scattered or leaked from vehicles at anytime.

(e) *Proof of Insurance.* All collecting agents shall provide, with license application, proof of insurance in amounts set forth by the State of Illinois, for any vehicles used for collection of wastes within Champaign County.

(f) *Business site(s).* All business site(s) of the collecting agent must comply with all applicable Zoning and Public Nuisance laws.

(g) *Complaints; inspections.* Upon receipt of a complaint regarding a vehicle used in transporting or collecting solid waste or other refuse, such vehicle shall be made available, at a reasonable time, for inspection by the County.

Section 5. Exemptions.

The following are exempt from the provisions of this ordinance:

1. A person or company that transports its own personal or business discarded materials produced by said person or business;
2. A civic, community, benevolent or charitable non-profit organization that collects, transports and markets recyclable materials solely for the purpose of raising funds for a civic, community, benevolent or charitable organization;
3. Demolition or construction contractors or landscaping companies that produce and transport discarded materials in the course of such occupations;
4. Companies that solely transport liquid wastes including sewage, sewage sludge, septic tank or cesspool pumpings; discarded or abandoned vehicles or parts thereof; discarded home or industrial appliances; materials used as fertilizers or for other productive purposes; household hazardous wastes; and hazardous materials as defined in the rules and regulations adopted by the Hazardous Materials Transportation Act; and
5. Any city, village, or township which collects and transports discarded materials.

Section 6. Enforcement.

(a) This Ordinance shall be enforced by the County Administrator and his/her authorized representatives. All violations should be reported to the County Administrator and will be referred to the State's Attorney's Office for enforcement.

(b) No person shall violate any provision of this article or abatement order made in pursuance thereof, obstruct or interfere with the executive of an abatement order, or willfully neglect to obey an abatement order.

Section 7. Penalties.

(a) A violation of any of the provisions of this Ordinance is a petty offense punishable by a fine of not more than five hundred dollars (\$500.00) for each offense as provided by law. Each day the violation continues shall constitute a separate offense.

(b) Two separate violations within a twelve (12) month period will result in possible suspension or revocation of the collecting agent's license. Possible suspension or revocation will be at the discretion of the licensing entity, the Champaign County Board, after referral and recommendation from the Champaign County Solid Waste Committee.

Section 8.

Severability.

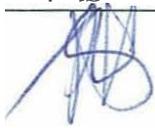
The invalidity or any Section of part of this Ordinance or any rule or regulation promulgated hereunder shall not affect the validity of the remainder of this Ordinance or any other such rule or regulation.

Section 9.

Effective Date.

This Ordinance shall be effective on and after January 24, 2013.

PRESENTED, PASSED, APPROVED and RECORDED this 24th day of January, A.D., 2013.


 Alan Kurtz, Chair
 Champaign County Board

ATTEST:

 Gordy Hult County Clerk
 and ex officio Clerk of the
 Champaign County Board

TO: **Environment and Land Use Committee**
FROM: **Susan Burgstrom, Senior Planner**
John Hall, Zoning Administrator & Subdivision Officer
DATE: **August 1, 2019**
RE: **Case 202-19 Foster Subdivision**

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

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

Owners/Subdividers:

Duane & Teresa Foster
401B CR 2600N
Mahomet, IL 61853

Engineer/Surveyor:

David Atchley, PE, PLS
MSA Professional Services
201 W Springfield Ave, Suite 400
Champaign, IL 61820

REQUESTED ACTION

The petitioner requests Final Plat approval for two 5.1-acre residential lots from a 10.2-acre tract in the CR Conservation Recreation Zoning District in Section 26 of Newcomb Township, located 850 feet south of CR 2600N, approximately 0.5 mile east of CR 350E (IL Route 47).

The proposed lot meets all Zoning Ordinance requirements as of October 25, 2018, when variance 916-V-18 was approved for a proposed lot that does not abut and have access to a public street or a private accessway meeting Champaign County street standards. The proposed subdivision appears to meet all of the minimum subdivision standards, but the Final Plat does require one waiver. Approval at this time requires the following waiver (see Attachment K: Draft Findings):

1. Waive the requirement of paragraph 9.1.2 q. for not showing percolation data for both proposed lots on the face of the Final Plat.

Percolation holes are shown on proposed Lot 1. Proposed Lot 2 has an existing septic system, so no soil test is required. Soil investigation data is not listed on the face of the Final Plat, but is provided in the Soil Report (see Attachment F).

BACKGROUND

The 10.18-acre lot owned by the Fosters is legally non-conforming because it was created by easement of access prior to 1991, when lots in violation of the Plat Act were grandfathered into compliance. The easement of access was established for a larger area, including the subject property, in a document recorded in Book 853, page 358 on July 26, 1967 – see Attachments G and H for a map of properties using the access and for the easement agreement from 1967.

The Petitioners sought to divide the 10.18-acre property into two 5.1-acre lots in the 1980s and hired Altech Consultants to draw up a Plat of Survey, which was signed by Illinois Registered Land Surveyor Lawrence F. Favet on November 17, 1988. The Plat was never recorded, and as such the two lots have not been legally divided. The petitioners told P&Z Staff that they thought the lots were properly divided when the survey was done in 1988.

The Petitioners constructed a residence in 1989 (ZUPA #230-89-01) and detached shed in 2011 (ZUPA #158-11-01). The petitioners would like to convert the shed that was constructed on the north end of the property into a house, which cannot be done unless the property is subdivided because there is already a house on the south end of the lot.

Ordinance #527 was approved by the Champaign County Board on February 18, 1997, for a text amendment to the Zoning Ordinance under Case 055-AT-96. The amendment added Section 4.2.1 H., which required that all lots either abut and have access to a public street or abut a private accessway.

The proposed 5.1-acre north lot required a variance, because access via easement was never established in a recorded plat of subdivision per Section 4.2.1 H. Variance 916-V-18, approved on October 25, 2018, brought the north lot into conformance.

LOCATION, LAND USE, AND ROADWAY ACCESS

The subject property is a 10.238-acre parcel in part of the Northwest Quarter of the Northwest Quarter of Section 26 (see Attachment A: Location Map). The petitioners currently live in the residence on proposed Lot 2. The petitioners plan to convert an existing shed into a residence on proposed Lot 1 so that they can convey Lot 2 to their daughter.

The proposed lot is surrounded by residential lots on all sides, most of which are in wooded areas (see Attachment A: Land Use Map). Lots to the north and south of the 10.238-acre parcel share the same easement of access with the petitioners. The proposed additional lot was seen as helpful to support the maintenance of the easement of access, because more participating parties would decrease the burden on individual property owners using the access. The following is a special condition of approval from Case 916-V-18 regarding access maintenance:

“No Change of Use permit for the conversion of the existing shed to a dwelling and/or no Zoning Use Permit for construction of the second dwelling shall be authorized unless the owner of the proposed lot shall agree to share the cost of maintenance of the shared driveway with the other property owners that use the driveway, and that agreement shall be signed by each effected landowner and documented in a recorded legal document, and a copy of that recorded legal document shall be provided at the time of application for either a Change of Use Permit or a Zoning Use Permit.”

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	Proposed Lot 2	Notes
Lot Area (acres)	Minimum: 1.00 acre	5.124 acres	5.114 acres	COMPLIES: EXCEEDS MINIMUM REQUIREMENT

Lot Characteristic	Requirement (or Limit)	Proposed Lot 1	Proposed Lot 2	Notes
Lot Frontage (feet)	200.00 (minimum)	260.72 feet	338.31 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth (feet)	80.00 (minimum)	700 feet	763 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Average Lot Width (feet)	200.00 (minimum)	343 feet	319 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth to Width	3.00 : 1.00 (maximum)	2.04 : 1.00	2.39 : 1.00	COMPLIES: LESS THAN MAXIMUM ALLOWED

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 on June 3, 2019 (Attachment E).

The Soil Survey of Champaign County indicates that the proposed lots contain five soil types: Senachwine silt loam (618E2), Birkbeck silt loam (233B), Russell silt loam (322C2), Sawmill silty clay loam (3107A – formerly Colo 402), and Rossburg silt loam (3473A – formerly Ross 73). The soils have an average LE score of 82 and are not considered Best Prime Farmland.

The CCSWCD Natural Resource Report considers soil limitations for these soil types to be “very limited,” meaning these soils have “one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonally high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.”

DRAINAGE, STORMWATER MANAGEMENT POLICY, AND FLOOD HAZARD STATUS

The subject property is not in a Drainage District. No part of the proposed lots contains any portion of a drainage ditch right of way.

The Subsidiary Drainage Plat received June 7, 2019 (see Attachment D), shows contours for the proposed

lots. The site slopes down to the Sangamon River on the east property line. High contour elevation is approximately 718 feet mean sea level (msl), located on the south property line by the existing residence. The lowest contour, along the Sangamon River, is 682 feet msl. Slope between the highest and lowest contours is approximately 6%.

Parts of both proposed lots are located in the Special Flood Hazard Area, but the existing residence and the existing shed to be converted to a residence are both outside the SFHA.

The proposed subdivision is exempt from the Storm Water 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.

SOIL SUITABILITY FOR SEPTIC SYSTEMS

The report *Soil Potential Ratings for Septic Tank Absorption Fields, Champaign County, Illinois* (USDA Soil Conservation Service, 1979) established soil potential ratings as follows:

Very High Potential	Performance is above local standards; soil conditions are exceptionally favorable, installation costs are low, and there are no continuing soil limitations.
High Potential	Performance is at or above local standards; costs of measures for overcoming soil limitations are judged locally to be favorable in relation to the expected performance, and soil limitations continuing after corrective measures are installed do not detract appreciably from environmental quality.
Medium Potential	Performance is somewhat below local standards; costs of measures for overcoming soil limitations are high; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality.
Low Potential	Performance is significantly below local standards; measures required to overcome soil limitations are very costly; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality.
Very Low Potential	Performance 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 proposed lots consist of Senachwine silt loam (618E2 – formerly Miami silt loam 27E2), which has a “Medium” soil potential rating class; Birkbeck silt loam (233B) which has a “High” soil potential rating class; Russell silt loam (322C2), which has a “High” soil potential rating class; Sawmill silty clay loam (3107A – formerly Colo 402), which has a “Very Low” soil potential rating class; and Rossburg silt loam (3473A – formerly Ross 73), which has a “Very Low” soil potential rating class.

The CCSWCD Natural Resource Report received June 3, 2019 states, “Special attention should be paid to any sanitation placed on the property. The Champaign County Health Department should be contacted for best septic design.” The Plat and Subsidiary Drainage Plan were sent to the Health Department by P&Z Staff on July 17, 2019 for review. In an email received July 23, 2019, Michael Flanagan, Environmental Program Coordinator for the Health Department, stated that a review from his office is not required because the proposed lots are over 5 acres in size (see Attachment J).

A Soil Evaluation Report was prepared by Robert McLeese, ISCA Certified Professional Soil Classifier, and was received on June 4, 2019 – see Attachment F. Mr. McLeese reviewed soils from three borings located south of the shed in proposed Lot 1. Soils were found to be well drained to moderately well drained, with a seasonal high water table depth of 54 inches.

ATTACHMENTS

- A Subdivision Case Maps (Location, Land Use, Zoning)
- B Final Plat for Foster Subdivision received June 3, 2019
- C Preliminary Assessment of Compliance with Minimum Subdivision Standards
- D Subsidiary Drainage Plat received June 7, 2019
- E Natural Resources Report from Champaign County Soil and Water Conservation District received June 28, 2019
- F Soil Evaluation Report by Robert McLeese, ISCA Certified Professional Soil Classifier, on June 4, 2019
- G Map: Existing and proposed lots utilizing shared access drive, created by P&Z Staff on July 29, 2019
- H Easement Agreement from Recorder of Deeds Book 853 Page 356 recorded July 26, 1967
- I Site photos of access driveway taken October 13, 2018
- J Email from Michael Flanagan received July 23, 2019
- K Draft Findings for Waivers of Final Plat Requirements

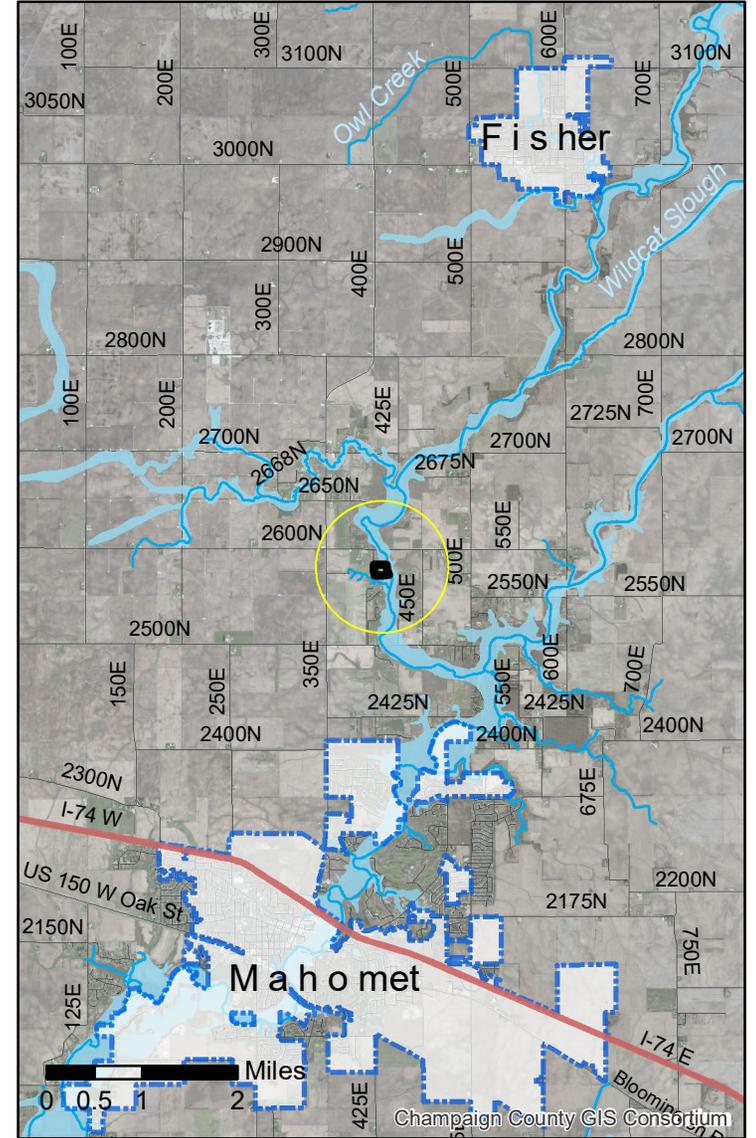
Location Map

Case 202-19
August 8, 2019

Subject Property



Property location in Champaign County



Legend

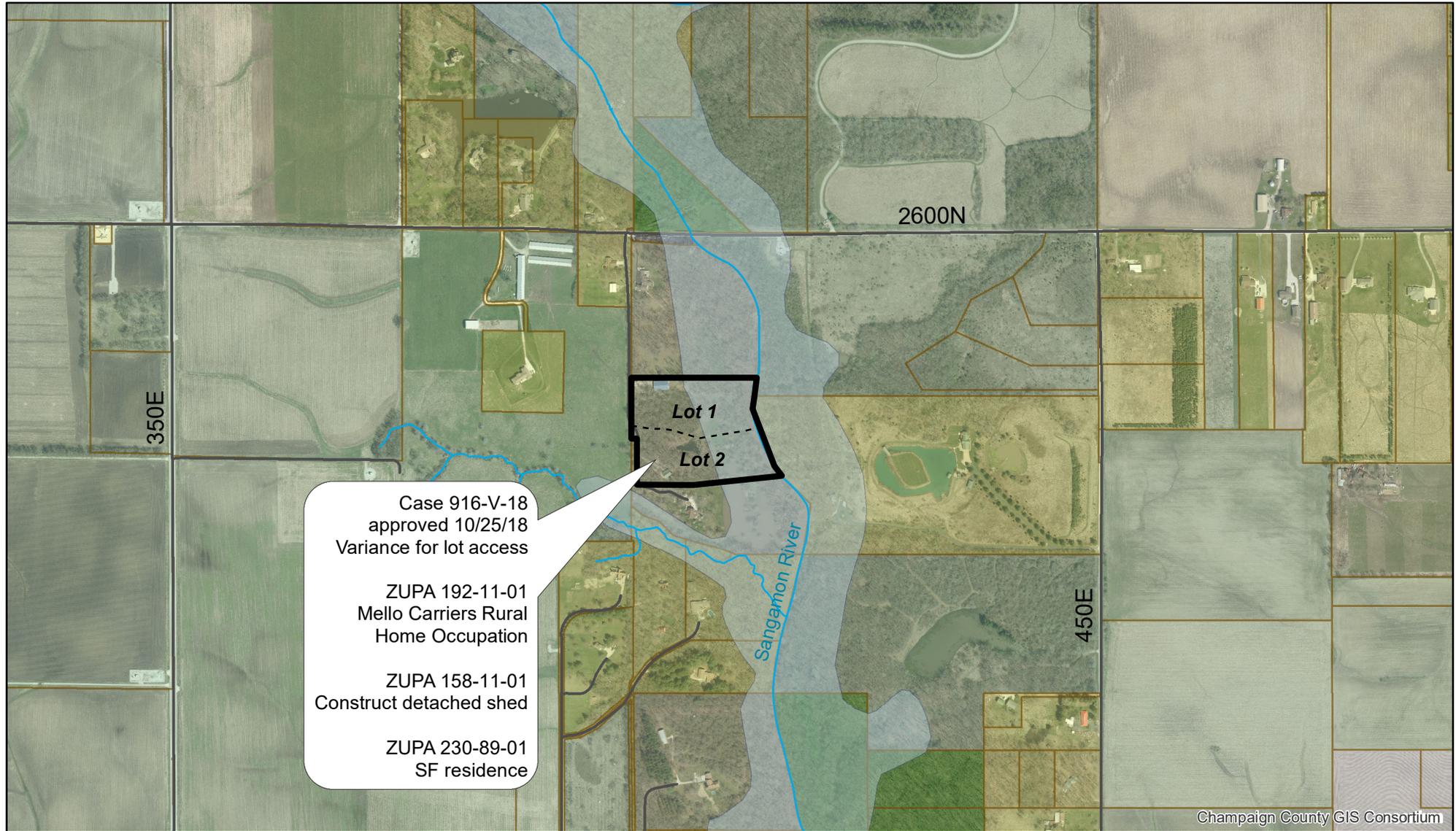
-  Subject Property
-  Municipal Boundary
-  Parcels
-  Streets
-  Stream
-  FEMA Flood Hazard Area



Champaign County
Department of
**PLANNING &
ZONING**

Land Use Map

Case 202-19
August 8, 2019



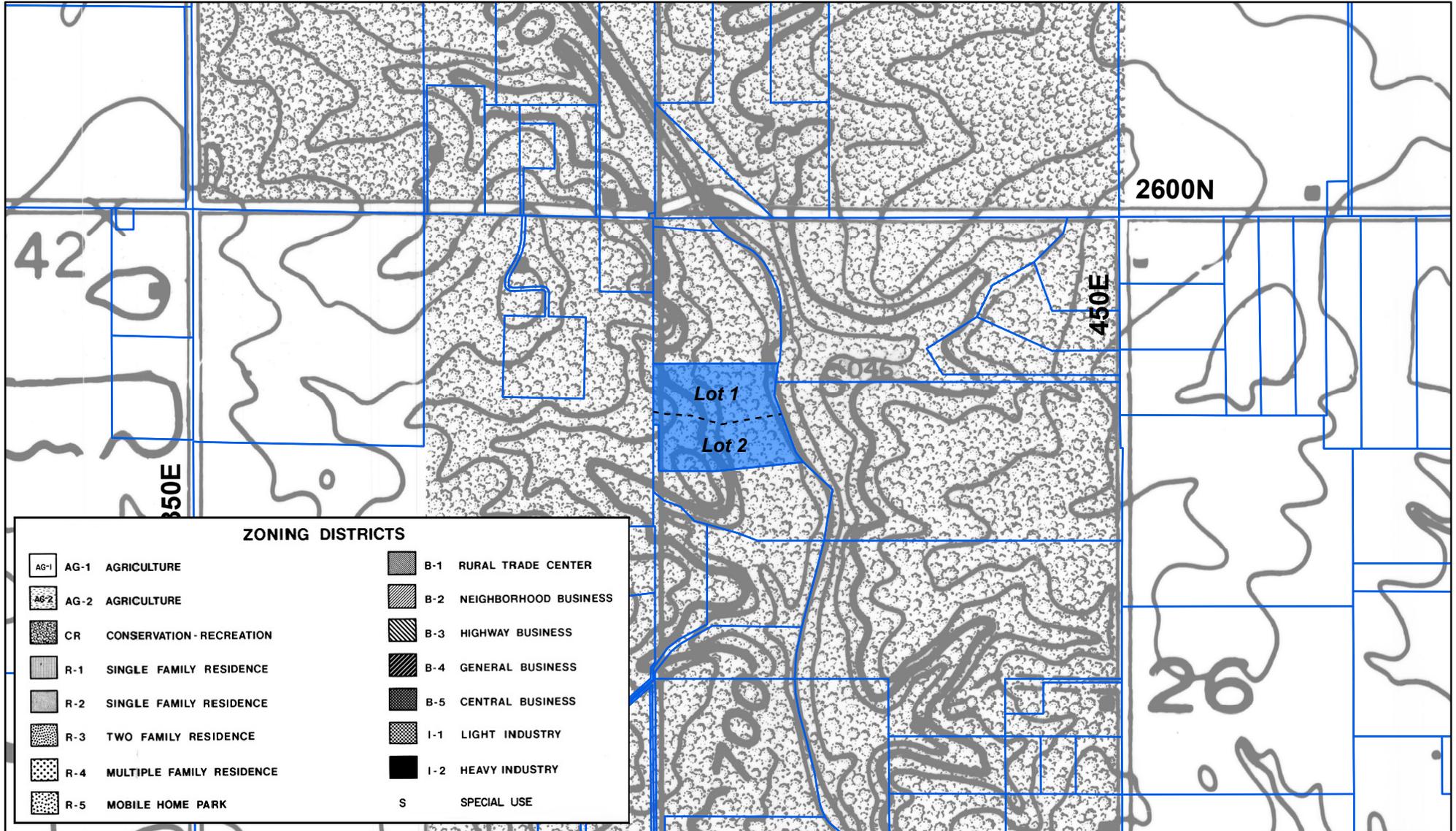
Legend

- | | | | |
|-----------------------------|------------------------|-----------------|--------------------|
| Subject Property | Stream | Ag/Residential | Residential |
| Proposed lot split (approx) | FEMA Flood Hazard Area | Agriculture | Undeveloped non-ag |
| Parcels | Streets | Forest Preserve | |



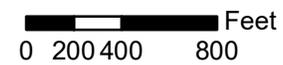
Zoning Map

Case 202-19
August 8, 2019



Legend

- Subject Property
- Proposed lot split (approx)
- Parcels



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

Case 202-19 Foster Subdivision

August 1, 2019

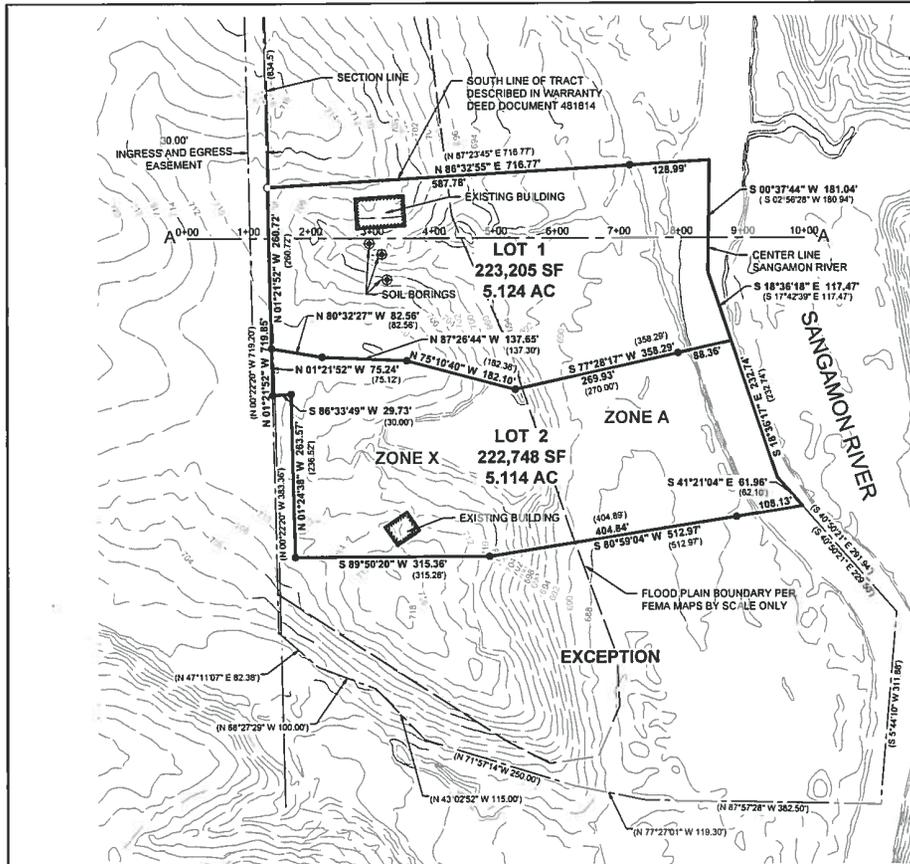
Standard	Preliminary Assessment ¹
SUITABILITY STANDARDS (Section 6.1.5 a.)	
1) No part of a minimum required LOT AREA ² shall be located on the following soils: Ross silt loam soil (No. 3473A), Ambraw silty clay loam soil (No. 3302A), Peotone silty clay loam soil (No. 330A), or Colo silty clay loam soil (3107A)	APPEARS TO CONFORM. The <i>Champaign County Soil Survey</i> indicates the proposed lots contain five soil types: Senachwine silt loam (618E2), Birkbeck silt loam (233B), Russell silt loam (322C2), Sawmill silty clay loam (3107A – formerly Colo 402), and Rossburg silt loam (3473A – formerly Ross 73). It is possible to create a minimum lot area of 1 acre outside of the 3473A and 3107A soil types on both proposed lots.
2) No part of a minimum required LOT AREA ² shall contain an EASEMENT for an interstate pipeline	APPEARS TO CONFORM. No pipeline is included in the area proposed for subdivision.
3) No part of a minimum required LOT AREA ² shall be within a runway primary surface or runway clear zone	APPEARS TO CONFORM. No runway is known to be in the vicinity of the subject property.
4) Prior to the commencement of any change in elevation of the land, no part of a minimum required LOT AREA ² shall be located more than one foot below the BASE FLOOD ELEVATION (BFE).	APPEARS TO CONFORM. The proposed lots are located within the Special Flood Hazard Area, per FEMA FIRM Panels 17019C0150D and 17019C0275D, both with an effective date of October 2, 2013. The BFE found approximately 550 feet north of the north property line is 696.8 feet mean sea level, and the lowest 2008 contour (the most recent available from CCGIS data) within the minimum required 1 acre lot area is 698 feet msl.
5) When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed LOT must be the most suitable soils on the larger tract from which the SUBDIVISION is proposed.	APPEARS TO CONFORM. This subdivision is for one existing and one proposed residence. The proposed lots consist of Senachwine silt loam (618E2 – formerly Miami silt loam 27E2), which has a “Medium” soil potential rating class; Birkbeck silt loam (233B) which has a “High” soil potential rating class; Russell silt loam (322C2), which has a “High” soil potential rating class; Sawmill silty clay loam (3107A – formerly Colo 402), which has a “Very Low” soil potential rating class; and Rossburg silt loam (3473A – formerly Ross 73), which has a “Very Low” soil potential rating class.
6) The amount of farmland with a Land Evaluation score of 91 or greater that is occupied by each LOT must be minimized as much as possible.	APPEARS TO CONFORM. The average LE score of the entire subject property is 82. There is no farmland in production on either proposed lot. Senachwine silt loam (618E2 – formerly Miami silt loam 27E2) has a relative LE score of 76; Birkbeck silt loam (233B) has a relative LE score of 85; Russell silt loam (322C2) has a relative LE score of 75; Sawmill silty clay loam (3107A – formerly Colo 402) has a relative LE score of 87; and Rossburg silt loam (3473A – formerly Ross 73) has a relative LE score of 83.

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

Case 202-19 Foster Subdivision

August 1, 2019

Standard	Preliminary Assessment ¹
7) A minimum required LOT AREA ² for any LOT must have positive surface drainage with no significant identifiable area of likely stormwater ponding and provided that any portion of any LOT that is likely to experience ponding of stormwater is noted on the FINAL PLAT.	APPEARS TO CONFORM. This subdivision is for one existing residence and one proposed residence. Minimum topographic information has been provided and appears to indicate conformance.
<i>CONTINUED ON NEXT PAGE</i>	
8) Possible driveway locations on each LOT must comply with the Minimum Stopping Sight Distance standards based on lawful speed limits at that location.	APPEARS TO CONFORM. This subdivision is for one existing residence and one proposed residence. No proposed driveway location was provided with the subdivision application because there is an existing easement for access to the lots.
AGRICULTURAL COMPATIBILITY STANDARDS (Section 6.1.5 b.)	
1) Possible driveway locations on each LOT must be limited such that driveway entrances to existing public STREETS are centralized as much as possible consistent with good engineering practice.	APPEARS TO CONFORM. This subdivision is for one existing residence and one proposed residence. There is an existing easement for access to the proposed lots that is also shared by two other residences. A variance was approved for lot access on October 25, 2018.
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"> i. adjacent farmland that is under different OWNERSHIP at the time of SUBDIVISION; and ii. adjacent public parks, natural areas, or nature preserves 	APPEARS TO CONFORM. The proposed lots are located at least 500 feet from farmland under different ownership. There are no public parks, natural areas, or nature preserves adjacent to the subject property.
3) The SUBDIVISION LOT arrangement must minimize the perimeter of the SUBDIVISION that borders adjacent agriculture and must be located next to adjacent residential LOTS whenever possible.	APPEARS TO CONFORM. This subdivision is for one existing residence and one proposed residence. The proposed lots are not adjacent to agriculture.
Notes <ul style="list-style-type: none"> 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). 	



**SUBSIDIARY DRAINAGE PLAT
FOSTER SUBDIVISION**
PART OF THE WEST HALF OF SECTION 26 AND
PART OF THE EAST HALF OF SECTION 27
TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS

OWNER / SUBDIVIDER:
Duane & Teresa Foster
401B County Road 2600 North
Mahomet, IL 61853

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



PRESENTED FOR RECORDING BY:

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

DRAINAGE STATEMENT

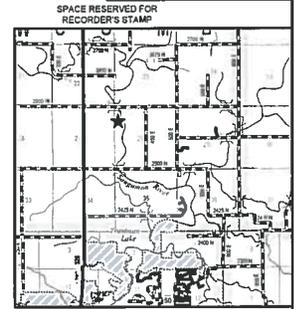
To the best of our knowledge and belief, reasonable provisions have been made for the collection and diversion of surface waters into public areas or drains which the Subdivider has the right to use and such surface waters are planned for in accordance with generally accepted engineering practices so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

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



Owner's or Attorney's Signature

Owner's or Attorney's Signature



VICINITY MAP

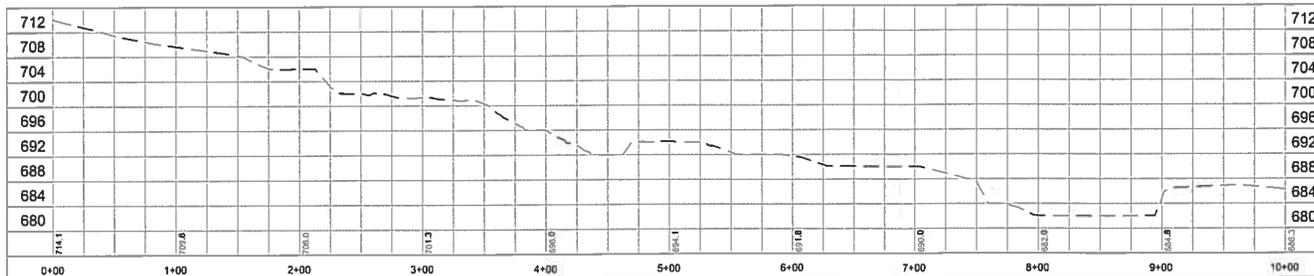
LEGEND

	PROPERTY BOUNDARY LINE
	SECTION LINE
	EXISTING EASEMENT
	FLOOD PLAIN BOUNDARY
	FOUND IRON ROD OR PIPE
	FOUND MAG NAIL
	SET 1/2"x3/4" IRON ROD WITH "MSA" CAP
23.90'	BOUNDARY DIMENSION
23.90'	MEASURED DIMENSION
(23.90)	DIMENSION OF RECORD

RECEIVED

JUN 07 2019

CHAMPAIGN CO. P & Z DEPARTMENT



SECTION A-A

FLOOD ZONE CLASSIFICATION

The surveyed tract is located in Zone X and Zone A, Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood as shown on the Emergency Management Agency (EMA) Flood Map Service Center map number FT18AC01800 and FT18AC02780 both with an effective date of October 2, 2015.

SURVEYOR'S NOTES

- Field work for this plat of survey was completed on 3-5-19.
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- 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 85. Contours provided by Champaign County GIS Consortium.

PROJECT NO.	PROJECT NO.	SCALE AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE		DRAWN BY	INT.			
FIG.		CHECKED BY	INT.			
PLOT DATE: 6/7/19	G:\131\13801\138001\CADD\CDN\138001\Baremap.dwg					

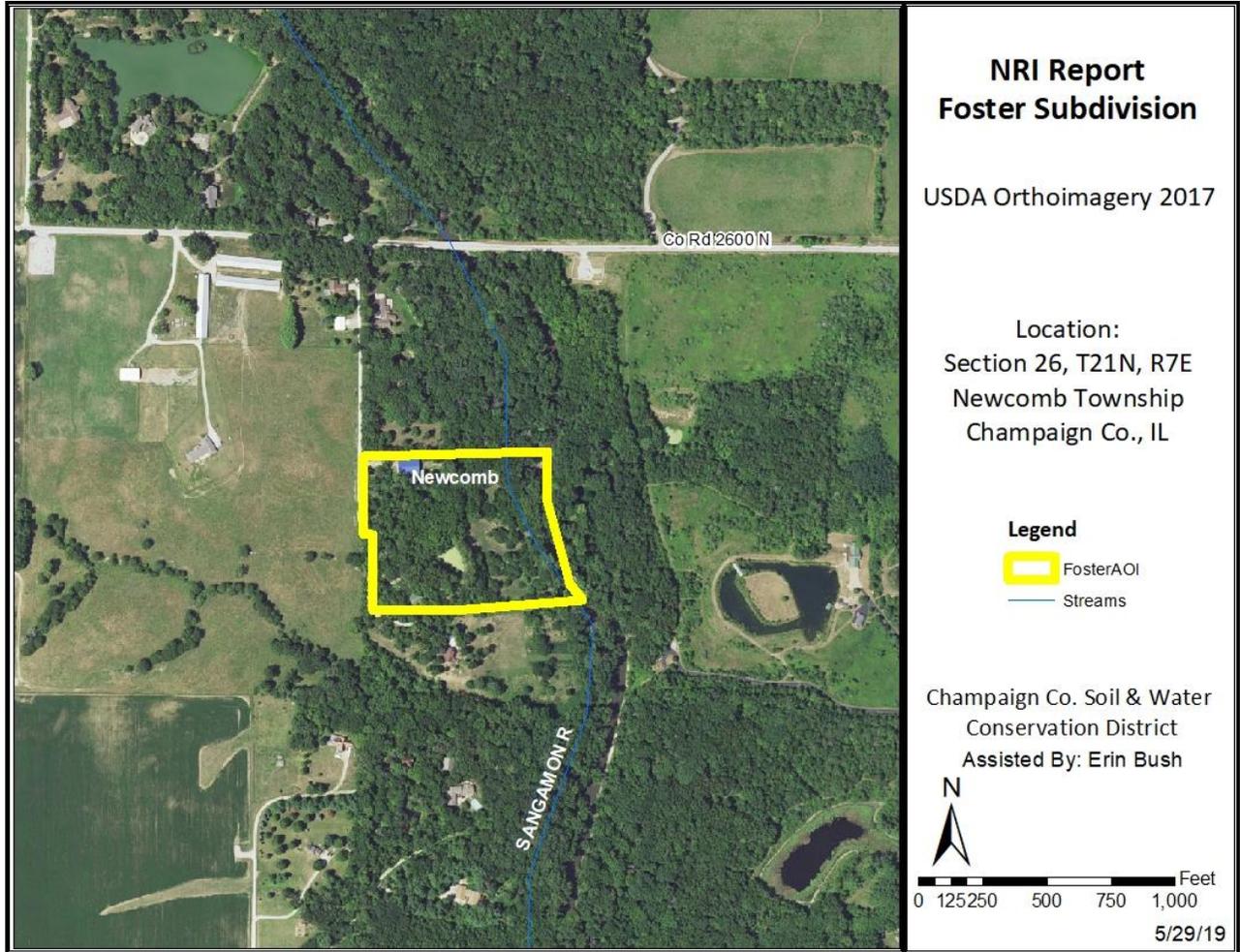


FOSTER PRELIMINARY/FINAL PLAT
DUANE FOSTER
CHAMPAIGN COUNTY, ILLINOIS

SUBSIDIARY DRAINAGE PLAT

PLAT NO.
1338001
SHEET
1 OF 1

JUNE 14, 2019



NATURAL RESOURCE INFORMATION (NRI)

RECEIVED

JUN 28, 2019
CHAMPAIGN COUNTY
PLANNING & ZONING

REPORT 22.02

PETITIONER: DUANE FOSTER

PREPARED BY: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

2110 W PARK CT, STE C, CHAMPAIGN, IL 61821
(217) 352-3536 EXT 3 | WWW.CCSWCD.COM

Champaign County Soil and Water Conservation District Natural Resource Information Report (NRI)
--

Date District Board Reviewed Application	26 June 2019
Applicant's Name	Duane Foster
Contact Person	David Atchley
Size of Subject Property	10.2 acres
Present Zoning	CR – Conservation Recreation
Proposed Zoning	Residential
Present Land Use	CR – Conservation Recreation
Proposed Land Use	Residential

<i>Copies of this report or notification of the proposed land-use change were provided to:</i>	<i>Yes</i>	<i>No</i>
The Applicant	x	
The Contact Person	x	
The Local/Township Planning Commission	n/a	n/a
The Village/City/County Planning & Zoning Department	x	
The Champaign County Soil & Water Conservation District Files	x	

Report Prepared By: Erin Bush, Resource Conservationist

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Forward

Soil and Water Conservation Districts are required to prepare Natural Resource Information (NRI) Reports under the Illinois Soil and Water Conservation Act of 1977, Illinois Revised Statutes, Chapter Five.

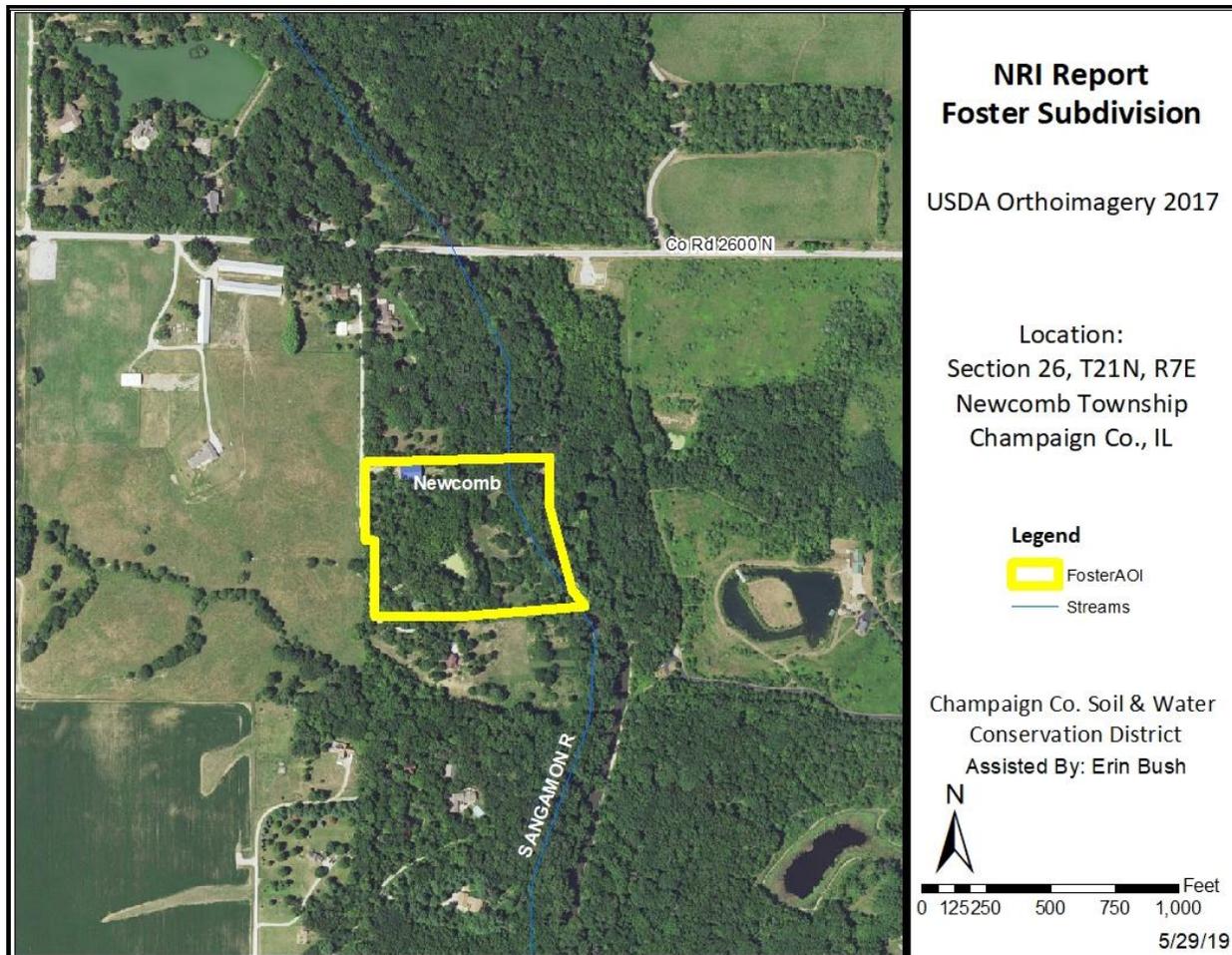
Section 22.02a The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning, ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from municipality's or county's zoning ordinance or who proposes to sub-divide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than thirty days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action. Added by Act approved December 3, 1971.

This report provides technical data necessary to evaluate the natural resources of a specific area and the impacts or limitations associated with the proposed land use change. The report is limited to information researched by the Champaign County Soil and Water Conservation District staff. (Technical information is obtained from several different sources and may be subject to modification based on detailed site investigations or new technical information.) The information gathered in this report comes from several key reference materials and are cited throughout this report and listed in the Reference section. Any questions on the information contained in this report can be directed to:

Champaign County Soil and Water Conservation District
2110 W. Park Court, Suite C
Champaign, IL 61821
Phone 217-352-3536 ext. 3

Subject Property Location

Location Map for Natural Resources Information Report for Foster Subdivision. The property is located in the NW ¼ of Section 26, Township 21N, Range 7E in Champaign County, Illinois.



Summary and Concerns of the Board

The Champaign County Soil and Water Conservation District has reviewed the proposed land use change and has the following concerns relevant to the impact on the area's natural resources.

1. Special attention should be paid to any sanitation facilities and/or onsite wastewater treatment and disposal system placed on the property due. The Champaign County Health Department must approve any onsite wastewater treatment and disposal (septic) system. See pages 8-9.
2. Approximately a third of the subject property area is considered hydric. Hydric soils are problematic for dwellings, buildings, agricultural use, and more. See pages 11-12.
3. The subject property is not located in a drainage district. Please contact township (Newcomb) officials or road commissioner for drainage questions or concerns.
4. The average Land Evaluation (LE) score for this site is: 82. See pages 14-15.
5. Approximately half of the subject property area is located in the floodplain. It is recommended that structures are not developed in the floodplain or where waters could rise and affect buildings. See page 17.
6. The Sangamon River INAI Site is in the vicinity of the subject property. Special care should be taken in order to not disturb this site. See pages 19-21.

Soil Information

The soil information comes from the United States Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) Soil Survey of Champaign County. This information is important to all parties involved in determining the suitability of the proposed land use change. Each polygon is given a number with letters, which represents its soil type, slope, flooding, etc., and is then called a map unit. Each soil map unit has limitations for a variety of land uses, which are explained using interpretations.

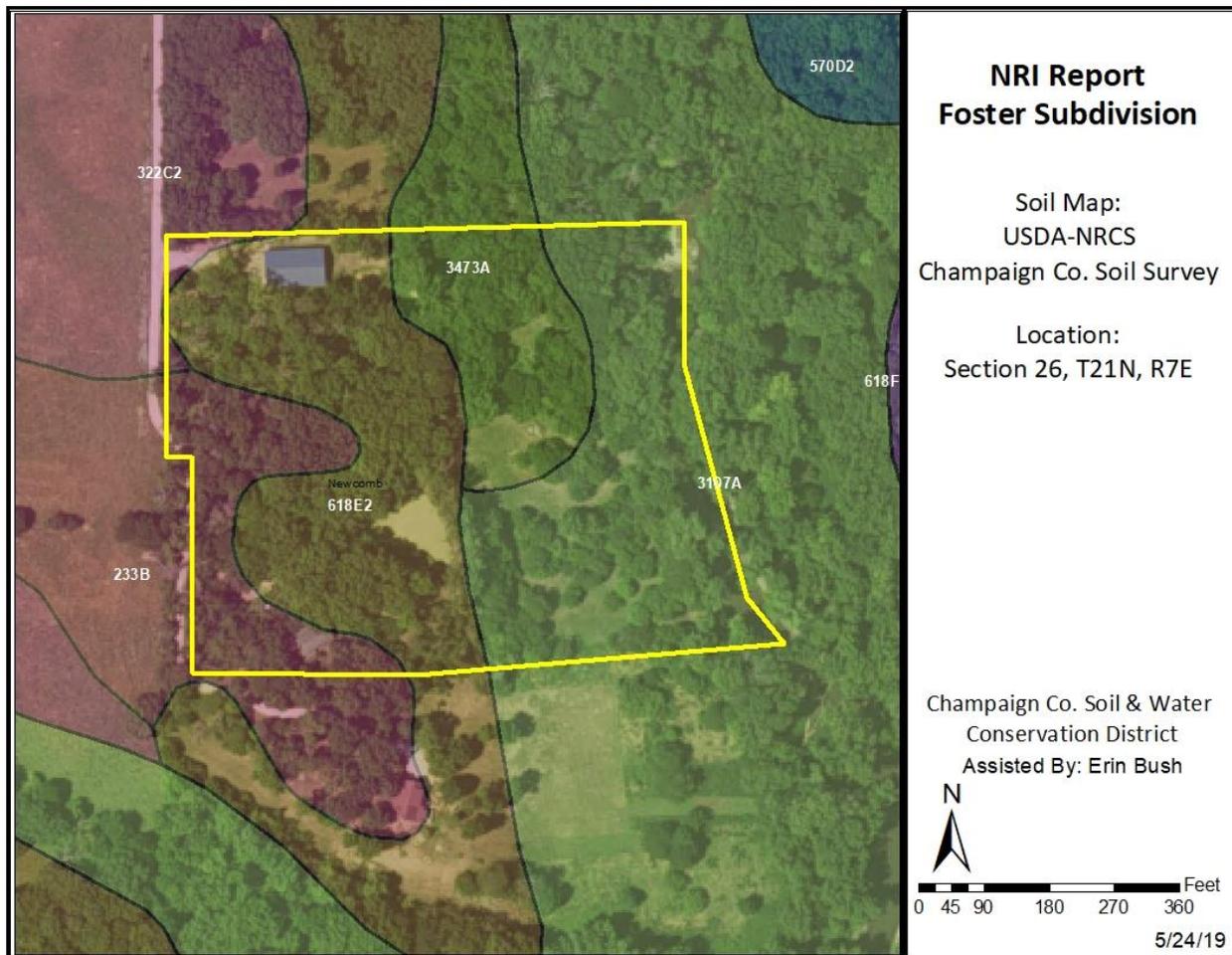


Table 1. Soil map unit descriptions.

Map Unit Symbol	Description	Acres	Percent of Area
618E2	Senachwine silt loam, 18-25% slopes, eroded	3.5	34.3%
3107A	Sawmill silty clay loam, 0-2% slopes, frequently flooded	3.5	34.3%
3473A	Rosburg silt loam, 0-2% slopes, frequently flooded	1.5	14.7%
233B	Birbeck silt loam, 2-5% slopes	1.5	14.7%
322C2	Russell silt loam, Bloomington Ridged Plain, 5-10% slopes, eroded	0.2	2%

Introduction to Soil Interpretations

Non-agricultural soil interpretations are ratings that help engineers, planners, and others understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Other features may need treatment to overcome soil limitations for a specific purpose.

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. However, most of these practices are costly. The final decision in selecting a site for a land use generally involves weighing the costs for site preparation and maintenance.

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common type of building limitation this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Organic soils, when present on the subject property, are referenced in the hydric soils section of the report.

The area of development 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 needs to be established as soon as possible.

Limitation Ratings

1. *Not limited*- This soil has favorable properties for the intended use. The degree of limitation is minor and easy to overcome. Those involved can expect good performance and low maintenance.
2. *Somewhat limited*- This soil has moderately favorable properties for the intended use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated "*not limited*."
3. *Very limited*- This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonally high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

Soil Interpretations

Sanitary Facilities

The table below shows the degree and kind of soil limitations that affect septic tank absorption fields and sewage lagoons.

Septic Tank Absorption Fields: Areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are based on soil properties, site features, and observed performance of the soils. Permeability, high water table, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Large stones and bedrock or a cemented pan interfere with installation. Unsatisfactory performance of septic tank absorption fields, including excessively slow absorption of effluent, surfacing of effluent, and hillside seepage can affect public health. There must be unsaturated soil material beneath the absorption field to filter the effluent effectively.

Table 2. Septic tank absorption fields.

Map Unit Symbol	Septic Tank Absorption Fields	Acres	Percent of Area
618E2	Very limited: slope, slow water movement	3.5	34.3%
3107A	Very limited: flooding, ponding, depth to saturated zone	3.5	34.3%
3473A	Very limited: flooding, seepage (bottom layer)	1.5	14.7%
233B	Very limited: depth to saturated zone, slow water movement	1.5	14.7%
322C2	Very limited: slow water movement	0.2	2%

For the subject property: 100% of the soils on the property are very limited for the use of septic tank absorption fields and special design is required for any septic tank absorption field.

Building Site Development

The table below shows the degree and the kind of soil limitations that affect dwellings with or without basements and small commercial buildings.

Dwellings and Small Commercial Buildings: Structures built on a shallow foundation on undisturbed soil that are three stories or less. The ratings are based on soil properties, site features, and observed performance of the soils. High water table, depth to bedrock or to a cemented pan, large stones, slope, and flooding effect the ease of excavation, construction, and maintenance.

Table 3. Dwellings and small commercial buildings limitations.

Map Unit Symbol	Dwellings with Basements	Dwellings without Basements	Small Commercial Buildings	Acres	Percent of Area
618E2	Very limited: slope	Very limited: slope	Very limited: slope	3.5	34.3%
3107A	Very limited: ponding, flooding, depth to saturated zone	Very limited: ponding, flooding, depth to saturated zone	Very limited: ponding, flooding, depth to saturated zone	3.5	34.3%
3473A	Very limited: flooding	Very limited: flooding	Very limited: flooding	1.5	14.7%
233B	Very limited: depth to saturated zone	Somewhat limited: shrink-swell	Somewhat limited: shrink-swell	1.5	14.7%
322C2	Somewhat limited: shrink-swell	Somewhat limited: shrink-swell	Very limited: slope, depth to saturated zone	0.2	2%

Soil Water (Wetness) Features

This section gives estimates of various soil water (wetness) features that should be taken into consideration when reviewing engineering for a land use project.

Hydrologic Soil Groups (HSGs): The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- Group A: Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- Group B: Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- Group C: Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- Group D: Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: if a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D) the first letter is for drained areas and the second is for undrained areas.

Surface Runoff: Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate, and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from the irregularities in the ground surface is minimal). The classes are: negligible, very low, low, medium, high, and very high.

Water Table: Refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles, called redoximorphic features) in the soil. Note: a saturated zone that lasts for less than a month is not considered a water table.

Ponding: Refers to standing water in a closed depression and the data indicates duration and frequency of ponding.

- Duration: expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- Frequency: expressed as *none* (ponding is not possible), *rare* (unlikely but possible under unusual weather conditions), *occasional* (occurs, on average, once or less in 2 years), *frequent* (occurs, on average, more than once in 2 years).

Flooding: The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- Duration: Expressed as *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- Frequency: Expressed as *none* (flooding is not probable), *very rare* (very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year)), *rare* (unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year)), *occasional* (occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year)), and *very frequent* (likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year)).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 4. Soil water (wetness) features.

Map Unit Symbol	HSG	Surface Runoff	Depth to Water Table (ft)			Ponding		Flooding	
			Upper Limit	Lower Limit	Kind	Duration	Frequency	Duration	Frequency
618E2	C	High	-	-		-	None	-	None
3107A	B/D	-	0.0-1.0	6.0	Apparent	Brief	Frequent	Brief	Frequent
3473A	B	Low	-	-		-	None	Brief	Frequent
233B	C	Low	2.0-3.5	3.3-5.8	Perched	-	None	-	None
322C2	B	Medium	-	-		-	None	-	None

Hydric Soils

Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. Soil maps may not be small enough to show inclusions of hydric soils, so it is important to consult a soil scientist if building residential areas on hydric soils or soils with hydric inclusions.

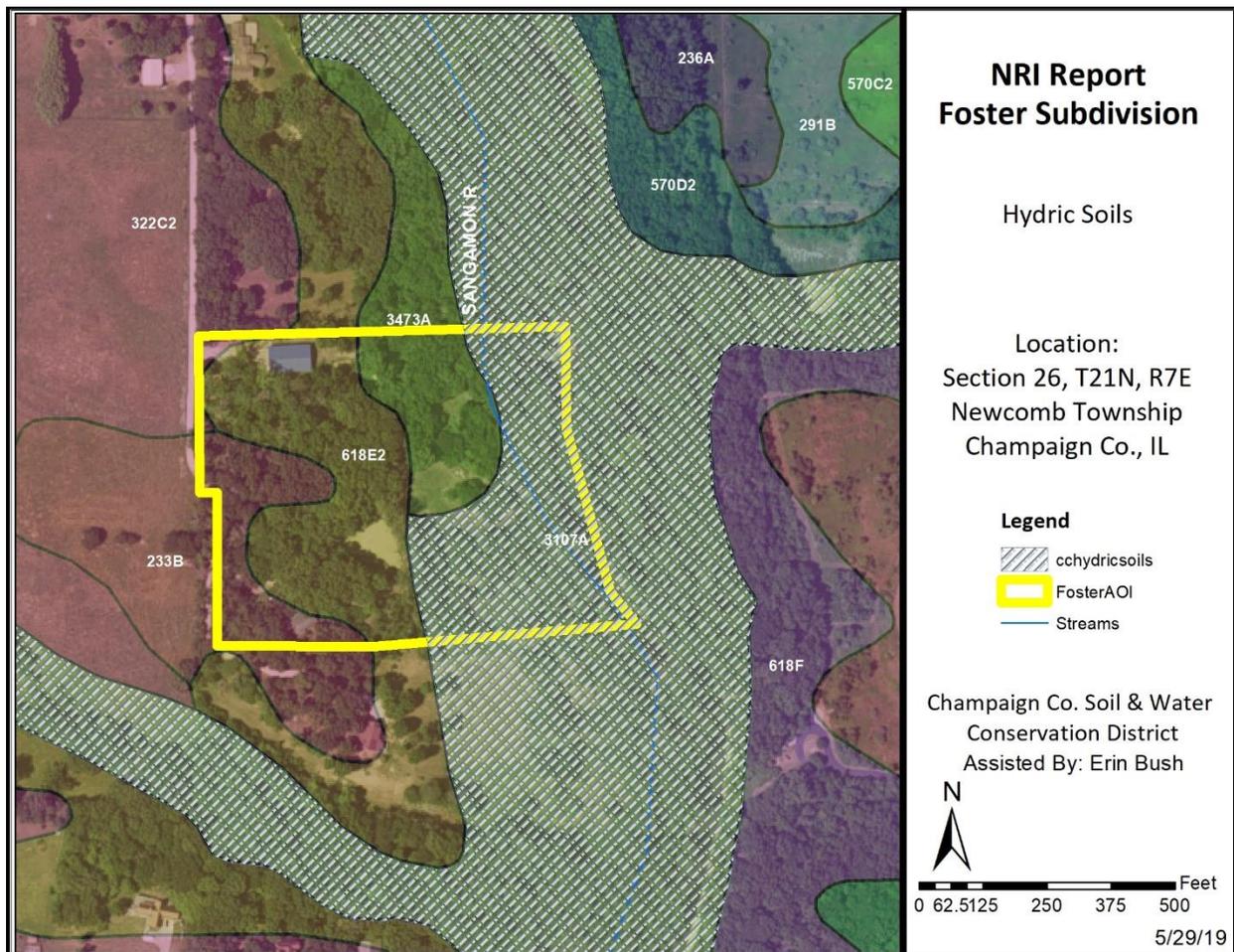
On most agricultural soils in the county that are poorly or somewhat poorly drained, subsurface agriculture drainage tile occurs. This expedites drainage but must be maintained and undisturbed so the soil does not return to its original hydrologic condition.

The Champaign County SWCD recommends the following for an intense land use, such as a subdivision:

1. A topographical survey with 1-foot contour intervals to define the flood area.
2. An intensive soil survey to define locations of hydric inclusions.
3. A drainage tile survey to locate tiles that must be preserved.

Table 5. Hydric soils.

Map Unit Symbol	Drainage Class	Hydric Designation	Acres	Percent of Area
618E2	Well drained	Non-hydric	3.5	34.3%
3107A	Poorly drained	Hydric	3.5	34.3%
3473A	Well drained	Non-hydric	1.5	14.7%
233B	Moderately well drained	Non-hydric	1.5	14.7%
322C2	Well drained	Non-hydric	0.2	2%
			Percent Hydric	34.3%



Soil Erosion and Sediment Control

Erosion is the wearing away of the soil by water, wind, and other forces and a soil’s erodibility is mainly determined by the following properties: soil texture, slope, soil structure, soil organic matter content. Soil erosion threatens the nation’s soil productivity and contributes to pollutants in waterways. Sediment entering creeks, rivers, and lakes degrade water quality and reduce capacity, which increases the risk of flooding and disrupts ecosystems. Sediment also carries other possible pollutants, such as chemicals and metals, by adhering to the sediment’s surface.

Erosion Control at Construction Sites

Construction sites can experience 20 to 200 tons/acre/year of soil loss, which is greater than other land uses, like agriculture, averaging 4-5 tons/acre/year. It is extremely important that the developer employ Best Management Practices, like the ones listed below, to help reduce soil erosion and protect water quality during and after construction.

- **Silt Fencing:** A woven geotextile fabric stretched across and attached to supporting posts used to intercept sediment-laden runoff from small drainage areas of disturbed soil. The purpose is to filter out sediment from runoff before it enters a water body.
- **Construction Road Stabilization:** The stabilization of temporary construction access routes, subdivision roads, on-site vehicle transportation routes, and construction parking areas with stone immediately after grading the area to reduce erosion.
- **Vegetative Cover:** One of the most important means to control runoff is to plant temporary vegetation around the perimeter of the construction site. This provides a natural buffer to filter sediment and chemicals. The CCSWCD recommends that temporary grass be planted (i.e. smooth brome grass, oats, cereal rye) to help protect soil from erosion during construction.

EPA Stormwater Pollution Prevention Plan (SWPPP) Reference Tool

EPA requires a plan to control storm water 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 to obtain NPDES permit coverage for their storm water discharges. More information at the following website: <http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>.

Table 6. Soil erosion potential.

Map Unit Symbol	Slope	Rating	Acres	Percent of Area
618E2	21%	Moderate	3.5	34.3%
3107A	0.5%	Slight	3.5	34.3%
3473A	1.1%	Slight	1.5	14.7%
233B	3.0%	Slight	1.5	14.7%
322C2	8%	Moderate	0.2	2%

Prime Farmland Soils

Prime farmland soils are an important resource to Champaign County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food and fiber. Urban or built-up land on prime farmland soils is not prime farmland.

Table 7. Prime farmland designation.

Soil Map Unit	Prime Designation	Acres	Percent of Area
618E2	Not prime farmland	3.5	34.3%
3107A	Prime farmland if drained or protected from flooding	3.5	34.3%
3473A	Prime farmland if protected from flooding	1.5	14.7%
233B	Prime farmland	1.5	14.7%
322C2	Farmland of importance	0.2	2%
Percent Prime Farmland			14.7%

The Land Evaluation and Site Assessment System

Decision-makers in Champaign County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESAs system was developed by the USDA-NRCS and takes into consideration local conditions, such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESAs system is a two-step procedure:

- Land Evaluation (LE) – the soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agricultural use. The best group is assigned a value of 100 and is based on data from the Champaign County Soil Survey. The Champaign County LE designates soils with a score of 91 to 100 as best prime farmland, as reported in Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils. Best Prime Farmland consists of:
 - a) Soils identified as agricultural value groups 1, 2, 3, and/or 4
 - b) Soils that, in combination on a subject site, have an average LE of 91 or higher
 - c) Any site that includes a significant amount (10% or more of the area proposed to be developed) of agriculture value groups 1, 2, 3, and/or 4
- Site Assessment (SA) – the site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives.

The Champaign County LESAs system is designed to provide officials with a systematic objective means to numerically rate a site in terms of its agricultural importance.

- To assist officials in evaluating the proposed conversion of farmland on a parcel or site in zoning cases that include farmland conversion to a non-agricultural land use.
- To assist in the review of state and federal projects for compliance with the Illinois Farmland Preservation Act and the Federal Farmland Protection Policy Act in terms of their impact on important farmland.

Note: A land evaluation (LE) score will be compiled for every project property, but a site assessment score is not applicable in most cases, making the full LESAs score unavailable.

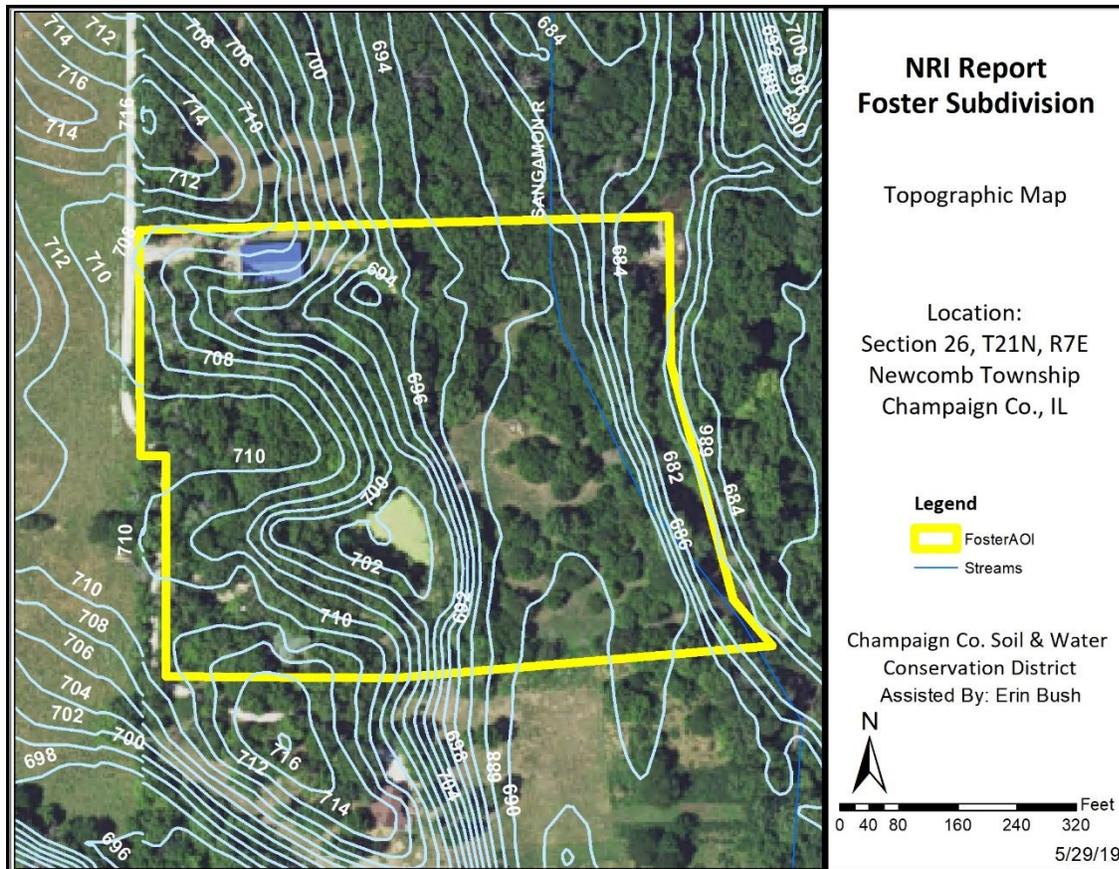
Table 8. Land Evaluation and Site Assessment System score.

Map Unit Symbol	Value Group	Relative Value	Acres	Product (Relative Value*Acres)
618E2	12	76	3.5	266
3107A	6	87	3.5	304.5
3473A	9	83	1.5	124.5
233B	7	85	1.5	127.5
322C2	13	75	0.2	15
Totals			10.2	837.5
LE Score		LE=837.5/10.2		LE = 82

For the subject property: the overall Land Evaluation (LE) score is 82.

Topographic Information

United States Geologic Survey (USGA) topographic maps give information on elevation, which are important mostly to determine slope, drainage direction, and watershed information. Elevation determines the area of impact of floods. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the subject property, possibly impacting surrounding natural resources.



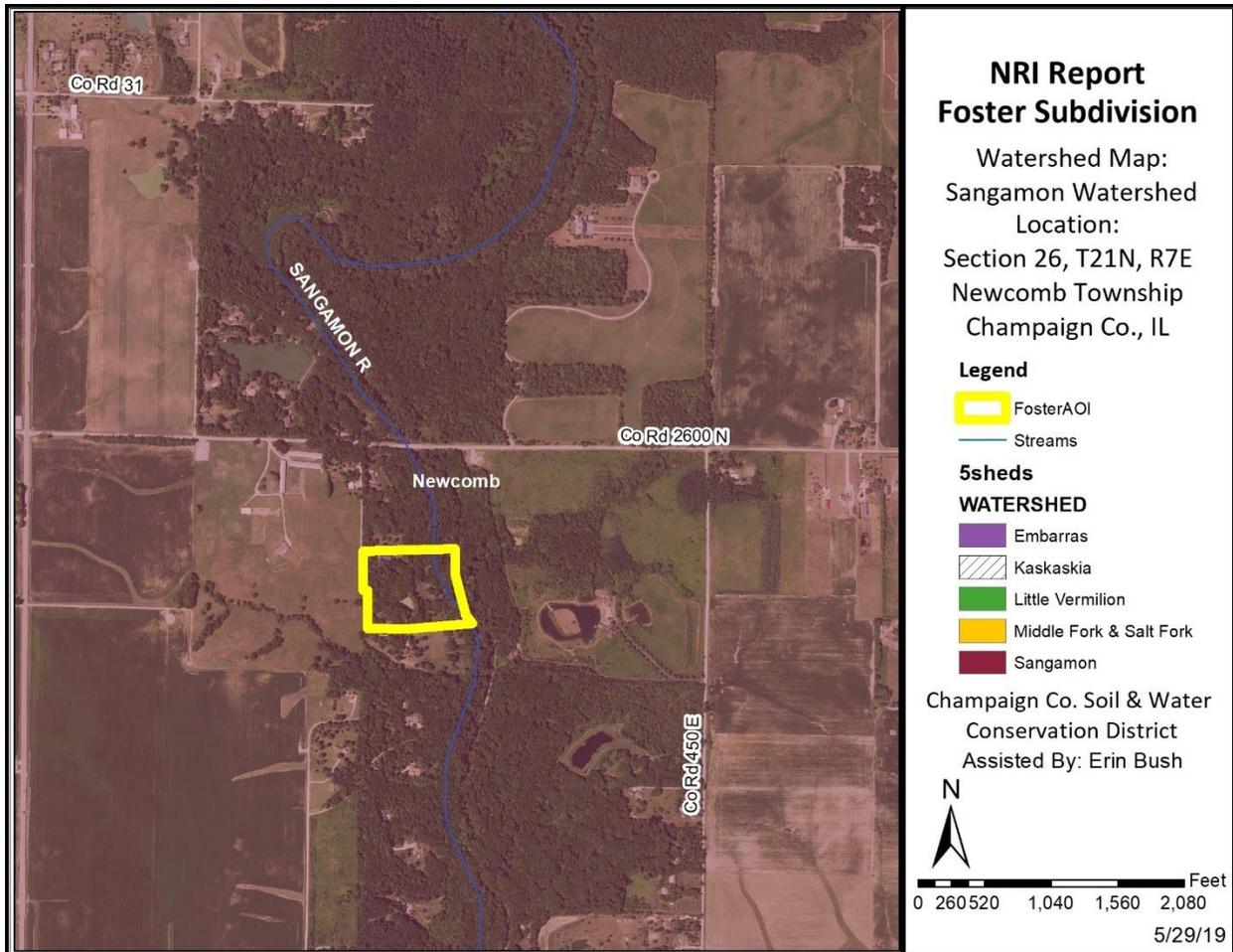
Watershed Information

Watershed information is given when land use is changed to a subdivision type of development on parcels greater than 10 acres. A watershed is an area of land that drains to an associated water resource, such as a wetland, river, or lake. Rainwater carries pollutants through watersheds, impacting natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and implications of their activities.

The following are recommendations to developers for protection of watersheds:

- Preserve open space
- Maintain wetlands as part of development
- Use natural water management
- Prevent soil from leaving construction sites
- Protect subsurface drainage
- Use native vegetation
- Retain natural features
- Mix housing and style types
- Decrease impervious surfaces
- Reduce area disturbed by mass grading
- Treat water where it falls

For the subject property: the property is located in the Sangamon River Watershed.



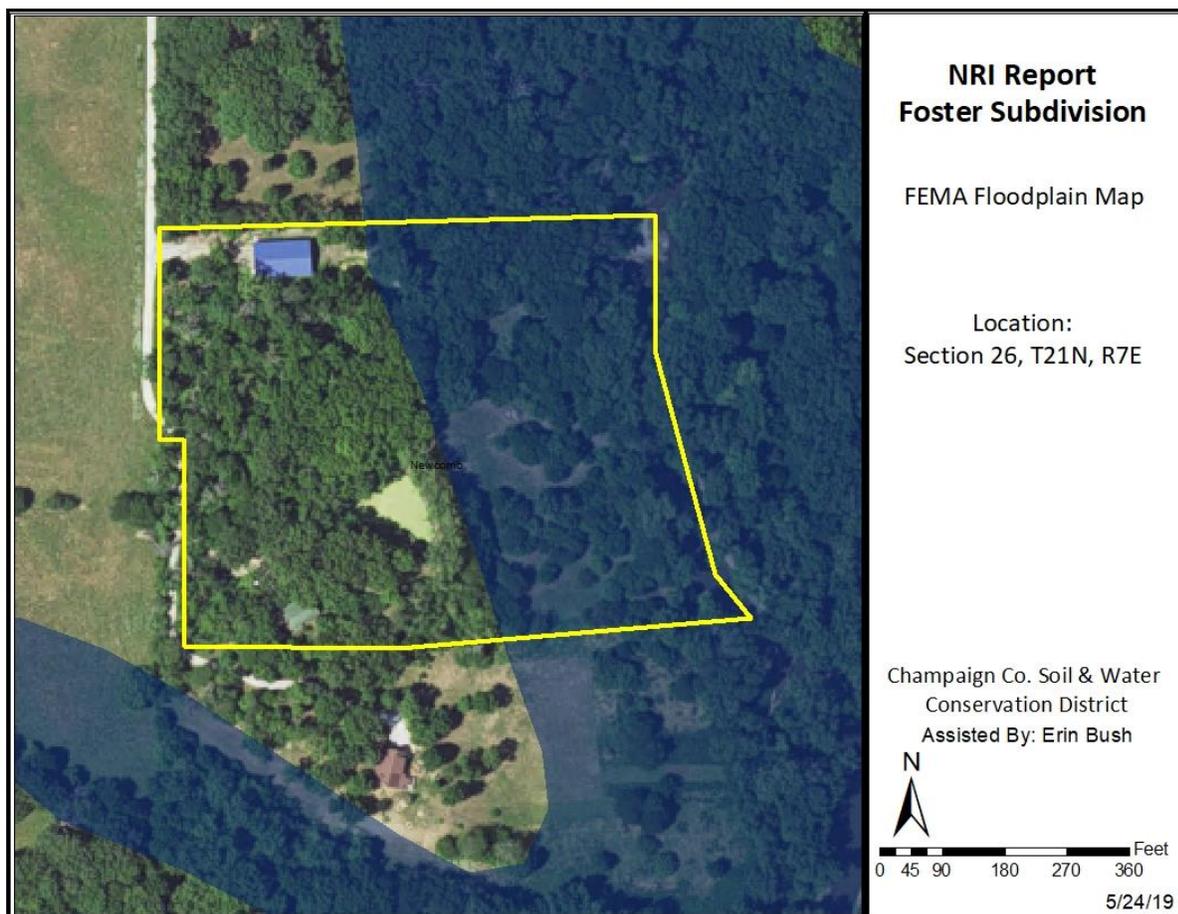
Floodplain and Wetland Information

Floodplain Information

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas that demand protection since they have water storage and conveyance functions that affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is dangerous to people and destructive to their properties. The following map can help developers and future homeowners to “sidestep” potential flooding or ponding problems. The Flood Insurance Rate Map (FIRM) was produced by the Federal Emergency Management Agency (FEMA) to define flood elevation adjacent to tributaries and major bodies of water that are superimposed onto a simplified USGS topographic map.

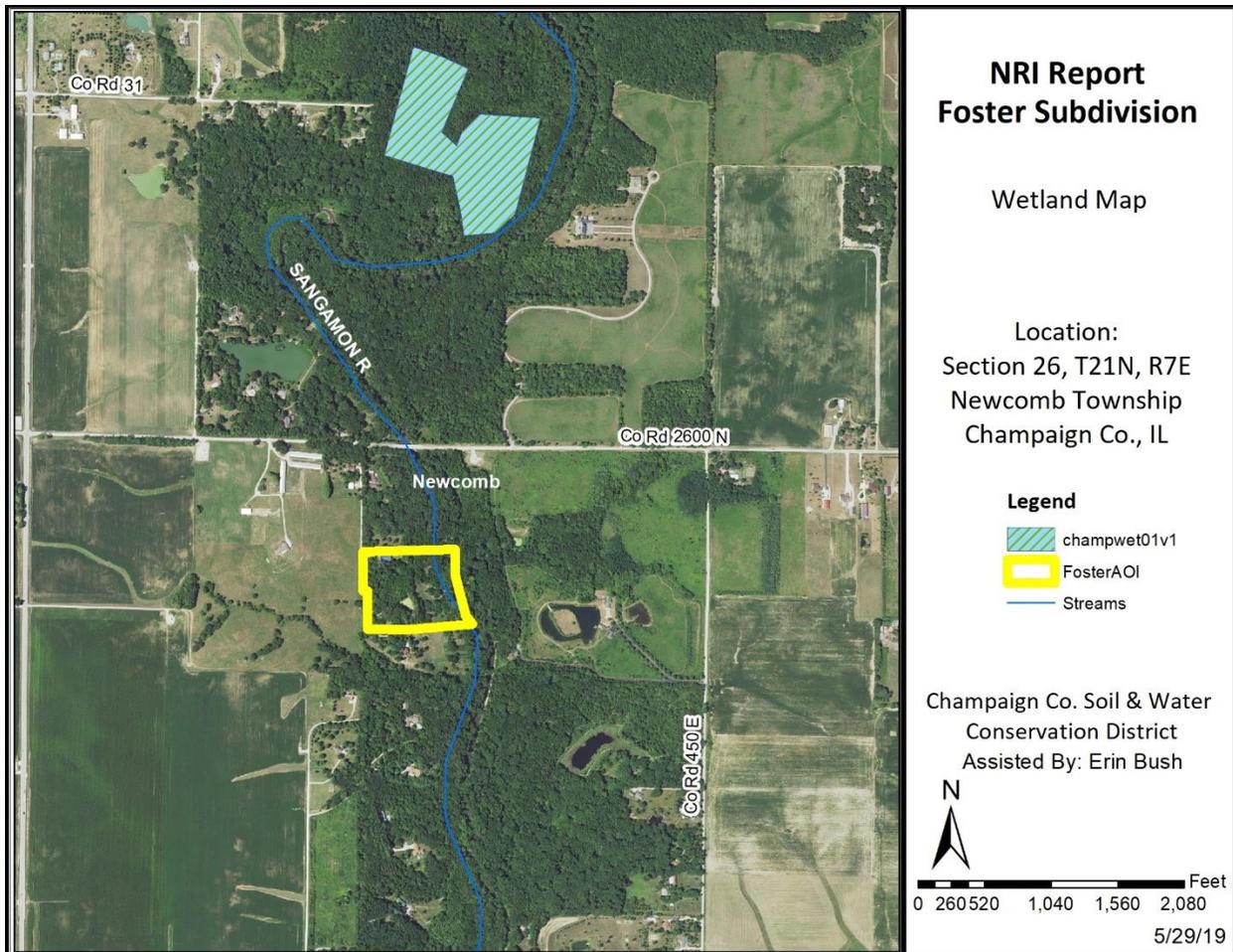
For the subject property: a large portion of the parcel in question lies in the floodplain. Special consideration to potential flooding is advised, such as not developing building sites in the floodplain.



Wetland Information

Wetlands function in many ways to provide numerous benefits to society and the environment, including flood control, cleanse water, recharge groundwater, and provide a wildlife habitat. However, approximately 95% of the wetlands that were historically present in Illinois have been destroyed. It is crucial that we take steps to conserve current wetlands and reestablish new wetlands where once destroyed. Wetland determinations are made by a certified NRCS staff.

For the subject property: a wetland is not present on the subject property.



Wetland and Floodplain Regulations

Please read the following if you are planning to do any work near a stream, lake, wetland, or floodway, including: dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, flood plain, or floodway subject to State or Federal regulatory jurisdiction.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way

encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy and adversely impact the public. Therefore, please contact the proper authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Regulatory Agencies:

- Wetlands or U.S. Waters: U.S. Army Corps of Engineers
- Floodplains: Illinois Department of Natural Resources/Office of Water Resources, Natural Resources Way, Springfield, IL
- Water Quality/Erosion Control: Illinois Environmental Protection Agency

Coordination: we recommend early coordination with the agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. This could reduce time required to process necessary approvals and reduce expense.

Cultural and Animal Resources

Cultural Resources

The most common cultural resources found during changes in land use are historical properties or non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are non-renewable because there is no way to grow a site to replace a disrupted site. Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all of the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains. Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth-moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency may require a Phase 1 Archaeological review to identify any cultural resources that may be on the site. The IHPA has not been contacted by the Champaign County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

Animal Resources

According to the Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act, state agencies or local units of government must consult Illinois Department of Natural Resources (IDNR) 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 and animals or for adversely modifying a Nature Preserve or a Land and Water Preserve. Home rule governments may delegate this responsibility through duly enacted ordinances to the parties seeking authorization or funding of the action.

Ecologically Sensitive Areas

Biodiversity is the sum of total of all the plants, animals, fungi, and microorganisms in the world, or in a particular area that make up the fabric of the Earth and allow it to function. Biodiversity must be protected, as it is diminishing, which weakens entire natural systems. It is intrinsically valuable for an ecosystem to be biologically diverse to sustain ecosystem health and support life.

As part of the Natural Resources Information Report, staff checks if any nature preserves are in the general vicinity of the subject property. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

For the subject property: as shown on the below EcoCAT, the Sangamon River INAI Site is in the vicinity of the property. Special care should be taken in order to not disturb this site.



Applicant: NRCS Champaign County Field Office
Contact: Taylor Shedd
Address: 2110 W. Park court suite C
Champaign , IL 61821

IDNR Project Number: 1911379
Date: 05/29/2019

Project: CCSWCD NRI
Address: CHAMPAIGN COUNTY, CHAMPAIGN

Description: CCSWCD NRI

Natural Resource Review Results

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

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Sangamon River INAI Site

Location

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

County: Champaign

Township, Range, Section:

21N, 7E, 26

21N, 7E, 27



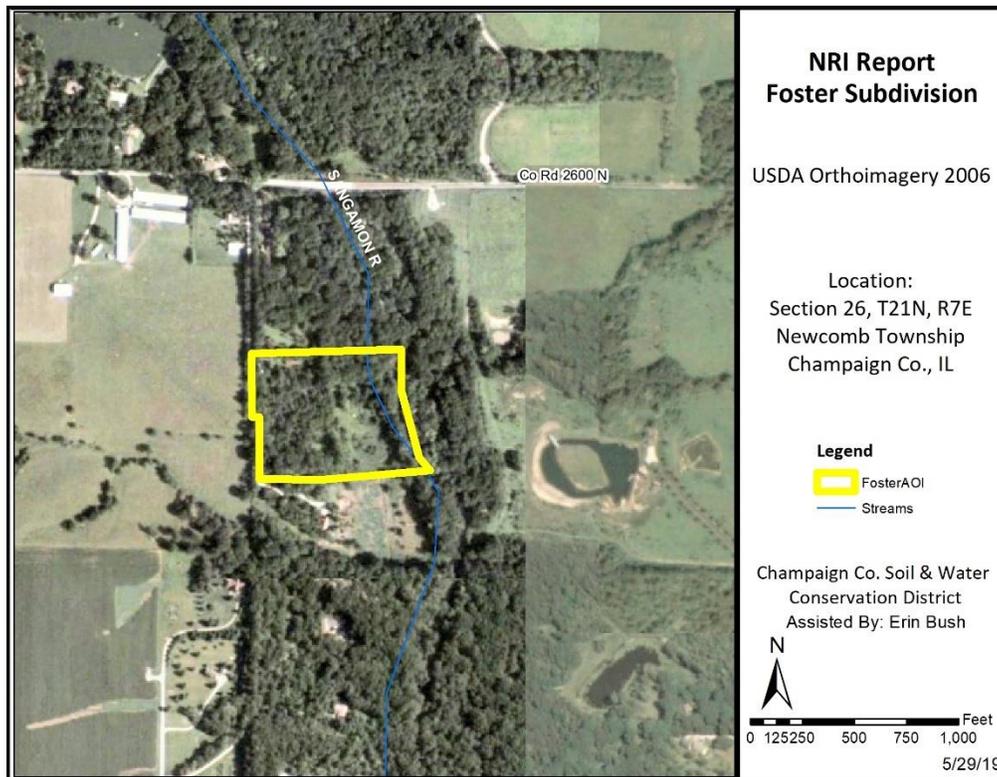
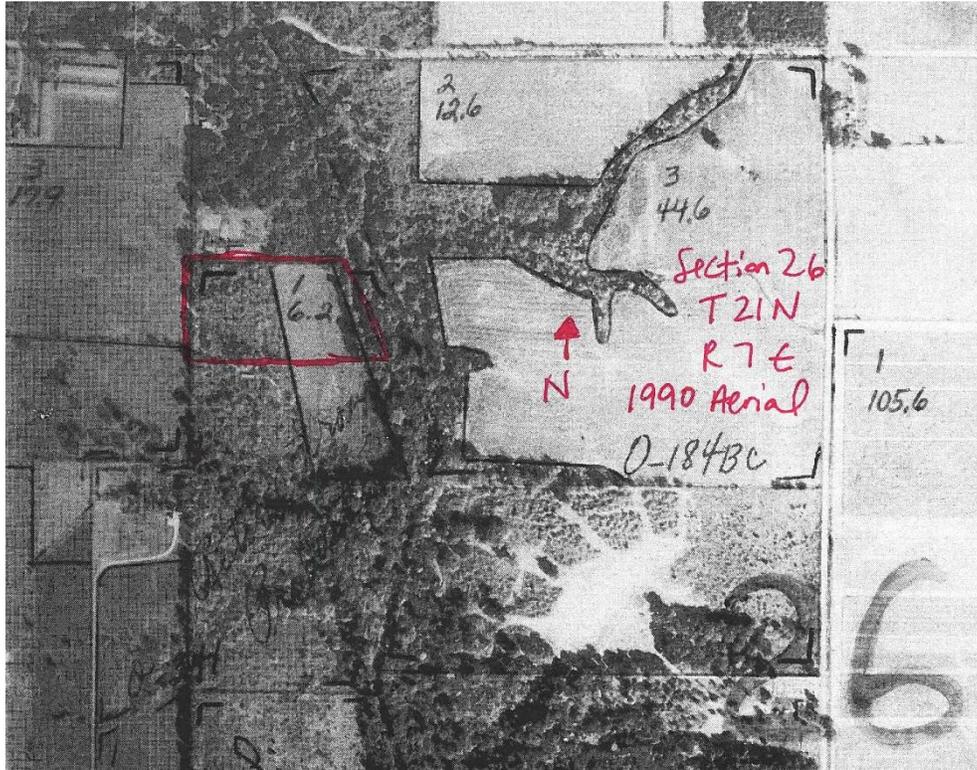
IL Department of Natural Resources
Contact
Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

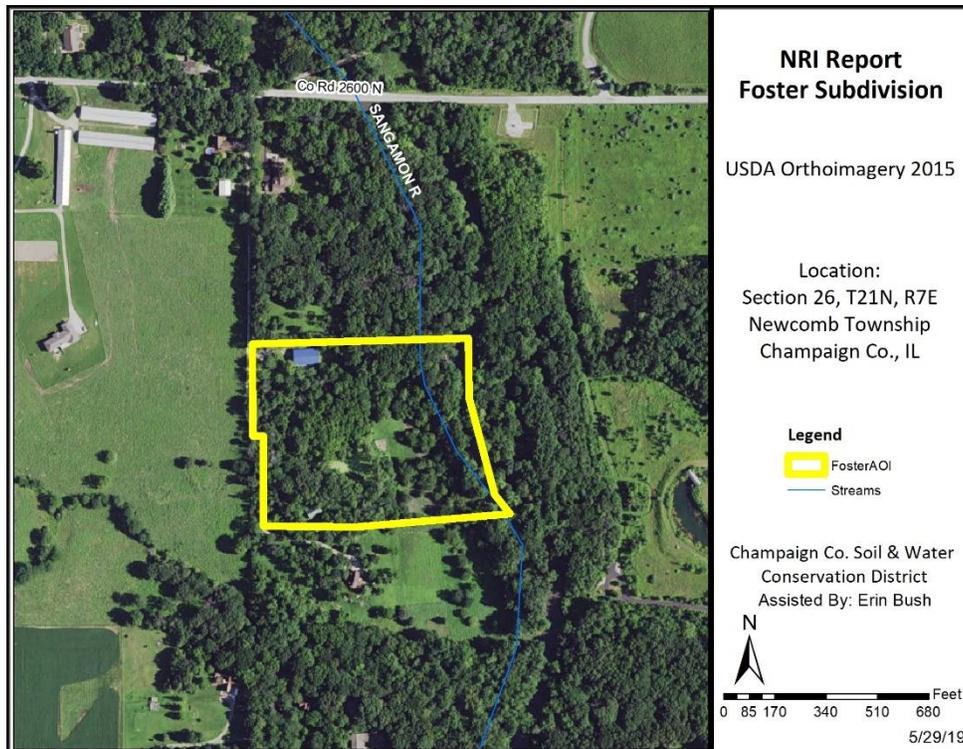
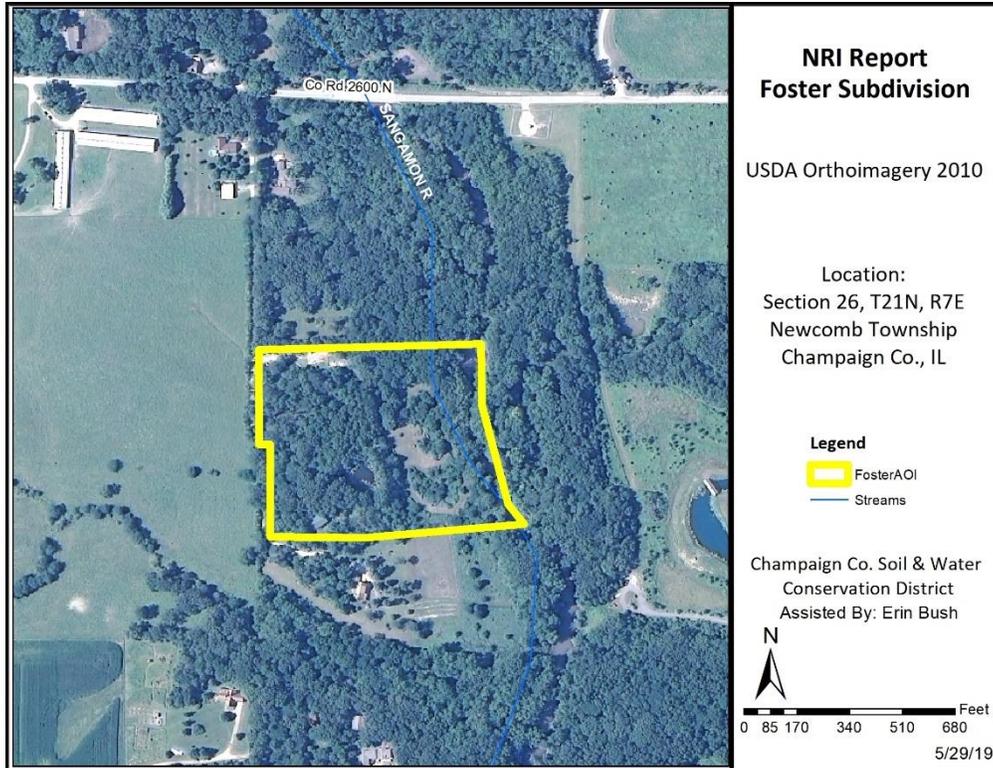
Government Jurisdiction
U.S. Department of Agriculture

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.

Historic Aerial Photos





Glossary and Acronyms

Agriculture – The growing, harvesting, and storing of crops, including legumes, hay, grain, fruit; and truck or vegetables, including dairy, poultry, swine, sheep, beef cattle, pony and horse, fur, and fish and wildlife; farm buildings used for growing, harvesting, and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, or for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants, or seasonal or year around hired farm workers.

ADT – average daily traffic that a local road normally receives, based upon records by the County Superintendent of Highways.

B.G. – below grade. Under the surface of the Earth.

Bedrock – indicates depth at which bedrock occurs. Also lists hardness as ripplable or hard.

Flooding – indicates frequency, duration, and period during year when floods are likely to occur.

High Level Management – the application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high-quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near-optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient sue is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses (within limits imposed by weather).

High Water Table – a seasonal highwater table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian.

Water Table, Apparent – a thick zone of free water in the soil indicated by the level at which water stands in an uncased

borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian – a water table under hydrostatic head, generally beneath an impermeable layer. When layer is penetrated, the water level rises in the uncased borehole.

Water Table, Perched – a water table standing above an unsaturated zone, often separated from a lower wet zone by a dry zone.

Delineation – (for wetlands) a series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

Determination – (for wetlands) a polygon drawn on a map using map information that gives an outline of a wetland.

Hydric Soil – soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service, 1987).

Intensive Soil Mapping – mapping done on a small, intensive scale than a modern soil survey to determine soil properties of a specific site, i.e. mapping for septic suitability.

Land Evaluation Site Assessment (L.E.S.A.) – LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

Modern Soil Survey – a soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent is shown on a map. An accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of soils under different uses and the soils' response to management. Predictions are made for areas of soil at specific places. Soil information collected in a soil survey are useful in developing land use plans and alternatives.

Palustrine – name given to inland fresh water wetlands.

Permeability – values listed estimate the range of time it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ – parcel in question

Potential Frost Action – damage that may occur to structures and roads due to ice lens formation, causing upward and lateral soil movement. Based primarily on soil texture and wetness.

Prime Farmland – lands that are best suited for food, feed, forage, fiber, and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban, built up land, or water areas. When well-managed, the soil qualities and moisture supply provide a sustained high yield of crops with minimum inputs of energy and economic resources in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooding during the growing season. The slope ranges from 0 to 5 percent. (USDA Natural Resources Conservation Service)

Productivity Indexes – express the estimated yields of the major grain crops in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state (Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn, Joy soil series). See Circular 1156 from the Illinois Cooperative Extension Service.

Seasonal – when used in reference to wetlands, indicates the area flooded only during a portion of the year.

Shrink-Swell Potential – indicates volume changes to be expected for the specific soil material with changes in moisture content.

Soil Mapping Unit – collection of soil and miscellaneous areas delineated in mapping. Generally, an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for tax and in terms of ranges of tax adjuncts and inclusions.

Soil Series – a group of soils formed from a type of parent material, having horizons that, except for texture of the surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, mineralogy, and chemical composition.

Subsidence – applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

Terrain – the area or surface over which a particular rock or group of rocks is prevalent.

Topsoil – portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity, and plant growth take place. Depths of topsoil vary between soil types.

Watershed – an area of land that drains to an associated water resource, such as a wetland, river, or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams, ditches, and ponding areas, such as detention structures, natural ponds, or wetlands.

Wetland – an area that has a predominance of hydric soils that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophilic vegetation typically adapted for life in saturated soil conditions.

References

Field Office Technical Guide. Natural Resources Conservation Service.

Flood Insurance Rate Map. National Flood Insurance Program, Federal Emergency Management Agency.

Illinois Urban Manual. 2016. Association of Illinois Soil & Water Conservation Districts.

Soil Survey of Champaign County. USDA – Natural Resources Conservation Service.

Wetlands Inventory Maps. Department of the Interior.

Potential for Contamination of Shallow Aquifers in Illinois. Illinois Department of Energy and Natural Resources, State Geological Survey Division.

Land Evaluation and Site Assessment System. The Kendall County Department of Planning, Building, and Zoning, and the Champaign County Soil and Water Conservation District. In cooperation with: USDA – Natural Resources Conservation Service.

SOIL EVALUATION REPORT

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

Case 202-19, ELUC 08/08/19
Attachment F Page 1 of 2

Report prepared for: 217-369-8880
 NAME: DAVID ATCHLEY datchley@msa-ps.com INVESTIGATION NO: 2019-18 DATE: March 28, 2019
 ADDRESS: MSA Professional Services PROPERTY OWNER: Foster
 CITY: _____ STATE: _____ ZIP: _____ COUNTY: Champaign
 SITE LOCATION: 401 County Rd 2600N Matomet IL (plot 100-012)

Detailed Soil Description¹ / Interpretations - Site 1

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	S&PT / BEDRM	Permeability & Loading Rate ³ in (G/D/FL ³)	SOIL GR
0-12	5Y4/3	gravelly clay loam Fill		massive	friable		-	-	FILL
12-19	10YR 3/2	gravelly loam Fill		massive	friable		-	-	FILL
19-27	10YR 3/2 10YR 4/3	silt loam sandy loam Fill		massive	friable		-	-	FILL
C1 27-33	10YR 4/6	silty clay loam		massive	friable		445	0.45	6L
C2 33-48	2.5Y 5/6	silt loam		massive	friable		385	0.52	5L
C3 48-60	2.5Y 4/3	loam		massive	friable		385	0.52	5L

Limiting Layer: NONE Depth: - Slope: ~2%
 Soil Classification: Entisol Parent Material: Fill / colluvium-alluvium
 Physiography: Fill Toe slope
 Estimated Drainage Class: well drained () observed saturation at depth (in) none observed Compaction () yes () no (depth): _____
 Remarks: _____

Detailed Soil Description¹ / Interpretations - Site 2

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	S&PT / BEDRM	Permeability & Loading Rate ³ in (G/D/FL ³)	SOIL GR
0-4	6YR 3/3	silt loam		med fine gr	friable		205	0.75	5D
4-24	10YR 4/3	silt loam		weak coarse sab	friable		290	0.69	5B
24-42	10YR 5/3 5/4	silt loam		weak coarse sab	friable		290	0.69	5B
42-54	10YR 4/4 5/4	loam		weak coarse sab	friable		290	0.69	5B
54-60	10YR 5/6	loam	10YR 5/2 4/2 7.5YR 4/6	massive	friable		385	0.52	5L

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JUN 04, 2019

CHAMPAIGN COUNTY
PLANNING & ZONING

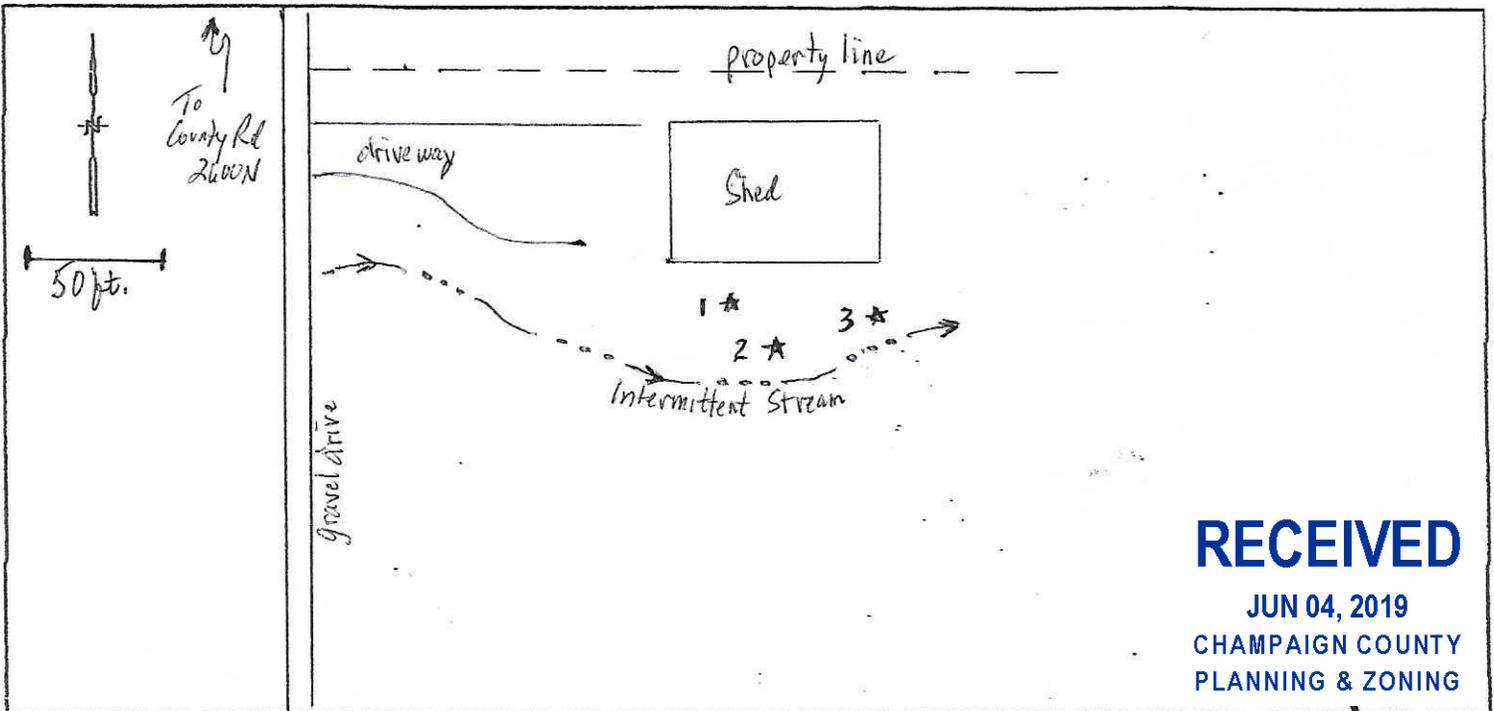
Limiting Layer: Seasoned high water table Depth: 54" Slope: ~2%
 Soil Classification: Entisol Parent Material: colluvium/alluvium
 Physiography: Toe slope
 Estimated Drainage Class: well drained - () observed saturation at depth (in) none observed Compaction () yes () no (depth): _____
 Remarks: moderately well drained

Detailed Soil Description¹ / Interpretations - Site 3

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	SOFT / BEDRM	Permeability & Loading Rate ³ in (G/D/FL ²)	SOIL C
A 0-8	10R3/3	silt loam		mod fine gr	friable		265	0.75 ¹	5D
C1 8-32	10R4/3	silt loam		weak coarse sab	friable		290	0.69	5B
C2 32-56	10R5/4	silt loam		weak coarse sab	friable		290	0.69	5B
C3 56-60	10R5/6	loam	10R 5/2	massive	friable		385	0.52	5L

Limiting Layer: Seasonal high water table Depth: 56" Slope: < 2%
 Soil Classification: Entisol Parent Material: Colluvium / Alluvium
 Physiography: Toe slope
 Estimated Drainage Class: Well drained - () observed saturation at depth (in) _____ Compaction () yes no (depth): _____
 Remarks: Moderately well drained none observed

Site Map



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 CHAMPAIGN COUNTY
 PLANNING & ZONING

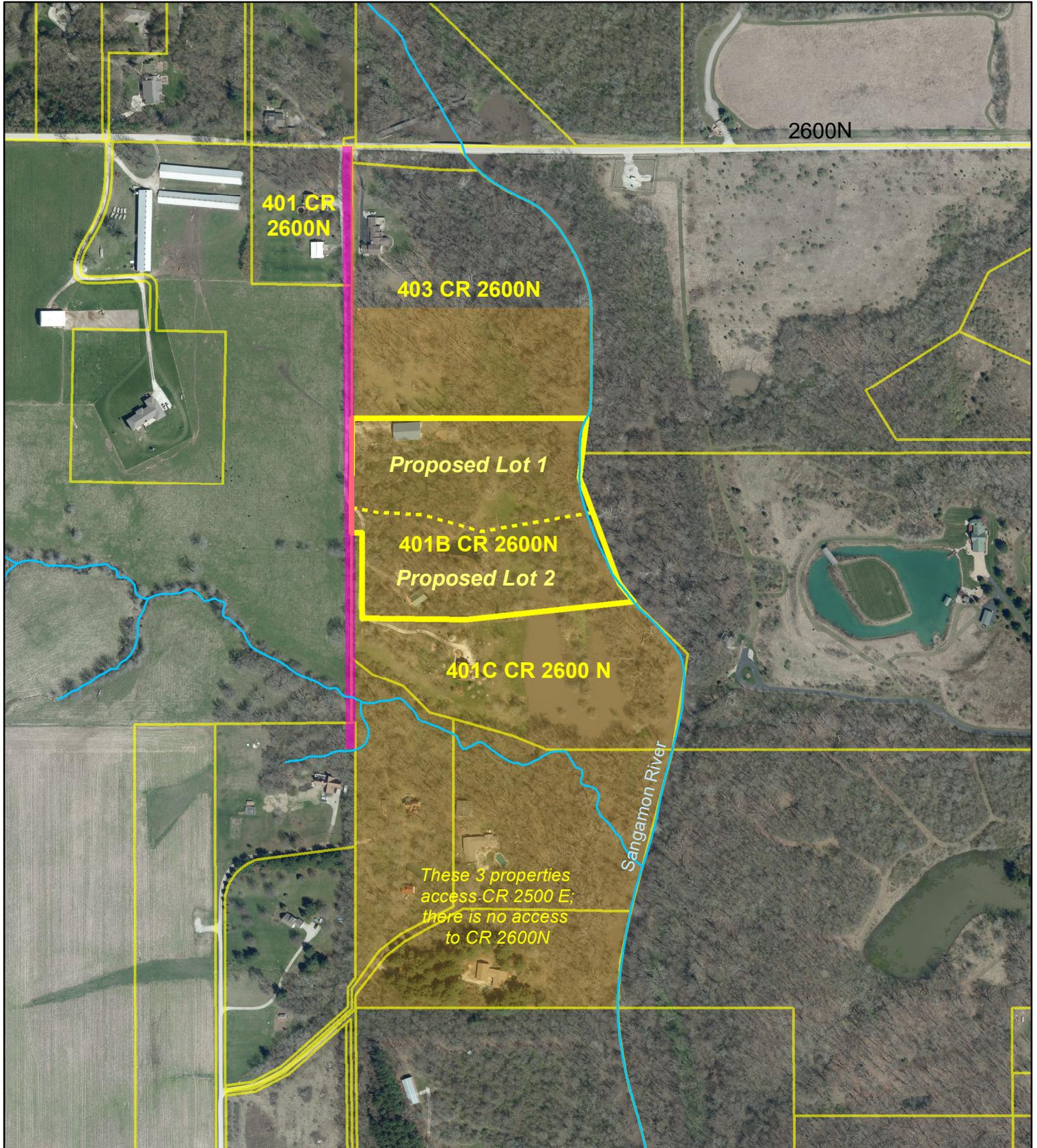
Report Prepared By: (print name) ROBERT McLEESE Phone: 217-621-7510
 Address: 1076 BUCKS ROAD RO. MONTICELLO IL 61856 r.mcleeser@yahoo.com

Signature: Robert McLeese
 ISCA Certification # 33

¹ USDA Soil Survey Manual, Ag Handbook No 18, (1993)
² Soil color designations, Munsell Soil Color Charts, (1992).
³ Private Sewage Disposal Licensing Act and Code, Illinois Department of Public Health, Appendix A illustration M (1996)

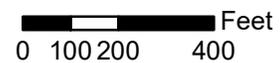
Shared Accessway Map

Case 202-19
August 8, 2019



Legend

- Subject Property
- Access Easement
- Stream
- Proposed lot split (approx)
- Original Easement Agreement Area
- Parcels



BOOK 853 PAGE 356

EASEMENT AGREEMENT

The undersigned FRANCIS KAMERER and BEVERLY M. KAMERER husband and wife, of Champaign County, Illinois, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and agreements herein set forth, do hereby grant, bargain, sell and convey unto DARRELL S. OZIER, the owner of certain tracts of real estate located contiguous to the tract next below described, an easement of ingress and egress over and across Section 27, Township 21 North, Range 7 East of the Third Principal Meridian, which such easement area shall be restricted to and encompassed by the area described as:

The North 1200 feet of a strip of ground, 30 feet in even width which lies adjacent to and west of a straight line between the following two described points:

- 1) A point on the North line of Section 27, Township 21 North, Range 7 East of the Third Principal Meridian which lies 12 feet West of the Northeast corner of said Section and
- 2) A point on the East line of Section 27 aforesaid which lies 1847 feet South of the Northeast corner of said Section 27, containing 0.83 acres more or less in Champaign County, Illinois.

Said easement shall be taken and held as an Easement Appurtenant and as one which runs with the land and shall extend in favor of all real estate owned by the said Darrell S. Ozier, either legally or equitably, as of the date of this Agreement, located in Section 26 in Township 21 North, Range 7 East of the Third Principal Meridian in Champaign County, Illinois.

As a specific part of the consideration for the grant of such easement, the Grantors and Grantee do herewith further agree as follows:

1. The Grantors and their subsequent Grantees or lessees, shall at all times have the complete rights of access to any road placed in said easement area.

2. If the Grantors desire they shall have the right, at any time subsequent hereto, to have constructed in said easement area an improved road for the entire North South dimension of said easement area, and upon so doing they shall be entitled to be reimbursed for one-half of the total cost of same at the time that the Grantee first desires or evidences his desire to use such road for ingress and egress purposes.

3. If the Grantee desires, he shall have the right to have constructed in said easement area an improved road for the entire North South dimension of such easement, and upon so doing the Grantors shall have the right to use said road without the duty to reimburse the Grantee for one-half of the original cost of same.

4. Regardless of whether the Grantors or the Grantee installs such a road in the first instance, the parties so installing same shall be under the duty to maintain such road and keep it in proper state of repair until the other party hereto, i. e. Grantors or Grantee, evidence their desire to use such road from which time forward the cost of maintaining such road shall be equally borne by the parties.

5. It is further agreed that the grant of the above easement includes the right in favor of the Grantee to install, or cause to be installed, within the easement area above described, all necessary equipment including by way of description, but not of limitation, poles, anchors, guywires, transmission lines, conduits, for the extension of electrical and telephone services along and upon said easement area, so as to facilitate the further extension of same on the lands owned by the Grantee, his successors in title and for

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like extension of same to lands owned by the Grantors herein, their successors and Grantees. As part of the consideration for the foregoing, it is agreed that if the Grantee causes such last mentioned facilities so to be installed, he shall pay the charges required for the installation of same, and if the Grantors cause the same to be so installed in the first instance, then the Grantee herein shall reimburse the Grantors for one-half of the total cost of same, upon request of the Grantors.

IN WITNESS whereof the Grantors have this date executed and delivered this instrument and do hereby relinquish and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois in and to the easement area hereinabove described, and the Grantee herein has affixed his signature hereto to reflect his acceptance of the grant of such easement and the terms and conditions herein set forth.

DATED this 24TH day of ~~NOV~~^{JULY}, 1967.

Francis T. Kamener
Grantor
Beverly M. Kamener
Grantor

Receipt is hereby acknowledge of the delivery of the above Easement and the same is herewith accepted subject to the terms and conditions as therein set forth.

Darrell S. Ozier
Darrell S. Ozier

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that FRANCIS T. KAMENER and BEVERLY M. KAMENER husband and wife, each in his and her own right and as the spouse of the other, and DARRELL S. OZIER, individually, personally known to me to be the same persons whose names were subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth, and the waiver of the right of homestead.

Given under my hand and Notarial Seal, this 24TH day of ~~NOV~~^{JULY}, A. D. 1967.

Dorothy O. Cromwell
Notary Public
MY COMMISSION EXPIRES JULY 29, 1967



764122

STATE OF ILLINOIS
CHAMPAIGN COUNTY
JUL 26 1967 10 25 AM
853
Beverly M. Kamener

INDEXED

Darrell Ozier
420
474 Box 581c

916-V-18 Site Images



Private access drive facing south – subject property is ahead on left



Existing shed, from private access drive facing east

916-V-18 Site Images



From NE corner of shed facing SE toward Sangamon River (rear yard)



Existing residence, from private access drive facing east

916-V-18 Site Images



From private access drive facing north to CR 2600N



From north side of CR 2600N facing a driveway (left) and private access drive to subject property (right)

916-V-18 Site Images



From CR 2600N facing west



From CR 2600N facing east

Susan Burgstrom

From: John Hall
Sent: Tuesday, July 23, 2019 8:32 AM
To: Michael Flanagan
Cc: Susan Burgstrom
Subject: RE: Foster Subdivision Case 202-19

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JUL 23 2019

From: Michael Flanagan <mflanagan@c-uphd.org>
Sent: Tuesday, July 23, 2019 8:29 AM
To: John Hall <jhall@co.champaign.il.us>
Subject: Foster Subdivision Case 202-19

CHAMPAIGN CO. P & Z DEPARTMENT

John,

The Subdivision Plat Review Request for Foster Subdivision, Case 202-19, does not require a review from this office. The proposed lot sizes are over 5 acres in size thus negating the requirement for a plat review from the Health Department.

v/r

Michael Flanagan, LEHP
Environmental Program Coordinator



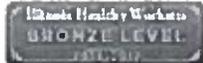
Champaign-Urbana Public Health District

201 W. Kenyon Rd.
Champaign, IL 61820

www.c-uphd.org

Office: (217) 531-2908
Fax: (217) 373-7905
24/7 Answering service: (217) 352-7961
KD9JMF

mflanagan@c-uphd.org
www.c-uphd.org



ATTACHMENT K. DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS**Case 202-19 Foster Subdivision**

AUGUST 1, 2019

DRAFT FINDINGS FOR WAIVER OF FINAL PLAT REQUIREMENTS

As required by Article Eighteen of the Champaign County Subdivision Regulations and based on the testimony and exhibits received at the meeting held on **August 8, 2019**, the Environment and Land Use Committee of the Champaign County Board finds that:

1. The requested subdivision waiver(s) of final plat requirements ***WILL NOT*** be detrimental to the public health, safety, or welfare or injurious to other property located in the area because:
 - A. P&Z Staff received the Soil Evaluation Report by Robert McLeese, ISCA Certified Professional Soil Classifier, on June 4, 2019.**
 - B. The proposed subdivision is for two dwellings, with proposed Lot 2 already having a dwelling and a septic system. The existing shed in proposed Lot 1 would be converted to a dwelling unit and would need a septic system. The Plat and Soil Evaluation Report have been sent to Champaign County Health Department for review.**

2. Special conditions and circumstances ***DO*** exist which are unique to the property involved and are not applicable generally to other property, and granting the subdivision waiver(s) of final plat requirements will not confer any special privilege to the subdivider because:
 - A. This waiver is not prohibited by the Subdivision Regulations and could be requested for any subdivision with similar conditions.**

3. Particular hardships ***WILL*** result to the subdivider by carrying out the strict letter of the subdivision requirements sought to be waived because:
 - A. Requiring soil borings to be shown on proposed Lot 1, which already has a dwelling and an existing septic system, and requiring percolation test data and the statement regarding suitability being recorded on the Final Plat, would increase the subdivider's costs and slow down the approval process with no gain to public health or safety.**

4. The special conditions, circumstances, hardships, or practical difficulties ***DO NOT*** result from actions of the subdivider because:
 - A. The Final Plat was prepared by an Illinois Licensed Professional Engineer using a format that conforms to the current Illinois minimum standards for a boundary survey, and inclusion of the soil and septic report data is not a state-mandated minimum requirement on the Final Plat. Further, the petitioner provided the necessary soil and septic report data with the subdivision application as an independent document.**

**PLANNING &
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DATE: July 31, 2019
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner
RE: Minor Amendments to Champaign County Land Resource
Management Plan (LRMP)

ACTION

REQUESTED: Recommend County Board Approval

Background

This request is to propose minor amendments to the Land Resource Management Plan (LRMP) as provided in:

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.

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 Amendment to LRMP Volume 1, Existing Conditions and Trends

2017 Census of Agriculture Data

Proposed is a minor amendment to update the 'Farmland Acreage' series of data tables in the 'Countywide Land Use Trends' Section of Chapter 12 in LRMP Volume 1. The minor amendment is based on available data from the United States Department of Agriculture, National Agricultural Statistics Service, 2017 Census of Agriculture, County Profile data for Champaign County Illinois.

The 2017 Census of Agriculture data is considered as the leading source of uniform and comprehensive agricultural data for at a state and county or county equivalent level and is available in five-year increments.¹ The data is limited insofar as it is self-reported data. A new limitation is that, beginning with 2017 Census of Agriculture data, terminology and certain definitions have been updated or adjusted. As a result, limitations exist regarding the ability to compare 2017 data with earlier Census of Agriculture data releases. The commodity data available beginning with the 2017 Census of Agriculture is mostly comparable between the 2017 and 2012 censuses.²

The Chapter 12 Tables proposed to be updated based on the 2017 Census of Agriculture data are:

12-2: Farms and Farmland in Champaign County

12-2.5 Farm Numbers, Total Acres, and Average Size: Champaign County

12-3: Number of Farms (Total and Irrigated), 1997-2017

12-4.5: Top Crops in Acres

Attachment A contains the updated and new proposed Chapter 12 Tables. Tables 12-2 and 12-3 are intended to replace the previous update of these tables, most recently amended in 2015. Tables 12-2.5 and 12-4.5 are new tables provided that contain data that is comparable between 2012 and 2017 census of agriculture versions. No changes, based on the 2017 Census of Agriculture, are proposed to the remaining Chapter 12 tables, most recently amended in 2015.

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

The proposed minor amendments 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 updated on an annual basis.

The updated version of the LRMP Land Use Management Areas Map dated June 4, 2019 will be made available on the [Champaign County Department of Planning and Zoning webpage](#).

Attachment

- A Updated Tables 12-2 and 12-3 and new Tables 12-2.5 and 12-4.5 of LRMP Volume I, Existing Conditions and Trends

Notes

1. 2017 Census of Agriculture, USDA, National Agricultural Statistics Service, Introduction, pp. VII.
https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_County_Level/Illinois/ilintro.pdf
2. 2017 Census of Agriculture, USDA, National Agricultural Statistics Service, Introduction, pp. VIII.
https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_County_Level/Illinois/ilintro.pdf

Table 12-2-a: Farms and Farmland in Champaign County

	1997 ¹	2002	2007	2012	2017
Percent of Farms by Farm Size ²					
1 to 9 acres	6.5%	3.9%	12.2%	8.9%	13.8%
10 to 49 acres	12.6%	17.5%	19.9%	20.4%	19.3%
50 to 99 acres	11.1%	10.1%	10.5%	10.2%	19.3%
100 to 499 acres	40.0%	36.4%	30.1%	29.9%	18.9%
500 to 999 acres	19.8%	18.9%	14.9%	15.9%	12.8%
1000+ acres	10.0%	13.2%	12.4%	14.7%	16.0%
Total Farms	1425	1285	1389	1312	1214
Total Acreage ²	571,645	577,066	550,481	616,493	582,689

Source: 1997, 2002, 2007, 2012, 2017 Census of Agriculture

Table 12-2 Notes:

1. Revised 1997 census totals. Data were revised to make items more comparable to 2002 census data.

2. Census data for farmland acreage are self-reported and may include out-of-state farmland acreage or other discrepancies.

Table 12-2-b: Farm Numbers, Total Acres, and Average Size: Champaign County

	2007	2012	2017
Number of Farms	1,389	1,312	1,214
Land in Farms (acres)	550,481	616,493	582,689
Average Size of Farm (acres)	396	470	480

Source: 2007, 2012, 2017 Census of Agriculture

Table 12-3: Number of Farms (Total and Irrigated): 1997-2017

Year	Number of Farms	Number of Irrigated Farms	Percentage of Farms Irrigated
1997	1,425	34	2.4%
2002	1,285	41	3.2%
2007	1,389	34	2.4%
2012	1,312	63	4.8%
2017	1,214	68	5.6%

Source: 1997, 2002, 2007, 2012, 2017 Census of Agriculture