



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, October 8, 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> or at <https://www.facebook.com/champaigncountyillinois>

Agenda	Page #
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. September 10, 2020	1 - 3
V. Public Participation	
*Being accepted remotely through Zoom – for instructions go to: http://www.co.champaign.il.us/CountyBoard/ELUC/2020/201008_Meeting/201008_%20Zoom_meeting_procedure.pdf	
VI. Communications	
VII. New Business: For Information Only	
A. Illinois Environmental Protection Agency Selects Champaign County as a Hub Location for an Annual HHW Collection Event	4 - 6
B. A Review of State of Illinois Bees and Apiaries Act and Selected Local Beekeeping Ordinances	7 - 24
VIII. New Business: Items to be Recommended to the County Board	
A. Resolution Approving the Application for, and if Awarded, Acceptance of a FY 2020 Building Resilient Infrastructure and Communities (BRIC) Grant from Illinois Emergency Management Agency	25 - 35

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)
October 8, 2020 Agenda**

- IX. Other Business
 - A. Monthly Reports
 - i. January 36 - 46
 - ii. February 47 - 55
 - iii. March 56 - 67
 - iv. April 68 - 77
 - v. May 78 - 87
 - vi. June 88 - 99
 - vii. July 100 - 110
 - viii. August 111 - 121
- X. Chair's Report
- XI. Designation of Items to be Placed on the Consent Agenda
- XII. Adjournment



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

MINUTES – Subject to Review and Approval

DATE: Thursday, September 10, 2020
TIME: 6:30 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802
and remote participation via Zoom

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) and Mary Ward (Recording Secretary)
Others Present: Giraldo Rosales (County Board Chair)

MINUTES

I. Call to Order

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

II. Roll Call

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

III. Approval of Agenda/Addendum

MOTION by Mr. Thorsland to approve the agenda, seconded by Ms. Eisenmann. Upon vote, the **MOTION CARRIED** unanimously.

IV. Approval of Minutes

A. August 6, 2020

MOTION by Ms. Fortado to approve the minutes of the August 6, 2020 meeting, seconded by Mr. Thorsland. Upon vote, the **MOTION CARRIED** unanimously.

V. Public Participation

There was no public participation.

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VI. Communications

There were no communications.

VII. New Business: For Information Only

A. Registration Open for October Residential Electronics Collections

Ms. Monte gave an update on this event. Registration opened September 1 and filled up fast. All 1,640 appointment times were filled by September 3. The Collector, A-Team Recyclers, agreed to provide 460 additional appointment times for a total of 2,100 appointments for the event. As of the meeting time, there were only two time slots left. Ms. Fortado stated that she thought this was one of the best things we provide the residents of the county and thanked Ms. Monte for all of her work.

B. Illinois Housing Blueprint Statewide Resident Survey by the Illinois Housing Development Authority

Mr. Hall said this a statewide survey that will collect information on local housing needs throughout the state. It is anonymous and asks residents about their needs, perspectives and hopes for the future and is available in English, Spanish, Polish and simplified Chinese.

C. Zoom Meeting on September 10 to Discuss U of I Interest in Micronuclear Reactor as Potential Energy Source on Campus

Ms. Monte stated that she watched the meeting and did video it. She offered to send the link to anyone who was interested.

D. Coal Ash Rule making Public Input Opportunity

Ms. Monte said this is a follow-up to meetings held last year. They are now in the rule-making stage. The hearings coming up September 29 – October 1 will probably be the last chance to make a comment.

VIII. New Business: Items to be Recommended to the County Board

A. Resolution Approving an Amended Agreement between the County of Champaign, Parkland College and A-Team Recyclers with regard to the Residential Electronics Collection on October 9-10, 2020

MOTION by Mr. Thorsland and seconded by Mr. Patterson.

A revised Agreement is needed due to the cancelled spring collection events and the number of changes to the planned fall event. Changes include: the event will now be held completely outdoors, fewer than 50 event workers will be onsite, it is now a two-day event, the Collector fee increased from \$13,000 to \$23,000 and all collection from vehicles will be handled by the contractor. There was no discussion.

Upon roll call vote, the **MOTION CARRIED UNANIMOUSLY.**

B. Resolution Approving an Intergovernmental Cost-Sharing Agreement between the County of Champaign, the City of Champaign, the City of Urbana and the Village of Savoy for the Residential Electronics Collection on October 9-10, 2020

MOTION by Mr. Patterson and seconded by Ms. Eisenmann.

82 Ms. Monte said that due to the number of changes made to the event, the Intergovernmental
83 Agreement had to be updated. There was no discussion.

84
85 Upon roll call vote, the **MOTION CARRIED UNANIMOUSLY.**

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87 C. Grant Application to Illinois Housing Development Authority Strong Communities Program (SCP) Round 1
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89 **MOTION** by Ms. Fortado and seconded by Mr. Patterson.

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91 Mr. Hall said that this, more or less, replaces the Abandoned Properties Program that we have
92 participated in previously and by which two dangerous structures have been demolished. This program
93 also allows for the rehabilitation of structures as well as demolition. It also has a higher maximum that
94 can be requested. Three dangerous structures are proposed for demolition with a request of \$69,500.
95 Mr. Hall would be surprised if we get all of the request, but we will probably get something. Mr. Hall also
96 thanked Susan Burgstrom for writing the grant. Ms. Fortado asked if the most recent demolition is done.
97 Mr. Hall responded that it is, and the lot looks great.

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99 Upon roll call vote, the **MOTION CARRIED UNANIMOUSLY.**

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101 **IX. Other Business**

102 There was no other business

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104 **X. Chair's Report**

105 There was no Chair's report.

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

108 Items VIII. A, B and C were placed on the Consent Agenda.

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110 **XII. Adjournment**

111 Mr. Esry adjourned the meeting at 6:57 p.m.

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114 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business*
115 *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: September 29, 2020
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and County Recycling Coordinator
RE: IEPA Selects Champaign County as a Hub Location for an Annual Household Hazardous Waste Collection Event

ACTION
REQUESTED: For Information Only

This summer, the IEPA Bureau of Land selected Champaign County as one of five “hub locations” in the state where IEPA will sponsor a One-Day Household Hazardous Waste (HHW) Collection each year. (See the attached IEPA News Release.)

Implications for Champaign County Citizens

- Provides—for the first time—consistency. Citizens can now expect that IEPA will annually sponsor a One-Day HHW Collection in Champaign County. Organizers can try to plan for a similar collection event date each year (e.g. 2nd Saturday each April).

A key shortcoming of the IEPA One-Day HHW Collection Program since its beginning in 1989 has been uncertainty. Never knowing, from year to year if the county’s application for an IEPA-sponsored One-Day HHW Collection will be selected or not.

- Allows Champaign County, municipalities, and stakeholders to forego significant budget adjustments that would be necessary in order to hold independent one-day HHW collections in Champaign County.

In recent years, some Illinois local governments--frustrated not knowing when IEPA would select their county/municipality for an IEPA-sponsored One-Day HHW Collection—conducted fundraising and arranged for intergovernmental agreements to bear the significant costs to independently hire a hazardous waste contractor to provide a one-day HHW collection as feasible (e.g., annually or every other year). These are significant costs, averaging \$120,000-\$150,000 per one-day HHW collection event.

Convenience and Consistency

A next milestone to advance toward is to provide citizens an HHW collection option that is not only consistent, but also convenient (e.g., a permanent HHW collection facility in Champaign County available on a part-time, weekly basis.) For such a facility in Illinois, IEPA assumes generator status, and covers processing and transportation costs. Seeking funding for capital costs and operational expenditures are the next challenges.

Attachment: IEPA News Release dated September 10, 2020



NEWS RELEASE

Illinois Environmental Protection Agency

1021 North Grand Avenue East, P.O. Box 19276

Springfield, Illinois 62794-9276

Phone: 217/782-3397

FOR IMMEDIATE RELEASE

September 10, 2020

Contact: Kim Biggs

217-558-1536

Kim.Biggs@illinois.gov

Illinois EPA to Resume Household Hazardous Waste Collection Events for Fall 2020

SPRINGFIELD – Illinois EPA Director John J. Kim today announced the Agency is resuming Household Hazardous Waste (HHW) collections for the fall of 2020. Illinois EPA HHW collections provide residents an opportunity to safely dispose of unused or leftover household products commonly found in homes at no cost. Due to precautions related to COVID-19, most of the spring 2020 events were postponed. Illinois EPA has scheduled six (6) sites for the fall with additional events being scheduled for the spring of 2021. As with past events, all Illinois EPA HHW collections are contactless for the safety of participants. Additional safety tips are included below the schedule.

“We are excited to resume our Household Hazardous Waste Collection Program, assisting residents with disposing of old, unused chemicals and other potentially hazardous waste from their homes, and ensuring it will be disposed of in an environmentally-safe manner,” said Director Kim. “This program would not be possible without the support and cooperation of local Co-Sponsors.”

In addition to the fall schedule, Illinois EPA is announcing partnerships with several hub locations, where HHW collection events will be held once each year. Those hubs will then be supplemented with other more remote collection partners based on the need to adequately cover the State. Our HHW hub partners include the City of Springfield, the City of Effingham, Champaign County, Jackson County, and Peoria County. The City of Springfield will be the first hub partner hosting this fall, while the remaining partners have spring dates planned.

Residents participating in these events are encouraged to bring chemical cleaners, oil-based paints, thinners, antifreeze, motor oil, gasoline, kerosene, weed killers, insecticides and pesticides, old or outdated medication, and similar hazardous household products. Fluorescent and other high-intensity discharge lamps may also be brought to the collections. **ITEMS NOT ACCEPTED** include latex paint, explosives, propane tanks, fire extinguishers, smoke detectors, agricultural chemicals and business wastes. A complete list of household hazardous wastes that are and are not accepted is available online at <https://www2.illinois.gov/epa/topics/waste-management/waste-disposal/household-hazardous-waste/Pages/acceptable-wastes.aspx>.

One-day collections are open to all Illinois residents and operate from 8:00 a.m. to 3:00 p.m. on the below scheduled Saturdays. The fall 2020 one-day collections are scheduled as follows:

- more -

DATE	LOCATION	ADDRESS	COSPONSOR(S)
September 12	Sullivan Moultrie County	Wyman Park 725 North Worth Street	City of Sullivan
September 19	Belvidere Boone County	Belvidere-Administration Campus 1212 Logan Avenue, Suite 102	Boone County
September 26	Kankakee Kankakee County	Kankakee Community College 100 College Drive	Kankakee County
October 3	Du Quoin Perry County	Du Quoin Elementary School 845 East Jackson Street	City of Du Quoin
October 10	Watseka Iroquois County	Iroquois County Administration Building 1001 East Grant Street	Iroquois County
November 7	Springfield Sangamon County	Illinois State Fairgrounds 801 East Sangamon Avenue	City of Springfield

For safe transport of household hazardous waste, residents are asked to:

- Pack household hazardous waste items in a disposable box to avoid spilling during transport.
- Keep like chemicals together and separate unlike chemicals.
- Secure lids and make sure containers are not leaking.
- Place box(es) of household hazardous waste in empty trunk of your vehicle, away from passengers during transport.
- **Remain in vehicle at collection site.** On-site personnel will remove the household hazardous waste from your vehicle.

In addition to the one-day collections, the following long-term collection facilities are available for disposal of household hazardous waste throughout the year:

- **Naperville**, 156 Fort Hill Drive (immediately North of Naperville Public Works), DuPage County, www.naperville.il.us/hhw.aspx
Hours: Saturdays 9:00 AM – 2:00 PM, Sundays 9:00 AM – 2:00 PM, Phone: 630-420-6095
- **Rockford**, Rock River Reclamation District, 3333 Kishwaukee, Winnebago County
<http://www.knib.org/recycling/green-guide/household-hazardous-waste-site/>
Hours: Saturdays 8:00 AM – 4:00 PM, Sundays Noon – 4:00 PM, Phone: 815-987-5570
- **Chicago**, Goose Island, 1150 North Branch, Cook County www.cityofchicago.org/hccrf
Hours: Tuesdays 7:00 AM – Noon, Thursdays 2:00 PM – 7:00 PM, and First Saturday of every month 8:00 AM – 3:00 PM, Phone: 312-744-3060
- **Lake County**, The Solid Waste Agency of Lake County (SWALCO) currently operates a long-term household chemical waste collection program. Information and a collection schedule can be found on their website (www.swalco.org) or by calling 847-336-9340.

For questions concerning the Illinois EPA’s one-day or long-term collections, please contact the Waste Reduction Unit of the Illinois EPA at 217-524-3300. Household Hazardous Waste collection schedules are also available on the Illinois EPA website at <https://www2.illinois.gov/epa/topics/waste-management/waste-disposal/household-hazardous-waste/Pages/collections.aspx>.

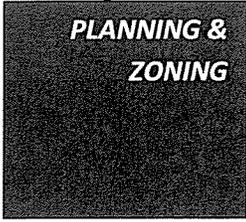
TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **September 28, 2020**

RE: **Illinois Bees and Apiaries Act and Selected County and Municipal Honeybee Ordinances**

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

BACKGROUND

Neighbors in the Prairieview Subdivision Northeast of Urbana are again having problems with honeybees in their subdivision. The Committee previously received complaints about honeybees in this subdivision in 2018 and 2019.

Beekeeping is typically considered an agricultural activity although it is not explicitly indicated as such in the county zoning enabling act (55 ILCS 5/5-12001). State law in Illinois prohibits zoning regulation of agriculture for anything other than setback from streets. However, the Champaign County State's Attorney's Office has determined that Champaign County may adopt regulations for beekeeping on properties in residential districts on which agriculture is not a principal use.

As background for possible draft amendments to both the Zoning Ordinance and the Nuisance Ordinance which should be available for review at the November meeting, this memorandum includes as attachments a copy of the Administrative Rules implementing the Bees and Apiaries Act (8 IAC 60), to illustrate the role of the Illinois Department of Agriculture, and several selected municipal and county beekeeping ordinances, most of which were provided by Mr. Barney Bryson, a resident in the Prairieview Subdivision. Neither Champaign nor Urbana have beekeeping regulations.

ATTACHMENTS

- A Administrative Rules implementing the Bees and Apiaries Act (8 IAC 60)
- B Model Beekeeping Ordinance prepared by the Minnesota Hobby Beekeepers Association. February 22, 2007.
- C Village of St. Charles, Illinois Beekeeping zoning regulations
- D Municipality of Whitewater, Wisconsin Backyard Beekeeping zoning regulations
- E Sec. 151.133 (R) Beekeeping and apiaries excerpted from the Lake County, Illinois Unified Development Ordinance

TITLE 8: AGRICULTURE AND ANIMALS
CHAPTER I: DEPARTMENT OF AGRICULTURE
SUBCHAPTER b: ANIMALS AND ANIMAL PRODUCTS (EXCEPT
MEAT AND POULTRY INSPECTION ACT REGULATIONS)

PART 60
BEES AND APIARIES ACT

Section

- 60.10 Definitions
- 60.20 Registration; Colony Identification
- 60.30 Inspection
- 60.40 Equipment
- 60.50 Diseased or Parasitized Colonies; Exotic Strains
- 60.60 Permits
- 60.70 Quarantine
- 60.80 Administrative Rules (Repealed)

AUTHORITY: Implementing and authorized by the Bees and Apiaries Act [510 ILCS 20]

SOURCE: Rules and Regulations Relating to the Bees and Apiaries Act, filed March 4, 1970, effective March 15, 1970; amended May 18, 1971, effective May 28, 1971; amended January 18, 1974, effective February 1, 1974; codified at 5 Ill. Reg. 10447; Part repealed, New Part adopted at 6 Ill. Reg. 7385, effective July 1, 1982; amended at 20 Ill. Reg. 2390, effective January 25, 1996; amended at 26 Ill. Reg. 8803, effective June 7, 2002.

Section 60.10 Definitions

"Bee Parasites" means the parasitic bee mites and other parasitic bee pests including but not limited to Varroa destructor (varroa mite), Tropilaelaps clareae and Aethina tumida (small hive beetle).

"Exotic Strain of Bees" means any African or Africanized honey bees or any developed strain of bee not known to be present ordinarily in the State that may present a hazard to beekeeping and/or the public.

"Infestation" means the presence of bee parasites or exotic strains of bees.

"Moved (Movement, Move)" means shipped, offered for shipment to a common carrier, received for transportation or transported, moved or allowed to be moved, by any person by any means. Movement and move shall be construed accordingly.

"Quarantine" means a circumstance in which bees, colonies, bee equipment or honey is restricted to the existing location, unless allowed to be moved or the honey extracted and removed under permit or compliance agreement with the Director.

"Registration Certificate" means a certificate provided by the Department to a beekeeper upon acceptance of the application for registration. The certificate shall be numbered and show each beekeeper's name and mailing address.

"Scientific Permit" means a document issued by the Department to allow

the movement of regulated articles to a specified destination for scientific purposes.

(Source: Amended at 26 Ill. Reg. 8803, effective June 7, 2002)

Section 60.20 Registration; Colony Identification

- a) Any person acquiring ownership or possession of bees shall within ten (10) days of such acquisition file an application for registration with the Department.
- b) Any person moving bees into this State from another state or country shall within ten (10) days after arrival file an application for registration with the Department.
- c) Any person owning or possessing bees in the State shall during the month of November of each year file with the Department an application for registration to renew his or her current registration.
- d) Application for registration will be made on forms available from the Department. The registration information shall include:
 - 1) The beekeeper's name, mailing address, county of residence, phone number and date.
 - 2) The county name and exact location (such as township, section number, road number, street address, etc.) where the bees are kept.
 - 3) The current number of colonies at each location.
 - 4) The name of the landowner of each site where apiaries are maintained.
- e) The Department will issue to beekeepers a registration certificate after the Department receives the application. All registration certificates will remain valid unless cancelled by the Department when it is determined that a beekeeper is no longer keeping bees or at the registrant's request.
- f) All apiaries shall be identified. This identification shall consist of the State abbreviation "IL" followed by the beekeeper's Illinois registration number in weatherproof lettering not less than one-half inch in height. The number shall be displayed prominently on the front of a hive.
- g) All bees or colonies not registered with the Department shall be declared a nuisance. The beekeeper shall have 30 days in which to register. Failure to comply within 30 days will result in abatement of the nuisance.
- h) There shall be no registration fees.

(Source: Amended at 20 Ill. Reg. 2390, effective January 25, 1996)

Section 60.30 Inspection

- a) Every beekeeper shall when requested by the Department provide the location of all bees, colonies and bee equipment owned or in his or her possession.
- b) The Department may require that the beekeeper assist in locating and handling bees, colonies and bee equipment so that inspection may be properly performed.

(Source: Amended at 20 Ill. Reg. 2390, effective January 25, 1996)

Section 60.40 Equipment

- a) Any hive from which all frames or honeycomb cannot be readily removed for inspection including cross-comb hives or any hive in any situation where adequate or efficient inspection is difficult, impractical, or impossible is hereby declared a nuisance.
- b) When such a nuisance is declared, the colony owner and/or beekeeper shall be notified in writing via certified mail to cease the use of such hives. Compliance must be effected within 90 days from the receipt of the notice by the beekeeper.
- c) When the beekeeper has failed to comply within the 90 day period, the Department will issue a notice to the colony owner and/or beekeeper ordering the nuisance to be abated. The nuisance must be abated with 7 days from the date of receipt of the notice by the beekeeper.

(Source: Amended at 20 Ill. Reg. 2390, effective January 25, 1996)

Section 60.50 Diseased or Parasitized Colonies; Exotic Strains

- a) Any colony of bees within the State found to be affected with American foulbrood disease shall be abated. All combs, frames, honey and bees must be abated by burning in a pit at least 18 inches deep and then covering the ashes with at least 6 inches of soil. Hive bodies, supers, bottom boards, inner covers and outer covers may be salvaged by sanitizing with a scorching flame. Unless otherwise approved by the Department, abatement by burning shall be accomplished by the beekeeper no later than 10 days after receiving written notice from the Department that American foulbrood disease has been detected in honeybee colonies.
- b) Bees, colonies or items of bee equipment can be moved within or into the State if treatment for the control of bee parasites using United States Environmental Protection Agency approved substances has been initiated not more than 30 days prior to movement.
- c) No person shall possess exotic strains of bees within the State. Any colony within the State found to contain exotic strains of bees shall be abated. Colonies or package bees accepted from any area known to be infested with exotic strains of bees must be certified by the USDA or any state apiary inspection program as being European by using any USDA approved identification method.
- d) The regulation of bees or colonies in an Africanized honey bee area shall be in accordance with the European Honey Bee State Certification Procedure of the Model Honey Bee Certification Plan

(November 20, 1991) as approved by the National Association of State Departments of Agriculture (1156 - 15th Street N.W., Suite 1020, Washington, DC 20005) and the United States Department of Agriculture Interagency Technical Working Group on the Africanized Honey Bee (Agricultural Research Service, National Program Staff, Beltsville, MD 20705).

- e) Incorporations by reference do not include any amendments or editions beyond the date specified and may be viewed and/or copied at the Department's Springfield office.

(Source: Amended at 26 Ill. Reg. 8803, effective June 7, 2002)

Section 60.60 Permits

- a) No person shall move bees, colonies or used bee equipment from one county to another within the State, or into this State from any other state or country, without notifying the Department in person, in writing or by telephone at least ten days prior to such movement to allow issuance of a permit.
- b) The permit shall specify the following information:
 - 1) Beekeeper's name and mailing address.
 - 2) The apiary registration number as assigned or other unique identification codes and/or marks or similar information.
 - 3) The origin of the bees or equipment being moved.
 - 4) The number of colonies or nature of equipment being moved.
 - 5) The destination of the bees or equipment being moved.
 - 6) The date when movement will be made.
 - 7) The date of treatment for bee parasites.
- c) A permit shall be issued if bees or equipment being moved from county to county or into the State of Illinois have been inspected within 90 days before the date of shipment. The person moving the bees or equipment into Illinois shall furnish to the Department an inspection certificate signed by an authorized inspector, entomologist, or other responsible official identifying all bee diseases and bee parasites and any controls that were implemented.

(Source: Amended at 20 Ill. Reg. 2390, effective January 25, 1996)

Section 60.70 Quarantine

- a) The area to be quarantined will be designated by commonly accepted and readily identifiable boundaries (i.e., counties). Boundaries shall be changed by the Director to include contiguous areas if it has been determined the harmful disease, parasite or exotic strain has spread into that area.
- b) A quarantine will include specific restrictions on or requirements for movement into, out of, or through the quarantine area.

- c) A quarantine will specify the articles to be regulated and, if required, those exempted.
- d) A quarantine will specify the measures to be undertaken to control or eradicate the harmful disease, parasite or exotic strain.
- e) The Director may stop, inspect and seize, destroy, or otherwise dispose or order disposal of regulated articles found in violation of a quarantine.
- f) If the Director determines that the harmful disease, parasite or exotic strain for which a quarantine has been implemented has been controlled or eradicated according to the Department's recommendation, he or she shall cancel a quarantine.

(Source: Amended at 20 Ill. Reg. 2390, effective January 25, 1996)

Section 60.80 Administrative Rules (Repealed)

(Source: Repealed at 20 Ill. Reg. 2390, effective January 25, 1996)

MODEL BEEKEEPING ORDINANCE

prepared by the
Minnesota Hobby Beekeepers Association

This model ordinance is not intended to be adopted without legal review by counsel representing the jurisdiction considering it. Like any proposed ordinance, it must be reconciled with existing ordinances and may be revised to fit community standards and needs. Our purpose in advancing the model ordinance is to offer a document with the apicultural framework we believe will enable hobbyist and sideliner beekeepers to safely and successfully pursue this pleasurable and economically, culturally and agriculturally critical activity in urban and suburban areas.

WHEREAS, honey bees (*apis mellifera*) are of benefit to mankind, and to Minnesota in particular, by providing agriculture, fruit and garden pollination services and by furnishing honey, and other useful products; and

WHEREAS, Minnesota is among the leading states in honey production and agricultural by products associated with beekeeping throughout the United States; and

WHEREAS, domestic strains of honey bees have been selectively bred for desirable traits, including gentleness, honey production, tendency not to swarm and non-aggressive behavior, characteristics which are desirable to foster and maintain; and

WHEREAS, gentle strains of honey bees can be maintained within populated areas in reasonable densities without causing a nuisance if the bees are properly located and carefully managed;

NOW THEREFORE, be it ordained and enacted by _____:

Section 1. Preamble Adopted.

That the findings contained in the preamble of this ordinance are hereby adopted as a part of this ordinance.

Section 2. Definitions.

As used in this article, the following words and terms shall have the meanings ascribed in this section unless the context of their usage indicates another usage.

- 2.1 "Apiary" means the assembly of one or more colonies of bees at a single location.
- 2.2 "Beekeeper" means a person who owns or has charge of one or more colonies of bees.
- 2.3 "Beekeeping equipment" means anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards and extractors.

- 2.4 “Colony” means an aggregate of bees consisting principally of workers, but having, when perfect, one queen and at times drones, brood, combs, and honey.
- 2.5 “Hive” means the receptacle inhabited by a colony that is manufactured for that purpose.
- 2.6 “Honey bee” means all life stages of the common domestic honey bee, *apis mellifera* species.
- 2.7 “Lot” means a contiguous parcel of land under common ownership.
- 2.8 “Nucleus colony” means a small quantity of bees with a queen housed in a smaller than usual hive box designed for a particular purpose.
- 2.9 “Undeveloped property” means any idle land that is not improved or actually in the process of being improved with residential, commercial, industrial, church, park, school or governmental facilities or other structures or improvements intended for human occupancy and the grounds maintained in associations therewith. The term shall be deemed to include property developed exclusively as a street or highway or property used for commercial agricultural purposes.

Section 3. Purpose of Ordinance.

- 3.1 The purpose of this ordinance is to establish certain requirements for beekeeping within the City, to avoid issues which might otherwise be associated with beekeeping in populated areas.
- 3.2 Compliance with this ordinance shall not be a defense to a proceeding alleging that a given colony constitutes a nuisance, but such compliance may be offered as evidence of the beekeeper’s efforts to abate any proven nuisance.
- 3.3 Compliance with this ordinance shall not be a defense to a proceeding alleging that a given colony violates applicable ordinances regarding public health, but such compliance may be offered as evidence of the beekeeper’s compliance with acceptable standards of practice among hobby beekeepers in the State of Minnesota.

Section 4. Standards of Practice.

- 4.1 Honey bee colonies shall be kept in hives with removable frames, which shall be kept in sound and usable condition.
- 4.2 Each beekeeper shall ensure that a convenient source of water is available to the colony so long as colonies remain active outside of the hive.
- 4.3 Each beekeeper shall ensure that no wax comb or other material that might encourage robbing by other bees are left upon the grounds of the apiary lot. Such materials once removed from the site shall be handled and stored in sealed containers, or placed within a building or other insect-proof container.
- 4.4 For each colony permitted to be maintained under this ordinance, there may also be maintained upon the same apiary lot, one nucleus colony in a

hive structure not to exceed one standard 9-5/8 inch depth 10-frame hive body with no supers.

- 4.5 Each beekeeper shall maintain his beekeeping equipment in good condition, including keeping the hives painted if they have been painted but are peeling or flaking, and securing unused equipment from weather, potential theft or vandalism and occupancy by swarms. It shall not be a defense to this ordinance that a beekeeper's unused equipment attracted a swarm and that the beekeeper is not intentionally keeping bees.

Section 5 Colony Density.

- 5.1 Except as otherwise provided in this ordinance, in each instance where a colony is kept less than 25 feet from a property line of the lot upon which the apiary is located, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier at least 6 feet in height. The flyway barrier may consist of a wall, fence, dense vegetation or a combination there of, such that bees will fly over rather than through the material to reach the colony. If a flyway barrier of dense vegetation is used, the initial planting may be 4 feet in height, so long as the vegetation normally reaches 6 feet in height or higher. The flyway barrier must continue parallel to the apiary lot line for 10 feet in either direction from the hive, or contain the hive or hives in an enclosure at least 6 feet in height. A flyway barrier is not required if the property adjoining the apiary lot line (1) is undeveloped, or (2) is zoned agricultural, industrial or is outside of the City limits, or (3) is a wildlife management area or naturalistic park land with no horse or foot trails located within 25 feet of the apiary lot line.
- 5.2 No person is permitted to keep more than the following numbers of colonies on any lot within the City, based upon the size or configuration of the apiary lot:

a. One half acre or smaller lot	2 colonies
b. Larger than 1/2 acre but smaller than 3/4 acre lot	4 colonies
c. Larger than 3/4 acre lot but smaller than 1 acre lot	6 colonies
d. One acre but smaller than 5 acres	8 colonies
e. Larger than 5 acres	no restriction
- 5.3 Regardless of lot size, so long as all lots within a radius of at least 200 feet from any hive, measured from any point on the front of the hive, remain undeveloped, there shall be no limit to the number of colonies. No grandfathering rights shall accrue under this subsection.
- 5.4 If the beekeeper serves the community by removing a swarm or swarms of honey bees from locations where they are not desired, the beekeeper shall not be considered in violation the portion of this ordinance limiting the number of colonies if he temporarily houses the swarm on the apiary lot in compliance with the standards of practice set out in this ordinance for no more than 30 days from the date acquired.

Section 6. Inspection.

A designated City official shall have the right to inspect any apiary for the purpose of ensuring compliance with this ordinance between 8 a.m. and 5 p.m. once annually upon prior notice to the owner of the apiary property, and more often upon complaint without prior notice.

Section 7. Presumed Colony/Hive Value.

For the purpose of enforcing City ordinances against destruction of property, each colony/hive shall be presumed to have a value of \$275.

Section 8. Compliance.

8.1 Upon receipt of credible information that any colony located within the City is not being kept in compliance with this ordinance, [the designated City official] shall cause an investigation to be conducted. If the investigation shows that a violation may exist and will continue, [the designated City official] shall cause a written notice of hearing to be issued to the beekeeper, which notice shall set forth:

- a. The date, the time and the place that the hearing will be held, which date shall be not less than 30 days' from the date of the notice;
- b. The violation alleged;
- c. That the beekeeper may appear in person or through counsel, present evidence, cross examine witnesses and request a court reporter, and
- d. That if [the designated City official] finds that they have been kept in violation of this ordinance, and if the violation is not remediated within the time allowed, the bees may be ordered removed and/or destroyed.

Notices shall be given by certified US Mail return receipt requested or personal delivery. However, if the beekeeper cannot be located, then notice may be given by publication in a legal newspaper for the county in which the apiary property is located, at least seven days before the hearing.

8.2 The hearing shall be conducted by [the designated City official]. The burden shall be on the City to demonstrate by a preponderance of evidence that the colony or colonies have been kept in violation of this ordinance. If [the designated City official] finds a violation, then he/she may order that the bees be removed from the City or such other action as may address the violation, and that the apiary lot be disqualified for permitting under this ordinance for a period of 2 years from the date of the order, the apiary lot ownership changes, in which case the prohibition shall terminate. If the order has not been complied with within 20 days of the order, the City may remove or destroy the bees and charge the beekeeper with the cost thereof. Upon destruction of bees by the City, all equipment shall be returned by the City to the beekeeper, with expenses of

transportation to be paid by the beekeeper. The City's destruction of the bees shall be by a method that will not damage or contaminate the equipment, include wax foundation.

8.3 The decision of the hearing officer may be appealed by the beekeeper as provided in the City's rules and procedures. If no provision for appeal exists, then the beekeeper may file a notice of appeal with the City secretary within 15 days of the date the order is placed in US Mail to the beekeeper, or 10 days if the decision is announced at the hearing by [the designated City official]. An appeal shall not stay [the designated City official]'s decision, and the beekeeper shall be required to comply with such order pending the outcome of the appeal.

8.4 No hearing and no order shall be required for the destruction of honey bees not residing in a hive structure that is intended for beekeeping.

Section 9. Savings Clause.

In the event any part of this ordinance or its application to any person or property is held to be unenforceable for any reason, the unenforceability thereof will not affect the enforceability and application of the remainder of this ordinance, which will remain in full force and effect.

Section 10. Effective Date.

This ordinance shall become effective on _____, 20_____.

6.12.085 – Beekeeping

"Apiary" shall mean a place where bee colonies are kept.

"Bee" shall mean any stage of the common domestic honey bee.

"Colony" shall mean a hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.

"Hive" shall mean a structure intended for the housing of a bee colony.

Registration of Hives:

All Bee colonies must be registered with the state of Illinois Department of Agriculture.

All bee colonies must be kept in inspectable type hives with removable combs, which must be kept in sound and usable condition.

Signage:

Beekeepers shall conspicuously post a weatherproof sign at least ten (10) inches by one (1) foot on all lot lines facing abutting properties and on the Beehive or Apiary fence outside of the latched gate with the statement, "State Registered Beehive(s) on Property" or similar language that makes clear that bees are on the premises. The sign must be visible and easily read from outside the property.

Water:

Each beekeeper shall ensure that a convenient source of water within ten (10) feet of the Beehive is available at all times to the bees so that the bees will not congregate at swimming pools, bibcocks, pet water bowls, birdbaths or other water sources where they may cause human, bird, or domestic pet contact. The water shall be maintained so as not to become stagnant.

Maintenance:

Each beekeeper shall ensure that no bee comb or other materials that might encourage robbing are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.

Prohibited:

The keeping by any person of bee colonies in the City not in compliance with this Section is prohibited. Any bee colony not residing in a hive structure intended for beekeeping, or any colony residing in a standard or homemade hive which, by virtue of its condition, has obviously been abandoned, neglected, or mismanaged by the beekeeper, is unlawful.

Size and Number of Hives:

Apiaries may consist of not more than two (2) hives on a property consisting of no more than six (6) boxes per hive.

Beehive Location:

Apiaries may only be located and maintained in residential districts with single family owner occupied residences occupied by the Beekeeper.

- (a) Apiaries shall be located only in a rear yard.
- (b) Apiaries shall be located at least twenty (20) feet from all side and rear property lines.
- (c) Apiaries and Beehives shall not be permitted on rooftops or balconies.

(2017-M-12: § 2)

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6.12.090 – Selling rabbits or fowl as novelties prohibited

No person shall sell, offer for sale or give away as a pet any rabbit or fowl that has been dyed, colored or otherwise treated to impart an artificial color thereto. Baby chicks, ducklings, goslings and turtles shall not be sold, offered for sale, bartered or given away as pets or novelties.

(1977-M-11: (part); Prior code: § 20.41)

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Chapter 9.20 - BACKYARD BEEKEEPING

Footnotes:

--- (2) ---

Editor's note— *Ord. No. 1915A, § I, adopted Feb. 18, 2016, amended the code by adding provisions designated as Ch. 9.18, §§ 19.18.010—19.18.040. Inasmuch as there were already provisions so designated, the provisions have been redesignated as Ch. 19.20, §§ 19.20.010—19.20.040 at the discretion of the editor.*

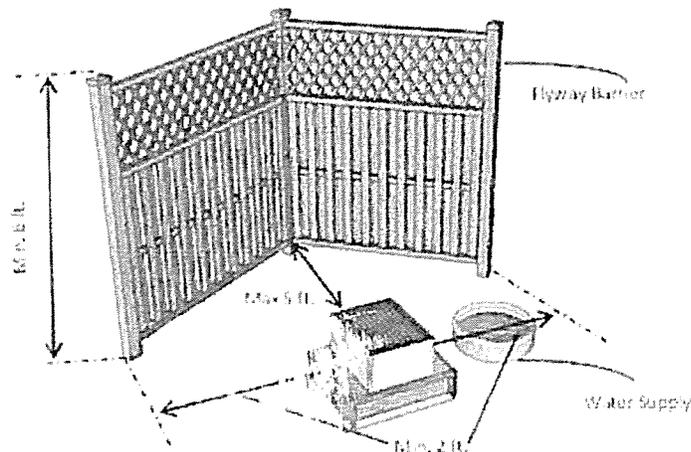
9.20.010 - Purpose.

The following regulations will govern the keeping of honey bees and are designed to prevent nuisances and prevent conditions that are unsafe. No person shall keep honey bees unless the following regulations are followed:

- (1) Number. No more than three colonies of honey bees shall be allowed for each principal structure. There may be maintained on the same property, one additional nucleus colony in a hive structure not exceeding one standard nine and five-eighths-inch depth ten-frame hive body with no supers attached as required from time to time for management of splitting colonies or captured swarms. Each such nucleus colony shall be moved, disposed of, or combined with an authorized colony within thirty days after the date it is acquired. If the beekeeper serves the community by removing a swarm or swarms of honey bees from a location where they are not desired at the request of a property owner or city of Whitewater employed staff, a beekeeper may maintain these swarm colonies on their property and not be considered in violation of the portion of this chapter limiting the number of colonies while temporarily housing the swarm for no more than thirty days after the date the swarm is acquired. Two additional colonies per acre would be allowed for every property one acre or larger in size.
- (2) Setbacks. Beehives shall be kept at least thirty feet from any principal structure other than the owner's principal structure. Beehives shall not be located within five feet of a side yard or rear yard lot line. Beehive entrances shall face away from the property line of the residential lot closest to the beehive. Beehives shall not be located in the front yard.
- (3)

Enclosure. Honey bees must be maintained in beehives with removable combs for inspection purposes. Both langstroth and top bar beehives are acceptable structures. The beehive structures must be maintained in good repair.

- (4) Flyway Barrier. For any beehive placed within thirty feet of a developed public or private property line, as measured from the nearest point of any hive to the property line, a six-foot tall flyway barrier must be constructed and must extend at least ten feet on either side of the nearest beehive. The flyway barrier is defined as a solid or closely slatted fence (no more than three inches between slats), wall, dense line of vegetation, or combination thereof. The purpose of the flyway barrier is to raise the flight path of bees leaving the beehive, thereby limiting their interactions with nearby residents. The requirement will be waived, however, if the beehive is placed on an elevated porch, balcony, or roof top that is at least ten feet off the ground and at least ten feet from the property line and at least twenty-five feet from any adjacent dwelling or occupied structure. The flyway barrier shall still be required for an elevated porch, balcony, or roof top if the adjacent property has a similar elevated porch, balcony, or roof top.



- (5) Water Sources. Because the most common nuisance complaint of urban honey bees is bees congregating at nearby water sources such as bird baths, pet water bowls, and pools, beekeepers must maintain two water sources on their property and each water source shall be continually filled with water when the bees are active outside the hive (water source may cease in the winter months). At least one of the two water sources shall be placed within

twenty feet of the beehives. Suggested water sources would include a bird bath that is regularly filled with water and/or a chicken waterer — each filled with stones to allow bees to perch near the water.

- (6) Beekeepers shall ensure that no empty beehives, bee comb, or other materials that might encourage robbing are left upon the property. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure. No open feeding of honey bees is allowed.

(Ord. No. 1915A, § I, 2-18-2016)

9.20.020 - Permit.

A permit shall be required to keep honey bees in the city of Whitewater. An application for a permit must contain the following items:

- (1) The name, phone number, and address of the applicant.
- (2) The location of the subject property.
- (3) A proposal containing the following information:
 - (A) A description of beehives and required flyway barriers providing dimensions and the precise location of beehives and flyway barrier in relation to property lines and adjacent properties.
 - (B) The application fee charge for the permit shall be \$10.00. There shall be no charge for renewal of the permit.
- (4) If the applicant proposes to keep honey bees in the yard of a rented dwelling, the applicant must present a signed statement from the owner of the dwelling consenting to the applicant's proposal for keeping honey bees on the premises.

(Ord. No. 1915A, § I, 2-18-2016)

9.20.030 - Permit renewal.

Permits will be granted on an annual basis (unless this section is repealed). If the permittee follows the terms of the section, the permit will be presumptively renewed (unless this section is repealed) and the applicant may continue to keep honey bees under the terms and conditions of the initial permit. The city neighborhood services director may refuse to renew or may revoke the

permit at any time, (after giving the permittee fifteen days' notice of the basis for the revocation or nonrenewal and an opportunity to be heard on the issue) if the permittee does not follow the terms of this section, or if the neighborhood services director finds that the permit holder has not maintained beehives or provided the required two water sources that are continuously containing water. If the honey bee ordinance is repealed, no party shall have the right to keep honey bees based on a nonconforming use status obtained under this section.

(Ord. No. 1915A, § I, 2-18-2016)

9.20.040 - Penalty.

Any person who violates any of the provisions of this chapter shall, upon conviction thereof, be subject to a penalty of not less than \$50.00 or more than \$100.00 for the first offense; and for the second offense within one year, shall be subject to a penalty of not less than \$100.00 or more than \$200.00; and for a third and subsequent offenses within one year not less than \$200.00 or more than \$300.00, together with the costs of prosecution.

(Ord. No. 1915A, § I, 2-18-2016)

From Section 151.133 Accessory Uses from the Unified Development Ordinance of Lake County, Illinois

(R) *Beekeeping and apiaries.* The keeping of honey bees, of the European species *Apis mellifera*, shall be permitted in the Agricultural, Rural Estate, Estate, R1, R2, R3, and R4 Zoning Districts on lots less than 200,000 square feet in area, as an accessory use to a principal use, provided the following conditions are met,

(1) *Number of beehives.* Two full beehives (hives) and two “nucleus hives” shall be permitted on lots up to and including a minimum lot area of 10,000 square feet of area, and one beehive and one nucleus hive shall be permitted for each additional 10,000 square feet. There shall be no limit on the number of hives kept on parcels with an area of 200,000 square feet or more. Nucleus hives, consisting of five or fewer frames, are kept for the purposes of queen and pest management.

(2) *Location and setbacks.*

(a) *Setbacks to property lines.* Hives and related structures that form the apiary shall be located a minimum of 30 feet from any adjoining improved alley, easement for purposes of ingress or egress, or road right-of-way and a minimum of ten feet from all other property lines. In the case of an unimproved right of way, this provision may be modified by the Planning, Building and Development Department Director in consultation with the appropriate local roadway authority.

(b) *Setback to habitable structures.* Hives shall be located a minimum of 30 feet from any existing habitable structures on any adjoining parcel, such as dwellings, non-residential buildings, patios, porches, gazebos, decks, swimming pools, or permanently affixed play equipment, but not including storage structures such as garages or sheds.

(c) *Fencing.* On parcels of 40,000 square feet or less, hives shall be enclosed behind a minimum four-foot high fence, hedge, or wall.

(d) *Signage.* In lieu of the fencing requirement in subsection (R)(2)(c) above, a sign, or signs, identifying the presence of beehives on the property shall be posted so as to be reasonably visible within close proximity of the apiary.

(e) *Flyway barrier.* On parcels of 40,000 square feet or less, where the beehive entrance is oriented to an exterior property line, a six-foot high, solid flyway barrier (e.g., fence, wall, or dense shrub) shall be located between the hive entrance and the property line and shall extend five feet in each direction.

(3) *Management practices.*

(a) *Water supply.*

1. A supply of water shall be continuously available and located within the parcel, provided that it is closer than water sources on any adjoining parcel.

2. Water supply shall be designed to allow bees to access water by landing on a hard surface. Water requirement shall be in effect from April 1 to November 30 or any and all days in which temperature exceeds 55 degrees for three consecutive days.

(b) *Requeening*. In any instance in which a hive exhibits unusually aggressive characteristics, as verified by Illinois Apiary inspector, the property owner shall destroy, move to another parcel, or requeen the hive within 14 days of observation.

(c) *Moveable combs*. All honey bees shall be kept in hives with removable combs, which shall be kept in good repair and usable condition.

COMMENTARY:

State Regulations: Per the Illinois Department of Agriculture, hives shall be registered with the Illinois Department of Agriculture and actively maintained in accordance with 510 ILCS 20/1 et seq., the Illinois Bees and Apiaries Act.

**CHAMPAIGN COUNTY
APPLICATION FORM FOR
GRANT CONSIDERATION, ACCEPTANCE, RENEWAL/EXTENSION**

Department: Champaign County Planning and Zoning Department (P&Z)

Grant Funding Agency: Illinois Emergency Management Agency -BRIC

Amount of Grant: \$60,629 Federal funds, with 25% cost-share totaling \$20,210 (from P&Z and ISWS)

Begin/End Dates for Grant Period: FY2021 or FY 2022

Additional Staffing to be Provided by Grant: Illinois State Water Survey (ISWS) project team to provide support

Application Deadline: IEMA BRIC Pre-Application deadline: September 30, 2020; Application deadline: January 29, 2021

Parent Committee Approval of Application: Environment and Land Use Committee

Is this a new grant, or renewal or extension of an existing grant? New

If renewal of existing grant, date grant was first obtained: _____

Will the implementation of this grant have an effect of increased work loads for other departments? (i.e. increased caseloads, filings, etc.) Yes No

If yes, please summarize the anticipated impact:
Approximately 50 hours of additional grant bookkeeping duties by the P&Z Zoning Technician.

Does the implementation of this grant require additional office space for your department that is not provided by the grant? Yes No

If yes, please summarize the anticipated space need:
n/a

Please check the following condition which applies to this grant application:

The activity or service provided can be terminated in the event the grant revenues are discontinued.

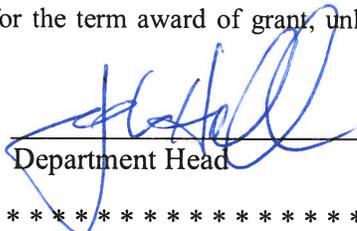
The activity should, or could be, assumed by County (or specific fund) general and recurring operating funds.

Departments are encouraged to seek additional sources or revenue to support the services prior to expiration of grant funding.

This Grant Application Form must be accompanied by a Financial Impact Statement. (See back of form)

All staff positions supported by these grant funds will exist only for the term award of grant, unless specific action is taken by the County Board to extend the position.

DATE: 10/1/2020

SIGNED: 
Department Head

Application for & Acceptance of Grant Approval:

Approved by Finance Committee: _____

Approved by County Board: _____

Approved by Grant Executive Committee: _____

COUNTY OF CHAMPAIGN

FINANCIAL IMPACT STATEMENT

(To accompany Grant Applications or Appropriate Resolutions/Ordinances)

Current Year Annual Expenditure Estimate:

Number of Positions 0 Personnel \$ 0-----

Commodities: \$0

Contractual: \$0

Capital: \$0

Long Term Expenditure Estimate:

Fiscal Years 2021-2022

Personnel: \$5,052 Champaign County Department of Planning & Zoning In-Kind Cost-Share

Commodities: n/a

Contractual: n/a

Capital: n/a

Current Year Annual Revenue Estimate:

n/a

Long Term Revenue Estimate:

Fiscal Years 2021-2022

Personnel: n/a

Commodities: n/a

Contractual: n/a

Capital: n/a

Approved by Finance Committee:

Date: -----

Approved by County Board:

Date: -----

Pre-Application Form for BRIC and FMA

BRIC Pre-Application

[▶BRIC Fact Sheet](#)

FMA Pre-Application**

[▶**FMA Fact Sheet.](#)

Instructions:

1. Entire pre-application form must be completed in order to be considered for federal funding.
2. If you have any questions during the pre-application phase, please contact Sam Al-Basha, the Illinois State Hazard Mitigation Officer at Sam.m.Al-Basha@illinois.gov or (217) 785-9942
3. The deadline to submit your pre-application form to the Illinois Emergency Management Agency (IEMA) is **September 30, 2020 at 5:00 pm CST**. Forms submitted after this time will not be accepted.
4. Submit complete pre-application to ema.mitigation@illinois.gov attention Sam Al-Basha.

Sam Al-Basha, State Hazard Mitigation Officer
Illinois Emergency Management Agency
1035 Outer Park
Springfield, IL 62704-4462

5. Submission of this form does not guarantee federal funding. All pre-applications will be evaluated by IEMA to determine the most appropriate use of funding.

Section 1: Background Information

Applicant

Name of Applicant: Champaign County, Illinois

Point of Contact

First Name: Susan

Last Name: Monte

Title: Planner, Champaign County Department of Planning and Zoning

Email: smonte@co.champaign.il.us

Phone #: 217.819.4127

Agency/Organization

Address: Champaign County Department of Planning and Zoning, 1776 E. Washington Street

City: Urbana

Zip: 61802

County: Champaign

Phone: 217.384.3776

Fax: 217.819.4021

DUNS #: 961922478

FIPS Code: 019

FEIN #: 37-6006910

Congressional District: 13 & 15

House District: 101-104

Senate District: 51 & 52

****FMA Grant Program is for Communities that participate in the National Flood Insurance Program [NFIP] and for structures that have an up to date "Flood Insurance Policy" through NFIP.**

2 | Pre-Application Form for the BRIC and FMA Grant Programs.

Has your agency previously received HMGP, PDM or FMA funds?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please provide relevant Grant #:	PDM IGA #672175, HMGP DR-4116-IL, PDM IL-2007-005	

Section 2: Project Specific Information

Community		
Does your community participate in the NFIP?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Area in the Special Flood Hazard Area (SFHA):	69.9 square miles, approximately 7% of total county area	
Does your community have or participate in a local hazard mitigation plan?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please provide the title of your LHMP:	Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update 2020	
If yes, please provide plan expiration date:	12/31/2020 – Although update is currently under final review by FEMA	
If yes, please provide page # in LHMP where project type is discussed: Chapter 5, Hazards Mitigation Strategy, specifically under community sections for the following jurisdictions: Champaign County (Unincorporated), City of Champaign, Village of Gifford, Village of Mahomet, Village of Rantoul, and City of Urbana. It is also included in the overall goals/objectives section of Chapter 5 (pg. 5-1 and 5-2).		
Latitude and longitude of the community:	N/A since countywide, however, Champaign County center point is approximately 40.115135, -88.234540	
Population: 209,983 per U.S. Census Estimate for 2018 population		
Is your community a “small and impoverished community”?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Project

Identify the type of proposed mitigation activity (check all that apply):	
<input type="checkbox"/> Acquisition/demolition <input type="checkbox"/> Acquisition/relocation <input type="checkbox"/> Building elevation <input type="checkbox"/> Building retrofit <input type="checkbox"/> Small levee/floodwall/berm to protect critical facility or single structure <input type="checkbox"/> Stormwater or small drainage project that reduces localized flooding <input type="checkbox"/> Tornado/wind/storm safe room <input checked="" type="checkbox"/> Other (please describe):	See below

Description of problem to be solved:	
<p>“Due to changing climate conditions over the next several years, Champaign County can expect to experience more frequent episodes of extreme precipitation, severe weather events, and extreme temperatures.” (Table 5-2 Primary Hazards of Concern to Champaign County)</p> <p>The very first goal in the updated hazard mitigation plan is to “...minimize avoidable injuries and deaths due to natural hazards...,” further refining the vision into the following objective: “Encourage the provision of storm shelters, warming centers, and cooling centers for vulnerable populations” (Objective 1-e). As extreme events increase in frequency and variability, the need for shelters will continue to increase. Champaign County and five municipalities identified in the hazard mitigation plan that additional shelters must be constructed to better protect vulnerable residents. The communities are Champaign County (Unincorporated), City of Champaign, Village of Gifford, Village of Mahomet, Village of Rantoul, and City of Urbana.</p> <p>The problem to be solved relating to the above goal and objective is to identify where community shelters are currently lacking and where future potential sites can be prioritized in order to protect vulnerable populations in the county during natural disasters. Currently, there is no comprehensive inventory and analysis of the areas and populations that are most vulnerable, nor has an inventory been created of potential sites or factors to select the potential sites. While jurisdictions may (or may not) share similar risks to damages/injuries depending on the disaster type, the vulnerability of a population varies greatly and must be considered when determining future shelter locations.</p> <p>For example, all residents of the county are potentially vulnerable to the effects of severe winter storms. These storms can include extremely low temperatures that are harmful to the human body with prolonged exposure. However, those who are homeless carry a much higher vulnerability to winter storms and extreme cold. When considering extreme heat, elderly populations and small children are most vulnerable. Also, more vulnerable are those without access to air conditioning or other reprieve from the heat, often elevated in the poorest population. Regarding tornadoes, jurisdictions share similar or equal risks to damages or injuries associated with tornado events. However, residents living in mobile homes or prefabricated homes, and those without basements or internal rooms, are at a higher vulnerability or risk of injury. Add the cascading hazard of pandemics to all of the aforementioned hazards and an additional menu of criteria must be included.</p> <p>The hazard mitigation plan mentions the need for additional shelters in response to the following hazards: tornado, severe storms, extreme temperatures, flooding, earthquake, and hazardous materials spill.</p>	

Project latitude and longitude (if multiple locations, include property details in attachments)	
Latitude: N/a	Longitude: N/a
<p>Projected population impacted by proposed project: The proposed Needs Assessment project will focus on vulnerable populations within Champaign County that do not have access to shelters, including but not limited to:</p> <ul style="list-style-type: none"> Persons residing at manufactured home parks or in a manufactured home Senior citizens Disabled persons 	

Homeless persons
 Multi-family residences
 Champaign County (Unincorporated), City of Champaign, Village of Gifford, Village of Mahomet, Village of Rantoul, and City of Urbana jurisdictions will be involved in the assessment. The attached Needs Assessment Areas map highlights these jurisdictions.

Description of alternatives considered:
 The only alternative is to not perform a needs assessment, and thus not identify areas where storm and cooling/heating shelters are needed for vulnerable populations in the communities across Champaign County.

Project scope of work to be completed (please include additional documentation if needed):
 The proposed scope of work is to conduct a needs assessment of cooling and warming shelters, and overnight community shelters for tornadoes and other hazards for vulnerable populations in Champaign County. The needs assessment will produce recommendations (projects and policies), a prioritized list and database of projects based on vulnerabilities and likelihood of implementation, a possible implementation schedule, and a description of potential funding sources. The Illinois State Water Survey will support Champaign County and participating jurisdictions with a team of project managers, planners, outreach specialists, GIS specialists, and engineers. The scope of work shall include the following:
 Identify, document, and map locations of existing cooling and warming shelters for vulnerable populations for five municipalities and the unincorporated areas of Champaign County. Conduct a needs assessment regarding community shelter options for vulnerable populations. This will be developed with emergency managers, fire departments, county and village planners, and local officials.

1. Create a county-wide database of existing shelters and types, and also potential future locations to include data on:
 - a. Owner
 - b. Liability waived/agreements
 - c. Operational plan requirements (guaranteed access to shelters, incident procedures)
 - d. Capacity
 - e. Family/Male/Female
 - f. Overnight
 - g. Pets
 - h. Work with EMS
 - i. COVID/pandemic precautions
 - j. Anticipated re/development projects
2. Focused plan for existing manufactured home developments (estimated 39 sites around county)
3. Create unified definitions across county and municipalities (e.g., shelter, homeless, vulnerable)
4. Develop rules to identify locations moving forward
5. Geospatially – In the future, the geodatabase could be integrated into 2020 Census Data as it becomes available

Property type (if applicable):
 Residential building School/hospital/place of worship

5 | Pre-Application Form for the BRIC and FMA Grant Programs.

<input type="checkbox"/> Public building <input type="checkbox"/> Residential vacant lot <input checked="" type="checkbox"/> Other (please describe):	<input type="checkbox"/> Business/commercial building <input type="checkbox"/> Critical infrastructure Will include a variety of property types, to be identified in the process of creating the needs assessment through coordination with the County EMA Director, the County Community Development Director, community representation on the Local Emergency Planning Committee, and other local governments.
---	--

Estimated Total Project Cost:	
Narrative to support total estimated cost (please include or attach a detailed budget):	
Task	Cost
Organize resources and build project team	\$4,490
Develop framework for facility database, including unified definitions and criteria of vulnerable population	\$12,486
Collect shelter sites data, verify location and information	\$3,924
Conduct needs assessment	\$17,845
Develop recommendations for shelter locations	\$12,049
Develop project ideas based on needs	\$7,561
Develop implementation schedule for projects, identify potential funding	\$4,762
Create centralized strategy for hosting and updates of facility information	\$5,785
Outreach and communication to communities, local and state agencies	\$3,205
Prepare and distribute all deliverables	\$8,732
Total	\$80,839
Source of matching funds: 1) Illinois State Water Survey 2) Champaign County	
Amount of matching funds: 1) \$15,158 2) \$5,052	

Additional Considerations:		
1. Do you foresee any historical preservation issues that would affect this project?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
a. Will the project affect undisturbed land?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
b. Will the project affect any archaeologically sensitive areas?	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
c. Will the project affect any historically sensitive areas?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
d. Is the project near any known historic structures?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

e. Are there any buildings 50 years or older within the project?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes in any of the above, please explain:		
2. Do you foresee any environmental issues that would affect this project?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
a. Will the project affect any waterways or water bodies	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
b. Will the project affect potential wetland areas?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
c. Will the project affect and vegetated areas?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
d. Will the project involve removal of hazardous/toxic materials?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
e. Will the project areas of habitat for threatened or endangered species?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
f. Is the project near a wilderness area or wildlife refuge?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
g. Will the project affect other sensitive areas?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
i. Groundwater aquifers	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
ii. Wild or scenic rivers	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
iii. Prime or important farmland	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
h. Are you aware of any underground storage tanks in the project area?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes in any of the above, please explain:		
3. Are there any concentrations of low income or minority populations in or near your project area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
4. Please attach any maps and/or photos that better describe the project area, past damages, proposed project timeline, or other supporting information.		
Attached: Needs Assessment Areas Description Needs Assessment Areas Map		

Section 3: Sub-Recipient Management Costs		
Do you want to request Sub-recipient management cost?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, Provide the following information:		
1) Scope of Work for the requested management cost.		
a. Describe how and where this management cost will be implemented.		

7 | Pre-Application Form for the BRIC and FMA Grant Programs.

3) Management Cost Estimate
a. Salaries
b. Other Costs

Section 4: Impoverished Community	
Does your community meet the following criteria for Impoverished Community?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
1) A community of 3000 or fewer individuals that is economically disadvantage?	
2) Residents of your community have an average per capita annual income not exceeding 80 percent of the national per capita income based on best available data.**	
Is your Community an Impoverished Community? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
**Data Source: Census data and County Comprehensive Plan	

Signature of approving official:		
DARLENE A KOEPEL		9-29-2020
Printed Name	Signed Name	Date

Needs Assessment Areas:

1. City of Champaign
 2. City of Urbana
 3. Village of Rantoul
 4. Village of Mahomet
 5. Village of Gifford
 6. Unincorporated Champaign County
-

Excerpt of proposed mitigation actions for implementation in the Champaign County Multi-Jurisdictional Hazard Mitigation Plan Update 2020

Champaign County (Unincorporated)

- Conduct a needs assessment regarding appropriate cooling and warming shelters, and community shelter options for tornados for vulnerable populations in unincorporated county areas.

City of Champaign

- Support the creation and sustainability of year-round emergency shelters in the City.

Village of Gifford

- Arrange to designate a local facility as a storm shelter.

Village of Mahomet

- Conduct a needs assessment regarding community shelter options.

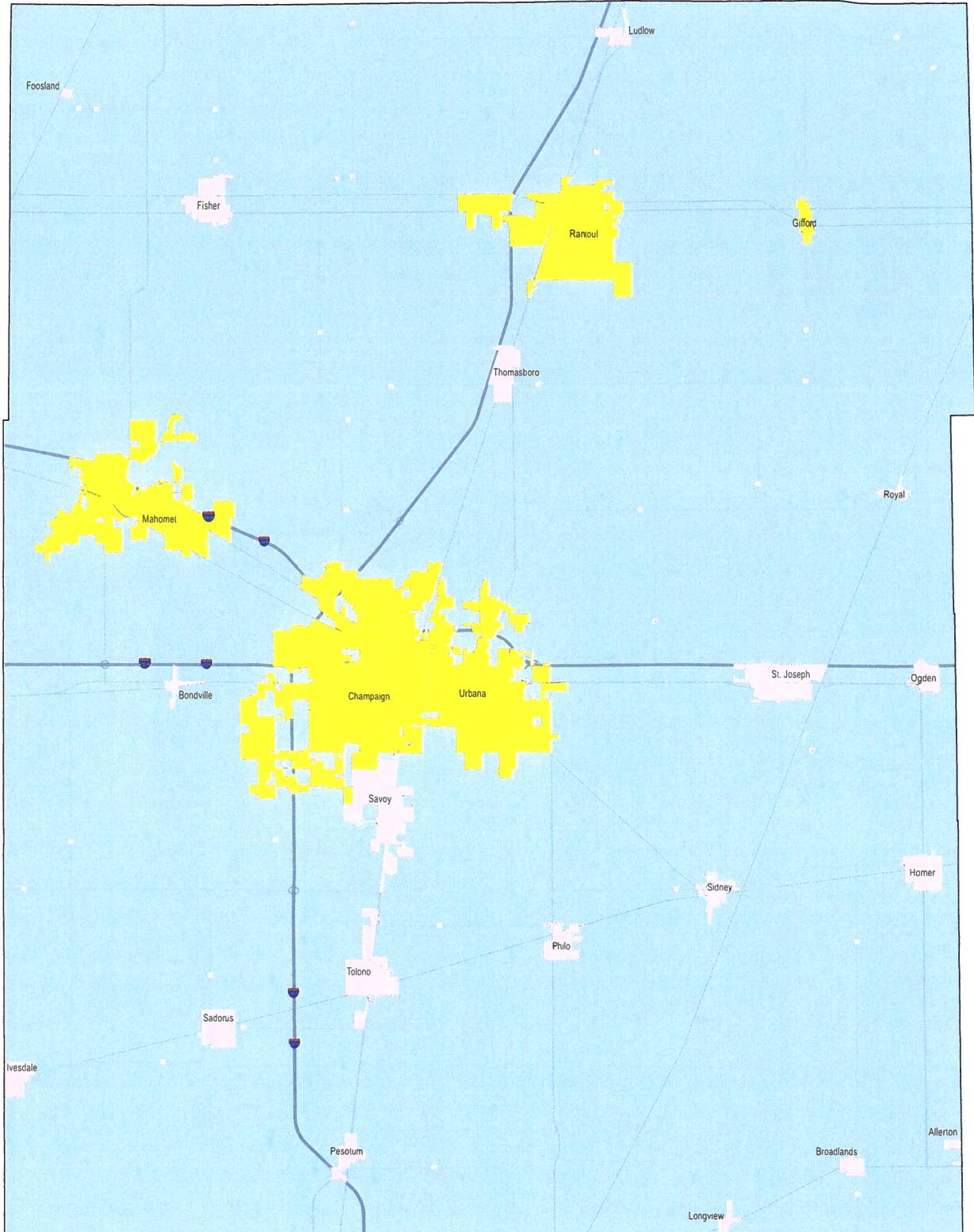
Village of Rantoul

- Identify cooling and warming shelters for vulnerable populations within the Village.
- Encourage the construction of storm shelters for existing manufactured home developments. Require the construction of storm shelters for new manufactured homes.

City of Urbana

- Study, develop plans, implement programs and/or improvements to ensure appropriate cooling and warming shelters for vulnerable populations.

BRIC Pre-Application Form Champaign County, IL



Legend

-  Shelter Needs Assessment Community selection
-  Not Included - Needs Assessment Area
-  Shelter Needs Assessment Area - Unincorporated County



Map Preparation Date: 9/30/2020
FOR PLANNING PURPOSES ONLY

MONTHLY REPORT for JANUARY 2020¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in January and five were filed in January 2019. The average number of cases filed in January in the preceding five years was 2.6.

One Zoning Board of Appeals (ZBA) meeting was held in January and three cases were completed. Three ZBA meetings were held in January 2019 and four cases were completed. The average number of cases completed in January in the preceding five years was 2.6.

By the end of January there were 8 cases pending. By the end of January 2019 there were also 8 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 January 2020 & January 2019

Type of Case	January 2020 1 ZBA meeting		January 2019 3 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	0	3
SFHA Variance	0	0	0	0
Special Use	1	0	2	2**
Map Amendment	0	1	2	0
Text Amendment	2	2	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	0
Interpretation / Appeal	0	0	0	0
TOTALS	3	3	5	5**
Total cases filed (fiscal year)	3 cases		5 cases	
Total cases completed (fiscal year)	3 cases		5 cases	
Cases pending*	8 cases		8 cases	
* Cases pending includes all cases continued and new cases filed				
** One special use permit application was withdrawn in January 2019				

¹ Note that approved absences and sick days resulted in an average staffing level of 98.0% or the equivalent of 6.9 full time staff members (of the 7 authorized) present on average for each of the 21 work days in January.

Subdivisions

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

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 January can be summarized as follows:

- 15 permits for 8 structures were approved in January compared to 5 permits for 4 structures in January 2019. The five-year average for permits in January in the preceding five years was 5.6.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including January 2020, 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, and June 2015).
- 6.7 days was the average turnaround (review) time for complete initial residential permit applications in January.
- \$659,962 was the reported value for the permits in January compared to a total of \$899,500 in January 2019. The five-year average reported value for authorized construction in January was \$664,165.
- 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).
- \$932 in fees were collected in January compared to a total of \$1,064 in January 2019. The five-year average for fees collected in January was \$2,152.
- 26 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, and July 2015).

Planning & Zoning Monthly Report
JANUARY 2020

Table 2. Zoning Use Permits Approved in January 2020

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	400,000	1	0	400,000
Other	3	0	112,700	3	0	112,700
SINGLE FAMILY Resid.: New - Site Built						
Manufactured						
Additions	2	531	125,000	2	531	125,000
Accessory to Resid.	2	165	20,762	2	165	20,762
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories						
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	5	0	0	5	0	0
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS	1	138	1,500	1	138	1,500
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	98	0	1	98	0
TOTAL APPROVED	15/8	\$932	\$659,962	15/8	\$932	\$659,962

*15 permits were issued for 8 structures in January 2020; 10 permits require inspection and Compl. Certif.

◇ 15 permits have been issued for 8 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 6 since 1/1/20, (this number is not included in the total number of structures).

5 Zoning Use Permit Apps. were *received* in January 2020 and 4 of those were *approved*.

6 Zoning Use Permit App.s *approved* in January 2020 had been *received* in prior months.

Planning & Zoning Monthly Report
JANUARY 2020

- There was also one lot split inquiry and 167 other zoning inquiries in January.
- Minutes were completed for 1 ZBA meeting.
- No rural address was assigned in January

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

	January 2020	2020 to date
Zoning Cases. Approved by the ZBA, a Zoning Case January 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 January 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 January 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	0.00 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in January.
- 13 Zoning Compliance Certificate was issued in January. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for January 2020 and can be summarized as follows:

- 10 new complaints were received in January compared to 2 new complaints received in January 2019. One complaint was referred to another agency in January and no complaint was referred to another agency in January 2019.
- 45 enforcement inspections were conducted in January compared to 19 inspections in January 2019.
- No contact was made prior to written notification in January and none was made in January 2019.
- 45 investigation inquiries were made in January. The 2020 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 5 complaints were resolved in January and 30 complaints were left open (unresolved).
- 3 First Notices and two Final Notices were issued in January and 1 First Notice and no Final Notice issued in January 2019. The budget anticipated a total of 30 First Notices for 2020.
- No case was referred to the State’s Attorney’s Office in January and none were referred in January 2019. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2020.
- 1 violation was resolved in January in addition to 5 complaints, compared to 2 cases that were resolved in January 2019. The 2020 budget anticipated a total of 48 resolved cases in 2020.
- 442 complaints and violations remain open at the end of January compared to 381 open cases at the end of January 2019.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in January 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 January 2020

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

C Zoning Compliance Certificates Issued In January 2020

Planning & Zoning Monthly Report
JANUARY 2020

Table 4. Enforcement Activity During January 2020

	FY2019 TOTALS ¹	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug. 2020	Sep. 2020	Oct. 2020	Nov. 2020	Dec. 2020	TOTALS ¹ FY2020
Complaints Received	95	10												10
Initial Complaints Referred to Others ²	3	1												1
Inspections	393	45 ⁷												45 ⁸
Phone Contact Prior to Notice	2	0												0
Complaints Resolved	22	5 ⁹												5 ¹⁰
Open Complaints³	26	30												30
New violations	31	3												3
First Notices Issued	24	3												3
Final Notices Issued	5	2												2
Referrals to SAO ⁴	5	0												0
Violations Resolved ⁵	42	1 ¹¹												1 ¹²
Open Violations⁶	410	412												412¹³
TOTAL Open Complaints & Violations	436¹⁴	442												442

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 6 of the 45 inspections performed were for the 10 complaints received in January 2020.
8. 6 inspections of the 45 inspections performed in 2020 were for complaints received in 2020.
9. 4 complaints resolved in January 2020 were received in January 2020.
10. 4 complaints resolved in 2020 were received in 2020.
11. The violation resolved in January was not a complaint that had been received in January 2020.
12. 0 of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 17 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 17 cases are currently active cases in Champaign County Circuit Court. Note that at the end of 2004 there were 312 Open Violations.
14. TOTAL Open Cases at the end of 2019 was previously reported as 413 but a subsequent review of spreadsheet data revealed the correct TOTAL to be 436.

Planning & Zoning Monthly Report
JANUARY 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN JANUARY 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
218-19-01 AG-2	Two tracts of land comprising 36,342.51 square feet located in Part f the SW ¼ of Section 16, Rantoul Township; 2740 County Road 1400E, Rantoul, IL PIN: 20-09-16-300-004 & Part of 300-006	Jeffrey and Jolene Gensler	08/06/19 01/10/20	Construct additions to n existing single family home and to Change the Use of an existing detached storage shed to a dwelling unit CASES: 937-S-19; 316-V-78; 938-V-19
227-19-01 FP CR	Lot 8 of Phillips Woods Subdivision, Section 12, Urbana Township; 1656 Phillips Woods Lane, Urbana, Illinois PIN: 30-21-21-126-001	Ken Jerich	08/15/19 01/24/20	Place a storage shed on the property and elevate t using a concrete pier system to achieve an elevation of the floor to be at or above the Base Flood Elevation
354-19-01 R-1	Lot 16 of the Farhills of Lincolnshire Fields West, Section 21, Champaign Township; 4002 Farhills, Champaign, Illinois PIN: 03-20-21-354-007	John and Darlene Kiser	12/20/19 01/08/20	Construct a room addition, covered porch addition and garage addition to an existing single family home
354-19-02 B-2	Lot 1 of a Replat of Lot 4 of Jacob M. Smith's Estate Subdivision, Section 10, Urbana Township; 2200E. University Avenue, Urbana, Illinois PIN: 30-21-10-351-021	Stonetown Woodland Acres Mobile Home Park	12/20/19 01/08/20	Erect a freestanding sign
357-19-01 AG-1	A Part of the N ½ of the NE Fractional Quarter of Section 5, Ayers Township; 579 County Road 2700E, Homer, Illinois PIN: 01-36-05-200-003	Jack Humphrey	12/23/19 01/08/20	Construct a detached storage shed to replace a shed that was destroyed by fire
264-19-01 AG-1	The South ½ of the SE ¼ of Section 3, Harwood Township; 2172 County Road 3500N, Ludlow, Illinois PIN: 11-04-30-400-004	Patrick Quinlan	12/30/19 01/09/20	Install a ground mounted solar array

Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
JANUARY 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN JANUARY 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
06-20-01 AG-1	The North 5 acres of the W ½ of the NE ¼ of the NW ¼ of Section 24, Brown Township; 531 County Road 3300N, Foosland, IL PIN: 02-01-24-100-018	Elizabeth Detweiler	01/06/20 01/09/20	Install a ground mounted solar array
09-20-01 CR	A 51 acre tract of land located in the E ½ of the NE ¼ of Section 22, Newcomb Township; Address to be assigned PIN: 16-07-22-200-024	Lee and Andrea Smith	01/09/20 01/16/20	Construct a single family home with attached garage
14-20-01 AG-1	An approximate area of .27 acres f a 4.37 acre tract of land located in the NE ¼ of the SE ¼ of Section 15, Hensley Township; 2129 County Road 1000E, Champaign, Illinois PIN: 12-14-15-400-009	David Swartzendruber, owner/ Gary Perkinson dba <i>All Creations Landscapes, Inc.</i> , lessee	01/15/20 01/22/20	Change the Use to establish a Contractor's Facility with Outdoor Storage and Outdoor Operations, with the existing home becoming the caretaker's dwelling
27-20-01 AG-1	The S ½ of the NE ¼ of Section 5, Harwood Township; 3571 County Road 2000E, Ludlow, IL PIN: 11-04-05-200-002	Patrick Quinlan	01/27/20 01/29/20	Install a ground mounted solar array
*34-20-01	Under review			

Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
JANUARY 2020

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

Planning & Zoning Monthly Report
JANUARY 2020

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JANUARY 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
01/16/20	248-19-01	A tract of land located in the NE Corner of the W ½ of the NW ¼ of Section 3, Compromise Township; 2123 County Road 3000N, Rantoul, Illinois PIN: 06-10-03-100-003	An addition to an existing single family home
01/16/20	164-19-03	1.037 acres in Part of the NW 14 of Section 3, Compromise Township; 2976 County Road 2100E, Rantoul, Illinois PIN: Part of 06-10-03-100-006	A single family home with attached garage
01/21/20	121-19-01	Lots 1, 2, 3 and 4, Block 4 of Lamar Foss Children's Addition to the Town of Fossland, Section 17, Brown Township; 101 5 th St., Fossland, IL PIN: 02-01-17-256-001	A detached storage shed for personal storage
01/27/20	259-16-01	A tract of land located in the NE Corner of the S ½ of the SE ¼ of Section 7, Sidney Township; 419 County Road 1900E, Sidney, Illinois PIN: 21-34-07-400-002	An addition to an existing barn for livestock
01/27/20	286-17-02	Lots 136 and 137 of Woodard's Heather Hills 6 th Plat, Section 2, St. Joseph Township; 2248 Nancy Lane, St. Joseph, Illinois PIN: 28-22-02-176-007	An addition to an existing single family home
01/27/20	257-16-01	A 10.19 acre tract of land located in the SE ¼ of the SE ¼ of Section 28, Tolono Township; 876 County Road 700N, Tolono, Illinois PIN: 29-26-28-400-009	A shed for agriculture animals and equipment only
01/27/20	190-16-01	A 5 acre tract of land being the W ½ of the NW ¼ of the NE ¼ of Section 20, Tolono Township; 778 County Road 900N, Champaign, Illinois PIN: 29-26-20-200-003	A single family home with attached garage

Planning & Zoning Monthly Report
JANUARY 2020

APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED DURING JANUARY, 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
01/27/20	279-16-01	Lots 1 & 4, except the West 300' of even width of said Lots 1 & 4, also except the South 55' of even width of said Lot 4 of a Subdivision of Part of the E ½ of Section 36, Colfax Township; 699 County Road 600E, Sadorus, Illinois PIN: 05-25-36-200-013	A single family home with attached garage
01/27/20	47-18-01	Lots 2 and 3, except the West 455' of even width of said Lots 2 and 3, and also except the South 55' of even width of said Lot 3 of a Subdivision of part of the E ½ of Section 36, Colfax Township; 589 County Road 700N, Sadorus, Illinois PIN: 05-25-36-200-008	An addition to an existing detached garage and a detached garage
*01/31/20	165-07-04	Lot 125 of Lincolnshire Fields NE Subdivision, Section 21, Champaign Township; 3201 Stoneybrook Drive, Champaign, Illinois PIN: 03-20-21-427-006	An attached garage addition to an existing single family home with attached garage
01/31/20	122-17-02	A tract of land located in the E ½ of the SE ¼ of Section 8, East Bend Township; 773 County Road 3450N, Foosland, Illinois PIN: 10-02-08-400-004	A single family home with attached garage
01/31/20	06-20-01	The North 5 acre of the W ½ of the NE ¼ of the NW ¼ of Section 24, Brown Township; 531 County Road 3300N, Foosland, Illinois PIN: 02-01-24-100-018	A ground mounted solar array
*01/31/20	118-16-01	The E ½ of the E ½ of the SW ¼ and the W ½ of the W ½ of the SE ¼ of Section 23, Harwood Township; 2242 County Road 3200N, Gifford, Illinois PIN: 11-04-23-300-007	An addition to an existing detached agriculture storage shed

*Zoning Compliance Certificate issued based on review of aerial photograph.

MONTHLY REPORT for FEBRUARY 2020¹

Champaign County
Department of

**PLANNING &
ZONING**

**Brookens Administrative
Center**
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www.co.champaign.il.us/zoning

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in February and two were filed in February 2019. The average number of cases filed in February in the preceding five years was 2.2.

One Zoning Board of Appeals (ZBA) meeting was held in February and no cases were completed. Two ZBA meetings were held in February 2019 and four cases were completed. The average number of cases completed in February in the preceding five years was 2.0.

By the end of February there were 9 cases pending. By the end of February 2019 there were 6 cases pending.

Table 1. Zoning Case Activity in February 2020 & February 2019

Type of Case	February 2020 1 ZBA meeting		February 2019 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	1	1**
SFHA Variance	0	0	0	0
Special Use	0	0	1	1
Map Amendment	0	0	0	1
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	1
Interpretation / Appeal	0	0	0	0
TOTALS	1	0	2	4**
Total cases filed (fiscal year)	4 cases		7 cases	
Total cases completed (fiscal year)	3 cases		9 cases	
Cases pending*	9 cases		6 cases	
* Cases pending includes all cases continued and new cases filed				
** One variance application was withdrawn in February 2019				

¹ Note that approved absences and sick days resulted in an average staffing level of 104.0% or the equivalent of 7.3 full time staff members (of the 7 authorized) present on average for each of the 19 work days in February.

Subdivisions

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

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 February can be summarized as follows:

- 6 permits for 3 structures were approved in February compared to 5 permits for 5 structures in February 2019. The five-year average for permits in February in the preceding five years was 8.8.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, February 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, and June 2015).
- 5.0 days was the average turnaround (review) time for complete initial residential permit applications in February.
- \$578,900 was the reported value for the permits in February compared to a total of \$801,640 in February 2019. The five-year average reported value for authorized construction in February was \$1,043,942.
- 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).
- \$277 in fees were collected in February compared to a total of \$2,087 in February 2019. The five-year average for fees collected in February was \$3,032.
- 26 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, and July 2015).

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Table 2. Zoning Use Permits Approved in February 2020

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	500,000	2	0	900,000
Other				3	0	112,700
SINGLE FAMILY Resid.: New - Site Built						
Manufactured						
Additions	1	80	1,000	3	611	126,000
Accessory to Resid.	1	66	39,900	3	231	60,662
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			5			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	2	0	0	7	0	0
COMMERCIAL: New						
Other						
INDUSTRIAL: New						
Other						
OTHER USES: New						
Other						
SIGNS				1	138	1,500
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	131	38,000	2	229	38,000
TOTAL APPROVED	6/3	\$277	\$578,900	21/12	\$1,209	\$1,238,862

*6 permits were issued for 3 structures in February 2020; 4 permits require inspection and Compl. Certif.

◇ 21 permits have been issued for 12 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 9 since 1/1/20, (this number is not included in the total number of structures).

6 Zoning Use Permit Apps. were *received* in February 2020 and 3 of those were *approved*.

1 Zoning Use Permit App. *approved* in February 2020 had been *received* in prior months.

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- There were also four lot split inquiries and 205 other zoning inquiries in February.
- One rural address was assigned in February and three addresses were changed.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

	February 2020	2020 to date
Zoning Cases. Approved by the ZBA, a Zoning Case February 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 February 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 February 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	0.00 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	0.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in February.
- Six Zoning Compliance Certificates were issued in February for a total of 19 so far in 2020. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for February 2020 and can be summarized as follows:

- 10 new complaints were received in February compared to 1 new complaint received in February 2019. No complaint was referred to another agency in February and no complaint was referred to another agency in February 2019.
- 17 enforcement inspections were conducted in February compared to 41 inspections in February 2019.
- One contact was made prior to written notification in February and none was made in February 2019.
- 18 investigation inquiries were made in February. The 2020 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 4 complaints were resolved in February and 36 complaints were left open (unresolved).
- 1 First Notice and no Final Notice was issued in February and 2 First Notices and 2 Final Notices were issued in February 2019. The budget anticipated a total of 30 First Notices for 2020.
- 2 cases were referred to the State’s Attorney’s Office in February and two were referred in February 2018. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2020.
- 2 violations and 4 complaints were resolved in February compared to 2 cases that were resolved in February 2019. The budget anticipated a total of 48 resolved cases in 2020.
- 448 complaints and violations remain open at the end of February compared to 378 open cases at the end of February 2019.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in February 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 February 2020

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

C Zoning Compliance Certificates Issued In February 2020

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Table 4. Enforcement Activity During February 2020

	FY2019 TOTALS ¹	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug. 2020	Sep. 2020	Oct. 2020	Nov. 2020	Dec. 2020	TOTALS ¹ FY2020
Complaints Received	95	10	10											20
Initial Complaints Referred to Others ²	3	1	0											1
Inspections	393	45	17 ⁷											62 ⁸
Phone Contact Prior to Notice	2	0	1											1
Complaints Resolved	22	5	4 ⁹											9 ¹⁰
Open Complaints³	26	30	36											36
New violations	31	3	1											4
First Notices Issued	24	3	1											4
Final Notices Issued	5	2	0											2
Referrals to SAO ⁴	5	0	2											2
Violations Resolved ⁵	42	1	2 ¹¹											3 ¹²
Open Violations⁶	410	412	411											411¹³
TOTAL Open Complaints & Violations	436	442	448											448

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO(State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 4 of the 17 inspections performed were for the 10 complaints received in February 2020.
8. 10 inspections of the 62 inspections performed in 2020 were for complaints received in 2020.
9. 3 complaints resolved in February 2020 were received in February 2020.
10. 7 complaints resolved in 2020 were received in 2020.
11. None of the violations resolved in February were for complaints that had been received in February 2020.
12. 0 of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 19 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 19 cases are currently active cases in Champaign County Circuit Court. Note that at the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN FEBRUARY 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
344-19-01a AG-2	A 20,000 square feet 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, Illinois PIN: Part of 03-20-08-351-021	Robert Frazier	Amended on 02/06/20 02/26/20	Zoning Use Permit amended to add a room addition and two covered decks to an existing single family home
34-20-01 AG-1	A tract of land located in the SE ¼ of Section 21, Newcomb Township; 264 County Road 2600N, Mahomet, Illinois PIN: 16-07-21-400-004	Marlin Dale Hurst	01/30/20 02/13/20	Install a ground mounted solar array
*36-20-01	Under review – possible variance			
52-20-01 B-3	Tract 1 of a Plat of Survey of Part of the West ½ of Section 12, Sidney Township; 2310 County Road 1050N, Homer, Illinois PIN: Part of 24-28-12-300-008	Kyle Britt & Alex Wilson, dba Big Rig Diesel Services, LLC	02/21/20 02/27/20	Change the Use to establish a Major Automobile Repair Facility and to place 1 wall sign on an existing building CASE: 968-AM-19
55-20-01 AG-2	Lot 202 of Houk Subdivision, Section 23, Urbana Township; 2001 S. Cottonwood Road, Urbana, Illinois PIN: 30-21-23-400-019	Bradley and Kimberly Houk	02/24/20 02/27/20	Construct a single family home with attached garage
*57-20-01	Under review			
*59-20-01	Under review			

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

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FEBRUARY 2020

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 FEBRUARY 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
02/03/2020	176-07-01	Lot 73, Rolling Acres V, Section 34, Champaign Township; 2407 Valkar Drive, Champaign, Illinois PIN: 03-20-34-128-005	An attached garage addition to an existing single family home
02/03/2020	300-10-02	Lot 64, Dobbins Downs 3 rd Subdivision, Section 2, Champaign Township; 1610 Dobbins Drive, Champaign, Illinois PIN: 03-20-02-102-002	A detached garage
02/03/2020	328-14-03	Part of the East ½ of the NE ¼ of Section 18, East Bend Township; 687 County Road 3400N, Foosland, IL PIN: 10-02-18-200-023	A manufactured home to be used as a single family home with attached garage
02/03/2020	306-15-01	53.7 acres in all of the SE ¼ and parts of the SW ¼ and the NE ¼ of Section 8, Urbana Township; 1302 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	A pavilion
02/03/2020	172-16-02	Lot 6 of Greenwood Lake 5 th Subdivision, Section 21, East Bend Township; 860 County Road 3200N, Dewey, Illinois PIN: 10-02-21-476-016	A single family home with attached garage and a detached garage
02/03/2020	230-16-01	A tract of land located in the E ½ of the SW ¼ of Section 8, East Bend Township; 741 County Road 3450N, Foosland, Illinois PIN: 10-02-08-300-007	A detached storage shed for agriculture equipment

MONTHLY REPORT for MARCH 2020¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in March and five were filed in March 2019. The average number of cases filed in March in the preceding five years was 2.4.

One Zoning Board of Appeals (ZBA) meeting was held in March and three cases were completed. Two ZBA meetings were held in March 2019 and four cases were completed. The average number of cases completed in March in the preceding five years was 2.0.

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

By the end of March there were 6 cases pending. By the end of March 2019 there were also 7 cases pending.

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

Table 1. Zoning Case Activity in March 2020 & March 2019

Type of Case	March 2020 1 ZBA meeting		March 2019 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	0	1
SFHA Variance	0	0	0	0
Special Use	0	1	2	2
Map Amendment	0	0	2	1
Text Amendment	0	2	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	1**
Interpretation / Appeal	0	0	0	0
TOTALS	0	3	5	4**
Total cases filed (fiscal year)	4 cases		12 cases	
Total cases completed (fiscal year)	6 cases		13 cases	
Cases pending*	6 cases		7 cases	
* Cases pending includes all cases continued and new cases filed				
** An Admin. variance application was withdrawn in March 2019				

¹ Note that approved absences and sick days resulted in an average staffing level of 91.0% or the equivalent of 6.4 full time staff members (of the 7 authorized) present on average for each of the 22 work days in March.

Subdivisions

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

Zoning Use Permits

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

- 17 permits for 17 structures were approved in March compared to 11 permits for 10 structures in March 2019. The five-year average for permits in March in the preceding five years was 13.4.
- 29 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2020, January 2020, 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, January 2017, February 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, December 2015, October 2015, July 2015, and June 2015).
- 2.25 days was the average turnaround (review) time for complete initial residential permit applications in March.
- \$1,604,560 was the reported value for the permits in March compared to a total of \$986,275 in March 2019. The five-year average reported value for authorized construction in March was \$2,200,330.
- 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).
- \$3,201 in fees were collected in March compared to a total of \$1,617 in March 2019. The five-year average for fees collected in March was \$3,260.
- 27 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2020, 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, and July 2015).

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MARCH 2020

Table 2. Zoning Use Permits Approved in March 2020

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				2	0	900,000
Other	3	0	136,642	6	0	249,342
SINGLE FAMILY Resid.: New - Site Built	2	1,202	615,000	2	1,202	615,000
Manufactured						
Additions	3	324	147,000	6	935	273,000
Accessory to Resid.	7	1,418	423,918	10	1,649	484,580
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			2.25 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood				7	0	0
COMMERCIAL: New	1	257	32,000	1	257	32,000
Other						
INDUSTRIAL: New	1	0	250,000	1	0	250,000
Other						
OTHER USES: New						
Other						
SIGNS				1	138	1,500
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS				2	229	38,000
TOTAL APPROVED	17	\$3,201	\$1,604,560	38/29	\$4,410	\$2,843,422

*17 permits were issued for 17 structures in March 2020; 17 permits require inspection and Compl. Certif.

◇ 38 permits have been issued for 29 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 9 since 1/1/20, (this number is not included in the total number of structures).

15 Zoning Use Permit Apps. were *received* in March 2020 and 12 of those were *approved*.

5 Zoning Use Permit Apps. *approved* in March 2020 had been *received* in prior months.

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- There were also four lot split inquiries and 177 other zoning inquiries in March.
- Minutes were completed for 1 ZBA meeting.
- One rural address was assigned in March

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

	March 2020	2020 to date
Zoning Cases. Approved by the ZBA, a Zoning Case March 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 March 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 March 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.	2.146 acres	2.146 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	2.146 acres	2.146 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in March.
- 10 Zoning Compliance Certificate was issued in March for a total of 29 so far in 2020. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for March 2020 and can be summarized as follows:

- 8 new complaints were received in March compared to 3 new complaints received in March 2018. No complaint was referred to another agency in March and one complaint was referred to another agency in March 2019.
- 26 enforcement inspections were conducted in March compared to 34 inspections in March 2019.
- No contact was made prior to written notification in March and one was made in March 2019.
- 26 investigation inquiries were made in March. The 2020 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 7 complaints were resolved in March and 37 complaints were left open (unresolved).
- 3 First Notices and 2 Final Notices were issued in March and 4 First Notices and no Final Notice were issued in March 2019. The budget anticipated a total of 30 First Notices for 2020.
- No case was referred to the State’s Attorney’s Office in March and none were referred in March 2019. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2020.
- One violation and 7 complaints were resolved in March compared to 1 case that was resolved in March 2019. The 2018 budget anticipated a total of 48 resolved cases in 2020.
- 450 complaints and violations remain open at the end of March compared to 380 open cases at the end of March 2019.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in March included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with 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 March 2020

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

C Zoning Compliance Certificates Issued In March 2020

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MARCH 2020

Table 4. Enforcement Activity During March 2020

	FY2019 TOTALS ¹	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug. 2020	Sep. 2020	Oct. 2020	Nov. 2020	Dec. 2020	TOTALS ¹ FY2020
Complaints Received	95	10	10	8										28
Initial Complaints Referred to Others ²	3	1	0	0										1
Inspections	393	45	17	26 ⁷										88 ⁸
Phone Contact Prior to Notice	2	0	1	0										1
Complaints Resolved	22	5	4	7 ⁹										16 ¹⁰
Open Complaints³	26	30	36	37										37
New violations	31	3	1	3										7
First Notices Issued	24	3	1	3										7
Final Notices Issued	5	2	0	2										4
Referrals to SAO ⁴	5	0	2	0										2
Violations Resolved ⁵	42	1	2	1 ¹¹										4 ¹²
Open Violations⁶	410	412	411	413										413¹³
TOTAL Open Complaints & Violations	436	442	448	450										450

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 4 of the 26 inspections performed were for the 8 complaints received in March 2020.
8. 14 inspections of the 88 inspections performed in 2020 were for complaints received in 2020.
9. 3 complaints resolved in March 2020 were received in March 2020.
10. 10 complaints resolved in 2020 were received in 2020.
11. None of the violations resolved in March were for complaints that had been received in March 2020.
12. 0 of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 19 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 19 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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MARCH 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN MARCH 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
252-19-03a AG-2	A tract of land located in the SW ¼ of Section 29, Somer Township; 510 Centennial Farm Road, Champaign, IL PIN: 25-15-29-300-005	Juan Cruz	09/09/19 09/30/19 03/20/20	Amended to add a carport and to Change the Use to authorize a Contractor's Facility with Outdoor Storage & Outdoor Operations CASE: 969-S-19
253-19-01 AG-1	A tract of land located in the S ½ of the NE ¼ of Section 12, St. Joseph Township; 1654 County Road 2350E, St. Joseph, Illinois PIN: 28-22-12-200-002	St. Joseph's Sportsman Club	09/10/19 03/16/20	Construct a detached garage/storage shed
311-19-03 I-2	Lots 1, 2, 11 & 12 and that part of a vacated alley adjacent to the West line of said Lots 1 and 2 in Wilber Heights Addition, Section 31, Somer Township; 424 Wilber Avenue, Champaign, Illinois PIN: 25-15-31-377-018 & 024	Eastern Prairie Fire Department	11/07/19 03/24/20	Construct an addition to an existing fire station CASE: 940-V-19
36-20-01 CR	A tract of land located in the E ½ of Fractional Section 2, Mahomet Township and in the SE ¼ of the SW ¼ of Section 35, Newcomb Township; 401E County Road 2425N, Mahomet, IL PIN: 16-07-35-300-013 & 15-13-02-400-011	Elise Riehle and Toby Brown	01/06/20 03/19/20	construct a covered deck addition to an existing single family home
51-20-01 R-1	Lot 20 of Lincolnshire Fields West 1 st Subdivision, Section 21, Champaign Township; 2108 Byrnebruk, Champaign, Illinois PIN: 03-20-21-326-001	Henry Meares	02/26/20 03/11/20	Construct a room addition to an existing single family home and authorize a previously constructed pergola
64-20-01	A tract of land located in the SW Corner of the NE ¼ of Section 22, Newcomb Township; 376 County Road 2650N, Mahomet, Illinois PIN: 16-07-22-200-020	Jeremy Einck	03/04/20 03/13/20	Construct 2 additions to an existing home, a detached storage shed and a pond less than 1 acre in area

 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 MARCH 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
69-20-01 R-1	Lots 1, 2 and 3 of Boll's 4 th Subdivision, Section 24, Hensley Township; 4216 Boll Lane, Champaign, IL PIN: 12-14-24-479-020	Phyllis Blair	03/09/20 03/10/20	Erect a ground mounted solar array
69-20-02 AG-1	A tract of land located in the SW ¼ of Section 15, Condit Township; 912 County Road 2700N, Dewey, Illinois PIN: Part of 07-08-15-300-006	Erin and Logan Woods	03/09/20 03/17/20	Construct a single family home with attached garage and detached garage
71-20-01 R-2	Lot 4 and the N ½ of Lot 5 in Block 2 of the Original Town of Behrens, now Dewey, Section 34, East Bend Township; 11 Willow Street, Dewey, Illinois PIN: 10-02-34-179-018	Dion Ferguson	03/11/20 03/13/20	Construct a detached storage shed
73-20-01 R-2	Lots 6 & 7 of Block 1 of the Original Town of Seymour, Section 16, Scott Township; 210 North Street, Seymour, Illinois PIN: 23-19-16-152-005 & 006	William and Marta Alagna	03/13/20 03/16/20	Construct a detached garage
76-20-01 AG-1	A tract of land located in the SE ¼ of Section 7, Hensley Township; 2231 County Road 675E, Champaign, IL PIN: 12-14-07-400-012	Christine Graham	03/16/20 03/18/20	Construct a detached garage
*76-20-02	Approved April 2, 2020			
76-20-03 AG-1	A tract of land located in the SE Corner of the SE ¼ of the NE ¼ of Section 34, Stanton Township; 2198 County Road 1850N, St. Joseph, IL PIN: 27-16-34-200-006	Josh and Mindy Hale	03/16/20 03/19/20	Construct a single family home with attached garage
78-20-01 AG-2	Lot 7 of Country Club Heights Subdivision, Section 5, Urbana Township; 2609 N. Willow Road, Urbana, IL PIN: 30-21-05-227-016	Wuli Bao	03/18/20 03/20/20	Construct 2 additions to an existing single family home

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 MARCH 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
*78-20-02	Additional information needed			
*80-20-01	Additional information needed			
84-20-01 AG-1	Lot 2 of Silver Subdivision, except the North 252.80' thereof, Section 11, Philo Township; 1633A County Road 1100N, Urbana, Illinois PIN: 19-27-11-100-014	Michael Douglass	03/24/20 03/27/20	Install a ground mounted solar array
86-20-01 AG-1	A tract of land located in the NE Corner of the N ½ of Section 18m, Ludlow Township; 3393 County Road 1300E, Rantoul, Illinois PIN: 14-03-18-200-014	Kenneth During	03/25/20 03/26/20	Install a ground mounted solar array
86-20-02 AG-1	The SW ¼ of Section 7, Ludlow Township; 3424 County Road 1200E, Paxton, Illinois PIN: 14-03-07-300-001	David Ingleman	03/26/20 03/27/20	Install a ground mounted solar array
86-20-03 CR	Tract 2 of Warranty Deed 2000R01456, Section 19, Condit Township; 2638 County Road 600E, Mahomet, Illinois PIN: 07-08-19-300-004	Vincent Hock	03/26/20 03/27/20	Install a ground mounted solar array

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 MARCH 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/08/14	225-03-01	Lot 2 of Aronold's Subdivision, Section 3, Urbana Township; 1802 N. Concord Lane, Urbana, Illinois PIN: 30-21-03-476-018	A single family home with attached garage
*06/12/19	344-16-01	Lot 1 of Bourgal Subdivision, Section 11, Brown Township; 3471 County Road 500E, Foosland, Illinois PIN: 02-01-11-279-001	An addition to an existing single family home to the existing detached garage
*06/12/19	217-16-01	A tract of land in the S ½ of the SW ¼ and the SW Corner of the SE ¼ of Section 3, Brown Township; 3520 County Road 300E, Foosland, Illinois PIN: 02-01-03-300-006	A detached storage shed for agriculture use
*06/12/19	263-16-01	A tract of land in Part of the SW ¼ of the NW ¼ of Section 34, Condit Township; 2468 County Road 900E, Champaign, Illinois PIN: 07-08-34-100-003	A detached garage
*06/12/19	198-14-02	Lot 3 of the Dale Ark Subdivision, Section 33, Brown Township; 3004 County Road 200E, Fisher, Illinois PIN: 02-01-33-301-003	An above ground swimming pool
*06/12/19	302-16-01	The SE ¼ of the NW ¼ of Section 11, Condit Township; 1038 County Road 2850N, Dewey, Illinois PIN: 07-08-11-100-003	A detached building for agriculture equipment storage
*06/12/19	251-16-01	Lot 108 of Cherry Hills 3 rd Subdivision, Section 27, Champaign Township; 2816 Woodhaven Drive, Champaign, Illinois PIN: 03-20-27-108-001	A garage addition to an existing single family home
05/18/17 *06/13/19	84-15-01	Lot 88 of Cherry Hills 3 rd Subdivision, Section 27, Champaign Township; 2506 Lakewood Drive, Champaign, Illinois PIN: 03-20-27-108-021	An addition to an existing single family home
*06/13/19	81-16-01	Lot 15 of the Far Hills of Lincolnshire Fields West, Section 21, Champaign Township; 4001 Farhills Drive, Champaign, Illinois PIN: 03-20-21-353-010	A covered deck/pergola attached to an existing single family home

*Zoning Compliance Certificate issued after review of the 2017 aerial photograph

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN MARCH 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
03/25/20	263-19-01	Lot 1 and a Replat of Lot 5 of Robert Wolf Subdivision and Lots 7 & 8 of Robert Wolf 2 nd Subdivision, Section 15, St. Joseph Township; 2192 Parrish Drive, St. Joseph, Illinois PIN: 28-22-15-476-008 & 009	A single family home with attached garage

MONTHLY REPORT for APRIL 2020¹

Champaign County
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in April and five were filed in April 2019. The average number of cases filed in April in the preceding five years was 3.2.

No Zoning Board of Appeals (ZBA) meeting was held in April and no cases were completed. One ZBA meeting was held in April 2019 and no cases were completed. The average number of cases completed in April in the preceding five years was 0.6.

By the end of April there were 6 cases pending. By the end of April 2019 there were 12 cases pending.

Table 1. Zoning Case Activity in April 2020 & April 2019

Type of Case	April 2020 No ZBA meeting		April 2019 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	2	0
SFHA Variance	0	0	0	0
Special Use	0	0	1	0
Map Amendment	0	0	1	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	0
Interpretation / Appeal	0	0	0	0
TOTALS	0	0	5	0
Total cases filed (fiscal year)	4 cases		17 cases	
Total cases completed (fiscal year)	6 cases		13 cases	
Cases pending*	6 cases		12 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 81.0% or the equivalent of 5.7 full time staff members (of the 7 authorized) present on average for each of the 21 work days in April.

Subdivisions

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

Zoning Use Permits

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

- 12 permits for 10 structures were approved in April compared to 28 permits for 23 structures in April 2019. The five-year average for permits in April in the preceding five years was 23.
- 29 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, April 2017, January 2017, February 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, December 2015, October 2015, July 2015, and June 2015).
- 2.33 days was the average turnaround (review) time for complete initial residential permit applications in April.
- \$831,927 was the reported value for the permits in April compared to a total of \$3,223,935 in April 2019. The five-year average reported value for authorized construction in April was \$2,713,849.
- 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).
- \$1,822 in fees were collected in April compared to a total of \$7,177 in April 2019. The five-year average for fees collected in April was \$5,363.
- 27 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2020, 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, and July 2015).

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Table 2. Zoning Use Permits Approved in April 2020

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	150,000	3	0	1,050,000
Other	2	0	110,000	8	0	359,342
SINGLE FAMILY Resid.: New - Site Built	1	645	410,000	3	1,847	1,025,000
Manufactured						
Additions	1	97	15,000	7	1,032	288,000
Accessory to Resid.	5	1,080	121,677	15	2,729	606,257
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			2.33 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood				7	0	0
COMMERCIAL: New				1	257	32,000
Other						
INDUSTRIAL: New				1	0	250,000
Other						
OTHER USES: New						
Other						
SIGNS				1	138	1,500
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	0	25,250	4	229	63,250
TOTAL APPROVED	12/10	\$1,822	\$831,927	50/39	\$6,232	\$3,675,349

*12 permits were issued for 10 structures in April 2020; 12 permits require inspection and Compl. Certif.

◇ 50 permits have been issued for 39 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 11 since 1/1/20, (this number is not included in the total number of structures).

12 Zoning Use Permit Apps. were *received* in April 2020 and 12 of those were *approved*.

2 Zoning Use Permit App.s *approved* in April 2020 had been *received* in prior months.

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- There was one lot split inquiry and 196 other zoning inquiries in April.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

	April 2020	2020 to date
Zoning Cases. Approved by the ZBA, a Zoning Case April 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 April authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.00 acre	0.00 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit April 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	2.146 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	2.146 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in April.
- One Zoning Compliance Certificate was issued in April for a total of 30 so far in 2020. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for April 2020 and can be summarized as follows:

- 5 new complaints were received in April compared to 7 new complaints received in April 2019. No complaint was referred to another agency in April and no complaint was referred to another agency in April 2019.
- 34 enforcement inspections were conducted in April compared to 35 inspections in April 2019.
- No contact was made prior to written notification in April and one was made in April 2019.
- 34 investigation inquiries were made in April. The 2019 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 5 complaints were resolved in April and 37 complaints were left open (unresolved).
- 3 First Notices and no Final Notice were issued in April and 4 First Notices and no Final Notice were issued in April 2019. The budget anticipated a total of 30 First Notices for 2020.
- No case was referred to the State’s Attorney’s Office in April and one was referred in April 2019. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2020.
- 4 violations and 5 complaints were resolved in April compared to 5 cases that were resolved in April 2018. The 2018 budget anticipated a total of 48 resolved cases in 2019.
- 449 complaints and violations remain open at the end of April compared to 382 open cases at the end of April 2019.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in April included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with 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 April 2020

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

C Zoning Compliance Certificates Issued In April 2020

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Table 4. Enforcement Activity During April 2020

	FY2019 TOTALS ¹	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug. 2020	Sep. 2020	Oct. 2020	Nov. 2020	Dec. 2020	TOTALS ¹ FY2020
Complaints Received	95	10	10	8	5									33
Initial Complaints Referred to Others ²	3	1	0	0	0									1
Inspections	393	45	17	26	34 ⁷									122 ⁸
Phone Contact Prior to Notice	2	0	1	0	0									1
Complaints Resolved	22	5	4	7	5 ⁹									21 ¹⁰
Open Complaints³	26	30	36	37	37									37
New violations	31	3	1	3	3									10
First Notices Issued	24	3	1	3	3									10
Final Notices Issued	5	2	0	2	0									4
Referrals to SAO ⁴	5	0	2	0	0									2
Violations Resolved ⁵	42	1	2	1	4 ¹¹									8 ¹²
Open Violations⁶	410	412	411	413	412									412¹³
TOTAL Open Complaints & Violations	436	442	448	450	449									449

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 1 of the 34 inspections performed were for the complaints received in April 2020.
8. 15 inspections of the 122 inspections performed in 2020 were for complaints received in 2020.
9. 1 of the complaints resolved in April 2020 was received in April 2020.
10. 11 complaints resolved in 2020 were received in 2020.
11. None of the violations resolved in April were for complaints that had been received in April 2020.
12. 0 of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 19 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 19 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
78-20-02 CR	Lot 3, Nature's Landing Subdivision, Section 25, Newcomb Township; 2563 Nature's Lane, Mahomet, IL PIN: 16-07-25-251-004	Michael Hilderbrandt	03/16/20 04/02/20	Construct a detached shed and authorize a previously constructed covered porch addition to the rear of the existing home
80-20-01 AG-1	A tract of land located in the SW Corner of the W ½ of the SW ¼, Section 8, East Bend Township; 3402 County Road 700E, Foosland, Illinois PIN: 10-02-08-300-005	Richard and Amy Schrock	03/20/20 04/01/20	Install a ground mounted solar array and authorize a previously constructed addition to an existing single family home
92-20-01 AG-1	A tract of land being the E ½ of the NE ¼ of Section 34, Mahomet Township; 1875 County Road 400E, Mahomet, Illinois PIN: 15-13-34-200-002	Glen Miller	04/01/20 04/06/20	Demolish the existing single family home and 1 small shed, grading the demolished areas to a level surface
92-20-02 CR	Lot 3 of Hobbs Subdivision, Section 32, East Bend Township; 3076 County Road 700E, Fisher, Illinois PIN: 10-02-32-101-003	Cristina Latham-Beard	04/01/20 04/02/20	Construct a detached shed for agriculture animals and equipment
98-20-01 AG-1	A tract of land beginning 70 yards East of the SW Corner of the SW ¼ of the SW ¼ of the NW ¼ of Section 21, Ogden Township; 2704 County Road 2050N, Ogden, Illinois PIN: 17-18-21-100-005	Lucas Bohlen	04/07/20 04/08/20	Construct an addition to an existing single family home CASE: 876V-93
98-20-02 AG-1	A tract of land located in the S ½ of the N ½ of the SW ¼ of Section 26, Rantoul Township; 2530 County Road 1600E, Thomasboro, Illinois PIN: 20-09-26-300-007	Bev Ehmen	04/07/20 04/08/20	Construct a single family home

Land Disturbance Erosion Control Permit also required

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

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APRIL 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN APRIL 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
98-20-03 AG-1	Two tracts of land comprising 3 acre located in the S ½ of the NW ¼ of Section 11, Somer Township; 2262 County Road 1600E, Urbana, IL PIN: 25-15-11-100-013 & Part of 014	Derek Wolken	04/07/20 04/09/20	Construct a detached storage shed for agriculture equipment
105-20-01 CR	Tract 3 of the Wolf Section 6 Survey in Part of the SE ¼ of the NE ¼ of Section 6, South Homer Township; 2490 County Road 1150N, Homer, Illinois PIN: 26-29-06-200-032	David and Lynn McCoy	04/14/20 04/20/20	Construct an addition to an existing detached storage shed and to authorize a previously installed above ground swimming pool
107-20-01 CR	Lot 5 of Oak Grove Subdivision, Section 25, Newcomb Township; Address to be assigned PIN: 16-07-25-429-001	Premier Homes of Illinois	04/16/20 04/22/20	Construct a single family home with attached garage and authorize a previously constructed detached storage shed
107-20-02 R-1	Lot 34 of Rolling Hills Estate IV Subdivision, Section 12, Mahomet Township; 1207 Rolling Hills Drive, Mahomet, IL PIN: 15-13-12-129-024	Mark Raymond	04/16/20 04/20/20	Construct a detached garage
107-20-03 AG-1	111 acres located in Part of the NW ¼ of Section 14, Scott Township; 425 County Road 1600N, Champaign, IL PIN: 23-19-14-100-012	Bob Scott	04/16/20 04/20/20	Demolish an existing barn, returning the site to a level grade
111-20-01 CR	Tract of the Wolf Creek Survey of Part of the NE ¼ of Section 30, Ogden Township; 2580 Homer Lake Road, Homer, Illinois PIN: 17-24-30-276-014	Kyler Gorman	04/20/20 04/22/20	Install and in-ground swimming pool
115-20-01	More information needed			
115-20-02 RHO	More information needed			

 Land Disturbance Erosion Control Permit also required

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

Planning & Zoning Monthly Report
APRIL 2020

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 APRIL 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
04/13/20	80-20-01	A tract of land located in the SW Corner of the W ½ of the SW ¼ of Section 8, East Bend Township; 3402 County Road 700E, Foosland, Illinois PIN: 10-02-08-300-005	A ground mounted solar array and an addition to an existing single family home

MONTHLY REPORT for MAY 2020¹

Champaign County
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Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in May and three were filed in May 2019. The average number of cases filed in May in the preceding five years was 3.2.

No Zoning Board of Appeals (ZBA) meeting was held in May and no cases were completed. One ZBA meeting was held in May 2019 and six cases were completed (including the withdrawal of two cases). The average number of cases completed in May in the preceding five years was 1.8.

By the end of May there were 6 cases pending. By the end of May 2019 there were 9 cases pending.

Table 1. Zoning Case Activity in May 2020 & May 2019

Type of Case	May 2020 No ZBA meeting		May 2019 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	0	1
SFHA Variance	0	0	0	0
Special Use	0	0	1	2**
Map Amendment	0	0	1	2**
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	1
Interpretation / Appeal	0	0	0	0
TOTALS	0	0	3	6**
Total cases filed (fiscal year)	4 cases		20 cases	
Total cases completed (fiscal year)	6 cases		19 cases	
Cases pending*	6 cases		9 cases	
* Cases pending includes all cases continued and new cases filed				
**Two cases (a map amendment and a SUP) were withdrawn in May 2019				

¹ Note that approved absences and sick days resulted in an average staffing level of 75.3% or the equivalent of 5.3 full time staff members (of the 7 authorized) present on average for each of the 20 work days in May.

Subdivisions

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

Zoning Use Permits

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

- 9 permits for 9 structures were approved in May compared to 14 permits for 12 structures in May 2019. The five-year average for permits in May in the preceding five years was 16.
- 29 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, April 2017, January 2017, February 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, December 2015, October 2015, July 2015, and June 2015).
- 2.6 days was the average turnaround (review) time for complete initial residential permit applications in May.
- \$1,736,152 was the reported value for the permits in May compared to a total of \$850,979 in May 2019. The five-year average reported value for authorized construction in May was \$1,658,952.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including May 2020, 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).
- \$2,864 in fees were collected in May compared to a total of \$4,251 in May 2019. The five-year average for fees collected in May was \$3,246.
- 27 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2020, 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, and July 2015).

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Table 2. Zoning Use Permits Approved in May 2020

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	375,000	4	0	1,425,000
Other	2	0	54,152	10	0	413,494
SINGLE FAMILY Resid.: New - Site Built	3	2,367	1,265,000	6	4,214	2,290,000
Manufactured						
Additions	1	81	5,000	8	1,113	293,000
Accessory to Resid.	1	66	32,000	16	2,795	638,257
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			2.6 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood				7	0	0
COMMERCIAL: New				1	257	32,000
Other						
INDUSTRIAL: New				1	0	250,000
Other						
OTHER USES: New						
Other						
SIGNS	1	350	5,000	2	488	6,500
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS				4	229	63,250
TOTAL APPROVED	9	\$2,864	\$1,736,152	59/48	\$9,146	\$5,411,501

*9 permits were issued for 9 structures in May 2020; 9 permits require inspection and Compl. Certif.

◇ 59 permits have been issued for 48 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 11 since 1/1/20, (this number is not included in the total number of structures).

18 Zoning Use Permit Apps. were *received* in May 2020 and 9 of those were *approved*.

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- There were no lot split inquiries but 244 other zoning inquiries in May.
- Two rural addresses were issued in May.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

	May 2020	2020 to date
Zoning Cases. Approved by the ZBA, a Zoning Case May authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval May authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.00 acre	0.00 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit May authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	2.146 acres
Agricultural Courtesy Permits	0.00 acres	0.00 acres
TOTAL	0.00 acres	2.146 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- Two Zoning Compliance Inspections were made in May.
- One Zoning Compliance Certificate was issued in May for a total of 31 so far in 2020. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for May 2020 and can be summarized as follows:

- 14 new complaints were received in May compared to 3 new complaints received in May 2019. No complaint was referred to another agency in May and two complaints were referred to other agencies in May 2019.
- 24 enforcement inspections were conducted in May compared to 60 inspections in May 2019.
- Three contacts were made prior to written notification in May and none was made in May 2019.
- 27 investigation inquiries were made in May. The 2020 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 4 complaints were resolved in May and 47 complaints were left open (unresolved).
- 1 First Notice and no Final Notice was issued in May and 3 First Notices and one Final Notice were issued in May 2019. The budget anticipated a total of 30 First Notices for 2020.
- No case was referred to the State’s Attorney’s Office in May and one was referred in May 2019. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2020.
- 1 violation was resolved in May in addition to 4 complaints compared to 2 cases that were resolved in May 2019. The 2020 budget anticipated a total of 48 resolved cases in 2019.
- 459 complaints and violations remain open at the end of May compared to 383 open cases at the end of May 2019.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in May included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with 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 May 2020**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
- C Zoning Compliance Certificates Issued In May 2020**

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Table 4. Enforcement Activity During May 2020

	FY2019 TOTALS ¹	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug. 2020	Sep. 2020	Oct. 2020	Nov. 2020	Dec. 2020	TOTALS ¹ FY2020
Complaints Received	95	10	10	8	5	14								47
Initial Complaints Referred to Others ²	3	1	0	0	0	0								1
Inspections	393	45	17	26	34	24 ⁷								146 ⁸
Phone Contact Prior to Notice	2	0	1	0	0	3								4
Complaints Resolved	22	5	4	7	5	4 ⁹								25 ¹⁰
Open Complaints³	26	30	36	37	37	47								37
New violations	31	3	1	3	3	1								11
First Notices Issued	24	3	1	3	3	1								11
Final Notices Issued	5	2	0	2	0	0								4
Referrals to SAO ⁴	5	0	2	0	0	0								2
Violations Resolved ⁵	42	1	2	1	4	1 ¹¹								9 ¹²
Open Violations⁶	410	412	411	413	412	412								412¹³
TOTAL Open Complaints & Violations	436	442	448	450	449	459								459

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 7 of the 24 inspections performed were for the complaints received in May 2020.
8. 22 inspections of the 146 inspections performed in 2020 were for complaints received in 2020.
9. 1 of the complaints resolved in May 2020 was received in May 2020.
10. 12 complaints resolved in 2020 were received in 2020.
11. None of the violations resolved in May were for complaints that had been received in May 2020.
12. None of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 19 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 19 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN MAY 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
*126-20-01	More information needed	Legacy Solar		
127-20-01 AG-1	A tract of land being a part of the W ½ of the NE ¼ of Section 12, Compromise Township; 2357 County Road 2900N, Gifford, IL PIN: 06-10-12-200-003	Bryan and Becky Schluter	05/06/20 05/07/20	Construct a detached agriculture equipment storage shed
133-20-01 CR	Lot 204 of a Replat of Lot 4 of Summerfield Subdivision, Section 36, Newcomb Township; 2495 County Road 550E, Dewey, Illinois PIN: 16-07-36-126-010	Sam and Samantha Hendon	05/12/20 05/15/20	Construct a single family home with attached garage
133-20-02 R-1	Lot 21, Birchcrest 3 rd Subdivision, Section 29, Urbana Township; 407 Oakbrook Circle, Urbana, IL PIN: 30-21-29-426-017	Luke Schneider	05/12/20 05/12/20	Construct a single family home with attached garage
133-20-03 AG-1/CR	Two tracts of land comprising 80 acres located in the E ½ of the NE ¼ of Section 18, East Bend Township; 687 County Road 3400N, Foosland, Illinois PIN: 10-02-18-200-021 & 023	John Cender	05/12/20 05/14/20	Install a ground mounted solar array
133-20-04 B-4	Lots 1 and 2 of Triumph Industrial Park Subdivision, Section 33, Somer Township; 1510 Triumph Drive, Urbana, Illinois PIN: 25-15-33-401-005	Bobcat of Champaign	05/12/20 05/19/20	Change the Use to establish a Farm Equipment Sales and Service business, and to place 4 wall signs on an existing building, erect 1 freestanding and 1 directional sign
134-20-01 CR	Lots 1, 2 & 3 except the East 51' thereof, in Homer Lake 1 st Subdivision, Section 30, Ogden Township; 2552 Homer Lake Road, Homer, Illinois PIN: 17-24-30-251-016	Maurice Gorman	05/13/20 05/18/20	Construct an addition to an existing detached storage shed
*139-20-01	Under review	NEXAMP		

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 MAY 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
140-20-01 AG-1	A tract of land being a part of the SE ¼ of the NE ¼ of Section 26, St. Joseph Township; 1358 County Road 2275E, St. Joseph, IL PIN: 28-22-26-200-017	Robert Dignan	05/19/20 05/22/20	Install a ground mounted solar array
140-20-02 CR	A tract in the SE ¼ of the SW ¼ of Section 26, Newcomb Township; address to be assigned PIN: 16-07-26-376-011	Jason and Monique Brownfield	05/19/20 05/22/20	Construct a single family home with attached garage
*140-20-03	Under review	Leaman		
141-20-01 AG-1	A tract in part of the SE ¼ of Section 29, Ogden Township; 1301 State Route 49, Homer, Illinois PIN: Part of 26-24-29-400-006	Travis and Melissa Fruhling	05/20/20 05/22/20	Construct a single family home with attached garage
*142-20-01	Under review	Loschen		
*142-20-02	Under review	Dehaven		
*147-20-01	Under review	Legacy Solar		
*149-20-01	Under review	CDR Const.		
*150-20-01	Under review	Vliet		
*150-20-02	Under review	Lo		

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 MAY 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/21/2020	290-19-02	A tract of land located in the NE Corner of the E 1/2 of the NE ¼ of Section 26, Sadorus Township; 497 County Road 200N, Sadorus, Illinois PIN: 22-31-26-200-005	A detached shed for agriculture and personal storage

MONTHLY REPORT for JUNE 2020¹

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

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. No zoning cases were filed in June and six were filed in June 2019. The average number of cases filed in June in the preceding five years was 2.8.

No Zoning Board of Appeals (ZBA) meeting was held in June and no cases were completed. One ZBA meeting was held in June 2019 and four cases were completed (including the withdrawal of two cases). The average number of cases completed in June in the preceding five years was 3.0.

By the end of June there were 6 cases pending. By the end of June 2019 there were 11 cases pending.

Table 1. Zoning Case Activity in June 2020 & June 2019

Type of Case	June 2020 No ZBA meeting		June 2019 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	0	1
SFHA Variance	0	0	0	0
Special Use	0	0	1	1**
Map Amendment	0	0	0	1**
Text Amendment	0	0	4	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	1
Interpretation / Appeal	0	0	0	0
TOTALS	0	0	6	4**
Total cases filed (fiscal year)	4 cases		26 cases	
Total cases completed (fiscal year)	6 cases		23 cases	
Cases pending*	6 cases		11 cases	
* Cases pending includes all cases continued and new cases filed				
**Two cases (a map amendment and a SUP) were withdrawn in June 2019				

¹ Note that approved absences and sick days resulted in an average staffing level of 85.43% or the equivalent of 6.0 full time staff members (of the 7 authorized) present on average for each of the 22 work days in June.

Subdivisions

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

Zoning Use Permits

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

- 26 permits for 19 structures were approved in June compared to 20 permits for 17 structures in June 2019. The five-year average for permits in June in the preceding five years was 23.8.
- 29 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including June 2020, March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, April 2017, January 2017, February 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, December 2015, October 2015, and July 2015).
- 6.5 days was the average turnaround (review) time for complete initial residential permit applications in June.
- \$2,433,638 was the reported value for the permits in June compared to a total of \$1,370,543 in June 2019. The five-year average reported value for authorized construction in June was \$2,040,891.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including June 2020, May 2020, 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, and July 2015).
- \$5,614 in fees were collected in June compared to a total of \$3,402 in June 2019. The five-year average for fees collected in June was \$4,410.
- 28 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including June 2020, March 2020, December 2019, November 2019, October 2019, April 2019, December 2018, November 2018, October 2018, March 2018, February 2018, January 2018, December 2017, October 2017, June 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, and July 2015).

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Table 2. Zoning Use Permits Approved in June 2020

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	450,000	5	0	1,875,000
Other	2	0	52,500	12	0	465,994
SINGLE FAMILY Resid.: New - Site Built	4	951	1,060,000	10	5,165	3,350,000
Manufactured						
Additions	2	465	103,545	10	1,578	396,545
Accessory to Resid.	9	1,695	253,993	25	4,490	892,250
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			6.53 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	2	0	0	9	0	0
COMMERCIAL: New				1	257	32,000
Other	1	2,013	500,000	1	2,013	500,000
INDUSTRIAL: New				1	0	250,000
Other						
OTHER USES: New						
Other						
SIGNS				2	488	6,500
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	5	490	13,600	9	719	76,850
TOTAL APPROVED	26/19	\$5,614	\$2,433,638	85/67	\$14,710	\$7,845,139

*26 permits were issued for 19 structures in June 2020; 24 permits require inspection and Compl. Certif.

◇ 85 permits have been issued for 67 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 18 since 1/1/20, (this number is not included in the total number of structures).

22 Zoning Use Permit Apps. were *received* in June 2020 and 14 of those were *approved*.

10 Zoning Use Permit App.s *approved* in April 2020 had been *received* in prior months.

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- There were 3 lot split inquiries and 256 other zoning inquiries in June.
- Four rural addresses were issued in June.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

	June 2020	2020 to date
Zoning Cases. Approved by the ZBA, a Zoning Case June authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
Subdivision Plat Approvals. Approved by the County Board outside of ETJ areas, a subdivision approval June authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.00 acre	0.00 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit June authorize a new non-agriculture use on a lot that did not previously exist or was not previously authorized in either a zoning case or a subdivision plat approval.	0.00 acres	2.146 acres
Agricultural Courtesy Permits	2.50 acres	2.50 acres
TOTAL	2.50 acres	4.646 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in June.
- Two Zoning Compliance Certificate was issued in June for a total of 33 so far in 2020. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for June 2020 and can be summarized as follows:

- 16 new complaints were received in June compared to 4 new complaints received in June 2019. No complaint was referred to another agency in June and no complaint was referred to another agency in June 2019.
- 25 enforcement inspections were conducted in June compared to 50 inspections in June 2019.
- 2 contacts were made prior to written notification in June and none were made in June 2019.
- 27 investigation inquiries were made in June. The 2020 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 9 complaints were resolved in June and 54 complaints were left open (unresolved).
- 2 First Notices and one Final Notice were issued in June and no First Notice and no Final Notice were issued in June 2019. The budget anticipated a total of 30 First Notices for 2020.
- No case was referred to the State’s Attorney’s Office in June and none were referred in June 2019. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2020.
- No violations and 9 complaints were resolved compared to no cases that were resolved in June 2019. The 2020 budget anticipated a total of 48 resolved cases in 2020.
- 468 complaints and violations remain open at the end of June compared to 387 open cases at the end of June 2019.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in June included the following:
 1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
 2. Coordinated with 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 June 2020**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
- C Zoning Compliance Certificates Issued In June 2020**

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Table 4. Enforcement Activity During June 2020

	FY2019 TOTALS ¹	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug. 2020	Sep. 2020	Oct. 2020	Nov. 2020	Dec. 2020	TOTALS ¹ FY2020
Complaints Received	95	10	10	8	5	14	16							63
Initial Complaints Referred to Others ²	3	1	0	0	0	0	0							1
Inspections	393	45	17	26	34	24	25 ⁷							171 ⁸
Phone Contact Prior to Notice	2	0	1	0	0	3	2							6
Complaints Resolved	22	5	4	7	5	4	9 ⁹							34 ¹⁰
Open Complaints³	26	30	36	37	37	47	54							54
New violations	31	3	1	3	3	1	2							13
First Notices Issued	24	3	1	3	3	1	2							13
Final Notices Issued	5	2	0	2	0	0	1							5
Referrals to SAO ⁴	5	0	2	0	0	0	0							2
Violations Resolved ⁵	42	1	2	1	4	1	0 ¹¹							9 ¹²
Open Violations⁶	410	412	411	413	412	412	414							414¹³
TOTAL Open Complaints & Violations	436	442	448	450	449	459	468							468

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 10 of the 25 inspections performed were for the complaints received in June 2020.
8. 32 inspections of the 171 inspections performed in 2020 were for complaints received in 2020.
9. 3 of the complaints resolved in June 2020 were received in June 2020.
10. 15 complaints resolved in 2020 were received in 2020.
11. None of the violations resolved in June were for complaints that had been received in June 2020.
12. None of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 19 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 19 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
129-19-01 B-4	Lot 1 of Barr Farms First Subdivision and an adjacent property immediately to the East comprising 2.86 acres; 4808 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-27-100-008, 017, 018	Paynes Pride LLC, owner; Area Disposal, lessee	05/09/19 06/18/2020	Change the Use to establish a truck repair shop for Area Disposal
59-20-01 AG-2	Lot 5 of Homer Abram's Subdivision, Section 8, Champaign Township; 5014 W. Springfield Avenue, Champaign, Illinois PIN: 03-20-08-351-022	Chris Patton	02/28/2020 06/24/2020	Construct an addition to an existing single family home and to authorize construction of 2 detached storage sheds
115-20-01 B-1/AG-1	A tract in the SE Corner of the E ½ of the SW ¼ of Section 20, Stanton Township; 1940 County Road 2000N, Urbana, IL PIN: 27-16-20-300-006 & 400-008	Paul Duitsman dba Shall Implement Co., Inc.	04/02/2020 06/11/2020	Construct an addition to an existing agriculture equipment sales and service business and authorize construction of two previously constructed buildings
140-20-03 AG-1	Lot 1 of T & M Subdivision, Section 33, Philo Township; 613 County Road 1500e, Tolono, Illinois PIN: 19-27-33-476-001	John and Kara Leaman	05/19/2020 06/09/2020	Install an above ground swimming pool
142-20-01 AG-1	A tract being the SW ¼ of Section 3, Harwood Township; 2146 County Road 3500N, Ludlow, IL PIN: 11-04-03-300-001	Rodney Loschen	05/21/2020 06/03/2020	Install a ground mounted solar array
142-02-02 R-1	Lot 1 of DeHaven's Second Subdivision, Section 3, Urbana Township; 2012 Brownfield Road, Urbana, Illinois PIN: 30-21-03-304-027/028	James DeHaven	05/21/2020 06/09/2020	Construct a detached garage/storage shed
147-20-01 AG-1	A tract of land located in the W ½ of the SW ¼ of Section 7, Newcomb Township; 2818 County Road 0E, Fisher, Illinois PIN: 16-07-07-300-004	Nathan Pfoff	05/26/2020 06/09/2020	Install a ground mounted solar array

 Land Disturbance Erosion Control Permit also required

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
149-20-01 AG-1	Lot 3 of Liu Subdivision, Section 8, Crittenden Township; 489 County Road 1400E, Tolono, Illinois PIN: 08-33-08-200-013	Maggie and Ed Liu	05/28/2020 06/09/2020	Construct a single family home
150-20-01 AG-2	A 1 acre lot located in the SE ¼ of the SW ¼ of the SW ¼ of Section 26, St. Joseph Township; 2270 County Road 1300N, St. Joseph, Illinois PIN: 28-22-26-452-002	Vliet Builders, LLC	05/29/2020 06/05/2020	Construct a single family home with attached garage and authorize a previously constructed detached shed
150-20-02 AG-1	The SE ¼ of Section 34 and the SW ¼ of Section 34, Mahomet Township; 1841 County Road 400E, Champaign, Illinois PIN: 15-13-34-400-001	Adolf Lo	05/29/2020 06/16/2020	Demolish the existing single family home, all of the outbuildings and foundations, returning the ground to a level surface
153-20-01 B-2	Lot 2 of Jacob M. Smith Estate Plat, Section 10, Urbana Township; 2108 E. University Avenue, Urbana, IL PIN: 30-21-10-351-020	Jim Abbed, Lessee; Mark Hartman/ Cairn Communities, Owner	06/01/2020 06/10/2020	Change the Use to establish a Temporary Fireworks Sales Stand, June 15 – July 5, 2020
153-20-02 I-1	Lots 1, 2, and 3 of Stearn's Industrial Subdivision, Section 2, Champaign Township; 1314 W. Anthony Drive, Champaign, Illinois PIN: 03-20-02-131-009, 010, 011	Jim Abbed, Lessee; Howard Kemper, Owner	06/01/2020 06/10/2020	Change the Use to establish a Temporary Fireworks Sales Stand, June 22 – July 5, 2020
153-20-03 AG-1	Lot 7 of South Forty Subdivision, Section 36, Somerset Township; 1863 South Forty Drive, Urbana, Illinois PIN: 25-15-36-101-007	Melinda Perez Meadows and Isaias Perez Zenil	06/01/2020 06/11/2020	Construct (place) a detached garage on the property
153-20-04 CR/AG-1	Lots 29 and 30 of Woodard's Heather Hills Subdivision, Second Plat, Section 2, St. Joseph Township; 2225 Heather Hills Drive, St. Joseph, IL PIN: 28-22-02-303-020	Nichols Josefik and Dawn Morrison	06/01/2020 06/11/2020	Construct a detached garden shed and authorize a previously constructed screen porch addition to an existing single family home

Land Disturbance Erosion Control Permit also required

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
154-20-01 P-1	Lot 3, Stahly Subdivision, Section 8, Champaign Township; 314 Tiffany Court, Champaign, Illinois PIN: 03-20-08-476-005	Benjamin McCurley, Lessee; Steve Koester & Caleb Burton, Owners	06/02/2020 06/12/2020	Change the Use to establish a Temporary Fireworks Sales Stand, June 22 – July 6, 2020
154-20-02 AG-1	Two tracts of land comprising 3.7 acres in the W ½ of the SW ¼ of Section 18, Ayers Township; 2516 County Road 300N, Broadlands, Illinois PIN: 01-36-18-300-005 & 006	Jerry Wascher	06/02/2020 06/15/2020	Install a ground mounted solar array
154-20-03 CR	The East 3 feet of even width of Lot 5, all of Lots 6 & 7, and the West 45 feet of even width of Lot 8 in Homer Lake First Subdivision, Section 30, Ogden Township; 2556 Homer Lake Road, Homer, Illinois PIN: 17-24-30-251-019	Gary and Priscilla Mitchell	06/02/2020 06/15/2020	Construct a detached storage shed and authorize a previously constructed above ground swimming pool and covered porch
157-20-01 R-1	A tract of land located in the SE Corner of Section 16, Hensley Township; 895 county road 2125n, Champaign, Illinois PIN: 12-14-16-477-007	Robert E. Furtney	06/05/2020 06/16/2020	Construct a single family home with attached garage
163-20-01 CR/R-1	Tracts of land located in the SE ¼ of Section 5, Urbana Township; 100 E. Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020, 021, 022 & 451-002	Urbana Golf and Country Club	06/11/2020 06/16/2020	A Temporary Use for a Fireworks Display on July 3, 2020
163-20-02 AG-1	A tract of land in the N ½ of the NE ¼ of Section 18, Compromise Township; 2779 County Road 2600E, Penfield, Illinois PIN: 06-12-18-200-007	James R. Gernentz	06/11/2020 06/18/2020	Install a ground mounted solar array and to authorize a previously installed above ground swimming pool

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
167-20-01 AG-1	Part of the S ½ of the NW Fractional Section 7, South Homer Township; 2537 County Road 1050N, Homer, Illinois PIN: 26-30-07-100-010	Randy and Mary Blacker	06/15/2020 06/18/2020	Construct an attached garage addition and a covered front porch addition to existing single family home
*167-20-02	Under review			
170-20-01 R-1	Lot 3 of Richardson Estates First Subdivision, Section 3, Urbana Township; 1806 Joni Leann Court, Urbana, IL PIN: 30-21-03-477-010	Craig Chochola	06/18/2020 06/23/2020	Place a detached storage shed on the property
171-20-01 AG-1	A tract of land located in the NW ¼ of the NW ¼ of Section 16, Raymond Township; 2013 County Road 400N, Sidney, Illinois PIN: Part of 21-34-16-100-001	Parker and Erin Smith	06/19/2020 06/25/2020	Construct a single family home with attached garage
174-20-01 AG-1	A tract of land located in the NW Corner of the SW ¼ of the NW ¼ of Section 14, Scott Township; 1570 County Road 400E, Champaign, Illinois PIN: 23-19-14-100-014	Nick and Amy Saupe	06/22/2020 06/25/2020	Construct a single family home with attached garage (fire rebuild)
*174-20-02	Issued in July			
*174-20-03	Variance needed			
*175-20-01	Issued in July			
*175-20-02	Issued in July			
*175-20-03	Under review			
*178-20-01	Issued in July			
-182-20-01	Under review			

Land Disturbance Erosion Control Permit also required
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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 DURING JUNE 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/05/20	191-19-01	Lot 119 of Thor-O-Bred Acres Subdivision, Section 14, Hensley Township; 2104 Belmont Park Lane, Champaign, Illinois PIN: 12-14-14-376-004	A detached pool house with no kitchen – no sink, or stove/range/cooktop
06/18/20	129-19-01	Lot 1 of Barr Farms First Subdivision and an adjacent property immediately to the East comprising 2.86 acres, Section 27, Somer Township; 4808 N. Cunningham Avenue, Urbana, Illinois PIN: 25-15-27-100-008, 017 & 018	A truck repair shop for Area Disposal

MONTHLY REPORT for JULY 2020¹

Champaign County
Department of



Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Six zoning cases were filed in July and four cases were filed in July 2019. The average number of cases filed in July in the preceding five years was 3.6.

One Zoning Board of Appeals (ZBA) meeting was held in July and three cases were completed. One ZBA meeting was held in July 2019 and three cases were completed. The average number of cases completed in July in the preceding five years was 2.8.

By the end of July there were 9 cases pending. By the end of July 2019 there were 12 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 July 2020 & July 2019

Type of Case	July 2020 1 ZBA meeting		July 2019 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	3	2	2	1
SFHA Variance	0	0	0	0
Special Use	2	1	1	0
Map Amendment	0	0	0	0
Text Amendment	0	0	4	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	0	1	2
Interpretation / Appeal	0	0	0	0
TOTALS	6	3	4	3
Total cases filed (fiscal year)	10 cases		30 cases	
Total cases completed (fiscal year)	9 cases		26 cases	
Cases pending*	9 cases		12 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 77.3% or the equivalent of 5.4 full time staff members (of the 7 authorized) present on average for each of the 22 work days in July.

Subdivisions

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

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 July can be summarized as follows:

- 20 permits for 18 structures were approved in July compared to 24 permits for 21 structures in July 2019. The five-year average for permits in July in the preceding five years was 15.4.
- 29 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2020, June 2020, March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, April 2017, January 2017, February 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, December 2015, and October 2015).
- 5.4 days was the average turnaround (review) time for complete initial residential permit applications in July.
- \$1,584,172 was the reported value for the permits in July compared to a total of \$4,703,805 in July 2019. The five-year average reported value for authorized construction in July was \$1,917,938.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including June 2020, May 2020, 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, and September 2015).
- \$4,147 in fees were collected in July compared to a total of \$7,885 in July 2019. The five-year average for fees collected in July was \$4,041.
- 28 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including July 2020, June 2020, March 2020, December 2019, November 2019, October 2019, April 2019, December 2018, November 2018, October 2018, March 2018, February 2018, January 2018, December 2017, October 2017, June 2017, March 2017, January 2017, November 2016, October 2016, August 2016, April 2016, March 2016, February 2016, January 2016, December 2015, October 2015, and September 2015).

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Table 2. Zoning Use Permits Approved in July 2020

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	356,000	6	0	2,231,000
Other	2	0	85,490	14	0	551,484
SINGLE FAMILY Resid.: New - Site Built	1	66	300,000	11	5,231	3,650,000
Manufactured						
Additions	3	884	145,000	13	2,462	541,545
Accessory to Resid.	10	3,147	342,032	35	7,637	1,234,282
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			5.41 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	1	0	0	10	0	0
COMMERCIAL: New				1	257	32,000
Other	1	0	350,350	2	2,013	850,350
INDUSTRIAL: New				1	0	250,000
Other						
OTHER USES: New						
Other						
SIGNS				2	488	6,500
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	50	5,300	10	769	82,150
TOTAL APPROVED	20/18	\$4,147	\$1,584,172	105/85	\$18,857	\$9,429,311

*20 permits were issued for 18 structures in July 2020; 18 permits require inspection and Compl. Certif.

◇ 105 permits have been issued for 85 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 20 since 1/1/20, (this number is not included in the total number of structures).

21 Zoning Use Permit Apps. were *received* in July 2020 and 13 of those were *approved*.

6 Zoning Use Permit App.s *approved* in April 2020 had been *received* in prior months.

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- There were 12 lot split inquiries and 177 other zoning inquiries in July.
- Four rural addresses were issued in July and three addresses were changed.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

	July 2020	2020 to date
Zoning Cases. Approved by the ZBA, a Zoning Case July 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 July authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.00 acres	0.0 acres
Within Municipal ETJ areas ²	0.00 acre	0.00 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit July 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	2.146 acres
Agricultural Courtesy Permits	0.00 acres	2.50 acres
TOTAL	0.00 acres	4.646 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in July.
- Two Zoning Compliance Certificate was issued in July for a total of 35 so far in 2020. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

Table 4 contains the detailed breakdown of enforcement activity for July 2020 and can be summarized as follows:

- 14 new complaints were received in July compared to 14 new complaints received in July 2019. No complaint was referred to another agency in July and no complaint was referred to another agency in July 2019.
- 39 enforcement inspections were conducted in July compared to no inspections in July 2019.
- One contact was made prior to written notification in July and none was made in July 2019.
- 40 investigation inquiries were made in July. The 2020 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 7 complaints were resolved in July and 61 complaints were left open (unresolved).
- 5 First Notices and no Final Notice were issued in July and one First Notice and no Final Notice were issued in July 2019. The budget anticipated a total of 30 First Notices for 2020.
- No case was referred to the State’s Attorney’s Office in July and none were referred in July 2019. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2020.
- 1 violation and 7 complaints were resolved in July compared to no cases resolved in July 2019. The budget anticipated a total of 48 resolved cases in 2020.
- 479 complaints and violations remain open at the end of July compared to 401 open cases at the end of July 2019.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in July 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 July 2020**
- B Active Land Disturbance Erosion Control Permits In The Champaign County MS4 Jurisdictional Area**
- C Zoning Compliance Certificates Issued In July 2020**

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Table 4. Enforcement Activity During July 2020

	FY2019 TOTALS ¹	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug. 2020	Sep. 2020	Oct. 2020	Nov. 2020	Dec. 2020	TOTALS ¹ FY2020
Complaints Received	95	10	10	8	5	14	16	14						77
Initial Complaints Referred to Others ²	3	1	0	0	0	0	0	0						1
Inspections	393	45	17	26	34	24	25	39 ⁷						210 ⁸
Phone Contact Prior to Notice	2	0	1	0	0	3	2	1						7
Complaints Resolved	22	5	4	7	5	4	9	7 ⁹						41 ¹⁰
Open Complaints³	26	30	36	37	37	47	54	61						61
New violations	31	3	1	3	3	1	2	5						18
First Notices Issued	24	3	1	3	3	1	2	5						18
Final Notices Issued	5	2	0	2	0	0	1	0						5
Referrals to SAO ⁴	5	0	2	0	0	0	0	0						2
Violations Resolved ⁵	42	1	2	1	4	1	0	1 ¹¹						10 ¹²
Open Violations⁶	410	412	411	413	412	412	414	418						418¹³
TOTAL Open Complaints & Violations	436	442	448	450	449	459	468	479						479

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 16 of the 39 inspections performed were for the complaints received in July 2020.
8. 48 inspections of the 210 inspections performed in 2020 were for complaints received in 2020.
9. 4 of the complaints resolved in July 2020 were received in July 2020.
10. 19 complaints resolved in 2020 were received in 2020.
11. None of the violations resolved in July were for complaints that had been received in July 2020.
12. None of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 19 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 19 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
174-20-02 R-1	Lot 230 of Parkhill's Lakeview 1 st Subdivision, Section 11, Mahomet Township; 614 N. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-11-476-004	Jeremy O'Brian	06/22/2020 07/02/2020	Construct 2 additions to an existing single family home (front porch and rear sunroom addition)
175-20-01 CR	A tract of land located in the NE Corner of the W ½ of the NW ¼ of Section 24, Sadorus Township; 523 County Road 300N, Sadorus, Illinois PIN: 22-31-24-100-005	Lucas Deedrick	06/23/2020 07/06/2020	Construct an addition to an existing single family home and to install an above ground swimming pool
175-20-02 R-1	Lot 61 of Cherry Hills 2 nd Subdivision, Section 27, Champaign Township; 2603 Cove Creek Place, Champaign, Illinois PIN: 03-20-27-106-006	Adam and Lindy Drollinger	06/23/2020 07/02/2020	Install an above ground swimming pool and deck
175-20-03 AG-1	Two tracts of land comprising 1.61 acres in the S ½ of the NW ¼ of the NW ¼ of Section 9, Tolono Township; 1076 County Road 800E, Champaign, IL PIN: 29-26-09-100-007 & 009	Aguas Properties, LLC	06/23/2020 07/09/2020	Reconstruct a home destroyed by fire and construct an in-ground swimming pool
178-20-01 AG-1	A tract of land described as the South Central Tract in a Plat of Survey of the NE ¼ of the SE ¼ of Section 23, Newcomb Township; 2633 County Road 500E, Mahomet, Illinois PIN: 16-07-23-400-015	Joseph and Meredith Barnes	06/26/2020 07/06/2020	Construct a detached shed for agriculture use only and authorize a previously constructed swimming pool
182-20-01 AG-1	A 5.25 acre tract of land located in the SW ¼ of Section 15, Condit Township; 2734 County Road 900E, Dewey, Illinois PIN: 07-08-15-300-003	Phil and Sarah Wiese	06/30/2020 07/14/2020	Construct a detached shed and to authorize construction of a single family home with attached garage and 3 additional detached storage sheds

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JULY 2020

APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
184-20-01 AG-1	A two acre tract of land located in the NW Corner of the NE ¼ of the NE ¼ of Section 1, Scott Township; 575 County Road 1800N, Champaign, Illinois PIN: 23-19-01-200-002	Gary and Karla Gerdes	07/02/2020 07/14/2020	Construct a detached shed and a detached screened room
184-20-02 R-2	Lot 21 of Scottswood Subdivision, Section 15, Urbana Township; 304 Scottswood Drive, Urbana IL PIN: 30-21-15-132-021	Dave Kuetemeyer	07/02/2020 07/09/2020	Demolish the existing home that was damaged by fire and return the ground to a level grade
189-20-01 AG-1	A tract of land located in the W ½ of the NE ¼ of Section 11, Harwood Township; 2269 County Road 3500N, Ludlow, Illinois PIN: 11-04-11-200-004	Richard Peavler	07/07/2020 07/14/2020	Install a ground mounted solar array
190-20-01 AG-1	A tract of land in the N ½ of the NE ¼ of Section 5, Harwood Township; 1975 County Road 3600N, Ludlow, Illinois PIN: 11-04-05-200-003	Taylor Ritter	07/08/2020 07/15/2020	Construct an addition to an existing single family home
191-20-01 AG-1	The W ½ of the SE ¼ of Section 4, Mahomet Township; 2634 County Road 250E, Mahomet, IL PIN: 15-13-04-400-003	Maurice and Cindy Bell	07/09/2020 07/17/2020	Construct a single family home with attached garage
191-20-02 AG-1	A 2.09 acre tract of land located in the NW ¼ of Section 2, Somer Township; 2370 County Road 1600E, Thomasboro, Illinois PIN: 25-15-02-300-004	Ron and Debbie Raup	07/09/2020 07/17/2020	Construct an addition to an existing single family home
192-20-01 CR	A tract of land located in Part of the SE ¼ of Section 10, the SW ¼ of Section 11 and the NW ¼ of Section 14, Mahomet Township; 1003 Trillium Drive, Mahomet, IL PIN: 15-13-10-476-006, 11-376-002, 14-101-001	Champaign County Forest Preserve District	07/10/2020 07/21/2020	Construct an addition to the existing Museum of the Grand Prairie

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JULY 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
196-20-01 AG-1	Lot 2 of the Carolyn Fisher Subdivision, Section 12, Tolono Township; 1073 County Road 1200E, Tolono, Illinois PIN: 29-26-12-283-002	Michael and Kristin Beard II	07/14/2020 07/21/2020	Construct a detached garage and authorize a previously placed garden shed
196-20-02 CR	The West 264' of the East 660' of the North 330' of the SE ¼ of the SW ¼ of Section 35, Newcomb Township; 439 County Road 2425N, Mahomet, Illinois PIN: 16-07-35-300-027	Bryan Holderfield	07/14/2020 07/21/2020	Install 2 ground mounted solar arrays
197-20-01 R-1	Lot 25 of Richardson Estates Second Subdivision, Section 3, Urbana Township; 1912 Kenneth Street, Urbana, IL PIN: 30-21-03-428-002	Danny W. Ennis	07/15/2020 07/22/2020	Construct a detached storage shed
*198-20-01	Held for violation resolution			
198-20-02 CR	The South Tract of a Survey of Part of the NW ¼ of Section 26, Newcomb Township; Address to be assigned PIN: Part of 16-07-26-100-015	Kevin Applebee	07/16/2020 07/20/2020	Construct a detached storage shed for personal storage
202-20-01 R-1	A portion of Lot 10 of Flessner Subdivision; 2804 E. Concord Road, Urbana, Illinois PIN: 30-21-03-451-003	Nicholas Dillon	07/20/2020 07/29/2020	Construct a sunroom addition to an existing single family home and to construct a detached carport
203-20-01 R-1	Lot 26 of Park Hills Subdivision, Section 11, Mahomet Township; 1905 Golf Drive, Mahomet, IL PIN: 15-13-11-402-008	Brian and Erin Arends	07/21/2020 07/30/2020	Install an in-ground swimming pool with a minimum 4' non-climbable fence with a self-closing, self-latching gate
*204-20-01	Under review			
*209-20-01	Under review			
*210-20-01	Under review			
*210-20-02	Under review			
*211-20-01	Under review			
*212-20-01	Under review			
*212-20-02	Under review			

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

Permit Number; Zoning;	Property Description; Address; PIN	Owner Name	Date Applied Date Approved Date of Final Stabilization	Project (Related Zoning Case)
302-15-01 I-1	A tract of land located in the NE ¼ of Section 34, Tolono Township; 981 County Road 700N, Tolono, Illinois PIN: Pt. of 29-26-34-100-006	Eastern Illini Electric Coop	10/29/15 05/18/16	Construct an electrical substation
155-16-02 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	06/03/16 08/10/16	Construct a parking lot and bus shelter
195-16-01 CR	A 53.79 acre tract of land located in the NW ¼ of Section 8, Urbana Township; 1206 N. Coler Avenue, Urbana, Illinois PIN: 30-21-08-176-001	Champaign County Fair Association	07/13/16 08/02/16	Construct a detached storage shed
97-17-01 R-1	Lot 12, Lincolnshire Fields West 1 Subdivision, Section 21, Champaign Township; 3912 Clubhouse Drive, Champaign, Illinois PIN: 03-20-21-301-012	Tim and Toni Hoerr	04/07/17 04/27/17	Construct a single family home with attached garage and detached pool house
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 JULY 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
07/17/2020	294-19-03	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	A detached storage shed for personal storage and a single family home with attached garage
07/29/2020	290-18-02	A 7 acter tract of land located in the NE ¼ of the NE ¼ of Section 10, Mahomet Township; 1214 N. Lombard Street, Mahomet, Illinois PIN: 15-03-10-226-006	A detached building for a Contractor’s Facility with Outdoor Storage and Operations, <i>Classic Plumbing Systems, Inc.</i>

MONTHLY REPORT for AUGUST 2020¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in August and six cases were filed in August 2019. The average number of cases filed in August in the preceding five years was 1.6.

Two Zoning Board of Appeals (ZBA) meetings were held in August and four cases were completed. One ZBA meeting was held in August 2019 and four cases were completed. The average number of cases completed in August in the preceding five years was 3.6.

By the end of August there were 8 cases pending. By the end of August 2019 there were 14 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 August 2020 & August 2019

Type of Case	August 2020 2 ZBA meetings		August 2019 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	2	4	0
SFHA Variance	0	0	1	0
Special Use	1	2	1	2
Map Amendment	0	0	0	2
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	3	4	6	4
Total cases filed (fiscal year)	13 cases		36 cases	
Total cases completed (fiscal year)	13 cases		30 cases	
Cases pending*	8 cases		14 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 71.9% or the equivalent of 5.0 full time staff members (of the 7 authorized) present on average for each of the 21 work days in August.

Subdivisions

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

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 August can be summarized as follows:

- 18 permits for 17 structures were approved in August compared to 11 permits for 11 structures in August 2019. The five-year average for permits in August in the preceding five years was 18.2.
- 30 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including August 2020, July 2020, June 2020, March 2020, January 2020, December 2019, November 2019, October 2019, September 2019, August 2019, July 2019, April 2019, January 2019, February 2018, January 2018, October 2017, September 2017, April 2017, January 2017, February 2017, November 2016, September 2016, August 2016, July 2016, May 2016, April 2016, March 2016, February 2016, December 2015, and October 2015).
- 8.3 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$4,516,00 was the reported value for the permits in August compared to a total of \$1,265,716 in August 2019. The five-year average reported value for authorized construction in August was \$1,701,542.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including August 2020, June 2020, May 2020, 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, and September 2015).
- \$6,607 in fees were collected in August compared to a total of \$2,727 in August 2019. The five-year average for fees collected in August was \$4,107.
- 29 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including August 2020, July 2020, June 2020, March 2020, December 2019, November 2019, October 2019, April 2019, December 2018, November 2018, October 2018, March 2018, February 2018, January 2018, December 2017, October 2017, June 2017, March 2017, January 2017, November 2016, October 2016, August 2016, April 2016, March 2016, February 2016, January 2016, December 2015, October 2015, and September 2015).

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Table 2. Zoning Use Permits Approved in August 2020

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				6	0	2,231,000
Other	2	0	47,597	16	0	599,081
SINGLE FAMILY Resid.: New - Site Built	1	933	430,000	12	6,164	4,080,000
Manufactured						
Additions	4	419	82,200	17	2,881	623,745
Accessory to Resid.	5	1,029	155,029	40	8,666	1,389,311
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			8.27 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood	1	0	0	11	0	0
COMMERCIAL: New				1	257	32,000
Other				2	2,013	850,350
INDUSTRIAL: New				1	0	250,000
Other						
OTHER USES: New	1	3,633	3,700,000	1	3,633	3,700,000
Other						
SIGNS	3	495	51,178	5	983	57,678
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	1	98	50,000	11	867	132,150
TOTAL APPROVED	18/16	\$6,607	\$4,516,004	123/101	\$25,464	\$13,945,315

*18 permits were issued for 16 structures in August 2020; 17 permits require inspection and Compl. Certif.

◇ 123 permits have been issued for 101 structures since 1/1/20

NOTE: Home occupations and Other permits (change of use, temporary use) total 22 since 1/1/20, (this number is not included in the total number of structures).

11 Zoning Use Permit Apps. were *received* in August 2020 and 6 of those were *approved*.

12 Zoning Use Permit App.s *approved* in August 2020 had been *received* in prior months.

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- There were 9 lot split inquiries and 158 other zoning inquiries in August.
- Four rural addresses and four rural address changes were issued in August.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in 2020.

Table 3. Best Prime Farmland Conversion in 2020

	August 2020	2020 to date
Zoning Cases. Approved by the ZBA, a Zoning Case August 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 August 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	0.00 acre	0.00 acre
Zoning Use Permits. Approved by the Zoning Administrator, a Permit August 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	2.146 acres
Agricultural Courtesy Permits	0.00 acres	2.50 acres
TOTAL	0.00 acres	4.646 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- No Zoning Compliance Inspections were made in August.
- No Zoning Compliance Certificate was issued in August for a total of 35 so far in 2020. The 2020 budget anticipated a total of 252 compliance inspections and certificates for an average of 4.8 certificates per week.

Zoning and Nuisance Enforcement

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

- 8 new complaints were received in August compared to 16 new complaints received in August 2019. No complaint was referred to another agency in August and no complaint was referred to another agency in August 2019.
- 32 enforcement inspections were conducted in August compared to 14 inspections in August 2019.
- No contact was made prior to written notification in August and none was made in August 2019.
- 32 investigation inquiries were made in August. The 2020 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 10 complaints were resolved in August and 59 complaints were left open (unresolved).
- 3 First Notices and no Final Notice were issued in August and 2 First Notices and one Final Notice were issued in August 2019. The budget anticipated a total of 30 First Notices for 2020.
- One case was referred to the State’s Attorney’s Office in August and none were referred in August 2019. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2020.
- 2 violations and 10 complaints were resolved in August compared to no cases that were resolved in August 2019. The budget anticipated a total of 48 resolved cases in 2020.
- 478 complaints and violations remain open at the end of August compared to 417 open cases at the end of August 2019.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in August 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 August 2020

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

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Table 4. Enforcement Activity During August 2020

	FY2019 TOTALS ¹	Jan. 2020	Feb. 2020	March 2020	April 2020	May 2020	June 2020	July 2020	Aug. 2020	Sep. 2020	Oct. 2020	Nov. 2020	Dec. 2020	TOTALS ¹ FY2020
Complaints Received	95	10	10	8	5	14	16	14	8					85
Initial Complaints Referred to Others ²	3	1	0	0	0	0	0	0	0					1
Inspections	393	45	17	26	34	24	25	39	32 ⁷					242 ⁸
Phone Contact Prior to Notice	2	0	1	0	0	3	2	1	0					7
Complaints Resolved	22	5	4	7	5	4	9	7	10 ⁹					51 ¹⁰
Open Complaints³	26	30	36	37	37	47	54	61	59					59
New violations	31	3	1	3	3	1	2	5	3					21
First Notices Issued	24	3	1	3	3	1	2	5	3					21
Final Notices Issued	5	2	0	2	0	0	1	0	0					5
Referrals to SAO ⁴	5	0	2	0	0	0	0	0	1					3
Violations Resolved ⁵	42	1	2	1	4	1	0	1	2 ¹¹					12 ¹²
Open Violations⁶	410	412	411	413	412	412	414	418	419					419¹³
TOTAL Open Complaints & Violations	436	442	448	4501	449	459	468	479	478					478

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation 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.
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 7 of the 32 inspections performed were for the complaints received in August 2020.
8. 55 inspections of the 210 inspections performed in 2020 were for complaints received in 2020.
9. 3 of the complaints resolved in August 2020 were received in August 2020.
10. 22 complaints resolved in 2020 were received in 2020.
11. None of the violations resolved in August were for complaints that had been received in August 2020.
12. None of the violations resolved in 2020 were for complaints that were also received in 2020.
13. Total open violations include 20 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 20 cases are currently active cases in Champaign County Circuit Court. At the end of 2004 there were 312 Open Violations.

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
284-19-02 R-5	A 23 acre tract of land located in the NE ¼ of Section 4, Urbana Township; #93 Captiva Street; and, commons area of Northwood Estates, Urbana, Illinois PIN: 30-21-04-201-040	Strive Communities /Northwood Estates MHP	10/11/19 08/28/20	Install 2 freestanding signs, one at each location
284-19-04 R-5	Part of the West ½ of the SW ¼ of Section 10, Urbana Township; Lot 15 and Lot 44 in Carriage Estates MHP, Urbana, Illinois PIN: 30-21-10-301-002	Strive Communities /Carriage Estates MHP	10/11/19 08/19/20	Install 2 freestanding signs, one at each location
284-19-07 R-5	A 41 acre tract of land located in the SE ¼ of Section 4, Urbana Township; #2 Richard Drive, Urbana, Illinois PIN: 30-21-04-451-003	Strive Communities /Ivanhoe Estates MHP	10/11/19 08/28/20	Install one freestanding sign
139-20-01 AG-1/CR	121.79 acres located in the E ½ of the SW ¼, Part of the W ½ of the SE ¼, Part of the SW ¼ of the NW ¼, the SE ¼ of the NW ¼, and Part of the SW ¼ of the NE ¼ of Section 12, Sidney Township; 2242 County Road 1000N, Sidney, Illinois PIN: 24-28-11-300-018	Lynn Robbins, Nexamp, Inc.	05/19/20 08/12/20	Develop one 2 megawatt (MW) Community PV SOLAR FARM, including access road and wiring CASE: 903-S-19
174-20-03 AG-1	A tract of land being a Part of the SE ¼ of the NE ¼ of Section 17, East Bend Township; 3367 County Road 800E, Dewey, Illinois PIN: 10-02-17-200-014	Karen Harrison	06/22/20 08/13/20	Construct a detached garage CASE: 976-AV-20
204-20-01 CR	Two tracts of land comprising 36.5 acres located in Part of the SW ¼ of the NE ¼ and Part of the NW ¼ of the SE ¼ of Section 23, Newcomb Township; 473 County Road 2675N, Mahomet, Illinois PIN: 16-07-23-200-008/007	Travis Heath	07/22/20 08/28/20	Develop a four acre pond CASES: 960-S-19 & 975-V-20

 Land Disturbance Erosion Control Permit also required

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Planning & Zoning Monthly Report
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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
209-20-01 AG-1	A tract of land located in the NE Corner of the S ½ of the SE ¼ of Section 7, Raymond Township; 419 County Road 1900E, Sidney, Illinois PIN: 21-34-07-400-002	David Perry	07/27/20 08/07/20	Construct 2 additions to an existing single family home
210-20-01 AG-1	A tract of land being a Part of the NE ¼ of Section 12, Colfax Township; 573 County Road 1100N, Champaign, Illinois PIN: 05-25-12-200-003	Chris and Karen Bickers	07/28/20 08/11/20	Construct a detached storage shed
210-20-02 AG-2	Part of the NW ¼ of the SW ¼ of Section 2, Urbana Township; 2002 N. High Cross Road, Urbana, Illinois PIN: 30-21-02-302-005	Robert W. Bales	07/28/20 08/11/20	Construct a carport addition to an existing detached garage
212-20-01 AG-1	A tract of land located in the SE ¼ of Section 5, Scott Township; 3307 S. Barker Road, Champaign, Illinois PIN: 23-19-25-400-005	Ronald W. Lyman	07/30/20 08/13/20	Construct a detached garage
212-20-02 CR	Lot 2 of West's Replat of Part of Riverview Subdivision, Section 32, South Homer Township; 2668 South Homer Lake Road, Homer, Illinois PIN: 26-24-32-402-010	Shawn McGarigle	07/30/20 08/14/20	Construct a detached garage
217-20-01 CR	Lot 1 of Pepper Ridge Subdivision, Section 23, St. Joseph Township; 1288 County Road 2075E, St. Joseph, Illinois PIN: 28-22-33-200-009	Jim and Carol Neilson	08/04/20 08/14/20	Construct an addition to an existing single family home
218-20-01 AG-1	Lot 6 of Nature's Landing Subdivision, Section 25, Newcomb Township; 2571 Natures Lane, Mahomet, IL PIN: 16-07-25-251-007	Megan and Bob Huppert	08/05/20 08/17/20	Construct a single family home with attached garage

 Land Disturbance Erosion Control Permit also required

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN AUGUST 2020

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
219-20-01 CR	A tract of land located in the SW Corner of the SW ¼ of Section 21, Kerr Township; 2704 County Road 3200N, Penfield, Illinois PIN: 13-06-21-300-013	Harlin Park	08/06/20 08/17/20	Install a ground mounted solar array
220-20-01 AG-1	A tract of land being a Part of the NW ¼ of the NE ¼ of Section 9, Pesotum Township; 855 County Road 500N, Tolono, Illinois PIN: 18-32-09-200-005	Martin and Theresa Hildreth	08/07/20 08/18/20	Construct an addition to an existing detached storage shed
*226-20-01	Under review			
227-20-01 AG-1	Lot 3 of the Brock Subdivision, Section 25, Newcomb Township; 585 County Road 2600N, Mahomet, Illinois PIN: 16-07-25-226-003	Brian and Jill Schroeder	08/14/20 08/31/20	Construct a detached garage
227-20-02 AG-1	A tract of land in the W ½ of the NW ¼ of Section 33, Rantoul Township; 1471 County Road 2500N, Thomasboro, Illinois PIN: 20-09-33-200-004	Dan Ehler	08/14/20 08/31/20	Construct a detached garage destroyed by a wind storm
*231-20-01	Under review			
*238-20-01	Under review			
*241-20-01	Under review			
*244-20-01	Under review			

Land Disturbance Erosion Control Permit also required

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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 AUGUST 2020

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
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07/29/2020	290-18-02	A 7 acter tract of land located in the NE ¼ of the NE ¼ of Section 10, Mahomet Township; 1214 N. Lombard Street, Mahomet, Illinois PIN: 15-03-10-226-006	A detached building for a Contractor’s Facility with Outdoor Storage and Operations, <i>Classic Plumbing Systems, Inc.</i>