



**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA**

County of Champaign, Urbana, Illinois

Thursday, May 7, 2020 - 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

Connie Dillard-Myers

Jodi Eisenmann

Stephanie Fortado

Jim Goss

Kyle Patterson

THIS MEETING WILL BE CONDUCTED REMOTELY

This meeting will also be live streamed at: <https://video.ibm.com/channel/champco1776>

Agenda	Page #
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. February 6, 2020	1-5
V. Public Participation	
*Being accepted remotely through Zoom – for instructions go to: http://www.co.champaign.il.us/CountyBoard/ELUC/2020/200507_Meeting/200507_Zoom_Instructions.pdf	
VI. Communications	
VII. <u>New Business: For Information Only</u>	
A. Notice of Public Review Period for the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Preliminary Draft.	6
B. Update on Prosecution of Enforcement for Dangerous Structures	7-10
VIII. <u>New Business: Items to be Approved by ELUC</u>	
A. Authorization to proceed with an Invitation to Bid for demolition and removal of garbage and debris for property located at 202 Third Street, Foosland pursuant to Enforcement Case ZN-20-30/01, subject to County Board acceptance of the Property Deed and a Budget Amendment on the COW Agenda for May 12, 2020.	11-13
IX. <u>New Business: Items to Receive and Place on File by ELUC Committee to Allow a Review Period Until June 4, 2020</u>	

All meetings are at Brookens Administrative Center – 1776 E Washington Street in Urbana – unless otherwise noted. To enter Brookens after 4:30 p.m., enter at the north (rear) entrance located off Lierman Avenue. Champaign County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities. Please contact Administrative Services, 217-384-3776, as soon as possible but no later than 48 hours before the scheduled meeting.

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
May 7, 2020 Agenda

- A. **Zoning Case 972-AT-20.** 14-43
Part A: Amend the Champaign County Zoning Ordinance to add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population.
- B. **Zoning Case 973-AT-20.** 14-43
Part A: Amend the Champaign County Zoning Ordinance to add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population.

Part C: Add requirements to authorize the following adult cannabis businesses except within 1.5 miles of non-home rule municipalities and except within 1.5 miles of a home rule municipality with a population of 20,000 or less and except within 1.5 miles of a residential zoning district located more than 1.5 miles from a home rule municipality with more than 20,000 population.
- X. New Business: Items to be Recommended to the County Board
- A. Annual Facility Inspection Report for the period 4/1/19 – 3/31/20 for Champaign County’s National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Storm Water Discharge Permit with the Illinois Environmental Protection Agency (IEPA). 44-84
- B. Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11) 85-97
- C. Acceptance of a Deed for Property with a Dangerous Structure at 202 Third Street, Foosland (Note: related to Budget Amendment on COW Agenda) 98-103
- D. **Zoning Case 947-AT-19.** Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by deleting Section 6.1.5 B.(2)b. that requires a 0.5 mile separation between a proposed PV solar farm and the CR Conservation Recreation Zoning District. 104-106
- E. **Zoning Case 971-AT-19.** Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by amending the requirements for a letter of credit in Section 6.1.5 Q.(4)e. to change the minimum acceptable long term corporate debt (credit) rating of the proposed financial institution to a rating of “A-” by Standard & Poor’s, or a rating of “A3” by Moody’s or a rating of “A-” by Kroll Bond Rating Agency. 107-109

**CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
May 7, 2020 Agenda**

- XI. Other Business
 - A. Monthly Report
 - i. November 2019 110-123
 - ii. December 2019 124-134
- XII. Chair's Report
- XIII. Designation of Items to be Placed on the Consent Agenda
- XIV. Adjournment



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

MINUTES – Subject to Review and Approval

DATE: Thursday, February 6, 2020
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)	
Connie Dillard-Myers	
	Jodi Eisenmann
Stephanie Fortado	
Jim Goss	
Kyle Patterson	
Eric Thorsland (Vice-Chair)	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), Mary Ward (Recording Secretary)
Others Present: Giraldo Rosales (County Board Chair), Cynthia Fears (Board Member)

MINUTES

I. Call to Order

Committee Chair Esry called the meeting to order at 6:34 p.m.

II. Roll Call

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

III. Approval of Agenda/Addendum

MOTION by Mr. Goss to approve the agenda as corrected, seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. January 9, 2020 – open meeting minutes

MOTION by Mr. Goss to approve the minutes of the January 9, 2020 meeting, seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

B. January 9, 2020 – closed session

MOTION by Ms. Dillard-Myers to approve the closed session minutes of the January 9, 2020 meeting, seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

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V. Public Participation

Tami Fruhling-Voges, Mayor of St. Joseph, spoke to the committee regarding the Solar Amendments and the 1.5-mile jurisdiction. It was important for the Village to be part of the planning process and being part of the conversation. It's important to work together on the process.

Mr. Patterson joined the meeting.

VI. Communications

There were no communications.

VII. New Business: Items for Information Only

A. IEPA Appointment to Statewide Materials Management Advisory Committee

Susan Monte has been appointed to serve on this Advisory Committee. Mr. Esry thanked her for taking on this additional work.

B. Online Registration Opens February 3 for Residents to Attend IEPA One-Day Household Hazardous Waste Collection

Ms. Monte reported that we are working more closely with the contractor to see that it goes more smoothly. We are also registering fewer residents. The question was asked about those who didn't get to get through the line at the fall collection. They were given first chance to register for this one and about 150-200 have taken advantage of this. There are still about 350 appointment times left.

C. IEPA Notice of Application for Renewal of NPDES Permit for Urbana-Champaign Sanitary District NE Plant

This is an FYI from IEPA that does not require any County Board action and has been placed on file.

VIII. New Business: Items to Receive & Place On File by ELUC Committee to Allow a 30-Day Review Period

A. Zoning Case 947-AT-19. Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by deleting Section 6.1.5 B.(2)b. that requires a 0.5 mile separation between a proposed PV solar farm and the CR Conservation Recreation Zoning District.

MOTION by Mr. Thorsland and seconded by Ms. Fortado.

Discussion followed. Mr. Hall gave a brief review of this amendment. It was not unanimous at ZBA, so it is back here. This could enhance CR areas; it should not hurt them. There was clarification made that this was to be put on 30-day review. The committee will see this again next month.

Upon vote, the **MOTION CARRIED** unanimously.

B. Zoning Case 971-AT-19. Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by amending the requirements for a letter of credit in Section 6.1.5 Q.(4)e. to change the minimum acceptable long term corporate debt (credit) rating of the proposed financial institution to a rating of "A-" by Standard & Poor's, or a rating of "A3" by Moody's, or a rating of "A-" by Kroll Bond Rating Agency.

MOTION by Mr. Goss and seconded by Mr. Thorsland.

Discussion followed. Mr. Hall stated that originally this amendment was to add a rating for a bank headquartered in Champaign County. After review by the State's Attorney it was recommend revising the amendment to treat all financial institutions the same. In order to do that, it is necessary to lower the minimum required financial rating to the lower end of the generic, broader "A" rating. The question was asked if this was subject to annual review. The answer was that it was subject to a 3-year review. Some members were uncomfortable with a 3-year review and

87 felt that a yearly review would be better. Mr. Hall said that requiring county review yearly is the only way to be
88 sure that it's done.

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90 Upon vote, the **MOTION CARRIED** unanimously.

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92 **IX. New Business: Items to be Approved by ELUC**

- 93 A. Annual Renewal of Recreation and Entertainment License
94 i. Generations Music Booking, MFP, for Christian Music Festival, Champaign County Fairgrounds, 1302 North
95 Coler Avenue, Urbana. July 1 – July 4, 2020
96 ii. Bluestem Hall, Weddings & Events, 1401 E. Old Church Road, Urbana. 1/1/20 – 12/31/20
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98 **OMNIBUS MOTION** made by Mr. Patterson and seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED**
99 unanimously.

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101 New Business: Items to be Recommended to the County Board

- 102 A. **Zoning Case 968-AM-19.** A request by Kyle Britt, 412 Deerpath St, Tolono, and Alex Wilson, 134 W Orleans St,
103 Paxton, d.b.a. Big Rig Diesel Service, LLC, to amend the Zoning Map to change the zoning district designation from
104 the AG-1 Agriculture District to the B-3 Highway Business District in order to establish a Major Automobile Repair
105 Shop on a 6.8 acre tract in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the
106 Northwest Quarter of Section 12, Township 18N Range 10E of the Third Principal Meridian in Sidney Township,
107 commonly known as part of the former Agrigenetics tract with an address of 2310 CR 1050 North (County Highway
108 15), Homer.

109
110 **MOTION** made by Mr. Goss and seconded by Ms. Dillard-Myers. Mr. Esry said that this is across the road from
111 Frito-Lay, between Sidney and Homer, and that the buildings have not been used for a couple of years.

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113 Upon vote, the **MOTION CARRIED** unanimously.

- 114
115 B. Resolution Authorizing Brookfield Properties and Champaign County Event Agreement for IEPA One-Day Household
116 Hazardous Waste Collection on April 4, 2020

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118 **MOTION** by Ms. Dillard-Myers, seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

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120 C. Resolution Approving Champaign County Opt-in Form to Illinois EPA to Participate in Manufacturer E-Waste
121 Program in 2021

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123 **MOTION** by Mr. Patterson, seconded by Mr. Thorsland. Ms. Monte mentioned that this non-binding, should the
124 county arrange for a program collection site to replace the biannual events.

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126 Upon vote, the **MOTION CARRIED** unanimously.

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128 D. **Zoning Case 945-AT-19.** Amend the Champaign County Zoning Ordinance requirements for a photovoltaic (PV) solar
129 farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any
130 proposed PV solar farm that is located within one-and-one-half miles of a municipality:

131 Part A: Increase the minimum required time for municipal review as described in the legal advertisement.

132 Part B: Require municipal subdivision approval for any PV solar farmland lease exceeding five years when required
133 by any relevant municipal authority that has an adopted comprehensive plan.

134 Part C: Amend Section 8.2.3 to allow any PV solar farm authorized prior to the effective date of this amendment
135 and that is in the process of being repaired to not lose its zoning right to operate.

136 Part D: Add new Section 8.2.4 to allow any PV solar farm authorized prior to the effective date of this amendment
137 to be constructed pursuant to the standard requirement of a Zoning Use Permit, provided that the Special Use
138 Permit for the solar farm has not expired.

139 **MOTION** by Mr. Thorsland, seconded by Ms. Fortado.
140

141 Discussion followed regarding the required separation between a PV solar farm and a municipality and reasons for
142 and against an increase. There was also discussion about the increased minimum required time for municipal
143 review and most felt that was a good thing as it gives more time for dialog and working with the solar farms and
144 municipalities.
145

146 Ms. Fruhling/Voges spoke again to clarify that the 1.5-mile separation is more desirable for the village due to the
147 costs of infrastructure for the village. If solar farms are a little further away from the substation, they are in a better
148 position to pay for their infrastructure to get to the substation. She also said that working with the various solar
149 farms resulted in very different experiences.
150

151 Upon vote, a show of hands was called for. The vote was 3 Ayes and 3 Nays. This advances to the County Board
152 with no recommendation.
153

154 E. **Zoning Case 946-AT-19.** Amend the Champaign County Zoning Ordinance requirements for a photovoltaic (PV) solar
155 farm in Section 6.1.5 B.(2) of the Champaign County Zoning Ordinance by adding the following requirements for any
156 proposed PV solar farm that is located within one-and-one-half miles of a municipality:

157 Part A: Increase the minimum required separation between a PV solar farm and a municipal boundary from 0.5 mile
158 to 1.5 miles.

159 Part B: (same as Part A in Case 945-AT-19) Increase the minimum required time for municipal review as described in
160 the legal advertisement.

161 Part C: (same as Part B in Case 945-AT-19) Require municipal subdivision approval for any PV solar farmland lease
162 exceeding five years when required by any relevant municipal authority that has an adopted comprehensive plan.

163 Part D: (same as Part C in Case 945-AT-19) Amend Section 8.2.3 to allow any PV solar farm authorized prior to the
164 effective date of this amendment and that is in the process of being repaired to not lose its zoning right to operate.

165 Part E: (same as Part D in Case 945-AT-19) Add new Section 8.2.4 to allow any PV solar farm authorized prior to the
166 effective date of this amendment to be constructed pursuant to the standard requirement of a Zoning Use Permit,
167 provided that the Special Use Permit for the solar farm has not expired.
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169 **MOTION** by Mr. Goss, seconded by Ms. Dillard-Myers. There was no discussion.
170

171 Upon vote, a show of hands was called for. The vote was 3 Ayes and 3 Nays. This advances to the County Board
172 with no recommendation.
173

174 F. **Zoning Case 948-AT-19.** Amend the Champaign County Zoning Ordinance by amending Section 8.3.2 to authorize a
175 variance to rebuild a nonconforming structure before the structure is damaged.
176

177 **MOTION** by Mr. Thorsland, seconded by Mr. Goss. Discussion followed. A formal protest has been received from
178 the City of Urbana. It was not a unanimous vote at their meeting. They did note that voting on a protest doesn't
179 mean the County Board can't pass it, but it does raise the bar at the County Board. It will take a super majority, 17
180 of 22 members, of the County Board to override the municipal protest.
181

182 Upon vote, the **MOTION CARRIED** unanimously.
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184 **X. Other Business**

185 A. Monthly Report

- 186 i. September 2019
- 187 ii. October 2019

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189 Mr. Hall said that 2019 was a huge year for the ZBA; the staff and the ZBA did a great job in 2019. The
190 reports were received and placed and file.

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XI. Chair's Report

There was no report. Mr. Esry thanked everyone for coming out for the meeting.

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

IX. A, B, C and F

XIII. Adjournment

The meeting was adjourned at 7:44 p.m.

Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.

**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: April 28, 2020
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner
RE: Notice of Public Review Period for the Champaign County
Multi-Jurisdictional Hazard Mitigation Plan Preliminary Draft

ACTION
REQUESTED: For Information

Public Review of Preliminary Draft

The HMP Planning Team will provide a public review period for the Preliminary Draft of the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update (CCHMP).

The Preliminary Draft public review period will be May 11–22, 2020. During this time, the Preliminary Draft will be available online at the CCHMP website at the following URL: <https://champaigncountyhmp.info>.

A limited number of paper copies of the Preliminary Draft will be available to distribute for purposes of public review upon request on a first-come, first-served basis.

Review comments and questions about the CCHMP Update may be directed to HMP Update Planner Susan Monte at smonte@co.champaign.il.us or (217) 819-4127.

Final Draft Review Schedule

At the end of this May, IEMA and FEMA administrative staff will receive a Final Draft CCHMP Update for their review. We expect to receive IEMA and FEMA staff review results at some point this June.

The CCHMP Update will then be available for the required review and approval by each participating agency and institution.

Champaign County
Department of



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To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator
Charlie Campo, Zoning Officer

Date: **April 28, 2020**

RE: **Current status of dangerous structures enforcement cases**

BACKGROUND

The Committee last reviewed a proposed timeline for prosecution of dangerous structure cases at the February 28, 2017, meeting. The attached table is an update of the current status of enforcement cases for dangerous structures. Note the following:

- A. Both the former Cherry Orchard Apartments and the adjacent Jones Building properties have been cleaned up.
- B. The State's Attorney's Office won fines of \$109,800 on the court cases for 3304 and 3306 Pine Circle, Urbana in 2018.
- C. County owned Property at 2603 Campbell Drive and 504 South Dodson are marketed for sale with a sale pending on the property at 1101 Carroll Avenue.
- D. Several dangerous structures have been added to the list since 2017. In the table these properties are indicated with shading.
- E. Two separate but related items on this same Agenda are the acceptance of a Deed for the property at 202 Third in Foosland and approval for an Invitation to Bid for demolition if the County Board accepts the Deed and approves a \$30,000 budget amendment that will be on the COW Agenda in May.

Zoning Administrator
Current Status of Dangerous Structures Enforcement Cases
 APRIL 28, 2020

Table 1. Current Status of Dangerous Structure Cases¹

Resolution Timeline (approx.)	Property Address (Enforcement Case #)	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
2015	1518B CR 2700N, Rantoul (Case ZN 11-52/09)	2011	OWNER DEMOLISHED BY CONTROLLED BURN IN MAY 2015; CLEANED UP IN DECEMBER 2015	NONE	Former Jones Building property
	1101 Carroll Avenue, Urbana (Case ZN 09-105/21; also see below)		STRUCTURE DEMOLISHED BY COUNTY IN FALL OF 2015 AND FORECLOSED IN 2017;	ACTUAL COSTS: \$1,800 fencing; \$100 title search; \$13, 750 demo. APPRAISED IN 2017 AT \$30,000 AND RE-APPRAISED IN 2018 AT \$20,000	County Board accepted offer of \$2,628 in February 2020
2016	1512 CR2700N, Rantoul (Case ZN 11-01/09)	2010	NEW OWNER DEMOLISHED BY CONTROLLED BURN IN JULY 2016	NONE	Former Cherry Orchard Apartments property
	1208 North Eastern Avenue, Urbana	5/22/06	NEW OWNER REMOVED BUILDING	NONE	No County action anticipated.
2017	2603 Campbell Drive, Champaign (Case ZN 01-30/14)		PROPERTY FOR SALE	APPRAISED IN 2017 AT \$7,800	The former Mefford property and also the former Mabel Thomas Park.
	504 South Dodson, Urbana (Case ZN 12-32/21)	4/27/10	DEMOLISHED IN LATE 2017 FOR \$8,100	NEEDS TO BE APPRAISED FOR SALE	Reimbursed under IHDA APP Grant; property is now for sale by Champaign County
	205 Main Street, Penfield (Case ZN 16-17/12)	9/23/14	RESOLVED	NONE	New owner in 2017 has cleaned up the property and there have been no new complaints
2018	3304 South Pine Circle, Urbana (Case ZN 12-17/21)	8/17/00	RESOLVED IN AUGUST 2018 WITH FINES OF \$109,800	NONE	Same owner as 3306 S. Pine Circle
	3306 South Pine Circle, Urbana (Case ZN 12-18/21)	2/02/12	RESOLVED IN AUGUST 2018 WITH 3304 SOUTH PINE CIRCLE (SEE ABOVE)	NONE	Same owner as 3304 S. Pine Circle
	202 Brady Lane, Urbana (Case ZN 16-26/01)	8/2/16	RESOLVED- HOUSE WAS REMOVED BY OWNER IN 2018	NONE	Included in APP Grant Round 3

Zoning Administrator
Current Status of Dangerous Structures Enforcement Cases
 APRIL 28, 2020

Table 1. Current Status of Dangerous Structure Cases¹

Resolution Timeline (approx.)	Property Address (Enforcement Case #)	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
	2303 Brownfield Road, Urbana	3/08/07	ONGOING CLEANUP	ESTIMATED COSTS: \$23,140**	New owner on all four properties; some cleanup has been accomplished
	2305 Brownfield Road, Urbana	3/08/07	ONGOING CLEANUP	ESTIMATED COSTS: \$23,140**	
	2402½ Johnson Lane, Urbana	7/07/09	ONGOING CLEANUP	ESTIMATED COSTS: \$23,140**	
	2312 Johnson Lane, Urbana	7/07/09	ONGOING CLEANUP	ESTIMATED COSTS: \$23,140**	
2019	103 Paul Avenue, Champaign (Case ZN 18-39/15)	6/27/07	NEW OWNER IN 2019 OWNS OTHER ADJACENT LOTS- SEEMS TO BE DOING SOME CLEAN UP		Included in APP Grant Round 4 (not approved)
	303 North Main Street, Seymour	1/01/09	NEW OWNER IS SLOWLY MAKING REPAIRS	NONE	Former gas station; underground tanks may be left as is
	*306 Ferguson Street, Foosland	10/31/18	NEW OWNER IS BUILDING A NEW HOUSE; OLD HOUSE MAY REMAIN WHILE NEW HOUSE IS BEING CONSTRUCTED		Included in APP Grant Round 3
	210½ Brady Lane, Urbana	8/08/12	RESOLVED	NONE	
2020	1301 East Perkins Road, Urbana	9/13/14	NO CHANGE	ESTIMATED COSTS: \$18,000**	Included in APP Grant Round 3
	2218 East University Avenue, Urbana	5/7/12	2020: OWNER STILL NEGOTIATING WITH CITY OF URBANA REGARDING REDEVELOPMENT	ESTIMATED COSTS: \$16,000**	Same owner as 3304 & 3306 S. Pine Circle.
	207 Main Street, Foosland	8/12/15			Included in APP Grant Round 3
	404 South Dodson Street, Urbana	9/27/17	4/23/20: OWNER HAS AGREED TO CONVEY PROPERTY TO CHAMPAIGN COUNTY		Included in APP Grant Round 4 (not approved);
	107 Brady Lane, Urbana (Case ZN 19-17/21)	5/30/19			Property occupied by squatters
	2410 Sharlyn Drive, Urbana	7/21/15 & 7/19/19	PROPERTY OVERGROWN AND APPEARS ABANDONED		Not a clear violation yet.

Zoning Administrator
Current Status of Dangerous Structures Enforcement Cases
 APRIL 28, 2020

Table 1. Current Status of Dangerous Structure Cases¹

Resolution Timeline (approx.)	Property Address (Enforcement Case #)	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
	1 Bel Air Court, Champaign	8/16/19	PROPERTY APPEARS ABANDONED AND IN DISREPAIR		Some repairs may be occurring.
	300 Third Street, Fooseland (Case ZN 20-02/01)	10/02/18	FIRST NOTICE SENT AND RETURNED UNDELIVERABLE		Included in APP Grant Round 4 (not approved)
	202 Third Street, Fooseland (ZN 20-03/01)	1/21/20	OWNER HAS AGREED TO CONVEY PROPERTY TO CHAMPAIGN COUNTY-ON AGENDA	ESTIMATED COSTS: \$30,000** (BUDGET AMENDMENT REQUESTED)	Could be reimbursed by APP Grant Round 3
	[] ADDED SINCE 2017 **includes title search and appraisal costs FOOTNOTES 1. At least four other dangerous structures have been removed by private action since 3/08/07.				

Champaign County
Department of

**PLANNING &
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To: **Environment and Land Use Committee**

From: **John Hall, Director & Zoning Administrator**
Charlie Campo, Zoning Officer

Date: **April 28, 2020**

RE: **Demolition and removal of dangerous structure and clean-up of
garbage and debris at 202 Third Street, Fooseland
(Enforcement Case ZN 20-03/01)**

Requested Action:

**Authorization to proceed with an Invitation to Bid for building
demolition and removal of garbage and debris at 202 Third Street,
Fooseland, Urbana, subject to County Board acceptance of the
Property Deed (a separate Agenda item) and approval of a
proposed budget amendment on the COW Agenda for 5/12/20.**

BACKGROUND

The property at 202 Third Street, Fooseland has been abandoned for several years and the house has fallen into serious disrepair. The Planning and Zoning Department has been monitoring this property since May 2019. Other properties in Fooseland were included in the Illinois Housing Development Authority (IHDA) Abandoned Properties Program (APP) Grant Round 3 that was awarded to Champaign County on March 16, 2018. Those properties are proving more difficult to secure for demolition and the subject property is in a similar if not worse condition and the owners of the subject property have agreed to sign the property over to Champaign County.

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

In a related Agenda item, the County Board is being asked to accept the Deed to the property. The owners have already signed their part of the conveyance. If the County Board does not accept the Deed, the property will likely be foreclosed on by the County for unpaid taxes in the next tax sale. The property was in a previous tax sale but a sale in error was filed and granted in August 2019.

A related item to be on the COW Agenda for May 12, 2020, is a budget amendment request for the demolition and clean up. No bids have yet been received for the demolition. The budget amendment has been prepared based on an "educated guess" of \$30,000 for the cost of the demolition.

These approvals are being sought concurrently because of time constraints related to the IHDA APP Grant that was originally due to expire on May 29, 2020. IHDA has allowed requests for an extension to August 27, 2020, and an extension has been requested. The Invitation to Bid requires the demolition to be completed and billed to Champaign County no later than August 1, 2020, to ensure that the cost of demolition can be included in a reimbursement request under the IHDA APP Grant.

AUTHORIZATION REQUESTED

This request is for authorization to proceed with release of an Invitation to Bid contingent upon (1) County Board acceptance of the deed to the property (another item on this Agenda) and (2) County Board approval of a Budget Amendment.

ATTACHMENTS

202 Third, Foosland



25

Feet

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Champaign County
Department of



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

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

TO: **Environment and Land Use Committee**
FROM: **John Hall, Zoning Administrator**
DATE: **April 28, 2020**
RE: **Case 972-AT-20**

Part A: Amend the Champaign County Zoning Ordinance to add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center, as detailed in the full legal description in Attachment A.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population, as detailed in the full legal description in Attachment A.

Case 973-AT-20

Part A: Amend the Champaign County Zoning Ordinance to add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center, as detailed in the full legal description in Attachment A.

Part B: Amend the Champaign County Zoning Ordinance to add requirements for adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population, as detailed in the full legal description in Attachment A.

Part C: Add requirements to authorize the following adult cannabis businesses except within 1.5 miles of non-home rule municipalities and except within 1.5 miles of a home rule municipality with a population of 20,000 or less and except within 1.5 miles of a residential zoning district located more than 1.5 miles from a home rule municipality with more than 20,000 population, as detailed in the full legal description in Attachment A.

STATUS

At the March 12, 2020 public hearing, the Zoning Board of Appeals voted 4-1 to forward Case 972-AT-20 with a RECOMMENDATION FOR DENIAL, and voted 4-1 to forward Case 973-AT-20 with a RECOMMENDATION FOR APPROVAL. No public input was received for these cases.

Since that meeting, it was noted that staff erred in excluding Transporting Organizations in the I-1 and I-2 zoning districts. Staff recommends adding Transporting Organizations in these districts for both cases 972-AT-20 and 973-AT-20, and has added this to Attachments B, C, D, and E.

The Summary Finding of Fact for these cases can be found in Attachments B and C. Attachment D is a side by side comparison of Cases 972-AT-20 and 973-AT-20. Attachment E is a series of maps illustrating the differences in cannabis related land uses as proposed in Cases 972-AT-20 and 973-AT-20. The latest revisions were to include transporting Organizations as by-right in I-1 and I-2 districts for both cases, and to identify existing annexation agreements outside Champaign and Urbana.

ELUC AND COUNTY BOARD INPUT TO DATE

Cannabis regulation was first discussed by ELUC at its October 10, 2019 meeting, with the introduction of a proposed amendment that would allow each of the various types of cannabis related land uses authorized by the CRTA to be permitted by-right within specific zoning districts in Champaign County. One member expressed concern about access to cannabis by minors in smaller towns. There were only six members present at the meeting, and there was no majority of ELUC that supported sending the proposed amendment to a public hearing. The Zoning Ordinance amendment was continued for consideration to the November 7, 2019, ELUC meeting.

At the November 7, 2019 meeting, John Hall introduced the same proposed amendment that was introduced in October, and another proposed amendment that was a model ordinance prohibiting adult cannabis uses in unincorporated Champaign County. One resident from Penfield commented that Penfield is a quiet town and they would like it kept that way, in reference to allowing cannabis related business there. There were only six members present and the vote on both ordinances was a tie. However, the tie vote on the proposed “by right” Zoning Ordinance text amendment meant that the proposed amendment did not proceed to the ZBA, but because the prohibition ordinance was for County Board consideration, the tie vote allowed that ordinance to proceed to the full Board without a recommendation. The following is a summary of comments from ELUC members from the November 7, 2019 meeting:

Generally in favor of allowing adult use cannabis related businesses:

- One member said that cannabis related businesses will become a state allowable endeavor that has a tax benefit for the county. We voted to tax these businesses in all unincorporated Champaign County, so it would be odd to vote to collect tax from a business and then say they can't have a business.
- Regarding cultivation centers, the same member asked, would we contradict our own right to agriculture if we don't allow a grower to grow, and do we put ourselves in a position to be litigated against. The answer was that the state has given counties the right to opt-out.
- Another member stated that the discussion is more about whether someone has the right to own a certain type of business. It's a highly regulated law. They don't see the point in something being legal and we say that Champaign County isn't open for business.

Generally opposed to allowing adult use cannabis related businesses:

- One member did not want to see recreational cannabis businesses come into small towns, with the primary concern being the physical proximity to people under age 21. They suggested seeing how recreational marijuana sales play out in in Champaign-Urbana before deciding on the unincorporated areas.
- Another member stated that hemp growing is going to be done in regular fields. Since our soils are so good, people are afraid it will go over the 0.3 THC limit. Not sure that industrial hemp could be grown in this area. We're so early in this, we don't know what it's going to be, and he is worried about the unintended consequences rather than the fact that we are trying to regulate business. This member was against the proposed amendment based on that.
- Another member said that young people are most impacted by marijuana and cannabis use. They said that our biggest issue is what happens in unincorporated areas where there isn't a structure in place to regulate. It's easier to control if we don't allow it in the first place.

At the November 21, 2019 County Board meeting, there was much debate regarding the cannabis prohibition ordinance, which the Board ultimately chose not to approve. A compromise was eventually proposed that would prohibit cannabis related uses within 1.5 miles of municipalities that did not also allow cannabis related uses, and also prohibit cannabis related uses from being near unincorporated settlements such as Penfield and Seymour. The compromise was also proposed to require similar requirements as required by those municipalities that already allowed cannabis uses, reasoning that such municipalities had already gained experience with such uses. The Board referred the topic back to ELUC for further consideration.

At the January 9, 2020, ELUC meeting, John Hall returned with the same pair of proposals. ELUC members unanimously approved sending both proposed amendments to the ZBA. The following is a summary of comments from ELUC members from the January 9, 2020 meeting:

Generally in favor of Option A: within 1.5 miles of Champaign-Urbana only (Case 972-AT-20)

- One member said that it bothers them that the craft grower use is undefined, where we know what a cultivation center is. They are concerned that we are going to over-produce and have an oversupply. They felt that Option A would be a good place to start and then maybe, if needed, we can come back and re-visit it and make changes in the future.
- Another member supports Option A more than Option B, but could live with Option B. They said that if there was a grow center out in County, appropriately zoned, it would be OK. As far as the special use permit, they support keeping that at the County Board level.
- Another member would be able to, very hesitantly, vote for Option A. They said that with Option B, it concerns them that it could come into the unincorporated areas when the communities don't want that type of business. They have been contacted by people saying they don't want it. They would like to slow down and slowly go into this, but could support sending both options to the ZBA.

Generally in favor of Option B: alternative transporter, cultivation center, and craft grower (Case 973-AT-20)

- One member said Option B would be more of a compromise that was suggested at the County Board meeting, and favored keeping the Special Use Permit in Option B at the County Board level.
- Another member said that they support Option B more than Option A at this point, but it just makes sense to send them both to ZBA now.
- Another member said that they don't think the County should limit anyone's ability to grow cannabis if it's done within the county zoning, and doesn't think we should limit access to economic development around this.

NEXT STEPS

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation, and then make a final recommendation to the County Board at the next regularly scheduled Committee meeting (June 4, 2020, in this instance). The one-month delay in a final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

ATTACHMENTS

- A Legal advertisement
- B Approved Summary Finding of Fact for Case 972-AT-20 with proposed amendment attached, dated March 12, 2020 and revised April 28, 2020
- C Approved Summary Finding of Fact for Case 973-AT-20 with proposed amendment attached, dated March 12, 2020 and revised April 28, 2020
- D Side by side comparison of Cases 972-AT-20 and 973-AT-20, revised April 28, 2020
- E Maps: Cannabis Related Land Uses for Cases 972-AT-20 and 973-AT-20, revised April 28, 2020

LEGAL PUBLICATION: WEDNESDAY, FEBRUARY 12, 2020
CASES: 972-AT-20 & 973-AT-20

NOTICE OF PUBLIC HEARING IN REGARD TO AN AMENDMENT TO THE TEXT OF THE CHAMPAIGN COUNTY ZONING ORDINANCE

CASES 972-AT-20 & 973-AT-20

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed petitions to amend the text of the Champaign County Zoning Ordinance. The petitions are on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, February 27, 2020 at 6:30 p.m.** prevailing time in the Lyle Shields Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, at which time and place the Champaign County Zoning Board of Appeals will consider petitions for the following:

Case 972-AT-20

Amend the Champaign County Zoning Ordinance as follows:

- A. Add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.
- B. Add requirements to authorize adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population as follows:
 1. Authorize adult-use cannabis Dispensing Organization by right in the B-4 Zoning District subject to specified conditions.
 2. Authorize adult-use cannabis Infuser Organization by right in the I-2 Zoning District subject to specified conditions.
 3. Authorize adult-use cannabis Processing Organization by right in the I-2 Zoning District subject to specified conditions.
 4. Authorize adult-use cannabis Transporting Organization by right in the B-3 and B-4 Zoning Districts subject to specified conditions or as a Special Use Permit in the AG-2 Zoning District subject to conditions or as a home occupation in any zoning district subject to specified conditions.
 5. Authorize adult-use cannabis Cultivation Center by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.
 6. Authorize adult-use cannabis Craft Grower by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

Case 973-AT-20

Amend the Champaign County Zoning Ordinance as follows:

- A. Add definitions for the following types of adult-use cannabis businesses: Dispensing Organization; Infuser Organization; Processing Organization; Transporting Organization; Craft Grower; and Cultivation Center.

- B. Add requirements to authorize the following adult cannabis businesses only within 1.5 miles of a home rule municipality with more than 20,000 population as follows:
 - 1. Authorize adult-use cannabis Dispensing Organization by right in the B-4 Zoning District subject to specified conditions.

 - 2. Authorize adult-use cannabis Infuser Organization by right in the I-2 Zoning District subject to specified conditions.

 - 3. Authorize adult-use cannabis Processing Organization by right in the I-2 Zoning District subject to specified conditions.

- C. Add requirements to authorize the following adult cannabis businesses except within 1.5 miles of non-home rule municipalities and except within 1.5 miles of a home rule municipality with a population of 20,000 or less and except within 1.5 miles of a residential zoning district located more than 1.5 miles from a home rule municipality with more than 20,000 population, as follows:
 - 1. Authorize adult-use cannabis Transporting Organization by right in the B-3 and B-4 Zoning Districts or as a County Board approved Special Use Permit in the AG-2 Zoning District subject to conditions or as a home occupation in any zoning district subject to specified conditions.

 - 2. Authorize adult-use cannabis Cultivation Center by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

 - 3. Authorize adult-use cannabis Craft Grower by right in any Zoning District subject to specified conditions or by County Board approved Special Use Permit in any Zoning District subject to conditions if located 300 feet or less from an existing residence or residentially zoned lot.

All persons interested are invited to attend said hearing and be heard. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, FEBRUARY 12, 2020, ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

Phone: 384-3708

SUMMARY FINDING OF FACT FOR CASE 972-AT-20

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 27, 2020** and **March 12, 2020**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment will ***HELP ACHIEVE*** LRMP Goals 3, 4, 5, and 6.
 - B. The proposed Zoning Ordinance text amendment ***WILL NOT IMPEDE*** the achievement of LRMP Goals 1, 2, 4, 7, 8, and 9.
 - C. The proposed Zoning Ordinance text amendment is ***NOT RELEVANT*** to LRMP Goal 10.
2. The proposed text amendment ***WILL*** improve the Zoning Ordinance because it will:
 - A. ***HELP ACHIEVE*** the purpose of the Zoning Ordinance (see Item 16).
 - B. ***IMPROVE*** the text of the Zoning Ordinance (see Item 17).

PROPOSED AMENDMENT FOR CASE 972-AT-20

Red text and red boxes in gray highlight are proposed changes due to staff error dated 4/28/2020

1. Add the following definitions to Section 3 Definitions:

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

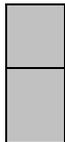
ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

2. **Revise Section 5.2 as follows (new text underlined):**

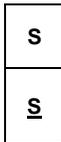
SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS															
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
<u>ADULT USE CANNABIS DISPENSING ORGANIZATION</u> ²³																
<u>ADULT USE CANNABIS TRANSPORTING ORGANIZATION</u> ²⁴			<u>S</u>													
<u>ADULT USE CANNABIS INFUSER ORGANIZATION</u> ²⁵																
<u>ADULT USE CANNABIS PROCESSING ORGANIZATION</u> ²⁶																
<u>ADULT USE CANNABIS CULTIVATION CENTER</u> ²⁷	<u>B</u>	<u>B</u>	<u>B</u>						<u>B</u>							
<u>ADULT USE CANNABIS CRAFT GROWER</u> ²⁸	<u>B</u>	<u>B</u>	<u>B</u>						<u>B</u>							



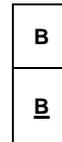
= Permitted by right

= Proposed to be permitted by right



S = Permitted on individual LOTS as a SPECIAL USE

S = Proposed to be permitted on individual LOTS as a SPECIAL USE



B = COUNTY BOARD Special Use Permit

B = Proposed to be permitted as a County Board SPECIAL USE Permit

Footnotes

23. ADULT-USE CANNABIS DISPENSING ORGANIZATION to be allowed By-Right in the B-4 Zoning District within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

- (1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.
- (2) If located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.
- (3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.
- (4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.
- (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

24. ADULT-USE CANNABIS TRANSPORTING ORGANIZATION to be allowed By-Right in the B-3, B-4, **I-1 and I-2** Zoning Districts within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:

- (1) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated

thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

25. ADULT-USE CANNABIS INFUSER ORGANIZATION to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
26. ADULT-USE CANNABIS PROCESSING ORGANIZATION to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
27. ADULT-USE CANNABIS CULTIVATION CENTER to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (2) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
 - (3) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.
 - (4) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
28. ADULT-USE CANNABIS CRAFT GROWER to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.
 - (2) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (3) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.

- (4) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.
- (5) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.
- (6) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
- (7) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

3. Add to Section 6.1.3 as follows (new text underlined):

SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			SIDE	REAR	
						STREET Classification					
						MAJOR	COLLECTOR	MINOR			
<u>SE CANNABIS TRANSPORTING ORGANIZATION</u>	<u>NR</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>*See below</u>
<u>SE CANNABIS CULTIVATION CENTER</u>	<u>NR</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>*See below</u>
<u>SE CANNABIS CRAFT GROWER</u>	<u>NR</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>*See below</u>

Footnotes

(1) Standard same as applicable zoning DISTRICT

SUMMARY FINDING OF FACT FOR CASE 973-AT-20

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 27, 2020** and **March 12, 2020**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment ***IS NECESSARY TO ACHIEVE*** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment will ***HELP ACHIEVE*** LRMP Goals 3, 4, 5, and 6.
 - B. The proposed Zoning Ordinance text amendment ***WILL NOT IMPEDE*** the achievement of LRMP Goals 1, 2, 4, 7, 8, and 9.
 - C. The proposed Zoning Ordinance text amendment is ***NOT RELEVANT*** to LRMP Goal 10.
2. The proposed text amendment ***WILL*** improve the Zoning Ordinance because it will:
 - A. ***HELP ACHIEVE*** the purpose of the Zoning Ordinance (see Item 16).
 - B. ***IMPROVE*** the text of the Zoning Ordinance (see Item 17).

PROPOSED AMENDMENT FOR CASE 973-AT-20

Red text and red boxes in gray highlight are proposed changes due to staff error dated 4/28/2020

1. Add the following definitions to Section 3 Definitions:

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

2. **Revise Section 5.2 as follows (new text underlined):**

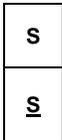
SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<u>ADULT USE CANNABIS DISPENSING ORGANIZATION</u> ²³															
<u>ADULT USE CANNABIS TRANSPORTING ORGANIZATION</u> ²⁴			<u>S</u>												
<u>ADULT USE CANNABIS INFUSER ORGANIZATION</u> ²⁵															
<u>ADULT USE CANNABIS PROCESSING ORGANIZATION</u> ²⁶															
<u>ADULT USE CANNABIS CULTIVATION CENTER</u> ²⁷	<u>B</u>	<u>B</u>	<u>B</u>						<u>B</u>						
<u>ADULT USE CANNABIS CRAFT GROWER</u> ²⁸	<u>B</u>	<u>B</u>	<u>B</u>						<u>B</u>						



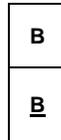
= Permitted by right

= Proposed to be permitted by right



= Permitted on individual LOTS as a SPECIAL USE

= Proposed to be permitted on individual LOTS as a SPECIAL USE



= COUNTY BOARD Special Use Permit

= Proposed to be permitted as a County Board SPECIAL USE Permit

Footnotes

23. ADULT-USE CANNABIS DISPENSING ORGANIZATION to be allowed By-Right in the B-4 Zoning District within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

- (1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.
- (2) If located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.
- (3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.
- (4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.
- (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

24. ADULT-USE CANNABIS TRANSPORTING ORGANIZATION to be allowed By-Right in the B-3,B-4, I-1 and I-2 Zoning Districts within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:

- (1) Shall not be located less than 1.5 miles from a non-home rule municipality.
- (2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.

- (3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (4) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
25. ADULT-USE CANNABIS INFUSER ORGANIZATION to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
26. ADULT-USE CANNABIS PROCESSING ORGANIZATION to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:
- (1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.
 - (2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.
27. ADULT-USE CANNABIS CULTIVATION CENTER to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:
- (1) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (4) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (5) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
 - (6) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.
 - (7) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (8) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

28. ADULT-USE CANNABIS CRAFT GROWER to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:
- (1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.
 - (2) Shall not be located less than 1.5 miles from a non-home rule municipality.
 - (3) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
 - (4) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
 - (5) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
 - (6) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.
 - (7) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.
 - (8) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.
 - (9) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
 - (10) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

3. Add to Section 6.1.3 as follows (new text underlined):

SECTION 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

SPECIAL USES or USE Categories	Minimum Fencing Required ⁶	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline ²			SIDE	REAR		
						STREET Classification						
						MAJOR	COLLECTOR	MINOR				
<u>ADULT USE CANNABIS TRANSPORTING ORGANIZATION</u>	<u>NR</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>*See below</u>
<u>ADULT USE CANNABIS CULTIVATION CENTER</u>	<u>NR</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>*See below</u>
<u>ADULT USE CANNABIS CRAFT GROWER</u>	<u>NR</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>*See below</u>

Footnotes
 (1) Standard same as applicable zoning DISTRICT

Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

Case 972-AT-20	Case 973-AT-20
<p>1. Add the following definitions to Section 3 Definitions:</p> <p>ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.</p> <p>ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.</p> <p>ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.</p> <p>ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.</p>	<p>1. Add the following definitions to Section 3 Definitions:</p> <p>ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.</p> <p>ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.</p> <p>ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.</p> <p>ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.</p>

Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

2. Add the following uses to Section 5.2 Table of Authorized Principal Uses:

a. Add “ADULT-USE CANNABIS DISPENSING ORGANIZATION” to be allowed By-Right in the B-4 Zoning District within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

(1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.

(2) If located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

2. Add the following uses to Section 5.2 Table of Authorized Principal Uses:

a. Add “ADULT-USE CANNABIS DISPENSING ORGANIZATION” to be allowed By-Right in the B-4 Zoning District within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

(1) Shall not be located within 1,500 feet of any existing ADULT-USE CANNABIS DISPENSING ORGANIZATION or any existing medical cannabis dispensing organization.

(2) If located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that has minimum separation requirements between a dispensing organization to a public or private elementary or secondary school, the use shall comply with those same municipal separation requirements.

Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

(3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.

(4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.

(5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

b. Add “ADULT-USE CANNABIS TRANSPORTING ORGANIZATION” to be allowed By-Right in the B-3, B-4, **I-1 and I-2** Zoning Districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:

(1) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

(3) May share a PREMISES with a CRAFT GROWER in the B-4 District without a SPECIAL USE Permit.

(4) Consumption of CANNABIS is allowed at the ADULT-USE CANNABIS DISPENSING ORGANIZATION if located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality that also allows consumption of CANNABIS at an ADULT-USE CANNABIS DISPENSING ORGANIZATION.

(5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

b. Add “ADULT-USE CANNABIS TRANSPORTING ORGANIZATION” to be allowed By-Right in the B-3, B-4, **I-1 and I-2** Zoning Districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a Special Use Permit in the AG-2 Zoning District within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population; or as a HOME OCCUPATION in any zoning district subject to the relevant requirements of Section 7.1.1 or 7.1.2, subject to the following requirements:

(1) Shall not be located less than 1.5 miles from a non-home rule municipality.

(2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.

(3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile

Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

<p>c. Add “ADULT-USE CANNABIS INFUSER ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.</p> <p>(2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p> <p>d. Add “ADULT-USE CANNABIS PROCESSING ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.</p> <p>(2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and</p>	<p><u>extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.</u></p> <p>(4) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p> <p>c. Add “ADULT-USE CANNABIS INFUSER ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.</p> <p>(2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p> <p>d. Add “ADULT-USE CANNABIS PROCESSING ORGANIZATION” to be allowed By-Right in the I-2 Zoning District that is located within the 1.5-mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) May share a PREMISES with a CRAFT GROWER in the I-2 District without a SPECIAL USE Permit.</p> <p>(2) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and</p>
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Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

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regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

e. Add “ADULT-USE CANNABIS CULTIVATION CENTER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:

- (1) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
- (2) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
- (3) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.
- (4) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.
- (5) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and

regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.

e. Add “ADULT-USE CANNABIS CULTIVATION CENTER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:

- (1) Shall not be located less than 1.5 miles from a non-home rule municipality.
- (2) Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.
- (3) Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.
- (4) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.
- (5) A CULTIVATION CENTER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CULTIVATION CENTER.
- (6) A CULTIVATION CENTER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CULTIVATION CENTER.

Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

<p>regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p> <p>f. Add “ADULT-USE CANNABIS CRAFT GROWER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts within the 1.5 mile extraterritorial jurisdiction of a home rule municipality of 20,000 or more population, subject to the following requirements:</p> <p>(1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.</p> <p>(2) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.</p> <p>(3) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.</p>	<p>(7) The CULTIVATION CENTER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.</p> <p>(8) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p> <p>f. Add “ADULT-USE CANNABIS CRAFT GROWER” to be allowed By-Right or by County Board approved Special Use Permit if located 300 feet or less from an existing residence or an existing residentially zoned lot, in all non-residential zoning districts, subject to the following requirements:</p> <p>(1) Shall not be located within 1,500 feet of any CULTIVATION CENTER or other CRAFT GROWER.</p> <p>(2) <u>Shall not be located less than 1.5 miles from a non-home rule municipality.</u></p> <p>(3) <u>Shall not be located less than 1.5 miles from a home rule municipality with a population less than 20,000.</u></p> <p>(4) <u>Shall not be located less than 1.5 miles from any residential zoning district that is located outside of the 1.5-mile extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more.</u></p> <p>(5) If located within the 1.5 miles extraterritorial jurisdiction of a home rule municipality with a population of 20,000 or more and that has requirements for odors to be mitigated by installing air scrubbing and/or exhaust air</p>
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Side-by-side comparison of proposed text amendments in Cases 972-AT-20 and 973-AT-20

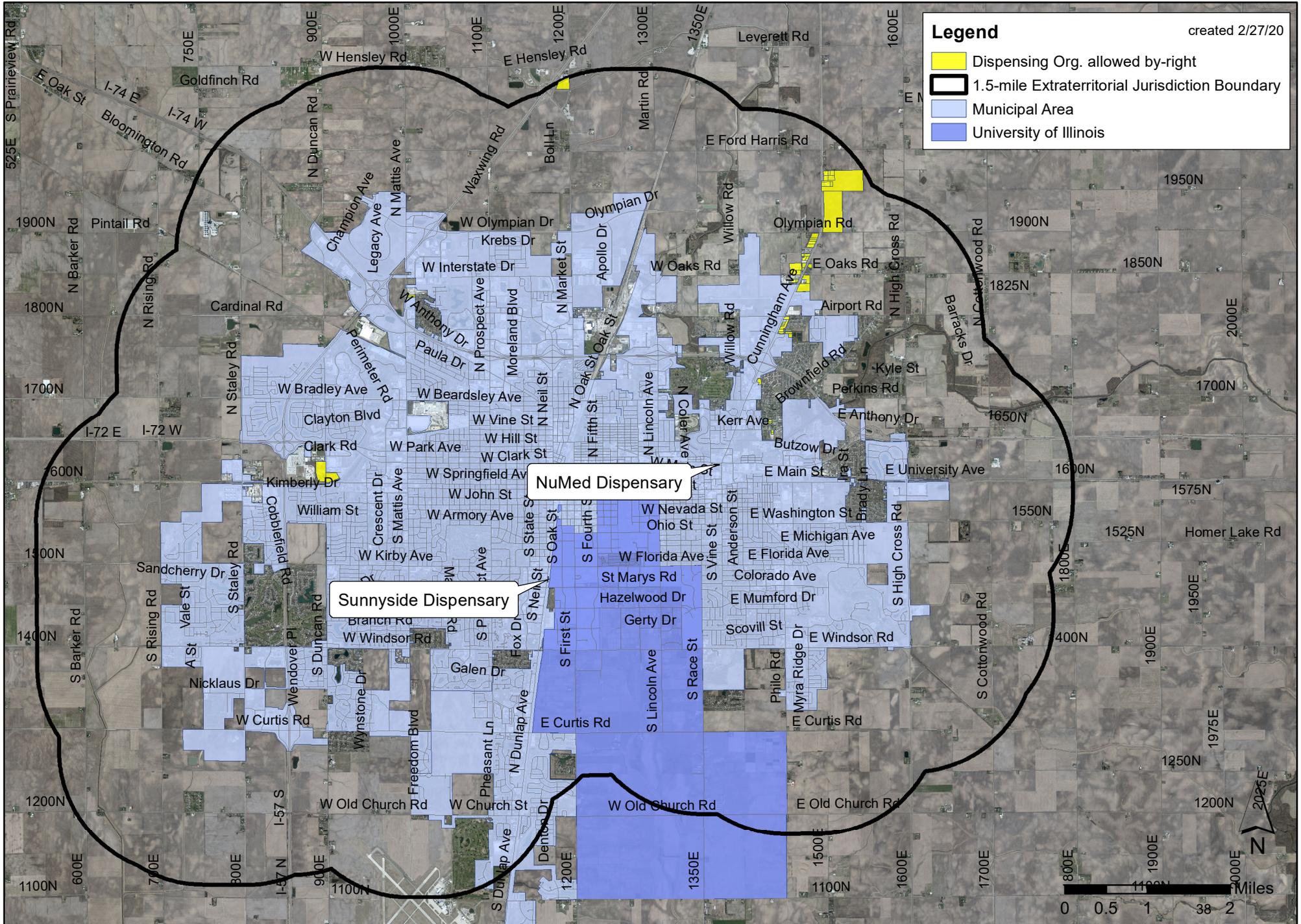
Underline is proposed added language as recommended by ZBA

Gray highlight/red text is amended language 4/28/20

<p>(4) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.</p> <p>(5) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.</p> <p>(6) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.</p> <p>(7) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p>	<p>filtration or by some other means approved by the Zoning Administrator, the use shall comply with those same municipal odor mitigation requirements.</p> <p>(6) A CRAFT GROWER may also be a CANNABIS TRANSPORTER for CANNABIS grown and or processed at the CRAFT GROWER.</p> <p>(7) A CRAFT GROWER may also be a CANNABIS PROCESSING ORGANIZATION and or a CANNABIS INFUSER ORGANIZATION for CANNABIS that is grown at the CRAFT GROWER.</p> <p>(8) May share a PREMISES with a CANNABIS DISPENSING ORGANIZATION in the B-4 District without a SPECIAL USE Permit.</p> <p>(9) The CRAFT GROWER shall control nighttime lighting to ensure that little to no light escapes into the nighttime sky from where the CANNABIS is grown. The nighttime light controls shall be explained in the Special Use Permit and/or Zoning Use Permit Application.</p> <p>(10) Shall be in compliance with the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/ 1-1 et seq (Public Act 101-0027) as it may be amended from time-to-time, and regulations promulgated thereunder, and a copy of the State-approved license shall be filed with the Zoning Administrator prior to receiving a Zoning Compliance Certificate.</p>
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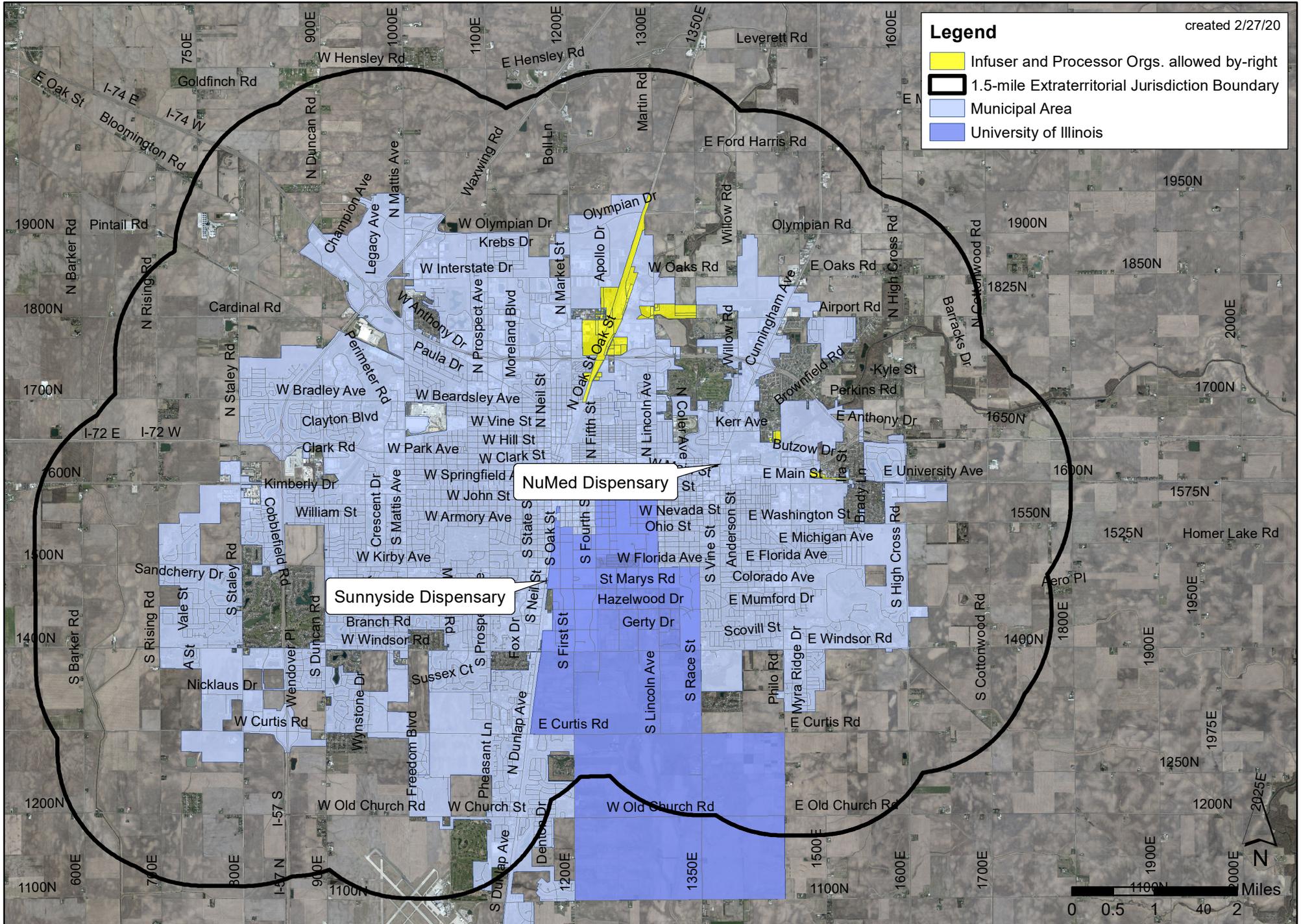
972-AT-20: Dispensing Organization

All cannabis related land uses are subject to State and local requirements



972-AT-20: Infuser and Processing Organizations

All cannabis related land uses are subject to State and local requirements

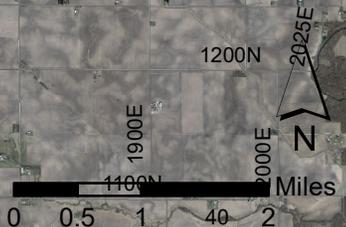


Legend created 2/27/20

- Infuser and Processor Orgs. allowed by-right
- 1.5-mile Extraterritorial Jurisdiction Boundary
- Municipal Area
- University of Illinois

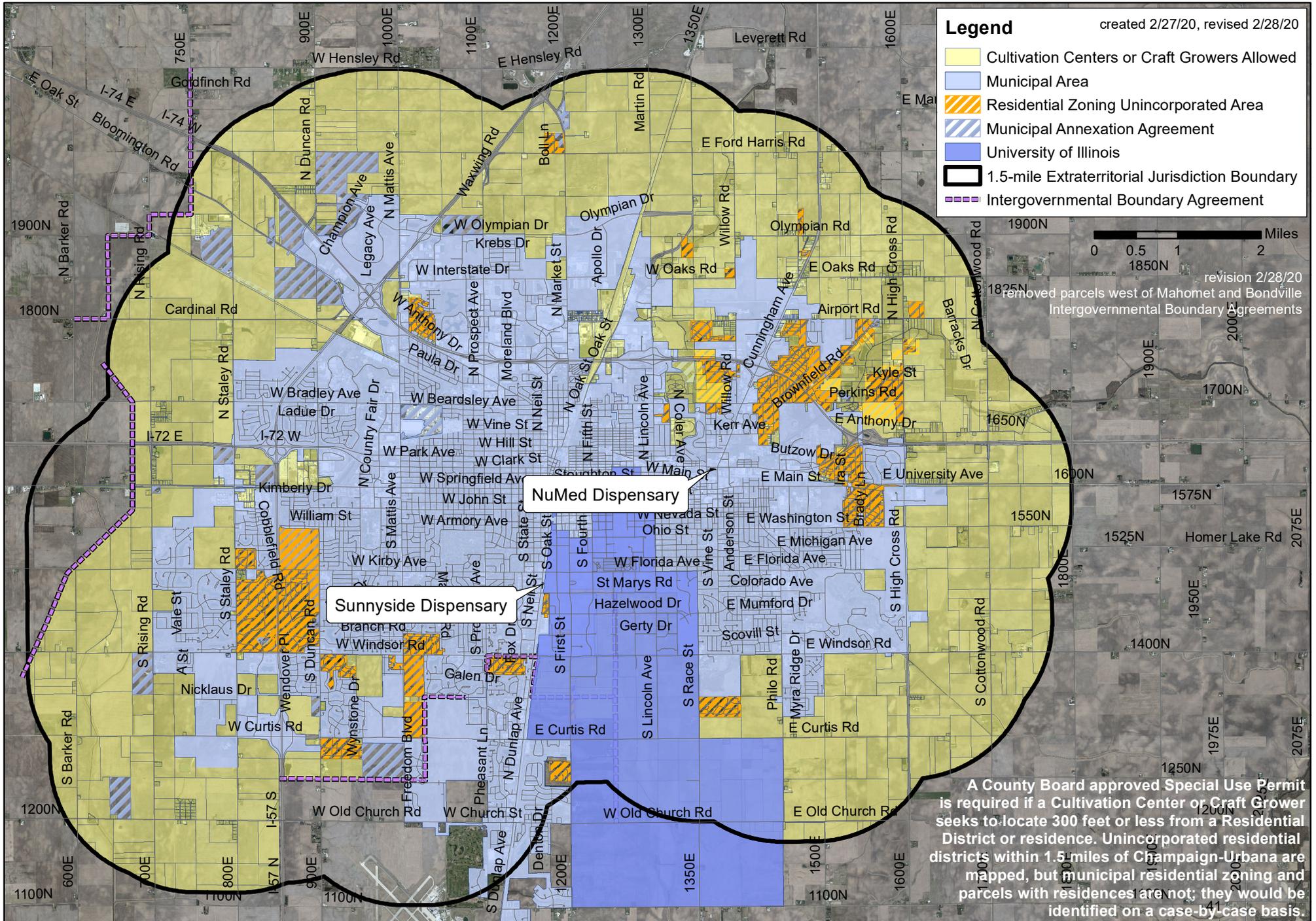
Sunnyside Dispensary

NuMed Dispensary



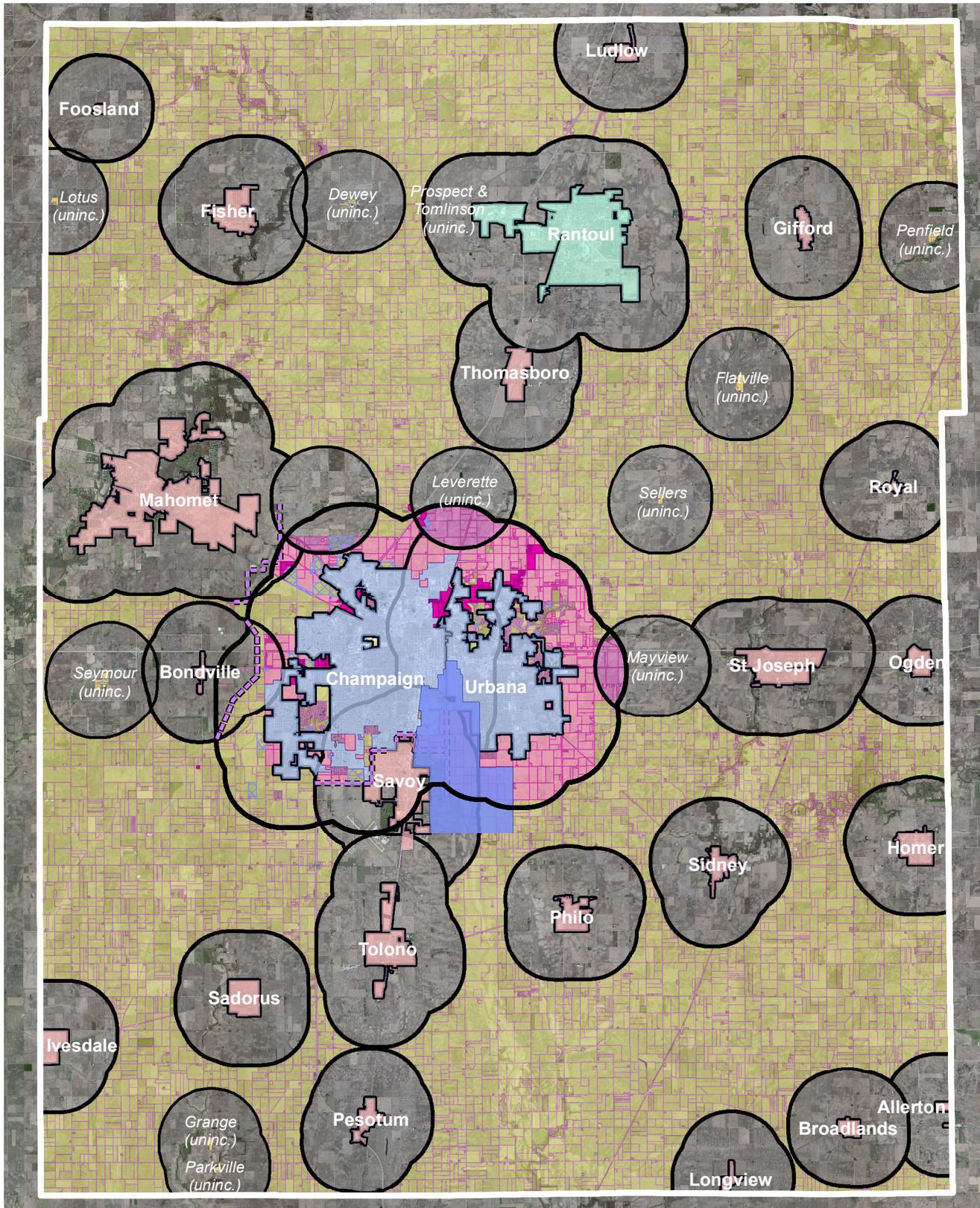
972-AT-20: Cultivation Center or Craft Grower

All cannabis related land uses are subject to State and local requirements



973-AT-20: Transporting Organization

All cannabis related land uses are subject to State and local requirements



Legend

- | | |
|--|---|
| Transporting Org. allowed by-right | Home Rule Muni. Area with >20,000 Population |
| Transporting Org. allowed with SUP | Home Rule Muni. Area with 20,000 or less Population |
| Transporting Org. allowed as Home Occupation | Non-Home Rule Muni. Area |
| Unincorporated residential zoned areas | Existing Annexation Agreement |
| Intergovernmental Boundary Agreements | University of Illinois |
| 1.5-mile Separation | |



created 2/27/20, revised 4/28/20

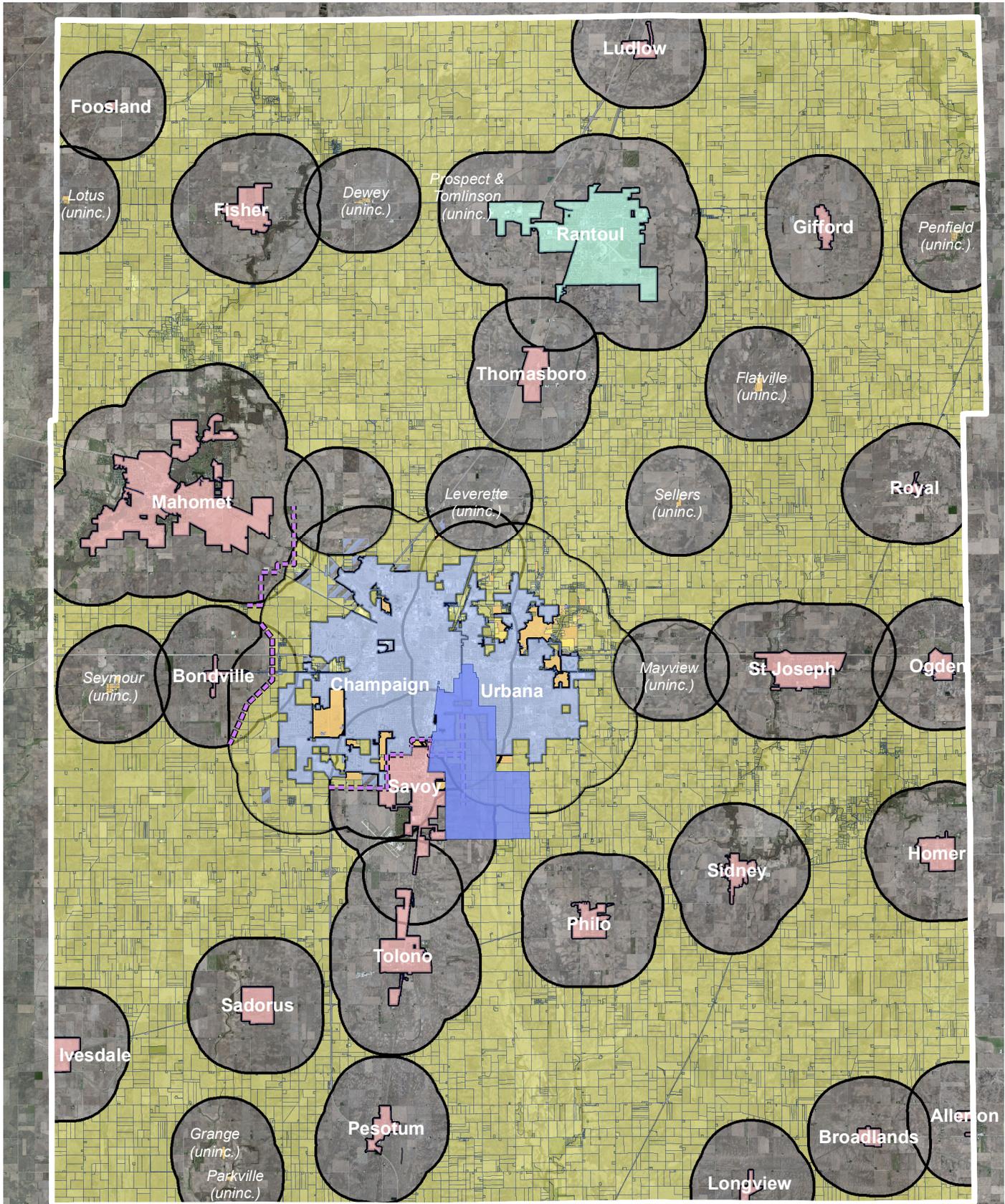
973-AT-20: Cultivation Center or Craft Grower

972-AT-20 & 973-AT-20

ELUC 05/07/20

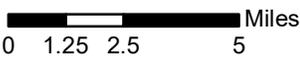
All cannabis related land uses are subject to State and local requirements

Attachment E, Page 6 of 6



Legend

- Cultivation Centers or Craft Growers Allowed
 - Home Rule Muni. Area with >20,000 Population
 - Home Rule Muni. Area with 20,000 or less Population
 - Non-Home Rule Muni. Area
 - Unincorporated residential zoned areas
 - 1.5 mile separation
 - University of Illinois
- 



A County Board approved Special Use Permit is required if a Cultivation Center or Craft Grower seeks to locate 300 feet or less from a Residential District or residence.

Unincorporated residential districts within 1.5 miles of Champaign-Urbana are mapped, but municipal residential zoning and parcels with residences are not; they would be identified on a case-by-case basis.

created 2/27/20

**Champaign County
Department of**

**PLANNING &
ZONING**

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

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

TO: Environment and Land Use Committee
FROM: John Hall, MS4 Coordinator
Amy Heffernan, Associate Planner
DATE: April 28, 2020
**RE: Annual Facility Inspection Report for MS4 Program for Program Year
April 2019 through March 2020**

BACKGROUND

The Annual Facility Inspection Report for Champaign County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit with the Illinois Environmental Protection Agency is attached. This is an annual report of activities conducted in the past year that Champaign County must submit to document on-going compliance with the MS4 Program.

ATTACHMENTS

- A Champaign County Board Resolution**
- B Champaign County Annual Facility Inspection Report for 4/1/19 – 3/31/20**

RESOLUTION NO. ____

**AUTHORIZING COUNTY EXECUTIVE SIGNATURE ON
ANNUAL FACILITY INSPECTION REPORT
REQUIRED FOR M.S.4. STORMWATER PERMIT WITH I.E.P.A.
FOR PROGRAM YEAR APRIL 2019 THROUGH MARCH 2020**

WHEREAS, Champaign County was identified in 2003 as a county with a Municipal Separate Storm Sewer System (MS4) as part of the expanded Phase II of the National Pollutant Discharge Elimination System (NPDES) Storm Water Program under the Clean Water Act;

WHEREAS, Champaign County must maintain compliance with the MS4 requirements of the NPDES Storm Water Program by maintaining an updated Notice of Intent (NOI) on file with the Illinois Environmental Protection Agency (IEPA) at all times and by filing an Annual Update (Annual Facility Inspection Report) each year;

WHEREAS, Champaign County filed a NOI with IEPA in 2003 and that became NPDES Permit No. ILR 4000256;

WHEREAS, Champaign County filed an updated NOI with IEPA on May 30, 2019;

WHEREAS, the Annual Update (Annual Facility Inspection Report) for the program year 4/1/19 through 3/31/20 must be filed with the IEPA no later than June 1, 2020;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to maintain compliance with the MS4 requirements of the NPDES Storm Water Program as much as practicable;

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

1. The County Executive is hereby authorized to sign the attached Annual Update (Annual Facility Inspection Report).
2. The Champaign County Zoning Administrator is hereby directed to forward the signed Annual Update (Annual Facility Inspection Report) to the Illinois Environmental Protection Agency no later than May 31, 2020.

PRESENTED, PASSED, APPROVED, AND RECORDED this 21st day of May, A.D. 2020.

Giraldo Rosales, Chair
Champaign County Board
Champaign, Illinois

Recorded
& Attest: _____
Aaron Ammons, County Clerk and
Ex Officio Clerk of the Champaign
County Board
Date: _____

Approved: _____
Darlene A. Kloeppel, County
Executive
Date: _____



Illinois Environmental Protection Agency

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

Division of Water Pollution Control ANNUAL FACILITY INSPECTION REPORT

for NPDES Permit for Storm Water Discharges from Separate Storm Sewer Systems (MS4)

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Compliance Assurance Section at the above address. Complete each section of this report.

Report Period: From March, 31, 2019 To March, 31, 2020

Permit No. ILR40 00256

MS4 OPERATOR INFORMATION: (As it appears on the current permit)

Name: County of Champaign, Illinois Mailing Address 1: Brookens Administrative Building
Mailing Address 2: 1776 E. Washington Street County: Champaign
City: Urbana State: IL Zip: 61802 Telephone: (217) 384-3708
Contact Person: John Hall, Director of Planning and Zoning Email Address: jhall@co.champaign.il.us
(Person responsible for Annual Report)

Name(s) of governmental entity(ies) in which MS4 is located: (As it appears on the current permit)

Champaign County, Illinois

THE FOLLOWING ITEMS MUST BE ADDRESSED.

A. Changes to best management practices (check appropriate BMP change(s) and attach information regarding change(s) to BMP and measurable goals.)

- | | | | |
|--|--------------------------|---|--------------------------|
| 1. Public Education and Outreach | <input type="checkbox"/> | 4. Construction Site Runoff Control | <input type="checkbox"/> |
| 2. Public Participation/Involvement | <input type="checkbox"/> | 5. Post-Construction Runoff Control | <input type="checkbox"/> |
| 3. Illicit Discharge Detection & Elimination | <input type="checkbox"/> | 6. Pollution Prevention/Good Housekeeping | <input type="checkbox"/> |

B. Attach the status of compliance with permit conditions, an assessment of the appropriateness of your identified best management practices and progress towards achieving the statutory goal of reducing the discharge of pollutants to the MEP, and your identified measurable goals for each of the minimum control measures.

C. Attach results of information collected and analyzed, including monitoring data, if any during the reporting period.

D. Attach a summary of the storm water activities you plan to undertake during the next reporting cycle (including an implementation schedule.)

E. Attach notice that you are relying on another government entity to satisfy some of your permit obligations (if applicable).

F. Attach a list of construction projects that your entity has paid for during the reporting period.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Owner Signature: _____
Darlene A. Kloeppel
Printed Name:

Date: _____
Champaign County Executive
Title:

EMAIL COMPLETED FORM TO: epa.ms4annualinsp@illinois.gov

or Mail to: ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION #19
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
ANNUAL FACILITY INSPECTION REPORT

April 1, 2020

N.P.D.E.S. PHASE II PERMIT FOR STORMWATER DISCHARGES

from

MUNICIPAL SEPARATE STORM SEWER SYSTEMS

Champaign County, Illinois
NPDES Permit No. ILR40 00256

REPORTING PERIOD:

Year 1 is April 1, 2019 to March 31, 2020

MS4 OPERATOR INFORMATION:

County of Champaign, Illinois
Brookens Administrative Center
1776 East Washington Street
Urbana, IL 61802
Contact person: John Hall, Director of Planning and Zoning

GOVERNMENTAL ENTITY IN WHICH MS4 IS LOCATED:

Champaign County, Illinois

INTRODUCTION

Champaign County was identified as a small Municipal Separate Storm Sewer System (MS4) in March 2003 as part of the expanded Phase II of the National Pollutant Discharge Elimination System (NPDES) Storm Water Program.

Mandated by Congress under the Clean Water Act, the NPDES Storm Water Program is a comprehensive two-phased national program for addressing the non-agricultural sources of storm water discharges which adversely affect the quality of our nation's waters. The Clean Water Act prohibits anybody from discharging pollutants through a point source into a water of the United States unless they have an NPDES permit. A point source is any discernible, confined and discrete conveyance, such as a pipe, ditch, channel, or container.

Phase II required small MS4s in urbanized areas to obtain NPDES permits and implement six minimum control measures by using selected best management practices (BMPs).

Urbanized areas are delineated by the Census Bureau and are defined as a central place or places and the adjacent densely settled surrounding area, that together have a residential population of at least 50,000 people and an overall population density of at least 500 people per square mile. Only about 10 square miles (about 1%) of the approximately 1,000 square miles that make up Champaign County are included in the urbanized area (see the attached map).

Champaign County is not a municipality but the regulatory definition of MS4 also includes any County owned roads with a drainage system. County Highway roadside ditches are currently the only point source discharges in the urbanized area maintained by Champaign County.

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

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

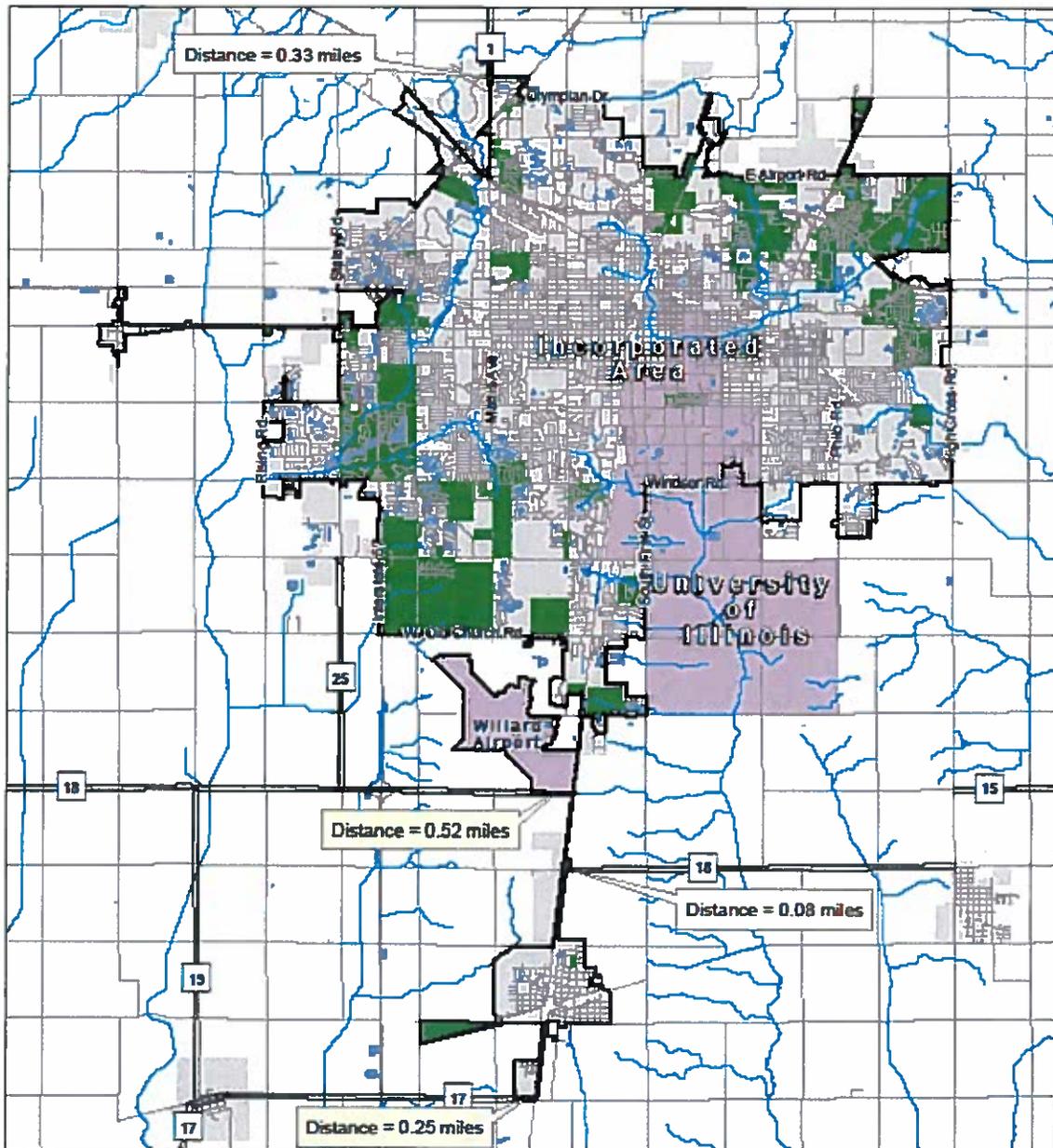
Champaign County has worked in cooperation with the other MS4s in the Champaign County Urbanized Area to share costs and expertise and common efforts to develop a regional consistency towards fulfilling the NPDES Phase II MS4 requirements.

Champaign County has sought to develop a plan suited to the MS4 requirements but also tailored to the abilities of an Illinois county. The NPDES Phase II MS4 requirements were included as a formal County land use policy in the Champaign County Land Resource Management Plan that was adopted in April 2010.

Champaign County filed a fourth NOI with IEPA to include the five-year period of April 1, 2019 to March 31, 2024. This document serves as the annual report for Year 1 activities.

**Champaign County, Illinois
MS4 ANNUAL FACILITY INSPECTION REPORT
REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20)**

APRIL 1, 2020



Champaign County MS4 Jurisdiction

Urbanized Area based on the 2010 Census

This map shows the defined MS4 jurisdiction including 10.4 square miles of unincorporated County. Location and size of County stormwater facilities are noted (Ex: Distance = 0.25 miles).

Corporate Limits updated 5/5/17

MS4 Related Boundaries

-  Urbanized Area 2010
-  Streets
-  County MS4 Area 2012

Map Created
7/17/14

REGIONAL PUBLIC HEALTH COMMISSION

GIS

N

0 1.5 3 Miles

B.M.P. MONITORING AND ASSESSMENT PROGRAM

Effective 3/1/16, each Small MS4 is required to implement a monitoring and assessment program to evaluate the effectiveness of selected best management practices (BMPs) at reducing pollutant loadings and water quality impacts. The monitoring and assessment program may include evaluation of BMPs and/or direct water quality monitoring, at the discretion of each Small MS4, but the program should be tailored to the size and characteristics of the Small MS4 and the relevant watershed.

Outfall/ Discharge Monitoring and Physical Stream Assessment

The Champaign County Unincorporated MS4 will collaborate with the municipal MS4 jurisdictions in Champaign County in developing a monitoring and assessment program for the Champaign County Unincorporated MS4 that matches as closely as possible the municipal MS4 monitoring and assessment programs. Municipal MS4 agencies in the Champaign-Urbana Urbanized Area rely on a combination of outfall/discharge monitoring and assessment of physical/habitat characteristics such as stream bank erosion caused by storm water discharges.

Methods and practices used for the Champaign County Unincorporated MS4 Monitoring and Assessment program will be based on municipal MS4 practices and methods as much as possible and will be supplemented as necessary by practices described in the following documents:

- *Illicit Discharge Detection and Elimination A Guidance Manual for Program Development and Technical Assessments*, published by the Center for Watershed Protection and Robert Pitt, University of Alabama, October 2004.
- *UNIFIED STREAM ASSESSMENT: A USER'S MANUAL Version 2.0, Urban Subwatershed Restoration Manual No. 10*, published by the Center for Watershed Protection, February 2005.
- *Stream Visual Assessment Protocol*, published by the United States Department of Agriculture Natural Resources Conservation Service National Water and Climate Center, Technical Note 99-1, December 1998.

Justification

The unincorporated Champaign County MS4 Area is highly interconnected with the municipal MS4 Area and using the same (or nearly the same) monitoring and assessment (M&A) methods to evaluate the effectiveness of storm water best management practices (BMPs) in the unincorporated MS4 Area may help minimize the overall costs of implementing and conducting the M&A program in the unincorporated MS4 Area; and should eliminate confusion that could otherwise result if a different approach were used than is used in the municipal MS4s; and may provide a more accurate overall understanding of the effectiveness of BMPS for the entire Champaign County urbanized area.

The *Unified Stream Assessment (USA)* is a continuous stream walk method that systematically evaluates stream conditions and that can be applied to both rural and urban streams. Staff can perform the USA with relatively minimal training. USA protocols should be adapted to meet agency needs and skills and to address regional stream conditions.

The USA includes specific protocols and model forms for documenting the assessments of Storm Water Outfalls and Severe Bank Erosion. The USA assessment for Storm Water Outfalls is very similar to the Outfall Reconnaissance Inventory (ORI) used in *Illicit Discharge Detection and Elimination*. Including ORI methods in the USA Storm Water Outfall assessments can improve the overall assessment of storm water outfalls and discharges.

Severe bank erosion caused by storm water discharges can be accurately identified only after identifying the average erosion condition for that particular stream reach. The USA includes a Reach Level Assessment to characterize overall conditions within each reach of the stream. Guidance is included in the USA assessment of Severe Bank Erosion to help identify locations with more severe erosion. The *Stream Visual Assessment Protocol (SVAP)* also provides useful additional guidance for making the assessment of Severe Bank Erosion.

The USA protocols assume identification of uniform stream reaches. Stream reaches will be identified and mapped prior to actual field investigations. During the field investigation the various stream reaches will be identified using GIS locators. Standard worksheets will be completed for each reach for the entire length of stream in the MS4 Area. Streams (miles) to be assessed are as follows:

- Vermilion Watershed:
 - Saline Branch Drainage Ditch (3.2 miles)

- Upper Kaskaskia Watershed:
 - Copper Slough (1.6 miles)
 - Phinney Branch (1.1miles)

- Upper Embarras Watershed
 - an unnamed tributary near Lake Park (.6 mile).

Gaining access to streams in the unincorporated MS4 Area will be a significant challenge because all the streams are on private property.

Annual monitoring is planned to occur during August through October. Annual monitoring will note the conditions for the current year and identify changes from previous years. The results will be reported in the Annual Update.

Follow up investigations may be necessary based on observed changes.

Outfalls were identified per the IEPA 4/22/16 Acceptance of Response to Noncompliance Advisory Letter. Champaign County will initiate its own monitoring of relevant portions of the Saline Branch in Year 2.

SELF-ASSESSMENT OF PERMIT COMPLIANCE

Tables 1 through 6 summarize Champaign County Unincorporated MS4 Storm Water Program activities from April 1, 2019 through March 31, 2020. Table 7 identifies BMPs that were started and still in progress and Table 8 identifies BMPs still pending.

Table 1: Public Education and Outreach Activities 4/1/19 – 3/31/20

BMP ID	Activities
A.1.1. - Flyers and information sheets at permit counter.	Handouts are displayed and available at Planning and Zoning permit counter.
A.2.1. - Inform business groups about MS4, NPDES, and BMPs.	No requests for presentations about MS4, NPDES and BMPs were made from business groups.
A.2.2. - Inform developer, contractor, engineering, and architecture groups about MS4, NPDES, and BMPs.	Champaign County Stormwater Partnership (CCSP) held a conference on July 12, 2019.
A.2.3. - Inform environmental groups about MS4, NPDES, and BMPs.	No requests for presentations about MS4, NPDES and BMPs were made from environmental groups.
A.6.1. - Educational and informational material on web page.	The MS4 Annual Facility Inspection Report was posted to the County website and to the collaborative MS4 website the Champaign County Stormwater Partnership (www.ccstormwater.org).

Table 2: Public Participation and Involvement Activities 4/1/19 – 3/31/20

BMP ID	Activities
B.4.1. - Comply with applicable state and local public notice requirements.	All public hearings and meetings are noticed as required by state law and local ordinances and policies.
B.6.1. - Intergovernmental Storm Water Management group meetings (coordination meeting for all Champaign County MS4 jurisdictions).	During the program year County staff attended and participated in meetings with other MS4 jurisdictions on June 11, 2019; September 10, 2019; December 10, 2019; March 10, 2020.
B.6.2. - Prepare a storm water survey that can be used annually to capture public comment on the MS4 Storm Water Program.	The MS4 Storm Water Survey is on the County website at https://docs.google.com/forms/d/e/1FAIpQLSd5hbzMASGpKgPWU3kr8gmQJ-w0ZorXoCFWUddjBMvI8P3Mg/viewform?c=0&w=1
B.6.3. - Hold Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) Meeting to receive public comments regarding the Champaign County Unincorporated MS4 Area Storm Water Program.	The Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) Meeting was held on May 9, 2019.
B.6.4. - Identify Environmental Justice areas within the Unincorporated Champaign County MS4 Area and provide appropriate public participation.	In April 2019 a random sample survey of the EJ population was conducted using the Champaign County Unincorporated MS4 Area Storm Water Survey with a postage-paid reply envelope. The results of that survey will be reviewed at the May 7, 2020 meeting of the Champaign County Board's Environment and Land Use Committee (ELUC) and will be reported in the Annual Facility Inspection Report for Year 2.
B.7.1. – Fund aspects of NPDES MS4 implementation in the County's Land Resource Management Plan implementation budget including public involvement when appropriate.	Funding for MS4 projects were included in the Work Plan for 2020.

Champaign County, Illinois
MS4 ANNUAL FACILITY INSPECTION REPORT
REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) **APRIL 1, 2020**

Table 3: Illicit Discharge Detection and Elimination Activities 4/1/19 – 3/31/20

BMP ID	Activities
C.1.1. - Map drainage system outfalls into streams and rivers.	The up to date storm sewer system map for the unincorporated Champaign County MS4 Area is mapped to 100% completion including the storm sewer system map for County Highways outside the MS4 Area.
C.3.1. - Establish and maintain citizen complaint phone line for illegal dumping and illicit discharges into drainage systems.	The Department of Planning and Zoning phone line is maintained for citizen complaints regarding illegal dumping and illicit discharges.
C.3.2. - Establish citizen complaint phone line for non-complying and/or non-functioning private sewage treatment systems.	The Department of Planning and Zoning phone line is maintained for citizen complaints regarding non-complying and/or non-functioning private sewage treatment systems.
C.6.1. - Annual Report to the Environment and Land Use Committee (ELUC) of the Champaign County Board.	The MS4 Annual Report was prepared and presented to the Environment and Land Use Committee (ELUC) on May 9, 2019 and approved by the Champaign County Board on May 23, 2019.

Table 4: Construction Site Runoff Control Activities 4/1/19 – 3/31/20

BMP ID	Activities
D.1.1. - Soil erosion and sediment control regulations.	Soil erosion and sediment control regulations in the Champaign County Storm Water Management and Erosion Control Ordinance were enforced for all Land Disturbance Erosion Control (LDEC) Permits.
D.2.1. - Erosion and sediment control BMPs.	All Land Disturbance Erosion Control (LDEC) Permits were reviewed for use of appropriate BMPs.
D.4.1. - Develop processes and procedures to evaluate proposed construction site runoff mechanisms.	Procedures to evaluate proposed construction site runoff mechanisms are refined in the review of LDEC Permits.
D.4.2. - Training class or workshop for evaluating and inspecting construction site runoff control mechanisms.	No training occurred in Year 1.
D.6.1. - Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Procedures were refined as more experience was gained in the review of LDEC Permits.

Table 5: Post-Construction Runoff Control Activities 4/1/19 – 3/31/20

BMP ID	Activities
E.3.3. - Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public exterior surfaces. Require that contractors who are retained to manage or carry out the kinds of maintenance and relevant contractor employees also have annual training.	No training occurred in Year 1.
E.4.1. - Training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	No training occurred in Year 1.

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Table 6: Pollution Prevention / Good Housekeeping Activities 4/1/19 – 3/31/20

BMP ID	Activities
F.1.2. - Spill Response Protocol.	The Champaign County Emergency Management Agency (CCEMA) conducted or participated in the following training in the program year: May 2019: Midwest Emergency Preparedness Conference May 2019: FEMA Table-Top Exercise Hazardous Materials Rail September 2019: IEMA Summit Hazardous Materials on Rail Session November 2019: Exxon Pipeline Spill Table-Top Exercise January 2020: Area Pipeline Awareness Training
F.1.3. - Hazardous material and storage management training.	All relevant hazardous materials storage and handling reviewed with Facilities Director.

Table 7: BMPs in Progress

BMP ID	Status
C.2.1. - Prohibit illegal dumping and illicit discharges into drainage system through Nuisance Ordinance.	Preliminary Ordinance language has been drafted regarding illegal dumping and illicit discharges into drainage systems but was not adopted in the program year.
C.3.3. - Create a database of existing private sewage treatment systems and develop management plan to bring non-compliant systems into compliance.	Records of private sewage treatment systems obtained from Public Health Department, GIS database is under development.
D.3.1. - Prohibit illegal dumping and illicit discharges into storm drainage system from construction activities.	The Storm Water Management and Erosion Control Ordinance includes a prohibition of illegal dumping and illicit discharges from construction activities. Preliminary Nuisance Ordinance language has been drafted regarding illegal dumping and illicit discharges into drainage systems but has not yet been adopted.
E.3.1. - Develop procedures to ensure that storm water management facilities are maintained to function as designed (post-construction).	The Storm Water Management and Erosion Control Ordinance requires ongoing maintenance of storm water management facilities.
E.5.1. - Develop procedures and processes to inspect construction sites for compliance with post-construction runoff control mechanisms.	The Storm Water Management and Erosion Control Ordinance requires “as-built” documentation.

Table 8: BMPs Pending

BMP ID	Explanation of Pending Status
E.1.1. - Implement a public education program about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from privately-owned developed property.	The BMP was not completed in the program year.
E.1.2. - Implement a public education program about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	The BMP was not completed in the program year.
E.2.1. - Require annual inspections of publicly owned storm water management facilities (post-construction).	Expected to be included in the SWPPP to be developed in 2020.
F.1.1. - Spill prevention protocol.	Undetermined due to lack of coordination within County Departments. Expected to be established with the development of the SWPPP.
F.2.1. - Prepare a Storm Water Pollution Prevention Plan (SWPPP) for County owned facilities.	SWPPP expected to be completed in 2020.

CHANGES TO BEST MANAGEMENT PRACTICES

Attachment A summarizes that there were no proposed changes to the BMPs during the reporting year.

STATUS OF COMPLIANCE

Attachment B reviews the status of compliance for all BMPs.

INFORMATION COLLECTED AND ANALYZED IN YEAR 1

Attachment C summarizes that there were no observations or reports made or received during the reporting year.

STORMWATER PROGRAM ACTIVITIES PROPOSED FOR NEXT PROGRAM YEAR APRIL 1, 2020 – MARCH 31, 2021

The activities proposed for next Program Year April 1, 2020 – March 31, 2021 are summarized in Attachment D.

RELIANCE ON OTHER GOVERNMENTAL ENTITY

Champaign County does and will continue to participate in and share resources with the Cooperative MS4 Group; however, it does not rely on another governmental entity to satisfy its permit obligations.

YEAR 1 CONSTRUCTION PROJECTS

Champaign County construction projects may be authorized under the Facilities Department or the Highway Department.

Projects and details of Highway Construction Projects are provided in Table 9.

There was one project with land disturbance due to construction authorized under the Facilities Department in program year 4/1/19- 3/31/20 and it is in Table 10.

ATTACHMENTS

- A Changes to Best Management Practices
- B Status of Compliance with N.P.D.E.S. Permit Conditions for Year 1
- C Information Collected for Year 1
- D Proposed NPDES Permit Activities for next Program Year April 1, 2020 - March 31, 2021
- E Champaign County Unincorporated MS4 Area Storm Water Survey Results April 2019

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Table 9: Highway Construction Projects¹ from April 1, 2019 through March 31, 2020

Section Number	Road District	Project Type	Area of Disturbance	Status
15-21440-00-SP	Raymond Twp.	Railroad Crossing	<1 acre	Completed
16-00444-00-SP	Champaign County	Guardrail Replacement	>1 acre	Completed
18-00449-00-RS	Champaign County C.H. 19	Culvert Replacement	<1 acre	Completed
18-27001-00-RS	St. Joseph Twp.	Resurfacing Pavement	None	Completed
18-30449-00-RS	Champaign County C.H. 9	Resurfacing Pavement	>1 acre	Completed
18-00060-00-BR	Champaign County C.H. 18	Bridge Replacement	<1 acre	Completed
18-00061-00-BR	Champaign County C.H. 17	Bridge Replacement	<1 acre	Completed
18-00062-00-BR	Champaign County C.H. 15	Bridge Replacement	<1 acre	Completed
18-00065-00-BR	Champaign County C.H. 9	Bridge Replacement	<1 acre	Completed
14-00438-00-RS	Champaign County C.H. 23	Resurfacing Pavement	>1 acre	Completed
19-23000-00-RS	St. Joseph Twp.	Resurfacing Pavement	None	Completed
18-15063-00-BR	Mahomet Twp.	Bridge Replacement	<1 acre	Expected completion in 2020
18-00451-00-SP	Champaign County C.H. 15	Resurfacing Pavement	<1 acre	Expected completion in 2021
18-02064-00-BR	Brown Township	Culvert Replacement	<1 acre	Completed
19-07066-00-BR	Condit Township	Culvert Replacement	<1 acre	Completed
19-01067-00-BR, 19-01068-00-BR, 19-01069-00-BR, 19-01070-00-BR	Ayers Township	Bridge Repair	<1 acre	Completed
19-25071-00-BR	Somer Township	Culvert Replacement	<1 acre	Completed
19-20072-00-BR	Rantoul Township	Culvert Replacement	<1 acre	Completed
19-21073-00-BR	Raymond Township	Culvert Replacement	<1 acre	Completed
19-00074-00-BR, 19-00075-00-BR	Champaign County	Bridge Repair	<1 acre	Completed
19-06076-00-BR	Compromise Township	Culvert Replacement	<1 acre	Completed
19-00077-00-BR	Champaign County C.H. 13	Bridge Replacement	<1 acre	Completed
19-13078-00-BR	Kerr Township	Culvert Replacement	<1 acre	Completed
19-27079-00-BR	St. Joseph Township	Bridge Repair	<1 acre	Completed
19-00080-00-BR	Champaign County C.H. 11	Bridge Replacement	<1 acre	Completed
19-29081-00-BR	Tolono Township	Bridge Replacement	<1 acre	Completed
19-11082-00-BR, 19-11083-00-BR	Harwood Township	Culvert Replacement	<1 acre	Completed

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20-01084-00-BR	Ayers Township	Culvert Replacement	<1 acre	Completed
20-25085-00-BR	Somer Township	Culvert Replacement	<1 acre	Completed
20-00086-00-BR	Champaign County C.H. 32	Bridge Replacement	<1 acre	Completed
20-000-87-00-BR	Champaign County	Bridge Repair	<1 acre	Completed
20-22088-00-BR, 20-22089-00-BR	Sadorus Township	Bridge Repair	<1 acre	Completed
20-28090-00-BR	Stanton Township	Culvert Replacement	<1 acre	Completed
20-05091-00-BR, 20-05092-00-BR	Colfax Township	Bridge Repair	<1 acre	Completed
20-06093-00-BR	Compromise Township	Culvert Replacement	<1 acre	Completed
20-08094-00-BR	Crittenden Township	Culvert Replacement	<1 acre	Completed
20-06095-00-BR	Compromise Township	Bridge Replacement	<1 acre	Completed
NOTES				
1. All construction projects during this period were roadway projects.				

Table 10: Facilities Construction Projects from April 1, 2019 through March 31, 2020

Township and Section	Location	Project Type	Area of Disturbance	Status
Urbana/16	Art Bartell Rd. Urbana, IL	Sidewalk Installation	1.5 acres (ILR10AR32)	Completed

There were no proposed changes to the BMPs between April 1, 2019 and March 31, 2020.

Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 1
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	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 1 Milestone	Description of Activities
1	A.1.1	Flyers and information sheets at permit counter.	<i>COMPLETE</i>	Develop and distribute one new educational material handout.	Distribute handout.	Handouts are displayed and available at the service counter.
2	A.2.1	Inform business groups about MS4, NPDES, and BMPs.	<i>COMPLETE</i>	Conduct one presentation per year upon request.	Conduct one presentation upon request.	No requests for presentations about MS4, NPDES and BMPs were made from business groups.
3	A.2.2	Inform developer, contractor, engineering, and architecture groups about MS4, NPDES, and BMPs.	<i>COMPLETE</i>	Conduct one presentation per year upon request.	Conduct one presentation upon request.	Champaign County Stormwater Partnership (CCSP) held a conference on July 12, 2019.
4	A.2.3	Inform environmental groups about MS4, NPDES, and BMPs.	<i>COMPLETE</i>	Conduct one presentation per year upon request.	Conduct one presentation upon request.	No requests for presentations about MS4, NPDES and BMPs were made from environmental groups.
6	A.6.1	Educational and informational material on web page.	<i>COMPLETE</i>	Develop web page with annual updates on informational and educational materials.	Update web page.	The MS4 Annual Facility Inspection Report was posted to the County website and to the collaborative MS4 website the Champaign County Stormwater Partnership (www.ccstormwater.org).
7	B.4.1	Comply with applicable state and local public notice requirements.	<i>COMPLETE</i>	Annual number of meetings with MS4 related topics. Maintain electronic records of notices, agendas, and public participation.	Provide notice of MS4 related meetings and provide opportunity for public input.	All public hearings and meetings are noticed as required by state law and local ordinances and policies.
8	B.6.1	Intergovernmental Storm Water Management group meetings (coordination meeting for all Champaign County MS4 jurisdictions).	<i>COMPLETE</i>	Hold at least 4 coordination meetings each year.	Attend meetings.	During the program year County staff attended and participated in meetings with other MS4 jurisdictions on June 11, 2019; September 10, 2019; December 10, 2019; March 10, 2020.

**Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 1
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REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) APRIL 1, 2020**

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 1 Milestone	Description of Activities
9	B.6.2	Prepare a storm water survey that can be used annually to capture public comment on the MS4 Storm Water Program.	<i>COMPLETE</i>	Conduct the annual MS4 Storm Water Survey on the County website.	Make the MS4 Area Storm Water Survey available on the County website.	The MS4 Storm Water Survey is on the County website at https://docs.google.com/forms/d/e/1FAIpQLSd5hbzMASGpKgPWU3kr8gmQJ-w0ZorXoCFWUUddjbMyI8P3Mg/viewform?c=0&w=1
10	B.6.3	Hold Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) to receive public comments regarding the Champaign County Unincorporated MS4 Area Storm Water Program.	<i>COMPLETED</i>	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at one ELUC Meeting each year.	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at the May ELUC meeting.	The Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) was held on May 9, 2019. Public comments included (a) comments received from respondents of the mailed Champaign County Unincorporated MS4 Area Storm Water Survey from the random sample in the Champaign County Unincorporated MS4 Area Environmental Justice (EJ) Areas; (b) comments received from respondents of the Champaign County Unincorporated MS4 Area Storm Water Survey available on the Champaign County website; and (c) comments made in person at the Public Meeting.

**Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 1
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REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) APRIL 1, 2020**

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 1 Milestone	Description of Activities
11	B.6.4	Identify Environmental Justice areas within the Unincorporated Champaign County MS4 Area and provide appropriate public participation.	<i>COMPLETED</i>	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes. Review annual survey results at the Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC).	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes and review annual survey results at the Annual Public Storm Water Meeting the Champaign County Board's Environment and Land Use Committee (ELUC).	In April 2019 a random sample survey of the EJ population was conducted using the Champaign County Unincorporated MS4 Area Storm Water Survey with a postage-paid reply envelope. The results of that survey will be reviewed at the May 7, 2020 meeting of the Champaign County Board's Environment and Land Use Committee (ELUC) and reported in the Annual Facility Inspection Report for next Program Year 4/1/20- 3/31/21.
12	B.7.1	Fund aspects of NPDES MS4 implementation in the County's Land Resource Management Plan implementation budget including public involvement when appropriate.	<i>COMPLETE</i>	Include NPDES MS4 requirements in the County's Land Resource Management Plan and include in annual long-range work plan as required.	Include MS4 in work plan for FY20.	Funding for MS4 projects were included in the Work Plan for 2020.
13	C.1.1	Map drainage system outfalls into streams and rivers.	<i>COMPLETED</i>	Complete a system wide updated every three years.	Update Champaign County Unincorporated MS4 Area storm sewer system map as new information becomes available.	The up to date storm sewer system map for the unincorporated Champaign County MS4 Area is mapped to 100% completion including the storm sewer system map for County Highways outside the MS4 Area.

**Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 1
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) APRIL 1, 2020**

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 1 Milestone	Description of Activities
14	C.2.1	Prohibit illegal dumping and illicit discharges into drainage system through Nuisance Ordinance.	<i>IN PROGRESS</i>	Review existing Nuisance Ordinance and revise to include illegal dumping and illicit discharges into drainage systems.	Amend Nuisance Ordinance with new language prohibiting illegal dumping and illicit discharges into drainage systems.	Preliminary Ordinance language has been drafted regarding illegal dumping and illicit discharges into drainage systems but was not adopted in the program year.
15	C.3.1	Establish and maintain citizen complaint phone line for illegal dumping and illicit discharge into drainage systems.	<i>COMPLETE</i>	Maintain phone line.	Maintain complaint phone line and record of complaints.	The Department of Planning and Zoning phone line is maintained for citizen complaints regarding illegal dumping and illicit discharges.
16	C.3.2	Establish citizen complaint phone line for non-complying and/or non-functioning private sewage treatment systems.	<i>COMPLETE</i>	Develop and maintain phone line.	Maintain complaint phone line and record of complaints.	The Department of Planning and Zoning phone line is maintained for citizen complaints regarding non-complying and/or non-functioning private sewage treatment systems.
17	C.3.3	Create a database of existing private sewage treatment systems and develop a management plan to bring non-compliant systems into compliance.	<i>IN PROGRESS</i>	Create database and develop, adopt, and implement management plan.	Create database and develop management plan.	Records of private sewage treatment systems obtained from Public Health Department; GIS database is under development.
18	C.6.1	Annual Report to the Environment and Land Use Committee (ELUC) of the Champaign County Board.	<i>COMPLETE</i>	Present Annual Report and place on file.	Complete Annual Report and place on file.	The MS4 Annual Report was prepared and presented to the Environment and Land Use Committee (ELUC) on May 9, 2019 and approved by the Champaign County Board on May 23, 2019.
19	D.1.1	Soil erosion and sediment control regulations.	<i>COMPLETE</i>	Review existing erosion and sediment control regulations. Prepare draft regulations for County Board adoption and enforce adopted regulations.	Enforce soil erosion and sediment control ordinance (Storm Water Management and Erosion Control Ordinance).	Soil erosion and sediment control regulations in the Champaign County Storm Water Management and Erosion Control Ordinance were enforced for all Land Disturbance Erosion Control (LDEC) Permits.

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REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) APRIL 1, 2020

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 1 Milestone	Description of Activities
20	D.2.1	Erosion and sediment control BMPs.	<i>COMPLETE</i>	Review and evaluate existing BMPs to determine which should be included in the erosion and sediment control ordinance. Review existing regulations and develop new regulations for ordinance.	Review plans and development for appropriate use of BMPs as required by adopted ordinance (Storm Water Management and Erosion Control Ordinance).	All Land Disturbance Erosion Control (LDEC) Permits were reviewed for use of appropriate BMPs.
21	D.3.1	Prohibit illegal dumping and illicit discharges into storm drainage system from construction activities.	<i>IN PROGRESS</i>	Enforce Storm Water Management and Erosion Control (SWMEC) Ordinance prohibition on illegal dumping and illicit discharge into drainage systems from construction activities. Review existing Nuisance Ordinance and, if needed, revise to prohibit illegal dumping and illicit discharge into drainage systems from construction activities, same as SWMEC Ordinance.	Enforce SWMEC Ordinance prohibition on illegal dumping and illicit discharge into drainage systems from construction activities.	The Storm Water Management and Erosion Control Ordinance includes a prohibition of illegal dumping and illicit discharges from construction activities. Preliminary Nuisance Ordinance language has been drafted regarding illegal dumping and illicit discharges into drainage systems but has not yet been adopted.
22	D.4.1	Develop processes and procedures to evaluate proposed construction site runoff mechanisms.	<i>COMPLETE</i>	Develop procedures and processes to evaluate proposed construction site runoff mechanisms.	Develop, implement and refine review procedures to evaluate proposed construction site runoff mechanisms.	Procedures to evaluate proposed construction site runoff mechanisms are refined in the review of LDEC Permits.
23	D.4.2	Training class or workshop for evaluating and inspecting construction site runoff control mechanisms.	<i>INCOMPLETE</i>	Zoning Officer (or Director's designee) attendance at training class or workshop for evaluating and inspecting construction site runoff control mechanisms.	Director's designee attends training.	No training occurred in Year 1.

**Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 1
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) APRIL 1, 2020**

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 1 Milestone	Description of Activities
24	D.6.1	Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	<i>COMPLETE</i>	Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Develop and implement procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Procedures were refined as more experience was gained in the review of LDEC.
25	E.1.1	Implement a public education program about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from privately owned developed property.	<i>INCOMPLETE</i>	Add a Green Infrastructure page to the Champaign County website to educate landowners about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from privately owned developed property.	Develop and implement a Champaign County Green Infrastructure & Green Housekeeping web page.	NONE
26	E.1.2	Implement a public education program about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	<i>INCOMPLETE</i>	Add a Sustainable Lawn Care page to the Champaign County website to educate landowners about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	Develop and implement a Champaign County Sustainable Lawn Care web page.	NONE
27	E.2.1	Require annual inspections of publicly owned storm water management facilities (post-construction).	<i>INCOMPLETE</i>	Procedures for maintenance of publicly owned storm water management facilities (post-construction) should be established in the Champaign County SWPPP.	Develop and implement procedures for maintenance of publicly owned storm water management facilities (post-construction) in the Champaign County SWPPP.	NONE

**Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 1
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REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) APRIL 1, 2020**

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 1 Milestone	Description of Activities
28	E.3.1	Develop procedures to ensure that storm water management facilities are maintained to function as designed (post-construction).	<i>IN PROGRESS</i>	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction).	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction).	The Storm Water Management and Erosion Control Ordinance requires ongoing maintenance of storm water management facilities.
29	E.3.3	Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public exterior surfaces. Require that contractors who are retained to manage or carry out the kinds of maintenance and relevant contractor employees also have annual training	<i>INCOMPLETE</i>	Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public exterior surfaces. Require that contractors who are retained to manage or carry out the kinds of maintenance and relevant contractor employees also have annual training.	Provide annual training in green infrastructure and/or low impact design techniques for all relevant managers, employees, and/or contractors and contractor employees.	No training occurred in Year 1.
30	E.4.1	Training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	<i>INCOMPLETE</i>	Director's designee attendance at training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	Director's designee attends training.	No training occurred in Year 1.
31	E.5.1	Develop procedures and processes to inspect construction sites for compliance with post-construction runoff control mechanisms.	<i>IN PROGRESS</i>	Develop procedures and processes to inspect construction sites for compliance with approved post-construction site runoff control mechanisms.	Develop and implement procedures to inspect construction sites for compliance with approved post-construction runoff control mechanisms.	The Storm Water Management and Erosion Control Ordinance requires "as-built" documentation.

**Attachment B. Status of Compliance with N.P.D.E.S. Permit Conditions for Year 1
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) APRIL 1, 2020**

	BMP No.	Brief Description of Best Management Practice (BMP)	Status	Measurable Goal	Year 1 Milestone	Description of Activities
32	F.1.1	Spill prevention protocol.	<i>INCOMPLETE</i>	Conduct annual spill prevention training with appropriate County staff. Track meeting agenda, materials, and attendee sign-in sheet.	Complete annual spill prevention training with appropriate County staff.	NONE
33	F.1.2	Spill response protocol.	<i>COMPLETE</i>	Conduct annual spill response training with appropriate County staff. Track meeting agenda, materials, and attendee sign-in sheet.	Complete annual spill response training with appropriate County staff.	The Champaign County Emergency Management Agency (CCEMA) conducted or participated in the following training in the program year: May 2019: Midwest Emergency Preparedness Conference May 2019: FEMA Table-Top Exercise Hazardous Materials Rail September 2019: IEMA Summit Hazardous Materials on Rail Session November 2019: Exxon Pipeline Spill Table-Top Exercise January 2020: Area Pipeline Awareness Training
34	F.1.3	Hazardous material and storage management training.	<i>COMPLETE</i>	Conduct annual hazardous material and storage management training with appropriate staff. Track meeting agenda, materials, and attendee sign-in sheet.	Complete annual hazardous material and storage management training with appropriate County staff.	All relevant hazardous materials storage and handling reviewed with Facilities Director.
35	F.2.1	Prepare a Storm Water Pollution Prevention Plan (SWPPP) for County owned facilities.	<i>INCOMPLETE</i>	Prepare SWPPP for all County owned facilities.	Begin developing the Draft SWPPP for all County owned facilities.	None.

There was no information collected between April 1, 2019 and March 31, 2020.

Attachment D. N.P.D.E.S. Permit Activities for Next Reporting Year April 1, 2020 – March 31, 2021
CHAMPAIGN COUNTY, ILLINOIS MS4 ANNUAL FACILITY INSPECTION REPORT
REPORTING PERIOD YEAR 1 (4/1/19 – 3/31/20) APRIL 1, 2020

BMP No.	Brief Description of Best Management Practice (BMP)	Measurable Goal	Year 1 Milestone (4/1/19-3/31/20)	Proposed Activity Next Program Year 4/1/20-3/31/21
A.1.1	Flyers and information sheets at permit counter.	Develop and distribute one new educational material handout.	Distribute handout.	Distribute handout.
A.2.1	Inform business groups about MS4, NPDES, and BMPs.	Conduct one presentation per year upon request.	Conduct one presentation upon request.	Conduct one presentation upon request.
A.2.2	Inform developer, contractor, engineering, and architecture groups about MS4, NPDES, and BMPs.	Conduct one presentation per year upon request.	Conduct one presentation upon request.	Conduct one presentation upon request.
A.2.3	Inform environmental groups about MS4, NPDES, and BMPs.	Conduct one presentation per year upon request.	Conduct one presentation upon request.	Conduct one presentation upon request.
A.6.1	Educational and informational material on web page.	Develop web page with annual updates on informational and educational materials.	Update web page.	Update web page.
B.4.1	Comply with applicable State and local public notice requirements.	Annual number of meetings with MS4 related topics. Maintain electronic records of notices, agendas, and public participation.	Provide notice of MS4 related meetings and provide opportunity for public input.	Provide notice of MS4 related meetings and provide opportunity for public input.
B.6.1	Intergovernmental Storm Water Management group meetings (coordination meetings for all Champaign County MS4 jurisdictions)	Hold at least 4 coordination meetings each year.	Attend meetings.	Attend meetings.
B.6.2	Prepare a storm water survey that can be used annually to capture public comment on the MS4 Storm Water Program.	Conduct the annual MS4 Storm Water Survey on the County website.	Make the MS4 Storm Water Survey available on the Champaign County website.	Make the MS4 Storm Water Survey available on the Champaign County website.
B.6.3	Hold Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC) Meeting to receive public comments regarding the Champaign County Unincorporated MS4 Area Storm Water Program.	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at one ELUC Meeting each year.	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at the May ELUC Meeting.	Have the Champaign County Unincorporated MS4 Area Storm Water Program as an Agenda item at the May ELUC Meeting.

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BMP No.	Brief Description of Best Management Practice (BMP)	Measurable Goal	Year 1 Milestone (4/1/19-3/31/20)	Proposed Activity Next Program Year 4/1/20-3/31/21
B.6.4	Identify Environmental Justice areas within the Unincorporated Champaign County MS4 Area and provide appropriate public participation.	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes. Review annual survey results at the Annual Public Storm Water Meeting at the Champaign County Board's Environment and Land Use Committee (ELUC).	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes and review annual survey results at the Annual Public Storm Water Meeting the Champaign County Board's Environment and Land Use Committee (ELUC).	Identify Environmental Justice (EJ) areas within the Unincorporated Champaign County MS4 Area based on most current state economic data and randomly sample the EJ area population for storm water concerns via postal mail with prepaid reply envelopes and review annual survey results at the Annual Public Storm Water Meeting the Champaign County Board's Environment and Land Use Committee (ELUC).
B.7.1	Fund aspects of NPDES MS4 implementation in the County's Land Resource Management Plan implementation budget including public involvement when appropriate.	Include NPDES MS4 requirements in the County's Land Resource Management Plan and include in annual long-range work plan as required.	Include MS4 in work plan for FY20.	Include MS4 in work plan for FY21.
C.1.1	Map drainage system outfalls into streams and rivers.	Complete a system wide update every 3 years.	Update Champaign County Unincorporated MS4 Area storm sewer system map as new information becomes available.	Update Champaign County Unincorporated MS4 Area storm sewer system map as new information becomes available.

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C.2.1	Prohibit illegal dumping and illicit discharges into drainage systems through Nuisance Ordinance.	Review existing Nuisance Ordinance and revise to include illegal dumping and illicit discharges into drainage systems.	Amend Nuisance Ordinance with new language prohibiting illegal dumping and illicit discharges into drainage system. MILESTONE NOT ACHIEVED – Draft has not been adopted yet.	Amend Nuisance Ordinance with new language prohibiting illegal dumping and illicit discharges into drainage system.
C.3.1	Establish and maintain citizen complaint phone line for illegal dumping and illicit discharges into drainage systems.	Maintain phone line.	Maintain complaint phone line and record of complaints.	Maintain complaint phone line and record of complaints.
C.3.2	Establish citizen complaint phone line for non-complying and/or non-functioning private sewage treatment systems.	Develop and maintain phone line.	Maintain complaint phone line and record of complaints.	Maintain complaint phone line and record of complaints.
C.3.3	Create a database of existing private sewage treatments systems and develop a management plan to bring non-compliant systems into compliance.	Create database and develop, adopt and implement management plan.	Create database and develop management plan. MILESTONE NOT ACHIEVED	Create database and develop management plan.
C.6.1	Annual report to the Environment and Land Use Committee (ELUC) of the Champaign County Board.	Present Annual Report and place on file.	Complete Annual Report and place on file.	Complete Annual Report and place on file.
D.1.1	Soil erosion and sediment control regulations.	Review existing erosion and sediment control regulations. Prepare draft regulations for County Board adoption and enforce adopted regulations.	Enforce Soil Erosion and Sediment Control Ordinance (Storm Water Management and Erosion Control Ordinance).	Enforce Soil Erosion and Sediment Control Ordinance (Storm Water Management and Erosion Control Ordinance).
D.2.1	Erosion and sediment control BMPs.	Review and evaluate existing BMPs to determine which should be included in the erosion and sediment control ordinance. Review existing regulations and develop new regulations for the ordinance.	Review plans and development for appropriate use of BMPs as required by adopted ordinance (Storm Water Management and Erosion Control Ordinance).	Review plans and development for appropriate use of BMPs as required by adopted ordinance (Storm Water Management and Erosion Control Ordinance).

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D.3.1	Prohibit illegal dumping and illicit discharges into storm drainage system from construction activities.	Enforce Storm Water Management and Erosion Control (SWMEC) Ordinance prohibition on illegal dumping and illicit discharge into drainage systems from construction activities. Review existing Nuisance Ordinance and, if needed, revise to prohibit illegal dumping and illicit discharge into drainage systems from construction activities, same as SWMEC Ordinance.	Enforce SWMEC Ordinance prohibition on illegal dumping and illicit discharges into drainage systems from construction activities. MILESTONE NOT ACHIEVED – Draft has not been adopted yet.	Enforce SWMEC Ordinance prohibition on illegal dumping and illicit discharges into drainage systems from construction activities.
D.4.1	Develop procedures and processes to evaluate proposed construction site runoff mechanisms.	Develop procedures and processes to evaluate proposed construction site runoff mechanisms.	Develop, implement and refine review procedures to evaluate proposed construction site runoff mechanisms.	Develop, implement and refine review procedures to evaluate proposed construction site runoff mechanisms.
D.4.2	Training class/workshop for evaluating and inspecting construction site runoff control mechanism.	Zoning Officer (or Director's designee) attendance at training class or workshop for evaluating and inspecting construction site runoff control mechanisms.	Director's designee attends training. MILESTONE NOT ACHIEVED	Director's designee attends training.
D.6.1	Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Develop procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Develop and implement procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.	Develop and implement procedures and processes to inspect construction sites for compliance with construction site runoff mechanisms.
E.1.1	Implement a public education program about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from existing privately owned developed property.	Add a Green Infrastructure page to the Champaign County website to educate landowners about the benefits of green infrastructure and green housekeeping in minimizing the volume of storm water runoff and pollutants from existing privately-owned developed property.	Develop and implement a Champaign County Green Infrastructure & Green Housekeeping web page. MILESTONE NOT ACHIEVED	Develop and implement a Champaign County Green Infrastructure & Green Housekeeping web page.

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E.1.2	Implement a public education program about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	Add a Sustainable Lawn Care page to the Champaign County website to educate landowners about the water quality impacts of overuse of fertilizers and pesticides in non-agricultural uses.	Develop and implement a Champaign County Sustainable Lawn Care web page. MILESTONE NOT ACHIEVED	Develop and implement a Champaign County Sustainable Lawn Care web page.
E.2.1	Require annual inspection of publicly owned storm water management facilities (post-construction).	Procedures for maintenance of publicly owned storm water management facilities (post-construction) should be established in the Champaign County SWPPP.	Develop and implement procedures for maintenance of publicly owned storm water management facilities (post-construction) in the Champaign County SWPPP. MILESTONE NOT ACHIEVED	Develop and implement procedures for maintenance of publicly owned storm water management facilities (post-construction) in the Champaign County SWPPP.
E.3.1	Develop procedures to ensure that storm water facilities are maintained to function as designed (post- construction).	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction).	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction). MILESTONE NOT ACHIEVED	Develop and implement procedures to ensure that storm water facilities are maintained to function as designed (post-construction).
E.3.3	Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public exterior surfaces. Require that contractors who are retained to manage or carry out the kinds of maintenance and relevant contractor employees also have annual training.	Provide annual training in green infrastructure and/or low impact design techniques for all MS4 employees who manage or are directly involved in (or who retain others who manage or are directly involved in) the routine maintenance, repair, or replacement of public exterior surfaces. Require that contractors who are retained to manage or carry out the kinds of maintenance and relevant contractor employees also have annual training.	Provide annual training in green infrastructure and/or low impact design techniques for all relevant managers, employees, and/or contractor employees. MILESTONE NOT ACHIEVED	Provide annual training in green infrastructure and/or low impact design techniques for all relevant managers, employees, and/or contractors and contractor employees.

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E.4.1	Training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	Director's designee attendance at training class or workshop for evaluating and inspecting construction site runoff control mechanisms (post-construction).	Director's designee attends training. MILESTONE NOT ACHIEVED	Director's designee attends training.
E.5.1	Develop procedures and processes to inspect construction sites for compliance with post-construction runoff control mechanisms.	Develop procedures and processes to inspect construction sites for compliance with approved post-construction runoff control mechanisms.	Develop and implement procedures to inspect construction sites for compliance with approved post-construction runoff control mechanisms. MILESTONE NOT ACHIEVED	Develop and implement procedures to inspect construction sites for compliance with approved post-construction runoff control mechanisms.
F.1.1	Spill prevention protocol.	Conduct annual spill prevention training with appropriate County staff. Track meeting agenda, materials, and attendee sign-in sheet.	Complete annual spill prevention training with appropriate County staff. MILESTONE NOT ACHIEVED	Complete annual spill prevention training with appropriate County staff.
F.1.2	Spill response protocol.	Conduct annual spill response training with appropriate County staff. Track meeting agenda, materials and attendee sign-in sheet.	Complete annual spill response training with appropriate County staff.	Complete annual spill response training with appropriate County staff.
F.1.3	Hazardous material and storage management training.	Conduct annual hazardous material and storage management training with appropriate County staff. Track meeting agenda, materials and attendee sign-in sheet.	Complete annual hazardous material and storage management training with appropriate County staff.	Complete annual hazardous material and storage management training with appropriate County staff.
F.2.1	Prepare a Storm Water Pollution Prevention Plan (SWPPP) for County owned facilities.	Prepare SWPPP for all County owned facilities.	Begin developing the Draft SWPPP for all County owned facilities. MILESTONE NOT ACHIEVED	Begin developing the Draft SWPPP for all County owned facilities.

DATE: May 1, 2020

TO: Environment and Land Use Committee

FROM: Amy Heffernan, Associate Planner

RE: 2019 Champaign County MS4 Area Storm Water Survey Results

ACTION REQUESTED: For Information Only

Summary

This memorandum describes survey responses to the 2019 Champaign County Municipal Separate Storm Sewer System (MS4) Area Storm Water Survey and contains a comparison between the survey responses received in 2018 and in 2019.

Survey Intent

The Champaign County MS4 Area Storm Water Survey is administered to identify citizen concerns related to storm water within the Champaign County Urbanized Area. The Champaign County Urbanized Area includes Champaign, Urbana, Savoy, Tolono, Bondville and all the areas located within one half-mile of those municipalities.

The annual survey is conducted to satisfy the Champaign County MS4 Storm Water National Pollutant Discharge Elimination System (NPDES) Annual Facility Report identified best management practice requirement regarding Public Involvement/Participation of Environmental Justice (EJ) Areas within the Unincorporated MS4 Area.

Study Area Population

In 2019, Champaign County's MS4 qualifying EJ Parcel jurisdiction is comprised of roughly 3,500 parcels.

Sample Size and Survey Distribution

In April of 2019, a total of 400 surveys were mailed to a randomly selected sample of recipients residing within qualifying Environmental Justice areas of the Champaign County MS4 Area. A reminder post card was later mailed to the same random sample of 400 parcels. A Spanish copy of the survey is available upon request. The survey is also available on the Champaign County Department of Planning and Zoning Storm Water Program webpage.

Response Rate

A total of 71 mailed survey responses and 2 online survey responses were received. A response rate of 18.3% percent was reached. A 10%-15% response rate for a survey distributed by mail is considered an average.

Follow-up Contact regarding County Board Review

A total of 13 respondents indicated they wanted to be notified about the County Board review of survey results, with 11 respondents providing legible contact information.

Attachment E. MS4 Area Storm Water Survey Results April 2019
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Comparison of survey responses received in 2018 and 2019:

	2018	2019
Is there a location in the Champaign County MS4 Area or Urbanized Area where you believe storm water drainage causes a problem during or after a rain event?	39 % yes 56 % no 5 % no response	44 % yes 56 % no 0 % no response
Is there any location in the Champaign County MS4 Area or Urbanized Area where you believe storm water gets polluted?	14 % yes 79 % no 7 % no response	19 % yes 75 % no 3 % no response 3 % "don't know"
Do you recreate at any location in the Champaign County MS4 Area or Urbanized Area where water is a prominent feature?	19 % yes 72 % no 9 % no response	19 % yes 75 % no 6 % no response
Please feel free to add any other comments you may have regarding storm water in the Champaign County MS4 Area or Urbanized Area: (number of comments provided)	10	15
Please indicate the nearest street intersection to your home:	79 % responded 18 % no response 3 % not specific enough	82 % responded 15 % no response 3 % not specific enough
Please indicate the major watershed that you live in:	0 % Upper Sangamon Watershed 32.9 % Upper Kaskaskia Watershed 32.9 % Vermilion Watershed 0 % Middle Wabash – Little Vermilion Watershed 3.5 % Embarras Watershed 30.6 % No Response	4.1 % Upper Sangamon Watershed 37 % Upper Kaskaskia Watershed 31.5 % Vermilion Watershed 4.1 % Middle Wabash – Little Vermilion Watershed 9.6 % Embarras Watershed 13.7 % No Response
Would you like to receive notice of the meeting of the Champaign County Board at which the results of this survey will be considered?	9 yes 7 provided legible contact information	13 yes 11 provided legible contact information

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Is there a location in the Champaign County MS4 Area or Urbanized Area where you believe storm water drainage causes a problem during or after a rain event?

43.8% Yes 56.2% No

	Location	Within Champaign County MS4 Area?	Type of Problem caused by Storm Water Drainage
1	along Dale Ln. north of Dane and 150	Not specific enough	storm water that causes property damage by flooding a building during large rain events
2	ditches along south side of E. Main in Urbana between Scottswood and Pfeffer Rd	Yes	storm water in the street that seems to interfere with traffic during large rain events, other: ditches, once filled, do not drain adequately and become stagnant/hazardous. These ditches are along bus stops and persons on foot are impacted
3	Windsor and Cherry Hills	Yes	storm water in the street that seems to interfere with traffic during any rain event, storm water so deep that it may be a safety concern during large rain events, other: storm water drainage terrible here- addition to the church has added to this problem- it is dangerous when it floods or ice
4	High Cross Rd. and Perkins Rd.	Yes	storm water in the street that seems to interfere with traffic during any rain
5	Hedge and Holly Hill	No	storm water that causes property damage by flooding a building during large rain events, storm water in the street that seems to interfere with traffic during large rain events, storm water so deep that it is a safety concern during large rain events
6	Perkins Rd. and Cherokee Ln.	Yes	storm water in the street that seems to interfere with traffic during large rain events
7	Perkins Rd. near Carroll Ave.	Yes	storm water in the street that seems to interfere with traffic during large rain events
8	Garden Hills and Dobbins Downs	Yes	storm water in the street that seems to interfere with traffic during large rain events
9	1400 of Comanche Dr.	Yes	storm water in the street that seems to interfere with traffic during large rain events, other: broken pipe under street - have been told Hensley has no money to fix problem
10	Neil and Kirby	No	storm water in the street that seems to interfere with traffic during large rain events
11	Dodson Dr. north of Slayback Rd	Yes	storm water that causes property damage by flooding a building during large rain events, storm water in the street that seems to interfere with traffic during large rain events, other: edges of asphalt street deteriorating and being washed into storm sewer leading to blockages in storm sewer

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12	Walters Dr and Roland Dr	Yes	storm water in the street that seems to interfere with traffic during any rain events, storm water so deep that it is a safety concern during large rain events, other: drain in SW side of alley and Walters Dr water runs out of it all the time instead of into it!
13	High Cross Rd south of Perkins Rd	Yes	storm water in the street that seems to interfere with traffic during large rain events
14	Main St and Vine St	No	storm water that causes property damage by flooding a building during large rain events, storm water in the street that seems to interfere with traffic during large rain events, storm water so deep that it is a safety concern during large rain events
15	Berniece and Valkar Dr	Yes	storm water that causes property damage by flooding a building during large rain events, other: when rain water cannot drain down thru storm drain my sump pump is compromised because it cannot properly discharge against weight of water from flood (discharges below ground directly into storm sewer well) breeding ground for mosquitos if doesn't drain quick enough and in season!
16	Wallace Ave and 2nd St	Yes	storm water that causes property damage by flooding a building during any rain events, storm water in the street that seems to interfere with traffic during any rain events, storm water so deep that it is a safety concern during large rain events
17	2701 Alton Dr	No	storm water that causes property damage by flooding a building during large rain events
18	3 houses south of Brady Ln and Main St intersection on Brady Ln west side	Yes	storm water in the street that seems to interfere with traffic during any rain events, storm water so deep that it is a safety concern during large rain events, other: the storm drain is either plugged or not functioning properly
19	All railroad underpasses	No	
20	Phinney Branch near corner of Clubhouse and Byrnebruk	Yes	storm water so deep that it is a safety concern during large rain events
21	Cherry Hills and Windsor	Yes	storm water in the street that seems to interfere with traffic during any rain events, other: storm drain that never works puddles turn into ice in cold weather
22	100' south of Windsor and First	Yes	storm water in the street that seems to interfere with traffic during large rain events, storm water so deep that it is a safety concern during large rain events
23	southside of Byrnebruk and Deerfield	Yes	storm water in the street that seems to interfere with traffic during large rain events

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24	Perkins Rd between N Eastern Ave and Carroll Ave	Yes	other: all yards have been flooded since put in storm drain every yard has ponds when rains
25	Mattis between Curtis and Windsor	Yes	storm water in the street that seems to interfere with traffic during large rain events, storm water so deep that it is a safety concern during large rain events
26	Campbell Dr and Anthony Dr	Yes	storm water in the street that seems to interfere with traffic during large rain events, storm water so deep that it is a safety concern during large rain events
27	Walters and alleyway just north of Anthony Dr	Yes	other: the storm drain is lower, so water runs out of it during and after rain
28	Willow Springs	Yes	other: standing water in the streets
29	Mattis and Windsor	Yes	storm water in the street that seems to interfere with traffic during large rain events
30	sides of roadways and around clogged storm drains	Not specific enough	storm water in the street that seems to interfere with traffic during large rain events, storm water so deep that it is a safety concern during large rain events
31	Wallace and 2nd St	Yes	storm water that causes property damage by flooding a building during any rain events, storm water in the street that seems to interfere with traffic during any rain events, storm water so deep that it is a safety concern during any rain events
32	Green St viaduct	No	storm water in the street that seems to interfere with traffic during large rain events

2) Is there any location in the Champaign County MS4 Area or Urbanized Area where you believe storm water gets polluted?

19.2% Yes 75.3% No 2.7% No Response 2.7% "don't know"

	Location	Within Champaign County MS4 Area?	Pollution concerns
1	ditches along south side of E. Main in Urbana between Scottswood and Pfeffer Rd	Yes	septic systems release of sewage (septage) onto the ground or into a stream
2	all	Not specific enough	trash on the ground or in the street that may wash into the storm sewer system
3	Phinney Branch and Copper Slough	Yes	other: soil and sediment erosion from stream banks

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4	1400 Comanche	Yes	trash on the ground or in the street that may wash into the storm sewer system, other: cars and trucks parking on street, people burning leaves or just leaving leaves on the street
5	Walters Dr and Roland Dr	Yes	trash on the ground or in the street that may wash into the storm sewer system, other: storm drain near alley and Walters Dr SW side of alley water flows out of it down Walters Dr instead of into drain!
6	Main St and Scottswood Dr	Yes	trash on the ground or in the street that may wash into the storm sewer system, dumping of motor oil into a storm drain or onto the surface of the ground, dumping of unknown liquids into a storm drain or other part of the storm sewer system
7	Wallace Ave and 2nd St	Yes	other
8	1912 Alton Dr	No	trash on the ground or in the street that may wash into the storm sewer system
9	no specific places	Not specific enough	
10	Phinney Branch near Clubhouse Dr and Byrnebruk	Yes	other: garbage in creek
11		Not specific enough	trash on the ground or in the street that may wash into the storm sewer system
12	174 Lincoln Ave thru Prospect	No	trash on the ground or in the street that may wash into the storm sewer system
13	Campbell Dr and Anthony Dr	Yes	trash on the ground or in the street that may wash into the storm sewer system
14	Paul and 1st St mechanic garage and junk	No	trash on the ground or in the street that may wash into the storm sewer system, washing of business vehicles in other than in a car wash facility, dumping of unknown liquids into a storm drain or other part of the storm sewer system

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3) Do you recreate at any location in the Champaign County MS4 Area or Urbanized Area where water is a prominent feature?

19.2% Yes 75.3% No 5.5% No Response

	Location	Within Champaign County MS4?	Type of Recreation	Water quality concerns
1	Windsor and Cherry Hills	Yes	walking along or near the shore, boating	
2	Lake Lincolnshire (north of Clubhouse Dr)	Yes	boating, wading and/or swimming	
3	Crystal Lake	No	walking along or near the shore, fishing from the shore	trash in the water that is unpleasant to see, trash in the water that causes pollution
4	Williamsburg Dr.	No	other: driving	other: main broke
5	Lincolnshire Fields	Yes	Walking along or near the shore	
6	Copper Slough, Phinney Branch, Heritage Lake	Yes, yes, no	walking along or near the shore	bank or shore erosion that harms the quality of the aquatic environment
7		Not specific enough	fishing from the shore and from a boat	trash in the water that is unpleasant to see, trash in the water that causes pollution, bank or shore erosion that harms the quality of the aquatic environment, other pollution that is visible in the water and that harms the quality of the aquatic environment, other pollution in the water that may harm either myself or others who may come into contact with the pollution, catching fish that may be unsafe to eat due to pollution
8	ponds in Beringer Commons Subdivision	No	walking along or near the shore	

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9	Illinois St. and Sunrise Dr.	Yes	other: water always run down from Pfeffer Rd. and just sits and from of my house	trash in the water that is unpleasant to see, trash in the water that causes pollution, other pollution that is visible in the water and that harms the quality of the aquatic environment, other pollution in the water that may harm either myself or others who may come into contact with the pollution, catching fish that may be unsafe to eat due to pollution
10	Lincolnshire Fields GC	Yes	other: golf	
11	Busey Woods	No	walking along or near the shore, other: bird watching	
12	Lake Park	No	walking along or near the shore, fishing from the shore and from a boat, boating, wading and/or swimming	
13	Kaufman Lake	No	Walking along or near the shore	
14	Old Church and Colbert Park Dr	No	walking along or near the shore, fishing, other: sledding	

4) Please feel free to add any other comments you may have regarding storm water in the Champaign County MS4 Area or Urbanized Area:

No comment. No apparent problem within my immediate neighborhood. (intersection given: Trout Valley and Byrnebruk)
Not sure about pollution. There have been complaints by some Prairie Fields residents about backyard ditch flooding following heavy rain, but we have not had that problem at my house. (intersection given: Tickseed and Blazing Star)
I think it would be beneficial to have Champaign County jail inmates picking up trash along our roadways! (intersection given: California and McArthur)
Our house floods when it rains hard (intersection given: Scottswood)
Unaffected by water concerns (intersection given: Eton and Melrose)
Water pools in our backyard during any moderate or heavy rain (intersection given: Prospect and Park Lane)
With the streets of Walters Dr and Roland Dr having been paved several times it has taken away the curb and gutter effect and the storm water doesn't flow correctly. Also, there is a storm drain in the SW side of alley and Walters Dr that water flows out of constantly. Shouldn't water flow into a storm drain? With this water on the west side must flood 3 properties NW to next drain that plugs up a lot. As does the drain on the E side of Walter and Roland Drives. Allowing water to back up across 3/4 the 2 streets! (intersection given: Walters and Roland)
Just don't raise the taxes anymore because that's what happen. (intersection given: Pfeffer and Illinois)

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We have had a problem with flooding in the Rolling Acres for many, many years, especially after heavy rains. The sewer well (storm drain) in front of my house fills up and my yard floods close to my sidewalk as well as street. Other homes near me on Berniece Dr also have the same problem! My sump pump line discharges into that sewer drain and my biggest fear it is going to burn out due to trying to force water against flooded sewer well. I have many pictures I can share with you of how bad it gets out here if you would care to view (email on back). (intersection given: Berniece and Valkar)
I don't get out as much as I used to, but I haven't noticed any major problem with drainage. (intersection given: Scottswood and Main)
Phinney Branch needs to be cleaned out and silt removed. (intersection given: Clubhouse and Byrnebruk)
There is a longstanding stormwater drainage problem in the area between Vine St and Race on the east and west, and Michigan and Pennsylvania to the north and south. The storm sewer on Michigan between Vine and Race in Urbana is inadequate. It can be overwhelmed by as little as 2" of rain. (intersection given: Applewood and Woodridge)
It's amazing how much trash is dumped on ground throughout this city. It's an embarrassment to live here. (intersection given: Duncan and Curtis)
Water drains well in our area commons area does form pools after a "hard" rain but drains into ground after a couple hours. (intersection given: Kirby and Staley)
I am unaware of any major storm sewer problems in our area! (intersection given: Staley and Windsor)

5) Please indicate the nearest street intersection to your home:

54.8% in the CC MS4 area 4.1% out of the CC MS4 area 23.3% on the borderline of CC MS4 area
 15.1% No response 2.7% not specific enough

6) Please indicate the major watershed that you live in:

4.1% Upper Sangamon Watershed 37% Upper Kaskaskia Watershed 31.5% Vermilion Watershed
 4.1% Middle Wabash – Little Vermilion Watershed 9.6% Embarras Watershed 13.7% No Response

7) Would you like to receive notice of the meeting of the Champaign County Board at which the results of this survey will be considered?

15.1% Yes, gave contact information 2.7% Yes, gave no contact information 82.2% No response

TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **April 28, 2020**

RE: **Adjustment of Financial Assurance for the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11)**

Champaign County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

Background

The Special Use Permit for the 30 wind turbines in the California Ridge Wind Farm (Champaign County Special Use Permit 696-S-11) was approved on November 17, 2011, and the California Ridge Wind Farm was first authorized for operation on November 30, 2012. Approval of the California Ridge Wind Farm included a Reclamation Agreement that established the requirements for financial assurance (including both a letter of credit and an escrow account) for decommissioning of the wind farm. The current Letter of Credit has a value of \$2,786,364.90 and the escrow account had a balance of \$1,344,052.05 as of 3/31/20.

The Reclamation Agreement requires periodic adjustment of the value of the Financial Assurance base on a revised decommissioning cost estimate by a licensed Illinois engineer. The first adjustment occurred in January 2017 and the second adjustment was due in January 2020. A letter was sent to the current wind farm owner, TerraForm Power, on December 9, 2019. A revised decommissioning cost estimate was received on March 27, 2020.

Establishing the Required Value of the Financial Assurance

The value of the financial assurance is established in paragraph (4) of the Reclamation Agreement (see Attachment A) as follows:

- Subparagraph (4)(a) of the Approved Reclamation Agreement for the California Ridge Wind Farm requires an Irrevocable Letter of Credit to be established at 210% of the Decommissioning Cost Estimate.
- Subparagraph (4)(b) of the Reclamation Agreement requires the value of the Letter of Credit to be gradually paid down over the first 13 years of wind farm operation by placing equal cash deposits in an escrow account. The Champaign County Board approved an escrow agreement on April 17, 2014, and an escrow account was established on April 24, 2014, with US Bank. Deposits were made into the escrow account for \$152,299 on 5/1/14; and \$154,762.39 on 12/1/14; and \$152,235.81 on 1/1/16; and \$406,549.75 on 2/6/17; and \$464,245.79 on 3/1/18 which was the last deposit. No deposit was made into the escrow account in 2019 or so far in 2020. The missing deposits in 2019 and 2020 should have totaled \$928,788.31. The escrow account earns interest monthly and at the end of March 2020 the escrow account value was \$1,344,052.05.
- Subparagraph (4)(c) of the Reclamation Agreement requires an adjustment of the Financial Assurance on January 1 of every third year for the first twelve years after the Special Use Permit is granted. The adjustment shall be based on an update of the Base Decommissioning Cost Estimate.
- Subparagraph (4)(d)(ii) requires that adjustments to the financial assurance shall include an assumed inflation for any future years left in the anticipated 25-year life span of the wind farm at an assumed minimum inflation of 3% per year.

Zoning Administrator
Adjustment of Financial Assurance for California Ridge Wind Farm
APRIL 28, 2020

Review and Adjustment of the Amount of Financial Assurance

An updated Base Decommissioning Cost Estimate was received on April 14, 2020 (see attached). The previous Base Decommissioning Cost Estimates are also attached.

Note that the update of the Base Decommissioning Cost Estimate shall be prepared by an independent, Professional Engineer registered in the State of Illinois. HDR Engineering was the original engineer for the wind farm and Matt Reddington is a registered Professional Engineer in the State of Illinois.

Based on the proposed Base Decommissioning Cost Estimate Update, the Financial Assurance requires the following adjustment:

- Total Estimated Decommissioning Cost has increased 9.9% to \$7,179,991. In fact, not all of the parts of this estimate have increased in cost. Deconstruction of the Tower (item 14) and Transformer (item 18) into salvageable pieces has reduced the cost of these parts of the decommissioning by -26% to -30%. Crane disassembly (item 13) has increased by only 8.9%. Other items have increased between 11% and 143%.
- Total Estimated Salvage Value has decreased by 18.6% to \$3,722,936. The changes in scrap values are consistent with USGS published surveys of scrap values.
- Due to the overall increase in the Total Estimated Decommissioning Cost and the overall decrease in Total Estimated Salvage Value, the Estimated Base Decommissioning Cost has increased to \$3,457,054 compared to the 2016 Update Estimate of \$1,963,617.
- At this time there are 18 years left in the wind farm life and assuming 3% inflation per year results in a total inflation multiplier of 1.702. Applying that inflation multiplier to the revised Estimated Base Decommissioning Cost results in a total revised Financial Assurance of \$5,883,905.90.
- Assuming that a contribution of \$928,788.31 is made to the Escrow Account that was reviewed above and added to the value of \$1,344,052.05 of the Escrow Account as of 3/31/20, then the new Letter of Credit should be in the amount of \$3,611,065.60 less any dividends, interest, or other income deposited in the escrow account since 3/31/20.

Review by State's Attorney's Office

The Champaign County State's Attorney's Office has been asked to review the proposed update to the Financial Assurance.

ATTACHMENTS

- A Paragraph (4) from the Approved Reclamation Agreement for Case 696-S-11
- B Approved Base Decommissioning Cost Estimate by HDR Engineering Inc. for Case 696-S-11 dated 10/6/11
- C Cover letter and proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 1/6/16 received September 14, 2016
- D Cover letter and proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 4/10/20 received April 14, 2020
- E Resolution Authorizing An Adjustment To The Financial Assurance For The California Ridge Wind Farm

with the provisions of Section 4 of this agreement, to be maintained and remain in effect for a period of twenty-five (25) years from the date the first turbine begins generating electricity.

- (4) **The Financial Assurance shall be subject to the following:**
- (a) **The amount of the irrevocable letter of credit shall be 210% of the Decommissioning Cost Estimate.**
 - (b) **The Principal shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account over the first 13 years of the Project's operation as follows:**
 - (i) **The Principal and the Champaign County Board shall agree on a mutually acceptable financial institution at which an escrow account shall be established.**
 - (ii) **Champaign County shall be the beneficiary of the escrow account for the purpose of the reclamation of the Project in the event that the Principal is incapable of decommissioning the Project.**
 - (iii) **The Principal shall grant perfected security in the escrow account by use of a control agreement establishing the County as an owner of record, pursuant to the Secured Transactions Article of the Uniform Commercial Code, 810 ILCS 9/101 et seq.**
 - (iv) **The Principal shall make annual deposits to the escrow account over a 12 year period and shall simultaneously provide a replacement irrevocable letter of credit that is reduced accordingly.**
 - (c) **On January 1 of every third year for the first twelve years after the Special Use Permit is granted and every second year for the remainder of this Agreement, the Financial Assurance shall be adjusted as follows:**
 - (i) **The Principal, using an independent, Professional Engineer registered in the State of Illinois, shall adjust the amount of the Financial Assurance and Base Decommissioning Expenses held as part of this Agreement to ensure the Decommissioning Cost Estimate has been updated and reflects current, accurate information. The Principal shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.**
 - (ii) **Provided, however, that at no time will the amount of the total Financial Assurance be less than \$25,000 per wind**

turbine that is part of the Project, regardless of the actual amounts reflected in any updated Professional Engineer's report. Said minimum Financial Assurance shall be increased annually by known and documented rates of inflation since the Project was approved.

- (d) At all times the total combined value of the irrevocable letter of credit and the escrow account shall be increased annually as necessary to reflect actual rates of inflation over the life span of the Project and the amount shall be equal to or exceed the following:
 - (i) the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the Project was approved; plus
 - (ii) an amount for any future years left in the anticipated life span of the Project at an assumed minimum rate of inflation of 3% per year.
- (e) Any interest accrued on the escrow account that is over and above the total value required hereby shall go to the Principal.
- (f) In order to provide funding for decommissioning at the time of decommissioning pursuant to paragraph 6(a), the Principal may exchange a new irrevocable letter of credit in an amount equal to the amount in the escrow account, subject to agreement by the Champaign County Board to a release of the full amount of the escrow account, which agreement shall not be unreasonably withheld.

(5) If the Principal desires to remove equipment or property credited to the Salvage Value without the concurrent replacement of the property with property of equal or greater Salvage Value, or if the Principal installs equipment or property increasing the Decommissioning Expenses after the Project begins to produce electricity, at any point, the Principal shall first obtain the consent of the Zoning Administrator, which consent shall not be unreasonably withheld. If the Principal's lienholders remove equipment or property credited to the Salvage Value, the Principal shall promptly notify Champaign County. In either event, the Financial Assurance shall be adjusted to reflect any change in total Salvage Value and/or total Decommissioning Expenses resulting from any such removal or installation.

(6) **Principal's winding down of the Project.**

- (a) The Principal may voluntarily, at such time as it deems it necessary and appropriate, and only with prior notice to the Zoning Administrator, perform and complete or cause to be performed and completed, the Reclamation Work. All Reclamation Work shall be completed within a ninety (90) day period, or the Principal shall demonstrate Reclamation Work is diligently being processed and

California Ridge Wind Project - Base Decommissioning Cost Estimate

Item	Description	Units	Quantity per Unit	\$ / Unit	Total
Decommissioning Expense					
1	Overhead and Management	Lump Sum		\$250,000	\$250,000
2	Mobilization and demobilization	Lump Sum		\$350,000	\$350,000
3	Civil - Roads and Pads				
4	Crane pad installation, removal, transportation and disposal (2)	Lump Sum		\$28,400	\$28,400
5	Roadway removal and disposal	Lump Sum		\$257,200	\$257,200
6	Site Restoration & Decommissioning	Lump Sum		\$310,900	\$310,900
7	Civil - Public Roads				
8	Road Repairs (1)	Lump Sum		\$300,000	\$300,000
9	Foundation Removal				
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines		\$10,000	\$300,000
11	Disposal and backfill for turbines	30 turbines		\$3,500	\$105,000
12	Tower & Transformer Removal				
13	Crane and disassembly of tower sections	30 turbines		\$63,000	\$1,890,000
14	Deconstruction into salvagable pieces	30 turbines		\$52,500	\$1,575,000
15	Demolition, transport and dumping for blades & nacelle cover (3)	30 turbines		\$2,000	\$60,000
16	Transport to recycler (4)				
17	Steel	30 turbines		\$7,500	\$225,000
18	Copper	30 turbines		\$3,000	\$90,000
19	Transformer (load onto recycler transport only-Refurbisher hauls to his shop)	30 turbines		\$1,000	\$30,000
Total Decommissioning Cost					\$5,771,500
Salvage Value For Recoverable Materials (5)					
20	Tower	30 turbines	253 tons	\$323	\$2,451,086
21	Nacelle	30 turbines	22 tons	\$323	\$213,955
22	Hub	30 turbines	101 tons	\$323	\$979,659
23	Anchor Bolts	30 turbines	2 tons	\$323	\$19,380
24	Copper (6)	30 turbines	6.5 tons	\$5,776.00	\$1,126,320
25	Transformer	30 turbines	1 transformer	\$2,500	\$75,000
Total Salvage Value					\$4,865,400
Base Decommissioning Cost					\$906,100

(1) Pre-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly; the bottom portion of the foundation is the majority of the weight associated with road upgrades.

**California Ridge Wind Project -
Base Decommissioning Cost Estimate**

(2)	Transportation of road and crane pads will be to a local rock supplier in the Danville or Champaign area							
(3)	Transportation of blades and nacelle cover would be to a local landfill in the Danville area							
(4)	Transportation of recyclable materials would be in smaller trucks to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of de-Construction or Decommissioning)							
(5)	Steel prices based upon 5-year average from steelonthenet.com/commodity_prices.html							
(6)	Copper prices based on 5-year average prices from USGS.							



January 26, 2016

Invenergy LLC
One South Wacker drive, Suite 1900
Chicago, IL 60606

Attention, Mr. John Hall

Subject: 2016 Amendment Update of Estimated Decommissioning Costs for the
California Ridge Energy Project (Amendment 2)

Dear Mr. Hall

HDR has reviewed the June 2011 Decommissioning Report and its October 6, 2011 Amendment in preparation of this updated *Base Decommissioning Cost Estimate*. The Attached estimate has been updated using published construction cost indices, government cost data and Engineering judgment.

It is understood that no equipment or materials additions, other than in-kind replacements, have been made to the project nor have there been any removals since it was originally constructed.

Significant Changes from the 2011 Amendment are as follows:

- Increased De-construction Costs: Based on a 5 year ENR Construction Cost Index History (November 2010 – November 2015)
- Decreased salvage values: Based on 5 year average salvage values derived from USGS publications

Please don't hesitate to contact me concerning this Amendment with questions or concerns

Very Truly Yours

Matt Reddington, PE
HDR Engineering Inc.

Attachment: Base Decommissioning Cost Update -2016

C: J. Booty

California Ridge Wind Project Base Decommissioning Cost Estimate Update - 2016

Item	Description	Units	Quantity / Unit	\$\$ / Unit	Total
<u>Decommissioning Expense</u>					
1	Overhead and Management	Lump Sum		\$311,083	\$311,083
2	Mobilization and demobilization	Lump Sum		\$394,625	\$394,625
3	Civil - Roads and Pads				
4	Crane pad installation, removal, transport and disposal ²	Lump Sum		\$32,021	\$32,021
5	Roadway removal and disposal	Lump Sum		\$289,993	\$289,993
6	Site Restoration & Decommissioning	Lump Sum		\$350,540	\$350,540
7	Civil - Public Roads				
8	Road Repairs ¹	Lump Sum		\$338,250	\$338,250
9	Foundation Removal				
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines		\$11,275	\$338,250
11	Disposal and backfill for turbines	30 turbines		\$3,946	\$118,388
12	Tower & Transformer Removal				
13	Crane and disassembly of tower sections	30 turbines		\$71,033	\$2,130,975
14	Deconstruction into salvagable pieces	30 turbines		\$59,194	\$1,775,813
15	Demolition, transport and dumping for blades & nacelle cover ³	30 turbines		\$2,255	\$67,650
16	Transport to recycler ⁴				
17	Steel	30 turbines		\$8,456	\$253,688
18	Copper	30 turbines		\$3,383	\$101,475
19	Transformer (load onto recycler transport only- Refurbisher hauls to his shop)	30 turbines		\$1,000	\$30,000
Total Estimated Decommissioning Cost					\$6,532,749
<u>Salvage Value to Recoverable Materials</u>					
20	Tower	253 tons	30 turbines	\$304	\$2,306,904
21	Nacelle	22 tons	30 turbines	\$304	\$201,370
22	Hub	101 tons	30 turbines	\$304	\$922,032
23	Anchor Bolts	2 tons	30 turbines	\$304	\$18,240
24	Copper ⁵	6.5 tons	30 turbines	\$5,305.60	\$1,034,592
25	Transformer	1 transformer	30 turbines	\$2,867	\$85,995
Total Estimated Salvage Value					\$4,569,133
<u>Base Decommissioning Cost</u>		Estimated Base Decommissioning Cost			\$1,963,617
<p>1. Pre-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly, the bottom portion of the foundation is the majority of the weight associated with road upgrades</p> <p>2. Transportation of road and crane pads will be to a local rock supplier in the Danville or Champaign area</p> <p>3. Transportation of blades and nacelle cover would be to a local landfill in the Danville area</p> <p>4. Transportation of recyclable materials would be by truck to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of De-Construction or Decommissioning)</p> <p>5. Steel salvage prices based upon 5-year average from USGS Mineral Industry Surveys to September 2015</p> <p>6. Copper salvage prices based on 5-year average prices from USGS Mineral Industry Surveys to September 2015</p>					



RECEIVED

APR 14 2020

CHAMPAIGN CO. P & Z DEPARTMENT

April 10, 2020

TerraForm Power
2212 Dillon Rd RR#3
Chatham, Ontario
N7M 5J3

Attention. Mr. Kenneth Nolan

Subject: 2020 Amendment Update (Revision 1) of Estimated Decommissioning Costs for the California Ridge Energy Project (Amendment 3)

Dear Mr. Nolan

HDR has updated the Base Decommissioning Cost Estimate based on initial review comments and further review of the previous decommissioning reports for the subject project (June 2011 report and October 6, 2011 & January 2016 Amendments 1 & 2). The attached estimate has been updated using published construction cost indices, government cost data, and engineering judgment.

As previously indicated, we are assuming no equipment or materials additions, other than in-kind replacements, have been made to the project nor have there been any removals since it was originally constructed.

Significant changes from the 2016 Amendment 2 are as follows:

- Adjusted roadway removal and disposal costs: Roadway thickness increased to 12"
- Adjusted de-construction costs (deconstruction of tower and transformer into salvageable pieces): Unit cost increased based on current (2020) Means Deconstruction and Construction estimated costs.
- Adjusted salvage values for recoverable materials: Values were decreased based on 5 year average salvage values derived from USGS publications and published scrap prices.

Please don't hesitate to contact me concerning this amendment with questions or concerns.

Very Truly Yours,

Matthew Redington, P.E
II License # 062062441

HDR Engineering Inc.

Attachment: Base Decommissioning Cost Update -2020.04.07 Rev. 1

CC: J. Booty, D. Culligan

**California Ridge Wind Project
Base Decommissioning Cost Estimate Update - 2020**

Item	Description	Units	\$ / Unit	Total
Decommissioning Expense				
1	Overhead and Management	Lump Sum	\$437,042.91	\$437,043
2	Mobilization and demobilization	Lump Sum	\$499,477.61	\$499,478
3	Civil - Roads and Pads			
4	Crane pad installation, removal, transportation and disposal ²	Lump Sum	\$51,985	\$51,985
5	Roadway removal and disposal	Lump Sum	\$365,400	\$365,400
6	Site Restoration & Decommissioning	Lump Sum	\$575,200	\$575,200
7	Civil - Public Roads			
8	Road Repairs ¹ -Existing roads grade & consolidate	Lump Sum	\$519,200	\$519,200
9	Foundation Removal			
10	Concrete demolition for 54" depth of pedestal (pedestal only removal)	30 turbines	\$12,513	\$375,390
11	Disposal and backfill for turbines	30 turbines	\$5,399	\$161,980
12	Tower & Transformer Removal			
13	Crane and disassembly of tower sections	30 turbines	\$77,370	\$2,321,100
14	Deconstruction into salvagable pieces-Remove to off site salvage yard for deconstruction by salvager.	30 turbines	\$41,448	\$1,243,440
15	Demolition, transport and dumping for blades & nacelle cover ³	30 turbines	\$5,485	\$164,550
16	Transport to recycler ⁴			
17	Steel	30 turbines	\$10,682	\$320,445
18	Copper	30 turbines	\$2,500	\$75,000
19	Transformer (disconnect,load onto recycler transport only-Recycler hauls)	30 turbines	\$2,326	\$69,780
Total Estimated Decommissioning Cost				\$7,179,991
Salvage value for Recoverable Materials⁵(30 Turbines)				
20	Tower	253 tons	\$229.34	\$1,740,347
21	Nacelle	22 tons	\$229.34	\$151,915
22	Hub	101 tons	\$229.34	\$695,588
23	Anchor Bolts	2 tons	\$229.34	\$13,760
24	Copper ⁶	6.5 tons	\$4,960.80	\$967,356
25	Transformer	1 transformer	\$5,132.34	\$153,970
Total Estimated Salvage Value				\$3,722,936
Base Decommissioning Cost				Estimated Base Decommissioning Cost
				\$3,457,054
<p>1. Pre-de-construction work will be performed to upgrade roads in order to support turbines, foundations and access roads construction. Since foundations will mostly remain in-situ, upgrades and repairs should be negligible considering the upgrades being performed upfront and typical maintenance to occur over 25 years. Turbines, blades, towers and the foundation pedestals equate to approximately one third of the entire turbine assembly; the bottom portion of the foundation is the majority of the foundation weight and would remain in-place</p>				
<p>2. Transportation of road and crane pads will be to a local aggregate supplier in the Danville or Champaign area</p>				
<p>3. Transportation of blades and nacelle cover would be to a local landfill in the Danville area</p>				
<p>4. Transportation of recyclable materials would be by truck to steel mills along the Mississippi or East Chicago (Truck size will be limited by the road load limits in place at the time of de-Construction or Decommissioning)</p>				
<p>5. Steel prices based upon 5-year average from "Statista" Iron & Steel Scrap</p>				
<p>6. Copper prices based on 5-year average prices from Copper USGS.</p>				

2020.04.07 Rev. 1

RESOLUTION NO. _____
RESOLUTION AUTHORIZING AN ADJUSTMENT
TO THE FINANCIAL ASSURANCE FOR THE CALIFORNIA RIDGE WIND FARM

WHEREAS, the Champaign County Board approved a Special Use Permit for the California Ridge Wind Farm in Resolution No. 7966 on November 17, 2011; and

WHEREAS, a special condition of approval of the Special Use Permit for the California Ridge Wind Farm in Resolution No. 7966 requires periodic updates to the Financial Assurance that is required pursuant to the Reclamation Agreement that provides for the eventual decommissioning of the California Ridge Wind Farm; and

WHEREAS, said Financial Assurance is to consist of both a Letter of Credit and an Escrow Account; and

WHEREAS, the balance in the California Ridge Wind Farm Escrow Account at the end of March 2020 was \$1,344,052.05 and the Escrow Account will continue to accrue dividends, interest, and other income monthly; and

WHEREAS, the Zoning Administrator has determined and the State's Attorney's Office has concurred that, deposits to the Escrow Account totaling \$928,788.31 that should have been made in 2019 and 2020 have not yet been deposited into that Account; and

WHEREAS, a proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 4/10/20 was received April 14, 2020; and

WHEREAS, the Zoning Administrator has determined and the State's Attorney's Office has concurred that, based on the proposed Base Decommissioning Cost Estimate Update received April 14, 2020, the total value of the Financial Assurance for the California Ridge Wind Farm should be increased from \$4,123,595.70 to \$5,883,905.90; and

WHEREAS, the Environment and Land Use Committee has reviewed the proposed Base Decommissioning Cost Estimate Update by HDR Engineering Inc. for California Ridge Energy Project dated 4/10/20 and received April 14, 2020, and recommended an adjusted total Financial Assurance Value of \$5,883,905.90; and

NOW, THEREFORE BE IT RESOLVED, that the County Board of Champaign County authorizes the following:

1. Paragraph (16) (f) of the Approved Reclamation Agreement for Case 696-S-11 that provides for no waiver of enforcement is hereby affirmed even though the timing of this financial adjustment is not in strict conformance with paragraph (4) of the Approved Reclamation Agreement.
2. The total value of the required Financial Assurance for the California Ridge Wind Farm is hereby increased to \$5,883,905.90; and
3. A deposit of \$928,788.31 shall be made to the Escrow Account as required by the Approved Reclamation Agreement for the California Ridge Wind Farm, if not already made; and
4. A new Letter of Credit shall be provided to Champaign County within 30 days in the amount of \$3,611,065.60 less any accrued interest on the Escrow Account after 3/31/20 and said Letter of Credit shall be consistent in form with the previous approved Letter of Credit; and
5. The new Letter of Credit shall be filed with the Champaign County Zoning Administrator; and
6. The Champaign County State's Attorney's Office shall confirm that the new Letter of Credit is correct as to form and legal requirements.
7. The next financial adjustment per the Approved Reclamation Agreement for Case 696-S-11 shall occur in January 2023 subject to the following deadlines:
 - a. The proposed Base Decommissioning Cost Estimate Update shall be submitted to the Champaign County Zoning Administrator not less than two weeks prior to the January 2023 meeting of the Environment and Land Use Committee of the Champaign County Board; and
 - b. The Champaign County Zoning Administrator shall inform the wind farm owner of the anticipated date of the January 2020 meeting of the Environment and Land Use Committee of the Champaign County Board no later than December 1, 2022.

PRESENTED, PASSED, APPROVED, AND RECORDED this 21st day of May, A.D. 2020.

Giraldo Rosales, Chair
Champaign County Board

ATTEST:

Approved:

Aaron Ammons, County Clerk and
Ex-Officio Clerk of the County Board

Darlene A. Kloeppel, County Executive

Date:

Champaign County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

To: Environment and Land Use Committee

**From: John Hall, Director & Zoning Administrator
Charlie Campo, Zoning Officer
Matthew Sullard, Assistant State's Attorney**

Date: April 28, 2020

**RE: Demolition and removal of dangerous structure and clean-up of
garbage and debris at 202 Third Street, Foosland
(Enforcement Case ZN 20-03/01)**

Requested Action:

Authorization is requested for the County Board to sign a Deed In Lieu of Foreclosure Agreement to facilitate demolition of a dangerous structure and clean-up of garbage and debris at 202 third Street, Foosland (Enforcement Case ZN 02-03/01)

BACKGROUND

The house on the property at 202 Third Street, Foosland has been abandoned for several years and fallen into serious disrepair. Enforcement Case ZN-20-03/01 was initiated in January 2020. The owners of the subject property have agreed to sign the property over to Champaign County and have already signed a Deed In Lieu of Foreclosure Agreement.

In a related Agenda item, ELUC has been requested to authorize an Invitation to Bid for demolition and clean-up of the subject property upon County Board acceptance of the Deed In Lieu of Foreclosure Agreement and upon County Board approval of a budget amendment.

AUTHORIZATION REQUESTED

This request is for County Board approval for the County Board Chair to sign the attached Deed In Lieu of Foreclosure Agreement.

ATTACHMENT

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY BOARD CHAIR TO SIGN A DEED
IN LIEU OF FORECLOSURE ON THE PROPERTY AT
202 THIRD STREET, FOOSLAND

WHEREAS, pursuant to 55 ILCS 5/5-1118, the Champaign County Board may provide for the removal of garbage and debris from property in the unincorporated areas of Champaign County if the owner of the property refuses or neglects to remove the garbage and debris, and may then obtain a lien on the property for the costs of garbage and debris removal; and

WHEREAS, pursuant to 55 ILCS 515-1121(a), the Champaign County Board may demolish, repair, or enclose, or cause the demolition, repair, or enclosure of dangerous and unsafe buildings within the territory of Champaign County, but outside the territory of any municipality, and may remove or cause the removal of garbage, debris, and other hazardous, noxious or unhealthy substances or materials from those buildings, and may then obtain a lien on the property for the costs of demolition, repair, enclosure, and garbage and debris removal; and

WHEREAS, pursuant to 35 ILCS 200/21-75, the taxes upon property, together with all penalties, interest, and costs that may accrue thereon, shall be a prior and first lien on the property, superior to all other liens and encumbrances, from and including the first day of January in the year in which the taxes are levied until the taxes are paid or until the property is sold under the Illinois Property Tax Code; and

WHEREAS, pursuant to 35 ILCS 200/21/-75, the lien for taxes may be foreclosed in the name of the People of the State of Illinois, whenever the taxes for 2 or more years on the same description of property have been forfeited to the State; and

WHEREAS, pursuant to 35 ILCS 200/21-95, a county may acquire a property by acceptance of a deed of conveyance in lieu of foreclosing any lien against the property; and

WHEREAS, the property located at 202 Third Street, Foosland, Illinois, with Permanent Index Number 02-01-17-409-004 ("subject property") is in the unincorporated areas of Champaign County; and

WHEREAS, the subject property contains garbage and debris; and

WHEREAS, the subject property contains one or more dangerous and unsafe buildings;
and

WHEREAS, the subject property has been tax delinquent for more than 2 years; and

WHEREAS, the subject property is unoccupied by persons legally in possession; and

WHEREAS, the owners of the subject property, Dale and Sheila Rueck, have signed the attached Deed In Lieu of Foreclosure and have agreed to convey the property to Champaign County;

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

1. The Champaign County Board Chair is hereby authorized to sign the attached Deed In Lieu of Foreclosure Agreement.

PRESENTED, PASSED, APPROVED AND RECORDED this 21st day of May, A.D. 2020.

 Giraldo Rosales, Chair
 Champaign County Board

ATTEST:

Approved:

 Aaron Ammons, County Clerk and
 Ex-Officio Clerk of the County Board

 Darlene A. Kloepfel, County Executive

Date:

DEED IN LIEU OF FORECLOSURE AGREEMENT

THIS DEED IN LIEU OF FORECLOSURE AGREEMENT (the "Agreement") is made between CHAMPAIGN COUNTY, ILLINOIS ("Champaign County") and DALE E. RUECK and SHEILLA C. RUECK as joint tenants ("Rueck").

RECITALS

WHEREAS, the real estate identified as Permanent Index Number 02-01-17-409-004, commonly known as 202 Third St., Foosland, Illinois together with all improvements located thereon, is owned by Rueck; and

WHEREAS, the general real estate taxes due for two or more years on the above-referenced real estate are delinquent and have been forfeited to the State; and

WHEREAS, pursuant to 35 ILCS 200/21-75, the taxes upon property, together with all penalties, interests and costs that may accrue thereon, shall be a prior and first lien on the property, superior to all other liens and encumbrances, from and including the first day of January in the year in which the taxes are levied until the taxes are paid or until the property is sold under the Illinois Property Tax Code; and

WHEREAS, pursuant to 35 ILCS 200/21-75, the lien for taxes may be foreclosed in the name of the People of the State of Illinois, whenever the taxes for 2 or more years on the same description of property have been forfeited to the State; and

WHEREAS, pursuant to 35 ILCS 200/21-95 a county may acquire property by acceptance of a deed of conveyance in lieu of foreclosing any lien against the property; and

WHEREAS, Rueck wishes to convey to Champaign County absolute title by warranty deed in lieu of the County's foreclosing any lien against the property, and the parties wish to reduce this agreement to writing.

NOW THEREFORE, the parties agree as follows:

1. **Affirmation of Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.
2. **Agreement to Convey Property.** On the delivery date, Rueck shall convey, respectively, to Champaign County good and marketable title to the real property described above, free of any encumbrances other than the unpaid property taxes and the liens for unpaid property taxes, and all of their rights, title and interest in the property. The conveyance of the property shall constitute an absolute, unconditional and irrevocable conveyance of the property, and every part thereof and interest therein to Champaign County, by which Rueck completely divests himself of any and all right, title or interest, both legal and equitable, in and to the property, including, but not limited to, any right of redemption or other right of any nature whatsoever to reacquire the property, or any part thereof, or to set aside the conveyance thereof. Rueck acknowledges and agrees that after delivery of the deed to the County, Rueck shall have no interest in any income, rentals, profits or other sums derived from or attributable to the property.
3. **Delivery Date.** The deed shall be unconditionally and absolutely delivered to Champaign County, and recorded, immediately upon execution of this Agreement, and no later than June 30, 2020.
4. **Advice of Counsel.** As part of the consideration for this Agreement and prior to the execution and delivery hereof, each party hereto has fully informed itself of the terms, conditions and effects of this Agreement and the deed, and, to the extent the parties hereto desire to do so, each party has had this Agreement and the documents to be executed and delivered pursuant to this Agreement reviewed by an attorney or attorneys of his choice and fully understands the effect hereof. No promise or representation of any kind has been made by the County, or anyone acting on the County's behalf, to Rueck, except as expressly stated in this Agreement. Rueck agrees and represents that he is executing this Agreement of his own free will in reliance on his judgment and the advice of legal counsel.
5. **Consideration.** Rueck does not, and shall at no time in the future, dispute the fair market value of the property. Rueck acknowledges and agrees that, in any event, the fair market value of the property is substantially less than the amount of outstanding delinquent taxes and interest, and costs of compliance, and further lessened by the costs of demolition of substantially destroyed improvements, of which Champaign County will undertake upon the execution of this Agreement and conveyance of the property, and that the avoidance of liability due to the tax liens and potential demolition liens, and that such avoidance, and the County's promises contained herein, constitute good and sufficient reasons and consideration for Rueck's agreements herein.
6. **Entire Agreement.** This Agreement and the documents to be delivered pursuant to this Agreement contain the entire agreement and understanding between the parties concerning the matters covered by this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date signed below.

County/City of Champaign
Commonwealth/State of Illinois
The foregoing instrument was acknowledged before me this 13th day of April, 2020 by Dale Rueck & Sheilla Rueck (name of person seeking acknowledgement)
[Signature]
Notary Public
My Commission Expires: 10/09/2022



Property Record Owner

[Signature]

Dale E. Rueck

Date: 4-13-20

Property Record Owner

[Signature]

Sheilla C. Rueck

Date: April 13, 2020

CHAMPAIGN COUNTY

By: Giraldo Rosales

Champaign County Board Chair

Date: _____

Champaign County
Department of



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

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

To: **Environment and Land Use Committee**

From: **Susan Burgstrom**, Senior Planner
John Hall, Director & Zoning Administrator

Date: **April 28, 2020**

RE: **Zoning Ordinance Text Amendment Case 947-AT-19**

Request: **Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms by deleting Section 6.1.5 B.(2)b. that requires a 0.5-mile separation between a proposed PV solar farm and the CR Conservation Recreation Zoning District.**

Petitioner: **Zoning Administrator**

STATUS

The proposed amendment was placed on file for a 30-day comment period at the February 6, 2020 ELUC meeting. No protests or comments have yet been received, but protests may be placed as late as the County Board meeting.

A municipal protest against a proposed text amendment triggers the requirement for a $\frac{3}{4}$ super majority vote (17 of 22 all elected members) by the County Board to override the municipal protest.

ATTACHMENT

- A Draft Adopting Ordinance for Case 947-AT-19 with Attachment:
Exhibit A: Amendment for Case 947-AT-19 (clean version)

ORDINANCE NO. ____
ORDINANCE AMENDING ZONING ORDINANCE
ZONING CASE 947-AT-19

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 947-AT-19;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to amend the Champaign County Zoning Ordinance in a manner hereinafter provided;

NOW, THEREFORE BE IT ORDAINED, by the Champaign County Board, Champaign County, Illinois, that Resolution No. 971, *The Zoning Ordinance of the County of Champaign, Illinois* be amended in the manner attached hereto.

PRESENTED, PASSED, APPROVED, AND RECORDED this 21st day of May, A.D. 2020.

Giraldo Rosales, Chair
Champaign County Board

ATTEST:

Approved:

Aaron Ammons, County Clerk and
Ex-Officio Clerk of the County Board

Darlene A. Kloepfel, County Executive

Date:

EXHIBIT A: AMENDMENT FOR CASE 947-AT-19

1. Delete existing Section 6.1.5 B.(2)b.:
 - (2) The PV SOLAR FARM County Board SPECIAL USE permit shall not be located in the following areas:
 - a. Less than one-and-one-half miles from an incorporated municipality that has a zoning ordinance unless the following is provided:
 - (a) No part of a PV SOLAR FARM shall be located within a contiguous urban growth area (CUGA) as indicated in the most recent update of the CUGA in the Champaign County Land Resource Management Plan, and there shall be a separation of one-half mile from a proposed PV SOLAR FARM to a municipal boundary at the time of application for the SPECIAL USE Permit, except for any power lines of 34.5 kVA or less and except for any proposed PV SOLAR FARM substation and related proposed connection to an existing substation.
 - (b) The PV SOLAR FARM SPECIAL USE permit application shall include documentation that the applicant has provided a complete copy of the SPECIAL USE permit application to any municipality within one-and-one-half miles of the proposed PV SOLAR FARM.
 - (c) If no municipal resolution regarding the PV SOLAR FARM is received from any municipality located within one-and-one-half miles of the PV SOLAR FARM prior to the consideration of the PV SOLAR FARM SPECIAL USE permit by the Champaign County Board, the ZONING ADMINISTRATOR shall provide documentation to the County Board that any municipality within one-and-one-half miles of the PV SOLAR FARM was provided notice of the meeting dates for consideration of the proposed PV SOLAR FARM SPECIAL USE Permit for both the Environment and Land Use Committee and the County Board.

Champaign County
Department of

**PLANNING &
ZONING**

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

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

To: **Environment and Land Use Committee**

From: **Susan Burgstrom**, Senior Planner
John Hall, Director & Zoning Administrator

Date: **April 28, 2020**

RE: **Zoning Ordinance Text Amendment Case 971-AT-19**

Request: **Amend the Champaign County Zoning Ordinance by amending the requirements for PV solar farms in the following manner:**

Amend the requirements for a letter of credit in Section 6.1.5 Q.(4)e. to change the minimum acceptable long term corporate debt (credit) rating of the proposed financial institution to a rating of "A-" by Standard & Poor's, or a rating of "A3" by Moody's, or a rating of "A-" by Kroll Bond Rating Agency.

Petitioner: **Zoning Administrator**

STATUS

The proposed amendment was placed on file for a 30-day comment period at the February 6, 2020 ELUC meeting. No protests or comments have yet been received, but protests may be placed as late as the County Board meeting.

A municipal protest against a proposed text amendment triggers the requirement for a $\frac{3}{4}$ super majority vote (17 of 22 all elected members) by the County Board to override the municipal protest.

ATTACHMENT

A Draft Adopting Ordinance for Case 971-AT-19 with Attachment:
Exhibit A: Amendment for Case 971-AT-19 (clean version)

ORDINANCE NO. ____
ORDINANCE AMENDING ZONING ORDINANCE
ZONING CASE 971-AT-19

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 971-AT-19;

WHEREAS, the Champaign County Board believes it is for the best interests of the County and for the public good and welfare to amend the Champaign County Zoning Ordinance in a manner hereinafter provided;

NOW, THEREFORE BE IT ORDAINED, by the Champaign County Board, Champaign County, Illinois, that Resolution No. 971, *The Zoning Ordinance of the County of Champaign, Illinois* be amended in the manner attached hereto.

PRESENTED, PASSED, APPROVED, AND RECORDED this 21st day of May, A.D. 2020.

Giraldo Rosales, Chair
Champaign County Board

ATTEST:

Approved:

Aaron Ammons, County Clerk and
Ex-Officio Clerk of the County Board

Darlene A. Kloepfel, County Executive

Date:

EXHIBIT A: AMENDMENT FOR CASE 971-AT-19**1. Revise Section 6.1.S Q.(4)e. as follows:**

- e. The long term corporate debt (credit) rating of the letter of credit issuing financial institution by both Standard & Poor's Financial Services LLC (S&P) and Moody's Investors Service (Moody's) shall be equal to or greater than the minimum acceptable long term corporate debt (credit) rating, as follows:
 - (a) The Zoning Administrator shall verify the long term corporate debt (credit) rating of the proposed financial institution by Standard & Poor's Financial Services LLC (S&P) and/or Moody's Investors Service (Moody's) and/or the Kroll Bond Rating Agency.
 - (b) The minimum acceptable long term corporate debt (credit) rating of the proposed financial institution shall be a rating of "A-" by S&P or a rating of "A3" by Moody's, or a rating of "A-" by Kroll Bond Rating Agency.
 - (c) Whenever the most current long term corporate debt (credit) rating of the proposed financial institution by either S&P, Moody's, or Kroll Bond Rating Agency is lower than the minimum acceptable long term corporate debt (credit) rating, the letter of credit shall be replaced with a new irrevocable letter of credit from an issuing financial institution whose most current long term corporate debt (credit) rating by either S&P, Moody's, or Kroll Bond Rating Agency meets or exceeds the minimum acceptable long term corporate debt (credit) rating.

MONTHLY REPORT for NOVEMBER 2019¹

Champaign County
Department of

**PLANNING &
ZONING**

**Brookens Administrative
Center**
1776 E. Washington Street
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in November and one case was filed in November 2018. The average number of cases filed in November in the preceding five years was 3.2.

Three Zoning Board of Appeals (ZBA) meetings were held in November and three cases were completed. Two ZBA meetings were held in November 2018 and six cases were completed. The average number of cases completed in November in the preceding five years was 2.0.

By the end of November there were 8 cases pending. By the end of November 2018 there were 3 cases pending.

Table 1. Zoning Case Activity in November 2019 & November 2018

Type of Case	November 2019 3 ZBA meeting		November 2018 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	2	0	1
SFHA Variance	0	0	0	0
Special Use	3	0	1	5
Map Amendment	0	0	0	0
Text Amendment	0	1	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	3	1	6
Total cases filed (fiscal year)	39 cases		29 cases	
Total cases completed (fiscal year)	45 cases		32 cases	
Cases pending*	8 cases		3 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 97.0% or the equivalent of 6.8 full time staff members (of the 7 authorized) present on average for each of the 18 work days in November.

Subdivisions

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

Zoning Use Permits

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

- 17 permits for 15 structures were approved in November compared to 11 permits for 7 structures in November 2018. The five-year average for permits in November in the preceding five years was 11.0.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, March 2017, February 2017, January 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, December 2015, October 2015, July 2015, June 2015, January 2015, and December 2014).
- 3.4 days was the average turnaround (review) time for complete initial residential permit applications in November.
- \$4,073,208 was the reported value for the permits in November compared to a total of \$841,179 in November 2018. The five-year average reported value for authorized construction in November was \$992,853.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, October 2017, September 2017, April 2017, March 2017, November 2016, October 2016, September 2016, August 2016, May 2016, April 2016, March 2016, February 2016, January 2016, September 2015, July 2015, June 2015, and December 2014).
- \$3,078 in fees were collected in November compared to a total of \$3,021 in November 2018. The five-year average for fees collected in November was \$2,962.
- 27 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including November 2019, October 2019, April 2019, December 2018, November 2018, October 2018, March 2018, February 2018, January 2018, December 2017, October 2017, May 2017, March 2017, January 2017, November 2016, October 2016, August 2016, April 2016, March 2016, February 2016, January 2016, December 2015, October 2015, September 2015, July 2015, January 2015, and December 2014).

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NOVEMBER 2019

Table 2. Zoning Use Permits Approved in November 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	300,000	2	0	528,140
Other	4	0	111,788	36	0	1,868,755
SINGLE FAMILY Resid.: New - Site Built				21	13,476	6,216,350
Manufactured				2	375	166,000
Additions	2	611	45,000	29	4,638	1,310,146
Accessory to Resid.	6	2,112	296,420	43	10,424	1,749,679
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories	3.4 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural	1	0	0	1	0	0
Neighborhood		0	0	4	0	0
COMMERCIAL: New				1	1,533	10,000,000
Other	1	355	3,300,000	5	3,557	4,895,000
INDUSTRIAL: New				1	598	10,000
Other	1	0	20,000	4	3,179	645,000
OTHER USES: New						
Other				4	213	60,000
SIGNS				6	471	107,900
TOWERS (Incl. Acc. Bldg.)				2	892	500,000
OTHER PERMITS				22	1,682	2,964,230
TOTAL APPROVED	17/15	\$3,078	\$4,073,208	183/156	\$41,038	\$31,021,200

*17 permits were issued for 15 structures in November 2019; 15 permits require inspection and Compl. Certif.

◇ 183 permits have been issued for 156 structures since 1/1/19

NOTE: Home occupations and Other permits (change of use, temporary use) total 27 since 1/1/19, (this number is not included in the total number of structures).

11 Zoning Use Permit Apps. were *received* in November 2019 and 10 of those were *approved*.

6 Zoning Use Permit App.s *approved* in November 2019 had been *received* in prior months.

Planning & Zoning Monthly Report
NOVEMBER 2019

- There were also four lot split inquiries and 120 other zoning inquiries in November.
- Minutes were completed for 2 ZBA meetings.
- One rural address was assigned in November

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2018.

Table 3. Best Prime Farmland Conversion in 2019

	November 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case November authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval November authorize the creation of new Best Prime Farmland lots smaller than 35 acres:	0.00 acres	0.0 acres
Outside of Municipal ETJ areas ¹		
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit November authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	4.23 acres
Agricultural Courtesy Permits	0.00 acres	3.99 acres
TOTAL	0.00 acres	8.27 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in November.
- 31 Zoning Compliance Certificate was issued in November. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week.

Zoning and Nuisance Enforcement

The Department was without a Zoning Officer in November following the retirement of the Zoning Officer at the end of June. Table 4 contains the detailed breakdown of enforcement activity for November 2019 and can be summarized as follows:

- 2 new complaints were received in November compared to 2 new complaints received in November 2018. No complaint was referred to another agency in November and no complaint was referred to another agency in November 2018.
- 14 enforcement inspections were conducted in November compared to 6 inspections in November 2018.
- No contact was made prior to written notification in November and none was made in November 2018.
- 14 investigation inquiries were made in November. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- 2 First Notices and one Final Notice were issued in November and 3 First Notices and one Final Notice were issued in November 2018. The budget anticipated a total of 29 First Notices for 2019.
- No case was referred to the State's Attorney's Office in November and none were referred in November 2018. The budget anticipated a total of three cases to be forwarded to the State's Attorney's Office in 2019.
- 7 cases were resolved in November compared to 2 cases that were resolved in November 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 422 cases remain open at the end of November compared to 382 open cases at the end of November 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in November included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with land owners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
 3. Coordinated the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.

APPENDICES

- A Zoning Use Permit Activity In November 2019**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
- C Zoning Compliance Certificates Issued In November 2019**

Planning & Zoning Monthly Report
NOVEMBER 2019

Table 4. Enforcement Activity During November 2019

	FY2018 TOTALS ¹	Jan. 2019	Feb. 2019	March 2019	April 2019	May 2019	June 2019	July 2019	Aug. 2019	Sep. 2019	Oct. 2019	Nov. 2019	Dec. 2019	TOTALS ¹ FY2019
Complaints Received	62	2	1	3	7	3	4	14	16	31	8	2		91
Initial Complaints Referred to Others	1	0	0	1	0	2	0	0	0	0	0	0		3
Inspections	423	19	41	34	35	60	50	0	14	42	17	14 ⁴		326 ⁵
Phone Contact Prior to Notice	6	0	0	1	1	0	0	0	0	0	0	0		2
First Notices Issued	27	1	2	4	4	3	0	0	2	3	3	2		24
Final Notices Issued	20	0	2	0	0	1	0	0	1	0	0	1		5
Referrals to State's Attorney's Office	8	0	2	0	1	1	0	0	0	0	0	0		4
Cases Resolved ²	35	2	4	1	5	2	0	1*	1*	19*	9*	7 ⁶		51 ⁷
Open Cases ³	381	381	378	380	382	383	387	400*	416*	428*	427*	422		422 ⁸

Notes

****reported numbers are different (corrected) than previously reported***

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 2 of the 14 inspections performed were for the 2 complaints received in November 2019.
5. 49 inspections of the 302 inspections performed in 2019 were for complaints received in 2019.
6. 2 of the 7 cases resolved were for complaints received in November 2019.
7. 11 of the cases resolved in FY 2019 were for complaints that were also received in 2019.
8. Total open cases include 16 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

Planning & Zoning Monthly Report
NOVEMBER 2019

APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
94-19-02 AG-1	A tract of land located in the NW ¼ of the SW ¼ of Section 20, Raymond Township; 244 County Road 1900E, Longview, Illinois PIN: 21-34-20-300-005	Donald Rennels (owner), RJD Mahining LLC (lessee)	04/04/19 11/12/19	Construct an addition to an existing detached building and to Change the Use to establish a Contractor's Facility with or without Outdoor Storage and Outdoor Operations CASE: 930-S-19
162-19-01A I-2	A 26.66 acre tract of land located in the SW ¼ of Section 32, Somer Township; 2808 N. Lincoln Avenue, Urbana, Illinois PIN: 25-15-32-300-015	Ken Mathis & Shirley Squire	06/11/19 11/07/19 11/08/19	Construct and office/warehouse building with a loading dock (added on 11/07/19) on an existing floor slab for Mack's Recycling
294-19-03 AG-1	Two tracts of land comprising 8.18 acres located in the E ½ of Section 18, Compromise Township; 2739 County Road 2600E, Penfield, Illinois PIN: 06-12-18-400-003 & 004	Jeff Ault	10/21/19 11/22/19	Construct a detached shed for personal storage and to authorize a previously constructed single family home with attached garage CASE: 970-V-19 (pending)
298-19-01 R-1	A tract of land located in the NE ¼ of the S ½ of the W ½ of the SE ¼ of Section 5, Urbana Township; 100 W. Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020	Urbana Golf and Country Club	10/24/19 11/12/19	Construct an in-ground swimming pool with pool house
298-19-02 AG-2	Lot 201 of the Houk Subdivision; 1901 South Cottonwood Road, Urbana, Illinois PIN: 30-21-23-200-004	Stephanie Sherman	10/25/19 11/01/19	Construct a single family home with attached garage
304-19-01 AG-2	Lot 6 of Country Estates Second Subdivision, Section 8, Champaign Township; 5005 W. Dudley Road, Champaign, Illinois PIN: 03-20-08-102-011	Joe Castor	10/31/19 11/13/19	Construct a detached storage shed for personal storage only

 Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
NOVEMBER 2019

APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
304-19-02 AG-1	An 88 acre tract of land located in the SE ¼ of Section 12, Sidney Township; 1009 County Road 2400E, Homer, Illinois PIN: 24-28-12-400-004	Allen Family Farms	10/31/19 11/22/19	Install a ground mounted solar array CASE: 908-S-18
308-19-01 AG-1	A tract located in the NW Corner of the W ½ of the SE ¼ of Section 22, Mahomet Township; 801 E. South Mahomet Rd, Mahomet, IL PIN: 15-13-22-400-007	Chris Popovich	11/04/19 11/13/19	Construct a detached garage for personal use only
311-19-01 AG-1	A tract of land located in the S ½ of the NE ¼ of Section 30, Raymond Township; 169 County Road 1900E, Longview, Illinois PIN: 21-34-30-200-003	Richard Davis	11/07/19 11/13/19	Install a ground mounted solar array
311-19-02 AG-1	A 38.29 acre tract of land located in the E ½ of the SE ¼ of Section 23, Raymond Township; 237 County Road 2300E, Broadlands, Illinois PIN: 21-34-23-400-004	Shawn Walker	11/07/19 11/13/19	Install a ground mounted solar array
*311-19-03	More information needed			
311-19-04 R-1	The S 380' of the N 728' of the W 841.7' of the E 1,303' of the SE ¼ of Section 17, Scott Township; 211 Carper Street, Seymour, Illinois PIN: 23-19-17-400-006	Eric & Alice Kinkelaar	11/07/19 11/14/19	Construct a detached storage shed for agriculture equipment
312-19-01 R-1/CR	Lot 2 of Green Island Subdivision, Section 2, Urbana Township; 2314 N. High Cross Road, Urbana, IL PIN: 30-21-02-102-007	William R. Bagby	11/08/19 11/14/19	Move a shipping container onto the property to be used as a detached storage shed
312-19-02 AG-1	A tract of land located in the E ½ of the SE ¼ of Section 28, Raymond Township; 139 County Road 2100E, Longview, Illinois PIN: 21-34-28-400-004	Kenneth Welle	11/08/19 11/14/19	Construct a detached garage

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN NOVEMBER 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
319-19-01 AG-1	A tract of land located in the NW Corner of the S ½ of Section 27, Crittenden Township; 1572 County Road 100N, Villa Grove, IL PIN: 08-33-27-400-009	Tom and Tracy Lillard	11/15/19 11/22/19	Construct a detached shed for agriculture and personal storage
323-19-01 RHO AG-1	Two tracts of land comprising 2.4 acres located in the NW ¼ of Section 18, Pesotum Township; 619 County Road 400N, Sadorus, Illinois PIN: 18-32-18-100-003 & 006	Richard J. Smith	11/19/19 11/22/19	Establish a Rural Home Occupation, <i>Rick Smith Farms and Trucking</i>
326-19-01 AG-1	A 5.56 acre tract of land located in the S ½ of the SE ¼ of Section 35, Crittenden Township; 1672 County Road 0 North, Villa Grove, Illinois PIN: 08-33-35-400-012	Christopher Berry	11/22/19 11/22/19	Construct a detached shed for agriculture storage and to authorize a previously constructed detached garage and a porch addition to an existing home

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
302-15-01 I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed
97-17-01 R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house
220-19-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Dave Kirby dba ILLINI BMX & Champaign County Fair Association	08/08/19 09/27/19	Construct a BMX race track CASE: 886-S-17

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
10/30/18	313-16-01	A tract of land located in the S ½ of the N ½ of the NE ¼ of the SE ¼ of Section 25, St. Joseph Township; 1339 County Road 2400E, St. Joseph, Illinois PIN: 28-22-25-400-010	A single family home with attached garage and above ground swimming pool
06/12/19	122-18-04	Lot 251 of the Second Plat of Parkhill's Lakeveiw Subdivision, Section 11, Mahomet Township; 608 Dennis Drive, Mahomet, Illinois PIN: 15-13-11-477-004	An above ground swimming pool with a minimum 4' non-climbable fence with self-closing, self-latching gate, and a detached shed.
06/12/19	105-19-01	Lot 105 of Trailside 3 rd Subdivision, Section 13, Mahomet Township; 2104 E. Trailside Drive, Mahomet, Illinois PIN: 15-13-13-376-001	An addition (covered patio) to an existing detached shed
06/12/19	191-18-01	A tract of land located in Part of the NW ¼ of the SW ¼ of Section 2, Hensley Township; 2360 County Road 1000E, Champaign, Illinois PIN: 12-14-02-300-002	Horse barn for personal use
*06/13/19	263-13-02	Two tracts of land comprising approximately 61 acres in the SE ¼ of Section 8, East Bend Township; 773 County Road 3450N, Fooseland, IL PIN: 10-02-08-400-004 & 009	An agriculture equipment storage shed
06/19/19	334-17-01	Lot 250, Scottswood 5 th Subdivision, Section 15, Urbana Township; 504 S. Dodson Drive, Urbana, Illinois PIN: 30-21-15-178-011	A vacant lot per ITB 2017-011
*06/21/19	125-16-01	A tract of land located in the SW Corner of the SW ¼ of Section 21, Kerr Township; 2074 County Road 3200N, Penfield, Illinois PIN: 13-06-21-300-013	A lean-to for agriculture equipment storage
06/25/19	125-17-01	A tract of land in the NW ¼ of the NE ¼ of Section 4, Urbana Township; 2708 N. Cunningham Avenue, Urbana, Illinois PIN: 30-21-04-201-001	A gaming parlor and installation of 4 wall signs
06/25/19	156-17-01	Lot 236 of Scottswood Subdivision, Section 15, Urbana Township; 2421 W. Nevada Street, Urbana, Illinois PIN: 30-21-15-179-011	A detached garage

*Zoning Compliance Certificate issued from aerial photography review

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/25/19	93-18-01	A tract of land in the S ½ of the W ½ of the NE ¼ of Section 5, Urbana Township; 1302 W. Anthony Drive, Urbana, Illinois PIN: 30-21-06-201-006	1 freestanding sign and 3 wall signs on an existing building
06/25/19	95-18-04	Lot 12 of Hudson Acres Subdivision, Section 11, Urbana Township; 3410 E. University Avenue, Urbana, Illinois PIN: 30-21-11-351-010	A single family home addition to an existing garage
06/25/19	311-18-01	The North ½ of Lots 9 & 10, except the South 46.5' thereof, in Block 2 of M. W. Busey's Sub. of Part of the NW ¼ of the NE ¼ of Section 15, Urbana Township; 202 Brady Lane, Urbana, Illinois PIN: 30-21-15-205-014	Demolish the existing single family home, returning the ground to a level grade
06/25/19	219-18-01	A tract of land being a part of the SW ¼ of Section 25, Urbana Township; 3802 South Cottonwood Road, Urbana, Illinois PIN: 30-21-25-300-003	A detached storage shed for agriculture equipment only
06/25/19	264-17-02	Lot 15 of Country Side Second Subdivision, Section 12, Urbana Township; 1708 County Road 1650N, Urbana, Illinois PIN: 30-21-12-151-012	A detached garage
06/25/19	107-17-01	A tract of land located in the E ½ of the NE ¼ of Section 2, Urbana Township; 2021 N. Cottonwood Road, Urbana, Illinois PIN: 30-21-02-277-007	A single family home (Change of Use from an agriculture storage shed)
06/27/19	38-18-01	A tract of land located in the N ½ of the NE ¼ of Section 19, Tolono Township; 663 County Road 900N, Tolono, Illinois PIN: 29-26-19-200-006	A single family home with attached garage

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/27/19	33-18-01	A tract of land located in the NE ¼ of Section 34, and a tract of land located in the NE ¼ of the NW ¼ of Section 34, lying North of the North Right-of-Way line of the Norfolk Southern Railway, all located in Tolono Township; 949 Count Road 700N, Tolono, Illinois PIN: 29-26-34-100-007	2 grain bins, each being 127 feet tall
06/27/19	142-18-01	A tract in the NE Corner of the E ½ of Section 20, Tolono Township; 899 County Road 800E, Champaign, Illinois PIN: 29-26-20-200-005	An addition to an existing single family home
06/27/19	190-18-01	A tract of land located in the SE Corner of the SE ¼ of the SW ¼ of Section 30, Tolono Township; 644 County Road 700N, Tolono, Illinois PIN: 29-26-30-300-004	A screened porch addition to an existing single family home
07/15/19	305-17-01	A tract of land located in the S ½ of the N ½ of the NE ¼ of the SE ¼ of Section 25, St. Joseph Township; 1339 County Road 2400E, St. Joseph, Illinois PIN: 28-22-25-400-010	A detached storage shed
09/09/19	27-05-01	Lot 103 of Wiltshire Estates VII, Section 13, St. Joseph Township; 703 Nottingham Drive, St. Joseph, Illinois PIN: 28-22-13-306-007	A single family home with attached garage
09/18/19	174-11-03	Lot 103 of Wiltshire Estates VII, Section 13, St. Joseph Township; 703 Nottingham Drive, St. Joseph, Illinois PIN: 28-22-13-306-007	An in-ground swimming pool with a 4' non-climbable fence with self-closing, self-latching gate
09/18/19	316-15-02	Lot 103 of Wiltshire Estates VII, Section 13, St. Joseph Township; 703 Nottingham Drive, St. Joseph, Illinois PIN: 28-22-13-306-007	A pergola addition to an existing home

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN NOVEMBER 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
11/08/19	184-17-01	Parcel A of a Plat of Survey of Part of the SE ¼ of Fractional Section 1, Mahomet Township; 551 County Road 2400N, Dewey, Illinois PIN: 15-13-01-400-017	A single family home with attached garage
11/08/19	215-17-01	Lot 106, Rolling Hills Estates V, Section 12, Mahomet Township; 2301 Pheasant Ridge Road, Mahomet, IL PIN: 15-13-12-201-036	A detached storage shed and a covered porch addition to an existing single family home
11/08/19	116-17-04	Lot 8 of Westbrook Estates, Section 8, Mahomet Township; 801 N. Westbrook Drive, Mahomet, Illinois PIN: 15-13-08-401-008	A detached garage and a screened porch addition to an existing single family home
11/08/19	97-17-02	Lot 23 of Woodfield West Subdivision, Section 22, Mahomet Township; 400 Deer Run Drive, Mahomet, Illinois PIN: 15-13-22-177-006	A front porch addition to an existing single family home
11/08/19	76-17-01	Lot 34 and the North ½ of Lot 33, Twin Oaks III Subdivision, Section 11, Mahomet Township; 1207 Joyce Court, Mahomet, Illinois PIN: 15-13-11-202-007	A detached storage shed
*11/08/19	04-06-01	Lot 4 of the North Arrowhead Subdivision, Section 16, Somer Township; 6707 NW Arrowhead Drive, Urbana, Illinois PIN: 25-15-16-327-002	A sunroom addition to an existing single family home
*11/08/19	102-06-01	A tract of land located in the NE Corner of the intersection of Township Roads 1975E and 1550N, Section 17, St. Joseph Township; 1976 Homer Lake Road, St. Joseph, Illinois PIN: 28-22-17-400-007	An attached garage to an existing single family home
11/15/19	58-19-01	Lot 54 of Lake Park Subdivision #3, Section 36, Champaign Township; 54 Chestnut Court, Champaign, Illinois PIN: 03-20-36-280-016	An addition to an existing single family home

MONTHLY REPORT for DECEMBER 2019¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning case was filed in December and none was filed in December 2018. The average number of cases filed in December in the preceding five years was .6.

One Zoning Board of Appeals (ZBA) meetings was held in December and two cases were completed. No ZBA meeting was held in December 2018 and no case was completed. The average number of cases completed in December in the preceding five years was 3.2.

By the end of December there were 6 cases pending. By the end of December 2018 there were 3 cases pending.

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

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

Table 1. Zoning Case Activity in December 2019 & December 2018

Type of Case	December 2019 1 ZBA meeting		December 2018 No ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	1	0	0
SFHA Variance	0	0	0	0
Special Use	0	1	0	0
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	0	2	0	0
Total cases filed (fiscal year)	39 cases		29 cases	
Total cases completed (fiscal year)	47 cases		32 cases	
Cases pending*	6 cases		3 cases	
* Cases pending includes all cases continued and new cases filed				

¹ Note that approved absences and sick days resulted in an average staffing level of 92.3% or the equivalent of 6.5 full time staff members (of the 7 authorized) present on average for each of the 18 work days in December.

Subdivisions

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

Zoning Use Permits

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

- 20 permits for 11 structures were approved in December compared to 3 permits for 3 structures in December 2018. The five-year average for permits in December in the preceding five years was 8.0.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, March 2017, February 2017, January 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, December 2015, October 2015, July 2015, June 2015, and January 2015).
- 4.3 days was the average turnaround (review) time for complete initial residential permit applications in December.
- \$448,686 was the reported value for the permits in December compared to a total of \$519,150 in December 2018. The five-year average reported value for authorized construction in December was \$752,975.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, October 2017, September 2017, April 2017, March 2017, November 2016, October 2016, September 2016, August 2016, May 2016, April 2016, March 2016, February 2016, January 2016, September 2015, July 2015, and June 2015).
- \$2,418 in fees were collected in December compared to a total of \$3,760 in December 2018. The five-year average for fees collected in December was \$2,386.
- 27 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including December 2019, November 2019, October 2019, April 2019, December 2018, November 2018, October 2018, March 2018, February 2018, January 2018, December 2017, October 2017, May 2017, March 2017, January 2017, November 2016, October 2016, August 2016, April 2016, March 2016, February 2016, January 2016, December 2015, October 2015, September 2015, July 2015, and January 2015).

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Table 2. Zoning Use Permits Approved in December 2019

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				2	0	528,140
Other				36	0	1,868,755
SINGLE FAMILY Resid.: New - Site Built				21	13,476	6,216,350
Manufactured				2	375	166,000
Additions	3	738	276,000	32	5,376	1,586,146
Accessory to Resid.	3	1,011	110,772	46	11,435	1,860,451
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			4.3 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	0	0
Neighborhood	9	0	0	13	0	0
COMMERCIAL: New				1	1,533	10,000,000
Other				5	3,557	4,895,000
INDUSTRIAL: New				1	598	10,000
Other				4	3,179	645,000
OTHER USES: New						
Other				4	213	60,000
SIGNS	5	669	61,904	11	1,140	169,804
TOWERS (Incl. Acc. Bldg.)				2	892	500,000
OTHER PERMITS				22	1,682	2,964,230
TOTAL APPROVED	20/11	\$2,418	\$448,686	203/167	\$43,456	\$31,469,876

*20 permits were issued for 11 structures in December 2019; 11 permits require inspection and Compl. Certif.

◇ 203 permits have been issued for 167 structures since 1/1/19

NOTE: Home occupations and Other permits (change of use, temporary use) total 36 since 1/1/19, (this number is not included in the total number of structures).

11 Zoning Use Permit Apps. were *received* in December 2019 and 6 of those were *approved*.

5 Zoning Use Permit Apps *approved* in December 2019 had been *received* in prior months.

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- There was also one lot split inquiry and 236 other zoning inquiries in December.
- Minutes were completed for 1 ZBA meeting.
- No rural address was assigned in December

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2018.

Table 3. Best Prime Farmland Conversion in 2019

	December 2019	2019 to date
Zoning Cases. Approved by the ZBA, a Zoning Case December authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval December authorize the creation of new Best Prime Farmland lots smaller than 35 acres:	0.00 acres	0.0 acres
Outside of Municipal ETJ areas ¹		
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit December authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	4.23 acres
Agricultural Courtesy Permits	0.00 acres	3.99 acres
TOTAL	0.00 acres	8.27 acres
NOTES		
1. Plat approvals by the County Board.		
2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in December.
- 11 Zoning Compliance Certificate was issued in December. The 2019 budget anticipated a total of 180 compliance inspections and certificates for an average of 3.5 certificates per week.

Zoning and Nuisance Enforcement

The Department was without a Zoning Officer in December following the retirement of the Zoning Officer at the end of June. Table 4 contains the detailed breakdown of enforcement activity for December 2019 and can be summarized as follows:

- 2 new complaints were received in December compared to 2 new complaints received in December 2018. No complaint was referred to another agency in December and no complaint was referred to another agency in December 2018.
- 14 enforcement inspections were conducted in December compared to 6 inspections in December 2018.
- No contact was made prior to written notification in December and none was made in December 2018.
- 14 investigation inquiries were made in December. The 2019 budget anticipates an average of 11.5 initial investigation inquiries per week.
- 2 First Notices and one Final Notice were issued in December and 3 First Notices and one Final Notice were issued in December 2018. The budget anticipated a total of 29 First Notices for 2019.
- No case was referred to the State's Attorney's Office in December and none were referred in December 2018. The budget anticipated a total of three cases to be forwarded to the State's Attorney's Office in 2019.
- 7 cases were resolved in December compared to 2 cases that were resolved in December 2018. The 2018 budget anticipated a total of 62 resolved cases in 2019.
- 422 cases remain open at the end of December compared to 382 open cases at the end of December 2018.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in December included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with landowners, complainants, and the State's Attorney's Office regarding enforcement cases that have been referred to the State's Attorney's Office and particularly those cases that involve dangerous structures.
 3. Coordinated the marketing of County owned properties at 1101 Carroll Avenue, Urbana and 2603 Campbell Drive, Champaign.

APPENDICES

- A Zoning Use Permit Activity In December 2019**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
- C Zoning Compliance Certificates Issued In December 2019**

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Table 4. Enforcement Activity During December 2019

	FY2018 TOTALS ¹	Jan. 2019	Feb. 2019	March 2019	April 2019	May 2019	June 2019	July 2019	Aug. 2019	Sep. 2019	Oct. 2019	Nov. 2019	Dec. 2019	TOTALS ¹ FY2019
Complaints Received	62	2	1	3	7	3	4	14	16	31	8	2	4	95
Initial Complaints Referred to Others	1	0	0	1	0	2	0	0	0	0	0	0	0	3
Inspections	423	19	41	34	35	60	50	0	14	42	17	14	67 ⁴	393 ⁵
Phone Contact Prior to Notice	6	0	0	1	1	0	0	0	0	0	0	0	0	2
First Notices Issued	27	1	2	4	4	3	0	0	2	3	3	2	0	24
Final Notices Issued	20	0	2	0	0	1	0	0	1	0	0	1	0	5
Referrals to State's Attorney's Office	8	0	2	0	1	1	1	0	0	0	0	0	0	5
Cases Resolved ²	35	2	4	1	5	2	0	1	1	19	9	7	13 ⁶	64 ⁷
Open Cases ³	381	381	378	380	382	383	387	400	416	428	427	422	413	413 ⁸

Notes

1. Total includes cases from previous years.
2. Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 2 of the 67 inspections performed were for the 4 complaints received in December 2019.
5. 53 inspections of the 393 inspections performed in 2019 were for complaints received in 2019.
6. 2 of the 13 cases resolved were for complaints received in December 2019.
7. 13 of the cases resolved in FY 2019 were for complaints that were also received in 2019.
8. Total open cases include 22 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 2 of the 15 cases are currently active cases in Champaign County Circuit Court.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN DECEMBER 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
284-19-01 R-5/AG-2	An 8.16 acre tract of land located in the W ½ of the SW ¼ of Section 10, Urbana Township; 43 Shemauger Trail and 9 Kickapoo Trail, Urbana, Illinois PIN: 30-21-10-302-001	Strive Communities /Chief Illini	10/11/19 12/17/19	Erect two freestanding signs
284-19-03 R-5	An 89 acre parcel lying North of I-74 and East of US Route 45, Section 4, Urbana Township; 1702 Independence Avenue and 1110 Madison Circle, Urbana, Illinois PIN: 30-21-04-251-006	Strive Communities /Liberty Estate Commons	10/11/19 12/17/19	Erect two freestanding signs
284-19-05 R-5	Three tracts of land comprising 10.6 acres located in the E ½ of the NW ¼ of Section 15, Urbana Township; 102 Dewey Street, Urbana, Illinois PIN: 30-21-15-132-034 /180-018 & 020	Strive Communities /Surbana Estates	10/11/19 12/20/19	Erect 1 freestanding sign
284-19-06 R-5	A tract of land located in the NW ¼ of the NE ¼ of Section 5, Urbana Township; 202 Apple Tree Drive, Urbana, Illinois PIN: 30-1-05-201-008	Strive Communities /Woods Edge	10/11/19 12/13/19	Erect 1 freestanding sign
284-19-08 R-5	A tract of land located in the NE ¼ of the NE ¼ of Section 5, Urbana Township; 1 Fern Street, Urbana, Illinois PIN: 30-21-05-326-006	Strive Communities /Spruce Commons	10/11/19 12/13/19	Erect 1 freestanding sign
340-19-01 AG-1	A tract of land in the NE ¼ of the NE ¼ of Section 8, Crittenden Township; 487 County Road 1400E, Tolono, Illinois PIN: 08-33-08-200-008	John Bedient	12/06/19 12/13/19	Construct a detached storage shed and authorize a previously construct detached shed

Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN DECEMBER 2019

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
343-19-01 CR	Lot 1 of Chapman Subdivision, Section 18, East Bend Township; 661 County Road 3350N, Fisher, Illinois PIN: 10-02-18-100-022	Ronald Minch	12/09/19 12/17/19	Construct a detached storage shed and authorize previously constructed additions to a single family home
344-19-01 AG-2	A 20,000 sq. ft. tract of land located mostly in the East ½ of Lot 11 of Homer Abram’s Subdivision, Section 8, Champaign Township; 310 Rising Road, Champaign, IL PIN: Pt. of 03-20-08-351-021	Robert Frazier	12/10/19 12/17/19	Construct a carport addition to an existing single family home
345-19-01 AG-2	Lot 24 of Westbrook Estates II Subdivision, Section 8, Mahomet Township; 1304 Westchester Court, Mahomet, Illinois PIN: 15-13-08-427-001	Trey and Maria Rasche	12/11/19 12/18/19	Construct additions to an existing single family home
347-19-01	Applicant withdrew ZUPA			
347-19-02 AG-1/B-3	A 3.39 acre tract of land located in the SE ¼ of the S ½ of the NE ¼ of Section 9, Scott Township; 285 County Road 1675N, Seymour, IL PIN: 23-19-09-200-007	Ed and Gerry Burdette	12/13/19 12/18/19	Construct a sunroom addition to an existing single family home
347-19-03 R-1	Lot 3 of H.A. Wascher Subdivision, Section 15, Mahomet Township; 1102 E. Pearl Drive, Mahomet, IL PIN: 15-13-15-277-001	Jami Harms	12/10/19 12/19/19	Construct a detached garage for personal storage only
*354-19-01	Under review			
*354-19-02	Under review			
*357-19-01	Under review			
*364-19-01	Under review			



Land Disturbance Erosion Control Permit also required

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
302-15-01 I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed
97-17-01 R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house
220-19-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Dave Kirby dba ILLINI BMX & Champaign County Fair Association	08/08/19 09/27/19	Construct a BMX racetrack CASE: 886-S-17

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
12/05/19	133-19-01	A tract of land located in the N ½ of the NW ¼ of Section 5, Crittenden Township; 1341 County Road 600N, Tolono, Illinois PIN: 08-33-05-100-002	Two ground mounted solar arrays
12/05/19	161-19-03	The South 467' of the East 467' of the North 30 acres of the SE ¼, except the West 249.61' thereof, Section 31, Tolono Township; 645 County Road 700E, Sadorus, Illinois PIN: 29-26-31-400-022	A ground mounted solar array
12/05/19	151-19-03	178 acres being the E ½ of the NE ¼ and the N ½ of the NE ¼ and the N ½ of the SE ¼ of Section 10, Raymond Township; 437 County Road 2200E, Broadlands, Illinois PIN: 21-34-10-200-006	A ground mounted solar array
12/05/19	151-19-02	Two tracts of land comprising 75 acres located in the S ½ of the SW ¼ of Section 35, Sidney Township; 2246 County Road 600N, Broadlands, IL PIN: 24-28-35-300-010 & 009	A ground mounted solar array
12/05/19	161-19-02	A tract of land in the SW ¼ of Fractional Section 30, Ayers Township; 124 County Road 2400E, Broadlands, Illinois PIN: 01-35-30-300-003	A ground mounted solar array
12/05/19	151-19-04	Two tracts of land comprising 160 acres being the NE ¼ of Section 31, Ayers Township; 2565 County Road 100N, Broadlands, Illinois PIN: 01-36-31-200-003 & 004	A ground mounted solar array
12/05/19	161-19-04	A tract of land located in the N ½ of the SE ¼ of Section 20, Ayers Township; 243 County Road 2700E, Allerton, Illinois PIN: 01-36-20-400-007	A ground mounted solar array
12/05/19	177-19-02	A 40.71 acre tract of land located in the E ½ of the NW ¼ and the N ½ of the NE ¼ of Section 6, Ogden Township; 2545 County Road 2400N, Ogden, Illinois PIN: 17-18-06-200-002	A ground mounted solar array

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN DECEMBER 2019

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
12/05/19	177-19-03	A parcel of land being the East 10.4 acres of the NE ¼ of the NE ¼ of Section 28, Raymond Township; 187 County Road 2100E, Longview, IL PIN: 21-34-28-200-005	A ground mounted solar array
12/05/19	161-19-01	Four acres located in the S ½ of the SE ¼ of Section 11, Raymond Township; 410 County Road 2200E, Broadlands, Illinois PIN: 21-34-11-300-008	A ground mounted solar array
12/12/19	205-19-01	Lot 148 of Edgewood Subdivision, 10 th Plat, Section 10, Urbana Township; 303 Ira Street, Urbana, IL PIN: 30-21-10-377-001	An addition to an existing single family home