



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE AGENDA

County of Champaign, Urbana, Illinois

Thursday, August 5, 2021 - 6:30 p.m.

Shields-Carter Meeting Room

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

Committee Members:

Eric Thorsland – Chair

Aaron Esry – Vice-Chair

Stephanie Fortado

Mary King

Kyle Patterson

Jacob Paul

Chris Stohr

THIS MEETING WILL BE CONDUCTED IN PERSON

This meeting will also be live streamed at: <https://www.youtube.com/ChampaignCountyIL>

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II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. June 10, 2021	1 - 4
V. Public Participation	
VI. Communications	
VII. New Business: For Information Only	
A. Governor's Office Procedures to Appoint Local Officials to Pending Mahomet Aquifer Council (<i>verbal only – no handouts</i>)	
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A. Recreation & Entertainment License: Generations Music Booking, NFP for live bands at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana for September 2, 2021 – September 5, 2021	13 - 21

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)
August 5, 2021 Agenda

- X. New Business: Items to be Recommended to the County Board
 - A. Proposed Change of Street Name for Walnut Lane 22 - 23
 - B. **Subdivision Case 206-21 Frances Wood Estate Subdivision.** Final Plat Approval of a One-Lot Minor Subdivision located in the Southwest Quarter of Section 19 and the Northwest Quarter Of Section 30 of Township 17N – Range 8E of the Third Principal Meridian in Pesotum Township and commonly known as the farmhouse at 602 CR 200N, Pesotum. 24 - 61
 - C. **Zoning Case 008-AT-21.** Amend the Champaign County Zoning Ordinance by amending Section 5.2 by adding “Agronomic Research and Training Facility” as a Special Use Permit in the AG-1 Agriculture and AG-2 Agriculture Zoning Districts. 62 - 65
- XI. Other Business
 - A. Monthly Reports
 - i. May 2021 66 - 75
 - ii. June 2021 76 - 85
- XII. Chair’s Report
- XIII. Designation of Items to be Placed on the Consent Agenda
- XIV. Adjournment



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

MINUTES – Subject to Review and Approval

DATE: Thursday, June 10, 2021
TIME: 6:30 p.m.
PLACE: Shields-Carter Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802
and remote participation via Zoom

Committee Members

Present	Absent
Aaron Esry (Vice-Chair)	
Stephanie Fortado	
Mary King	
Kyle Patterson	
	Jacob Paul
Chris Stohr	
Eric Thorsland (Chair)	

County Staff: John Hall (Zoning Administrator), Susan Monte (Planner), and Mary Ward (Recording Secretary)

Others Present: None

MINUTES

I. Call to Order

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

II. Roll Call

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

III. Approval of Agenda/Addendum

MOTION by Ms. Fortado to approve the agenda, seconded by Ms. King.

Upon voice vote, the **MOTION CARRIED** unanimously to approve the Agenda.

IV. Approval of Minutes

A. May 6, 2021

MOTION by Mr. Esry to approve the minutes of the May 6, 2021 meeting, seconded by Mr. Patterson.

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

V. Public Participation

Cheryl Burr – spoke on the Walnut Lane issue. She stated that they have provided four letters from the neighborhood protesting the name change. There are only seven houses on this cul-de-sac. Some of the

40 residents have lived there 40-50 years and some are new. They have done some research and it appears
41 that there are three addresses that have some issues. It seems the problems are more with deliveries but do
42 not see that there's been any problem with emergency services.

43
44 Maren Brucker – Walnut Lane issue. Stated they would really appreciate not having to change their
45 addresses. It can be very expensive to change all their legal documents like trusts, etc. Would need to hire a
46 lawyer to take care of that.

47
48 Scott Burge – stated he was present to listen regarding the Zoning Code change for the Agronomic Research
49 facility.

50
51 Elmer Zuehls – Walnut Lane issue. Mr. Zuehls stated they are against the name change. The biggest reason is
52 they are North Walnut Lane, Mahomet and the other is South Walnut Street. There is a difference in the
53 name of the street and one is North and the other is South.

54
55 **VI. Communications**

56 Chris Stohr would like for ELUC to discuss Environmental topics that could be funded through ARPA funds.
57 Mr. Thorsland said there is a possibility to have discussion in September prior to the ELUC meeting and if
58 more discussion is needed have an additional meeting after that.

59
60 **VII. New Business: For Information Only**

61 A. Mahomet Aquifer Council Update – Ms. Monte gave an update on the status of Senate Bill 2515, which
62 passed both house of the Illinois General Assembly this May and was sent to the Governor on June 17,
63 2021. Senate Bill 2515 creates the Mahomet Aquifer Council. In two to three months the Governor will
64 be able to appoint a 25-person Council, to include seven members to represent local government bodies
65 located over the Mahomet Aquifer. Responsibilities of the Council are to: 1.) review, evaluate and make
66 recommendations regarding State laws, regulations and procedures that relate to the Mahomet Aquifer;
67 2.) review, evaluate and make recommendations regarding the State's efforts to implement this Act that
68 relate to the quality of the Mahomet Aquifer; 3.) review, evaluate and make recommendations regarding
69 current and potential contamination threats to the water quality of the Mahomet Aquifer; and 4.) make
70 recommendations relating to actions that might be taken to ensure the long-term protection of the
71 Mahomet Aquifer.

72
73 Mr. Stohr suggested that Planning and Zoning should inquire about how to request representation for
74 Champaign County on the Mahomet Aquifer Council so the County Board might seek to have a
75 representative on that Council. Mr. Patterson asked if the local government officials need to be elected
76 officials or if that could be staff. Ms. Monte stated that it was not clear if appointed Council represented
77 could be elected or staff. With only seven local government representative spots for the 15 counties and
78 all the municipalities that are located over the Aquifer, obtaining a spot on the Council may be highly
79 competitive. The County Board may want to take a regional approach with other local government
80 entities to collaborate on representation on this Council.

81
82 **VIII. New Business: Items to be Approved by ELUC**

83 A. Recreation & Entertainment License: Fisher Community Fair, 226 E. Sangamon Avenue, Fisher for
84 July 6 – July 10, 2021

85
86 **Motion** by Mr. Esry and seconded by Ms. King to approve the Recreation & Entertainment License for the
87 Fisher Community Fair.

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

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

A. Zoning Case 008-AT-21: Amend the Champaign County Zoning Ordinance by Amending Section 5.2 by adding “Agronomic Research and Training Facility” as a Special Use Permit in the AG-1 Agriculture and AG-2 Agriculture Zoning Districts.

Motion by Mr. Stohr and seconded by Mr. Esry to place on file for a 30-day review period.

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

There was brief discussion on this item. A straw poll was taken, and the committee was in favor of this proposed ordinance change. This will be on the August agenda.

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

A. Proposed Change of Street Name for Walnut Lane

Mr. Thorsland began discussion on this issue; feels like we received good feedback from the residents and would like to see more discussion on this with staff, the village, and residents in the unincorporated parts. He would like to know more and have discussion with the village as they brought this up. It appears that the North of Walnut was dropped a few years ago. When Mr. Hall was asked about this, he said that Walnut Lane was never officially named North Walnut Lane. Also, Mahomet has done away with the South designation and the street in the village is just Walnut Street. He said Walnut Lane has only ever been Walnut Lane although when you go into the old tax records there was a North appended to it and no one is sure how that happened.

Mr. Thorsland proposed possibly officially naming it North Walnut Lane. GIS staff came up with a proposed list of names. Mr. Hall said from the GIS staff perspective adding North would make it more out of conformance with the standards than just Walnut Lane. METCAD has been consulted and they are on board with Hazelnut Lane, but they are not with keeping it Walnut Lane. Mr. Patterson asked why the village brought this up. Mr. Hall said there were a number of missed deliveries this past year but there have not been any issues with emergency services.

Ms. King asked how many people would be affected if Walnut St. was asked to change its name. Mr. Hall stated that there are more than twice as many residential lots on Walnut St. in Mahomet. Walnut Street existed before Walnut Lane. Mr. Esry asked if the reason Walnut Lane is out of compliance is because it was platted later. This is correct. The reason it is out of compliance is that there are two streets with the same primary name of Walnut. The fact that one is a Street and one a Lane does not make it conform. Mr. Esry stated that although he would hate to make the people of Walnut Lane change their address, it would make sense to do so as it platted last. Upon checking phone apps, committee members could get options for both North Walnut Lane and South Walnut Street.

Ms. Fortado asked for the rules to be suspended so that a member of the public could speak.

Maren Brucker stated they were forced to change to North Walnut Lane when the 9-1-1 system came in. All the houses numbers were originally single digit. They were originally 2 Walnut Lane and were eventually forced, by the Post Office, to change it to 914 North Walnut Lane. They were never North Walnut Lane before that. Up until that system came in, they were single digit house numbers and just Walnut Lane. The question was asked if they knew when that change happened. She did not have an exact date, but it was when 9-1-1 addresses came into being. Cheryl Burr said she understands trying to do away with the N/S designations, but there are a lot of other issues that need to be addressed with

138 Mahomet addresses. Mr. Zuehls said that the street numbering system they are at 916 N. Walnut Lane
139 and there is a 916 S. Walnut St. in Mahomet. 916 S Walnut in Mahomet is the house that faces Division
140 Street. He also thought their numbering system was supposed to align with the county road system.

141
142 Mr. Thorsland asked if there was any documentation regarding the 9-1-1 change and when that came
143 through. Mr. Esry asked if Mr. Hall remembered when the 9-1-1 addresses came in. He believed it was
144 the mid- '90's. Mr. Esry said if they were made to change to North Walnut at that time, is it recorded
145 somewhere? Thinks we need to investigate this some more. Mr. Thorsland asked the staff to check into
146 when METCAD asked for the number change and if it was at that time that the North was added. Also,
147 have the residents been shown the GIS suggested alternate names? Can we send that to the residents
148 and have them rank their choices?

149
150 Ms. Fortado understands that it's hard to change a long-standing street name. She is mostly concerned
151 about emergency services and safety. She is OK with waiting and getting answers. Mr. Thorsland wants
152 to be as fair as possible to the residents of Walnut Lane. If we have to make a change, we want as much
153 input from them as possible. He asked if METCAD had made official input about this. Mr. Hall said at the
154 staff level, the name change was discussed. METCAD is there for public safety and they feel it doesn't
155 match the standards and they'll always be on the side of public safety.

156
157 **Motion** by Mr. Patterson and second by Ms. King to continue this item until the August meeting.

158
159 Upon voice vote, the **MOTION CARRIED** unanimously to continue until August.

160
161 **XI. Other Business**

- 162 A. Monthly Reports
- 163 i. April 2021

164
165 The April report was received and placed on file. Mr. Stohr asked about the number of complaints that
166 were open at the end of April. Mr. Hall said there is one person that works on this full time. The backlog
167 goes back to 2004 when we went through four directors in five years. Ms. Fortado asked if a short-time
168 staff person would help to get rid of the backlog. They have tried that with interns, but you still need a
169 full-time staff person to vet them. A full-time staff person working for a short or limited time might be
170 an option.

171
172 **XII. Chair's Report**

173 There was no Chair's Report.

174
175 **XIII. Designation of Items to be Placed on the Consent Agenda**

176 None

177
178 **XIV. Adjournment**

179 Mr. Thorsland adjourned the meeting at 7:27 p.m.

180
181 *Please note the minutes reflect the order of the agenda and may not necessarily reflect the order of business*
182 *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: July 23, 2021
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and County Recycling Coordinator
RE: Material Management Advisory Committee Report to IL General Assembly

ACTION

REQUESTED: For Information Only

On July 1, 2021, the Statewide Materials Management Advisory Committee issued its report to the General Assembly. The Committee was charged with investigating current recycling and solid waste practices and recommending options to the Illinois General Assembly to divert wastes from Illinois landfills, and to improve the form and content of county waste management plans required by Illinois law.

Key Committee recommendations are listed below. In blue text, I include additional comments about a few recommendations that have potential to benefit solid waste management planning in Champaign County in the near-term.

- 1) Establish statewide landfill diversion targets of 40% by 2025, 45% by 2030, and 50% by 2035 (current rate is 37%);
- 2) Employ a stratified approach to strategically target materials for diversion from Illinois landfills;
- 3) Increase the statewide support from existing funding and without additional revenue for materials management programs by as much as \$3.375 million per State Fiscal Year by State Fiscal Year 2027;
- 4) Create a Statewide Market Development Advisory Board to review and approve viable public and private sector diversion projects to receive state support;
- 5) Appropriate funding to support the statewide recycling and composting infrastructure grant programs; **Starting in State Fiscal Year 2023 (July 1, 2022), IEPA plans to issue two rounds of a new competitive grant program to support composting programs and recycling programs.**
- 6) Enhance the level of state support for household hazardous waste collections; **IEPA will provide full support of HHW transportation and processing costs for up to five new HHW collection facilities in qualifying areas of the state (Champaign County included) starting in State Fiscal Year 2023.**
- 7) Develop and continue to support a statewide materials management education campaign;
- 8) Develop sophisticated data management systems within state government to track and map landfill diversion opportunities available to the public; and
- 9) Adopt a consistent and simplified statewide approach to local government solid waste and materials management planning and reporting. **Champaign County will use the new template for the update of the Champaign County Solid Waste Management Plan scheduled for completion in 2022.**

The recommendations are discussed in greater detail in the full Committee report, available for download at <https://www2.illinois.gov/epa/topics/waste-management/materials-management/Pages/Materials-Management-Advisory-Committee.aspx>.

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DATE: July 23, 2021
TO: Environment and Land Use Committee
FROM: Susan Monte, Planner and County Recycling Coordinator
RE: Proposed Work Plan for Completion of Champaign County Solid Waste Management Plan Five-Year Update

ACTION

REQUESTED: Receive & Place On File to Allow a 30-Day Review Period

Background

The Solid Waste Planning and Recycling Act, 415 ILCS 15, requires that each Illinois county is responsible for reviewing and updating its solid waste management plan every five years.

The Champaign County Solid Waste Management Plan Five-Year Update was last adopted by Champaign County on November 21, 2017. The next Five-Year Update is planned for completion in 2022.

The Illinois Materials Management Advisory Committee Report to the General Assembly dated July 1, 2021 includes the new uniform “County Solid Waste Plan Update Template” intended to be used as a guide for updating county solid waste plans. The Template replaces the county solid waste management plan update template in use for more than 25 years in Illinois. Attachment A contains a Detailed Outline of Plan Sections based on the Template.

The proposed update to the Champaign County Solid Waste Management Plan utilizing the required Template is fully consistent with the intent of Champaign County Land Resource Management Plan (LRMP) Objective 6.4. Attachment B contains LRMP Objective 6.4 and Priority Items 6.4a and 6.4b.

Request ELUC Approval of Proposed Work Plan and Timeline

Attachment C outlines the proposed Work Plan and Timeline. The Champaign County Recycling Coordinator is considered the County Solid Waste Planning Coordinator and will serve as SWMP update project manager. The proposal is to complete the proposed SWMP update project as possible with currently available resources.

Attachments:

- A Detailed Outline of Plan Sections based on “County Solid Waste Plan Update Template”
- B Champaign County LRMP Objective 6.4 and Priority Items
- C Proposed Work Plan Timeline

Template - Detailed Outline of Plan Sections

Materials Management Advisory Committee Subcommittee on Local Government Support County Solid Waste Plan Update Template

Introduction

This outline serves as a guide to Illinois counties to write Plan Updates, as required by the Solid Waste Planning and Recycling Act. The table of contents for county Plan Updates shall be as follows:

- A. Executive Summary
- B. Current Plan Implementation Status
- C. Existing Infrastructure Report
- D. Waste Generation Assessment
- E. Proposed Material Management Programs
 - 1. List of Diverted Items
 - 2. Traditional Recycling Efforts
 - 3. Organics Recycling Efforts
 - 4. Non-Traditional Recycling Efforts
 - 5. Other Recycling Efforts
- F. Public Education and Outreach
- G. Partnerships, Policy, and Funding (Optional Section)
- H. Summary of Recommendations

All Plan Updates should be put in this order, or if an alternative format is utilized a checklist should accompany the Plan Update noting on what pages the outlined materials are presented.

Two additional sections are included in the detailed outline below that are not sections of the Plan Update. These include special provisions for counties with a population of less than 100,000 (Section I, Special Provisions for Counties with Populations less than 100,000), and requirements for submission of future Plan Updates (Section J, Submission of Plan Updates).

The Exhibits to this outline are numbered to correspond with the outline section to which they relate.

Exhibit E-1	List of Recyclable Materials
Exhibit E-2	Recommendations for Traditional Recycling Efforts
Exhibit E-3	Recommendations for Organics Recycling Efforts
Exhibit E-4	Recommendations for Non-Traditional Recycling Efforts
Exhibit F	Education and Outreach
Exhibit G	Partnerships, Policy and Funding (Optional)

A. Executive Summary

1. One- to two-page summary of status of recycling in the County, goals for next planning period, and summary of critical recommendations.

Template - Detailed Outline of Plan Sections

B. Current Plan Implementation Status

1. Review of progress on recommendations from current plan noting barriers to progress where appropriate
2. Summary of current programs and diversion activities, if not represented in the above review
3. Use standardized reporting metrics (such as waste diversion and generation rates) to be designated and provided by the Agency

C. Existing Infrastructure Report

1. This information can be sourced from the recycling infrastructure maps available from the Illinois Environmental Protection Agency.
2. Existing Landfills utilized by county
 - a. Location and expected life
 - b. Plans for expansion if any
3. Summary of other facilities utilized by county
 - a. MRFs
 - b. Transfer Stations
 - c. C&D facilities
 - d. Household Hazardous Waste collection facilities
 - e. Composting facilities
 - f. Recycling Drop-Off facilities
 - g. Scrap Metal facilities

D. Waste Generation Assessment

1. Waste generation
 - a. Use locally compiled data, where available
 - b. Alternative: use state reports and data sourced by the Illinois EPA

E. Proposed Material Management Plans

1. List of Materials to Target for Diversion
 - a. See **Exhibit E-1: Materials to Target for Diversion** for a matrix of materials and diversion ratings from the Measurement Subcommittee
 - b. Use of US EPA “Managing and Transforming Waste Tool” provides assistance in the area of the Plan
2. Traditional Material Diversion Efforts
 - a. Current items recycled
 - b. Additional Items to be diverted
 - c. Recycling goals/recommendations for traditional recycling items
 - d. Encourage identification of 7 or more recommended strategies from the suggestions in **Exhibit E-2: Recommendations for Traditional Recycling**, or similar or related strategies
 - e. Implementation schedule
3. Organics Material Diversion Efforts
 - a. Current items recycled
 - b. Additional items to be diverted
 - c. Recycling goals/recommendations for organics recycling items

Template - Detailed Outline of Plan Sections

- d. Encourage identification 5 or more recommended strategies from the suggestions in *Exhibit E-3: Recommendations for Organics Recycling* or similar or related strategies
- e. Implementation schedule
- 4. Non-traditional Material Diversion Efforts
 - a. Current items recycled
 - b. Additional items such as HHW, electronics, hard-to-recycle materials
 - c. Recycling goals/Recommendations for non-traditional items
 - d. Encourage identification of at least 1 recommended strategy from the suggestions in *Exhibit E-4: Recommendations for Non-Traditional Recycling*, or similar or related strategy
 - e. Implementation schedule
- 5. Other programs/technologies such as waste-to-energy, anaerobic digesters, etc.
- 6. Disposal Efforts
 - a. Facilities to be relied upon for disposal located in-county and out-of-county
 - b. Regional pollution control facility siting ordinance provisions
 - c. Identify recommendations that determine which kinds of pollution control facilities are allowed in your county

F. Public Education and Outreach

Plans should describe efforts to promote the recycling measures discussed in Section E above. Elements of the Education and Outreach sections of the Plan should follow the recommendations given in *Exhibit F: Education and Outreach*.

G. Partnerships, Policy, and Funding (Optional)

This section is optional. This Section can be used to explore additional methods to increase and improve recycling efforts described in the Plan. A suggested list of topics is included in *Exhibit G: Partnerships, Policy and Funding*.

H. Summary of Recommendations

Use enough space as necessary to provide a concise summary of the goals and recommendations set forth in Sections E (Diversion Programs), F (Public Education and Outreach) and G (Partnerships, Policy & Funding) of the Plan.

I. Special Provisions for Counties with Populations Less than 100,000 - N/A**J. Plan Updates**

- 1. Filing of initial Plan Updates after implementation of the new format
 - a. For counties that have completed a Plan Update in or after 2016, the Plan Update conforming to the new format outlined herein is due upon the next 5-year Plan Update deadline.
 - i. However, if the 5-year Plan Update renewal date falls within 6 months of the date when the new format is available, an automatic 1-year extension is granted.

Template - Detailed Outline of Plan Sections

- b. For counties with a plan updated completed prior to 2016, a plan update conforming to the new format outlined herein is due within 18 months of the date that the new format is implemented.
2. Future Plan Updates (those submitted after the initial new format Plan Update is adopted) shall be due every five years, beginning five years after the date of the last Plan Update.
 - a. For any county, a written statement by the county's designated Recycling Coordinator affirming that the prior Plan Update has been reviewed and no significant changes have occurred to necessitate revisions to the Plan shall satisfy the requirement to complete the Future Plan Update.

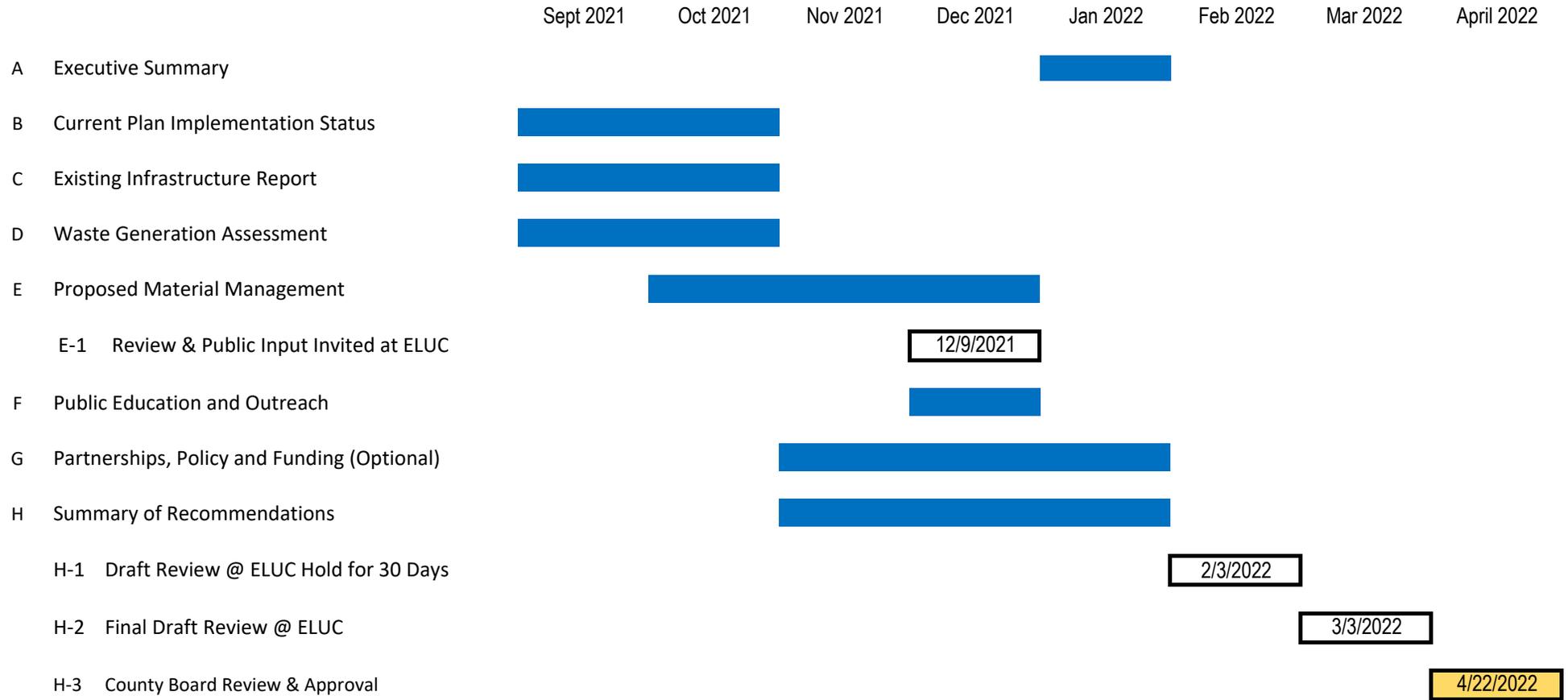
Excerpt of Champaign County Land Resource Management Plan Goals and Objectives

GOAL 6 PUBLIC HEALTH AND PUBLIC SAFETY

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

<p>Objective 6.4 COUNTYWIDE WASTE MANAGEMENT PLAN Champaign County will develop an updated <i>Champaign County Waste Management Plan</i> by 2015 to address the re-use, recycling, and safe disposal of wastes including: landscape waste; agricultural waste; construction/demolition debris; hazardous waste; medical waste; and municipal solid waste.</p>	<p>Priority Item 6.4a Submit proposal to ELUC and County Board regarding the comprehensive update of the Champaign County Waste Management Plan Potential Responsible Party: County Planner Suggested Timeframe: Mid Term Funding Source: County General Fund</p> <p>Priority Item 6.4b Proceed with ELUC recommendations regarding the preparation of an updated waste management plan for unincorporated Champaign County. Potential Responsible Party: County Planner Suggested Timeframe: Mid Term Funding Source: to be determined</p>
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Proposed Champaign County Solid Waste Management Plan Update Work Plan Timeline



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

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

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

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

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

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

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

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

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

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

1. Name of Corporation exactly as shown in articles of incorporation and as registered:
Generations Music Booking, NFP
2. Date of Incorporation: 3/14/2013 State wherein incorporated: IL

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

N/A

Give first date qualified to do business in Illinois: _____

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

2507 S Neil St., Champaign IL 61820

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

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

Name of Officer: See attached Title: _____

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, **place** and **date** of naturalization: _____

Residential Addresses for past three (3) years: _____

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

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

AFFIDAVIT

(Complete when applicant is an Individual or Partnership)

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

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

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

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

Notary Public

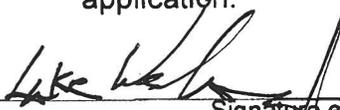
AFFIDAVIT

(Complete when applicant is a Corporation)

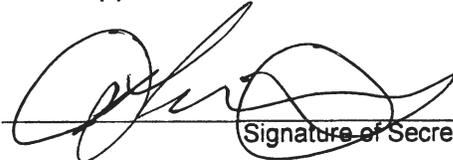
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose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

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

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



Signature of President

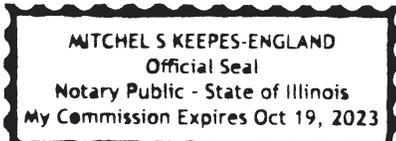


Signature of Secretary

N/A

Signature of Manager or Agent

Subscribed and sworn to before me this 28 day of June, 2021.





Notary Public

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



Asstchment to R&E License Application, Part D #6

Non-Profit Board Members:

Luke Welchel, President

908 S Kickapoo St, Lincoln IL 62656

Date elected/appointed: 3/14/2013

Social Security: **REDACTED**

Date of Birth: 5/23/1985

Citizenship: USA

Zack Embery, Vice President

125 N Union St, Lincoln IL 62656

Date elected/appointed: 8/1/2017

Social Security: **REDACTED**

Date of Birth: 8/5/1990

Citizenship: USA

James Eisenmenger, Secretaty/Treasurer

1798 County Road 700N, Sidney IL 61877

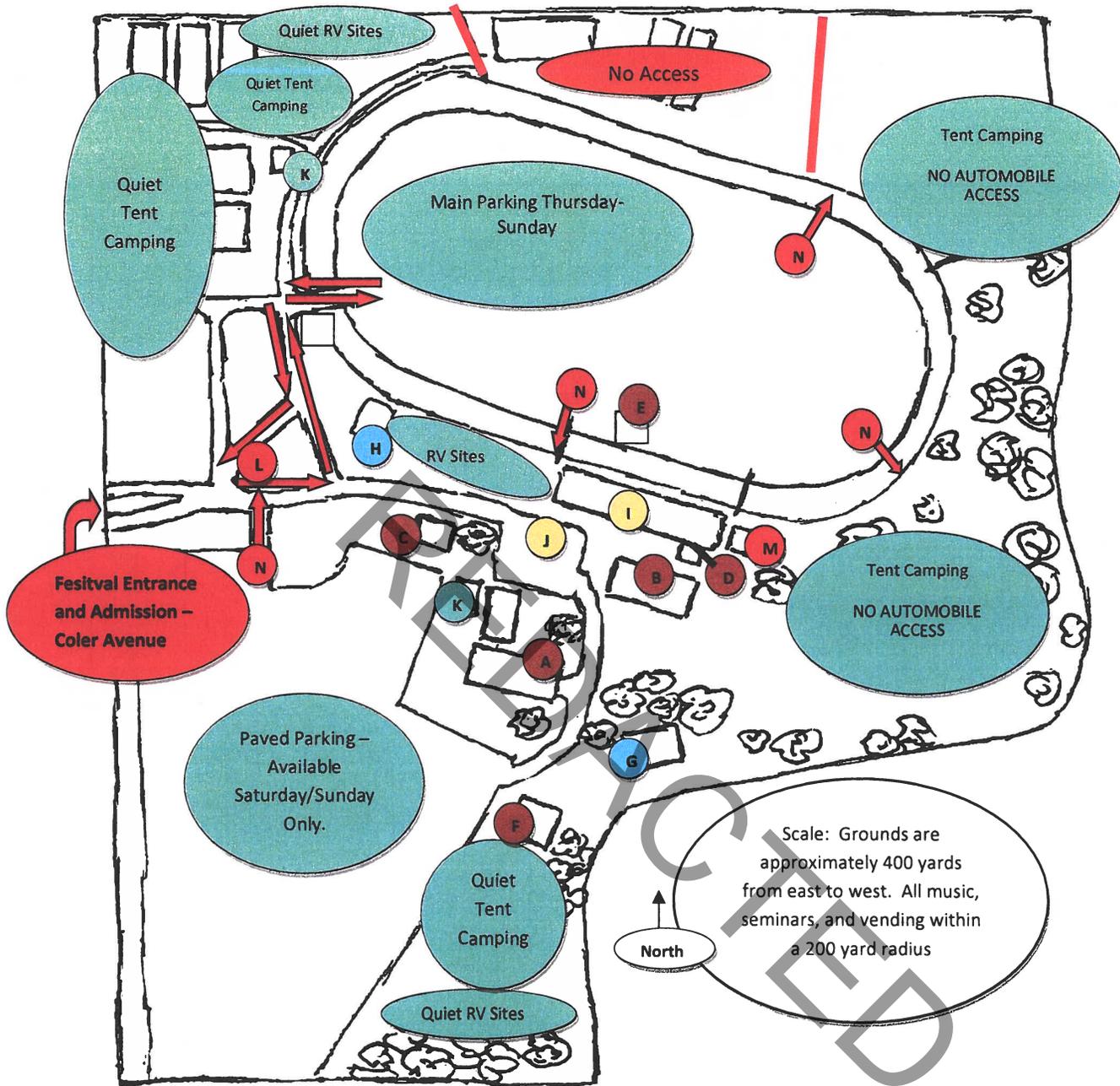
Date elected/appointed: 3/14/2013

Social Security: **REDACTED**

Date of Birth: 4/10/1970

Citizenship: USA

REDACTED



- | | |
|--|---|
| A RADON LOUNGE STAGE / COFFEE HOUSE | I MERCHANDISE VENDING |
| B BLACK SHEEP STAGE | J FOOD VENDING |
| C BURNINGTOWN STAGE | K BATHROOMS/SHOWERS |
| D THE FRONT PORCH IMPROMPTU | L ADMISSIONS TENT/TICKETS/FIRST AID/LOST & FOUND |
| E SANCTUARY STAGE | M ARTIST MEALS/HOSPITALITY |
| F ASYLUM STAGE | N FOOT TRAFFIC FROM PARKING |
| G ASYLUM COFFEE HOUSE | |
| H IMAGINOPOLIS (MOVIES, GAMES & SEMINARS) | |



Facility Rental Agreement

This contract for the rental of a venue is made this day, June 14, 2021, by and between the Champaign County Fair Association, hereafter referred to as the Owner, and Generations Music Booking NFP c/o Jim Eisenmenger, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at 1302 N. Coler Ave., Urbana, IL 61801, and known as the Champaign County Fairgrounds, and

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. To reserve calendar dates, a non-refundable deposit in the amount of 10% of the total rental cost is required with this agreement no later than 30 days prior to event and will be applied to rental charges upon final settlement of accounts. A separate check in the amount of \$1,500 is also required for a damage/security deposit which will be held and returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates. Assessment to be done by Fair Personnel at the close of the event.
2. The Renter shall have access to and use of the venue from August 30-September 5, 2021 for the purpose of hosting the Renter's event; Audiofeed Music Festival. All events held at the Champaign County Fairgrounds will fall under the County noise ordinance (Section 3) and must end by 10:30pm each night of the event.
3. The full rental fee for the use of the venue described in (2) above shall be \$6,500. The balance of the rental fee due, less the non-refundable deposit described in (1) above, shall be payable to the Owner within three days of the rental period's expiration described in (2) above. At that time, Renter shall also tender to Owner all keys and other access control devices in his/her possession.
4. Electrical hookups on the fairgrounds will be used for RV camping, food vendors, and music stages to be included in the rent stated above. Renter to pay Owner a \$100 charge for use of A/C if used. Otherwise, Renter will furnish all other equipment necessary for its event unless otherwise agreed in writing with Owner. Aladdin Electric is the only authorized company or person allowed to perform electrical work of any kind at the expense of the Renter. This fee also applies to any vendor who requires hard wiring into electrical boxes. There is no charge for water and can only be used with a hose hookup at a spigot.
5. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it. Renter is responsible for providing appropriate trash services.
6. Upon Renter's completion of his/her obligations under (3) and (5) above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.

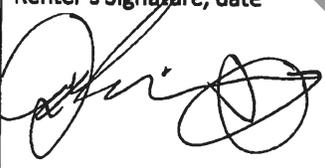
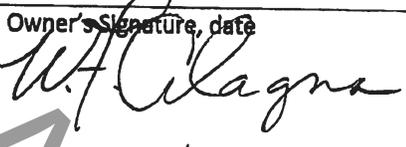
7. In the event that the Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 10% per year until it is paid. Renter shall also be liable to owner for any legal fees, court costs, and other expenses associated with collection.

8. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

9. Renter may cancel the Event by notifying Owner by providing notice thirty (30) days or more before the Event Date. In such an event, Owner shall refund to Renter the full amount of the Rental Fee. In the event if the Event is cancelled within thirty (30) days of the Event Date, Owner shall have the right to retain the full Deposit.

10. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

<p>Renter's Signature, date</p>  <p>6/17/21</p>	<p>Owner's Signature, date</p>  <p>Pres</p>  <p>1st vice</p>
<p>Printed Name</p> <p>Jim Eisenmenger, Generations Music Booking</p>	<p>Printed Name</p> <p>Bill Alagna, Board President</p> <p>Kent Weeks, Board 1st Vice President</p>
<p>Address</p> <p>2507 S. Neil St. Champaign, IL 61820</p>	<p>Address</p> <p>1302 N. Coler Ave. Urbana, IL 61801</p>
<p>Phone</p> <p>217-419-1463</p>	<p>Phone</p> <p>(217) 367-8461</p>

5

Commercial General Liability Coverage Declarations

Customer Number: 1000008948
Policy Number: A944600 00

Policy Period: 08/01/2021 to 08/01/2022
at 12:01 AM Standard Time at Your Mailing Address Shown Below

Named Insured and Address:
Generations Music Booking NFP
2507 S Neil St
Champaign, IL 61820-7764

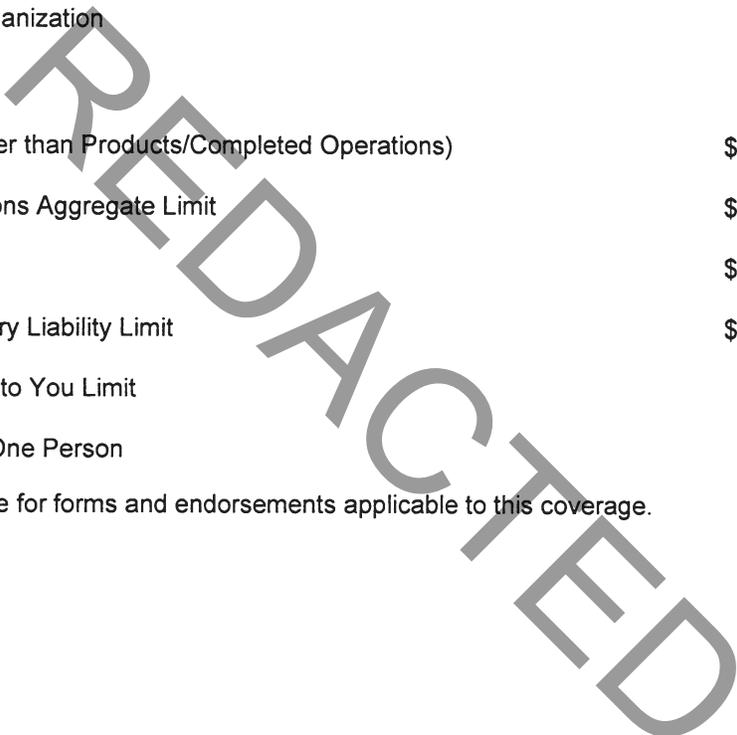
Agency Name and Address: 12858
SNYDER & SNYDER AGENCY INC
2500 VILLAGE GREEN PLACE
CHAMPAIGN, IL 61822
217-531-8000

Insured is a(n) Non-Profit Organization

Limits of Insurance

General Aggregate Limit (other than Products/Completed Operations)	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Each Occurrence Limit	\$1,000,000
Personal and Advertising Injury Liability Limit	\$1,000,000
Damage to Premises Rented to You Limit	\$100,000
Medical Expense Limit, Any One Person	Excluded

See attached Forms Schedule for forms and endorsements applicable to this coverage.



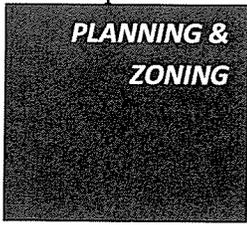
TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **July 26, 2021**

RE: **Proposed Change of Street Name from Existing Walnut Lane to
Proposed Hazelnut Lane**

Champaign County
Department of



UPDATE

This is continued from the June 10, 2021, meeting.

**Brookens Administrative
Center**

1776 E. Washington Street
Urbana, Illinois 61802

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

A letter with alternative street names was mailed to Walnut Street homeowners (see attached).

No information was available regarding the previous addressing of Walnut Lane.

Walnut Street in Mahomet does meet the addressing standards.

ATTACHMENTS

A Letter to Walnut Lane Homeowners dated July 26, 2021

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

July 26, 2021

Property owners along Walnut Lane, Mahomet

RE: Alternative names for Walnut Lane

Dear Walnut Lane homeowner:

The Champaign County Board Environment and Land Use Committee (ELUC) considered the proposed renaming of Walnut Lane at their June 10, 2021, meeting but took no final action and continued this item to their August 5, 2021, meeting. In the meantime, the Committee asked me to make you aware of a list of alternative street names.

The proposed new name being considered for Walnut Lane is *Hazelnut Lane*.

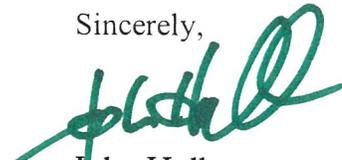
The following alternative names have been vetted for consistency with the Addressing Standards. Any of these names can be considered for the renaming if preferred by a majority of the property owners:

- Buckeye Lane
- Pepperidge Lane
- Huckleberry Lane
- Blueberry Lane

Other names can also be considered but will need to be vetted for compliance with the Addressing Standards.

Please call if you have questions.

Sincerely,



John Hall
Director

TO: **Environment and Land Use Committee**
FROM: **Susan Burgstrom, Senior Planner**
John Hall, Zoning Administrator & Subdivision Officer
DATE: **July 26, 2021**
RE: **Case 206-21 Frances Wood Estate Subdivision**

Owner/Subdivider:

Judith Wood, Trustee
Frances C. Wood Revocable
Declaration Trust
602 CR 200N, Pesotum, IL 61863

Engineer/Surveyor:

Merle Ingersoll, Jr. PE/IPLS
MSA Professional Services
201 W Springfield Ave, Suite 400
Champaign, IL 61820

REQUESTED ACTION

The petitioner requests Final Plat approval for a one-lot 2.104-acre subdivided from two existing tracts totaling 35.32 acres in the AG-1 Agriculture Zoning District in Section 30 of Pesotum Township.

The proposed lot meets all Zoning Ordinance requirements. The proposed subdivision appears to meet all of the minimum subdivision standards, but the Final Plat does require two waivers. Approval at this time requires the following waivers (see Attachment H: Draft Findings):

1. Waive the requirement of paragraph 9.1.2 q. for not showing percolation data for both proposed lot on the face of the Final Plat.
2. Waive the requirement of paragraph 9.1.2 r. for certification of the proposed lot and soil characteristics for private septic disposal systems to be recorded on the Final Plat.

BACKGROUND

The petitioner would like to create a residential lot separate from the farmland in production. All available exceptions from the Illinois Plat Act (765 ILCS 205) have been used in prior lot splits, so they need approval for a Minor Subdivision to split the property.

MINIMUM SUBDIVISION STANDARDS AND AREA GENERAL PLAN APPROVAL

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

Attachment C reviews the conformance of the proposed subdivision with those standards, and the proposed subdivision appears to meet all of the minimum subdivision standards.

APPLICABLE ZONING REGULATIONS

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

Lot Characteristic	Requirement (or Limit)	Proposed Lot 1	Notes
Lot Area (acres)	1.00 acre minimum (exclusive of road right-of-way)	2.381 acres (2.104 acres exclusive of road right-of-way)	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Frontage (feet)	200 feet minimum	218.96 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth (feet)	80.00 minimum	305.67 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Average Lot Width (feet)	200 feet minimum	326.85 feet	COMPLIES: EXCEEDS MINIMUM REQUIREMENT
Lot Depth to Width	3.00 : 1.00 maximum	0.94 : 1.00	COMPLIES: LESS THAN MAXIMUM ALLOWED

NATURAL RESOURCE REPORT / SOIL CONDITIONS

A Natural Resource Information Report from Champaign County Soil and Water Conservation District dated June 14, 2021 was received on July 2, 2021 (Attachment E).

Regarding soil suitability for septic systems, the report states, “The soils on the subject property are not suitable sanitary facilities. It is advised to perform onsite investigations with a professional to determine construction strategy before moving forward.” The proposed lot already has a septic system, which is undergoing review by the Champaign County Health Department.

Regarding soil suitability for development, the report states, “The soils on the subject property are not suitable or have limitations for dwellings and small commercial buildings. It is advised to consult with a professional to determine safety and quality of current and future construction projects.” The proposed lot is a farmstead that has existed for decades, and no new construction is anticipated.

Regarding surface drainage, the report says that surface runoff is low to negligible for the two soil types on the propose lot, and ponding is brief to none.

Regarding cultural, plant, and animal resources, the report states, “The Illinois Natural Heritage Database contains no record of state-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.”

DRAINAGE, STORMWATER MANAGEMENT, AND FLOOD HAZARD STATUS

The subject property is in the Two-Mile Slough Drainage District. No part of the proposed lot contains any portion of a drainage ditch right of way.

The Subsidiary Drainage Plat received December 11, 2020 (see Attachment D), shows existing contours on the proposed lot. The highest contour elevation on proposed Lot 101 outside the road-right of way is approximately 682 feet mean sea level (msl), located in the southwest corner. The lowest contour on Lot 101 is 680 feet msl located in the northeast corner. Slope between the highest and lowest contours is 0.86%.

No part of the proposed lot is in the Special Flood Hazard Area (SFHA), per FEMA FIRM Panel 17019C0550D, with an effective date of October 2, 2013.

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

PUBLIC IMPROVEMENTS

No public improvements are indicated or required in this subdivision.

SOIL SUITABILITY FOR SEPTIC SYSTEMS

There is an existing septic system for the existing dwelling on the proposed lot. Should a replacement system be needed, the permitting process for septic systems through the Champaign County Health Department requires a soil analysis.

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

Very High Potential	Performance is above local standards; soil conditions are exceptionally favorable, installation costs are low, and there are no continuing soil limitations.
High Potential	Performance is at or above local standards; costs of measures for overcoming soil limitations are judged locally to be favorable in relation to the expected performance, and soil limitations continuing after corrective measures are installed do not detract appreciably from environmental quality.
Medium Potential	Performance is somewhat below local standards; costs of measures for overcoming soil limitations are high; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality.
Low Potential	Performance is significantly below local standards; measures required to overcome soil limitations are very costly; soil limitations continuing after corrective measures are installed detract appreciably from environmental quality.
Very Low Potential	Performance is much below local standards; there are severe soil limitations for which economically feasible measures are unavailable; soil limitations continuing after corrective measures are installed seriously detract from environmental quality.

The proposed lot consists of the following soils with their soil potential rating class:

- 152A Drummer silty clay loam: “Low” soil potential rating
- 154A Flanagan silt loam: “Medium” soil potential rating

In proposed Lot 101, the most suitable soil is 154A Flanagan silt loam, which covers about 12% of the proposed lot.

A Soil Evaluation Report was prepared by Robert McLeese, Certified Professional Soil Classifier, and

was received on July 20, 2021 (Attachment F). Mr. McLeese reviewed soils from borings west of the house on proposed Lot 101.

- Soil boring 1 had an estimated depth to the seasonal high-water table of 29 inches, and the soil is “somewhat poorly drained.”
- Soil boring 2 had an estimated depth to the seasonal high-water table of 28 inches, and the soil is “somewhat poorly drained.”
- Soil boring 3 had an estimated depth to the seasonal high-water table of 28 inches, and the soil is “somewhat poorly drained.”

Suitability Standard 5 from Section 6.1.5 a. of the Subdivision Ordinance states, “When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed lot must be the most suitable soils on the larger tract from which the subdivision is proposed.” A review of the property and septic location was received on July 21, 2021 from Jeff Blackford, Environmental Health Programs Coordinator at Champaign County Public Health Department – see Attachment G. The review included the following requirements:

- Based on the soil borings submitted, a septic field sized at 385-740 square feet per bedroom would need to be installed. The exact sizing will be based on the maximum depth of the septic field.
- Due to a seasonal water table found at the site, a curtain drain would be required to be installed around a conventional septic system two feet below the bottom of the field. If an aeration unit is installed before the subsurface field, a curtain drain would need to be installed if the seasonal water table is within a foot from the bottom of the field.
- There is a possible tile starting in the center of lot IO 1. The septic field will need to be located at least ten feet from this.

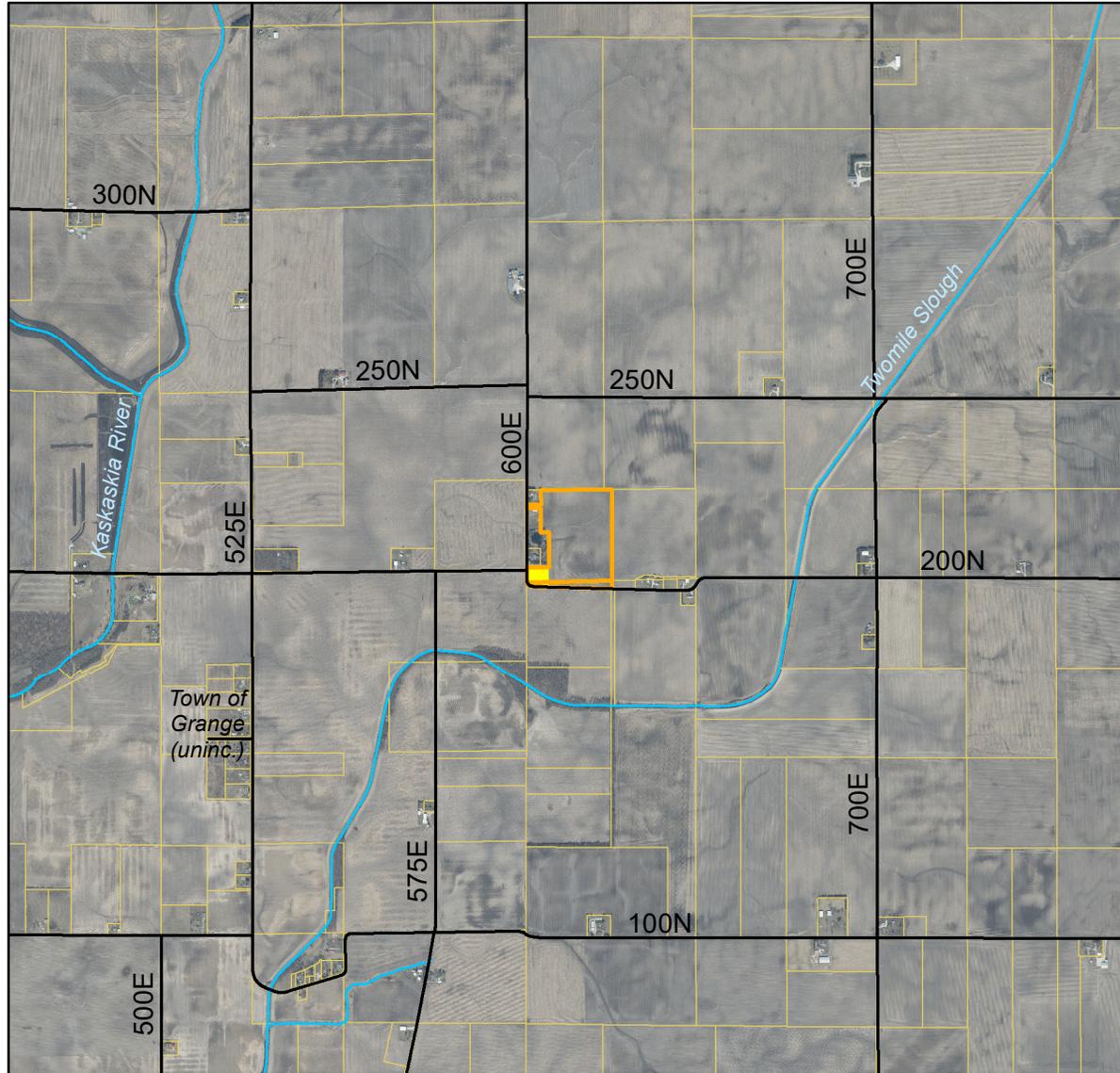
ATTACHMENTS

- A Subdivision Case Maps (Location, Land Use, Zoning)
- B Final Plat for Frances Wood Estate Subdivision received July 2, 2021
- C Preliminary Assessment of Compliance with Minimum Subdivision Standards
- D Subsidiary Drainage Plat received July 2, 2021
- E Natural Resources Information Report from Champaign County Soil and Water Conservation District dated June 14, 2021 and received July 2, 2021
- F Soil Evaluation Report by Robert McLeese, Certified Professional Soil Classifier, received on July 20, 2021
- G Letter from Jeff Blackford, Champaign County Public Health Department, received July 21, 2021
- H Draft Findings for Waivers of Final Plat Requirements

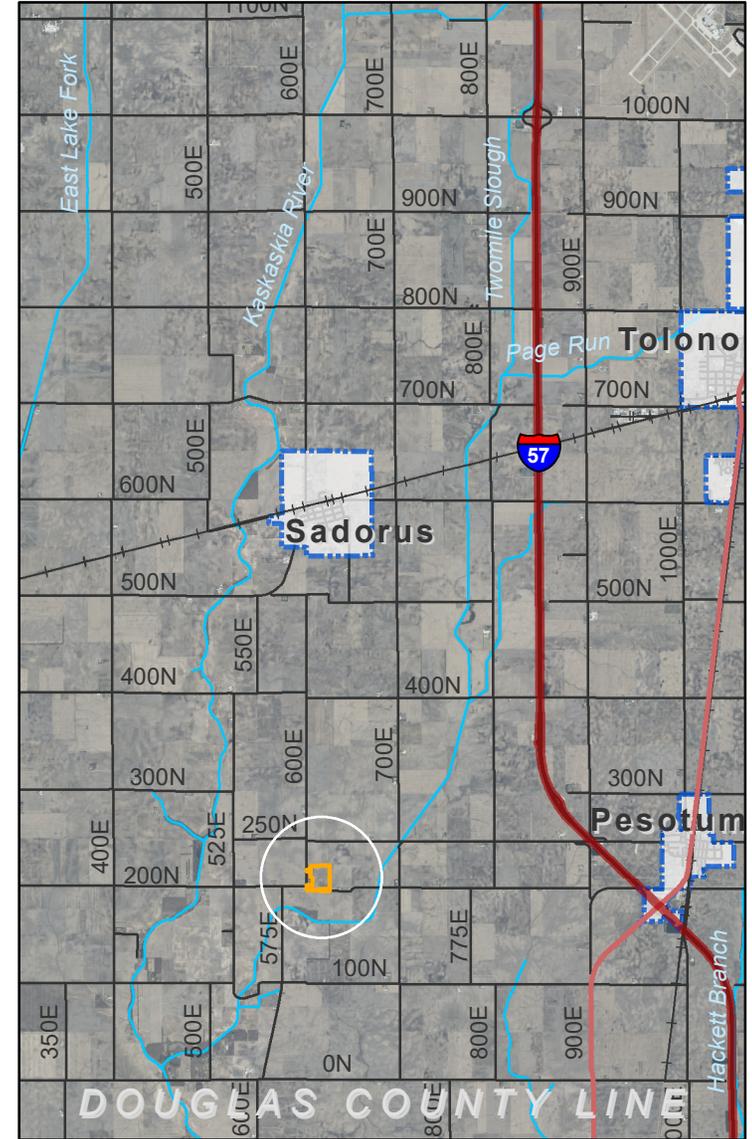
Location Map

Case 206-21
August 5, 2021

Subject Property

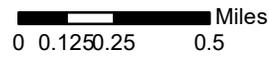


Property location in Champaign County



Legend

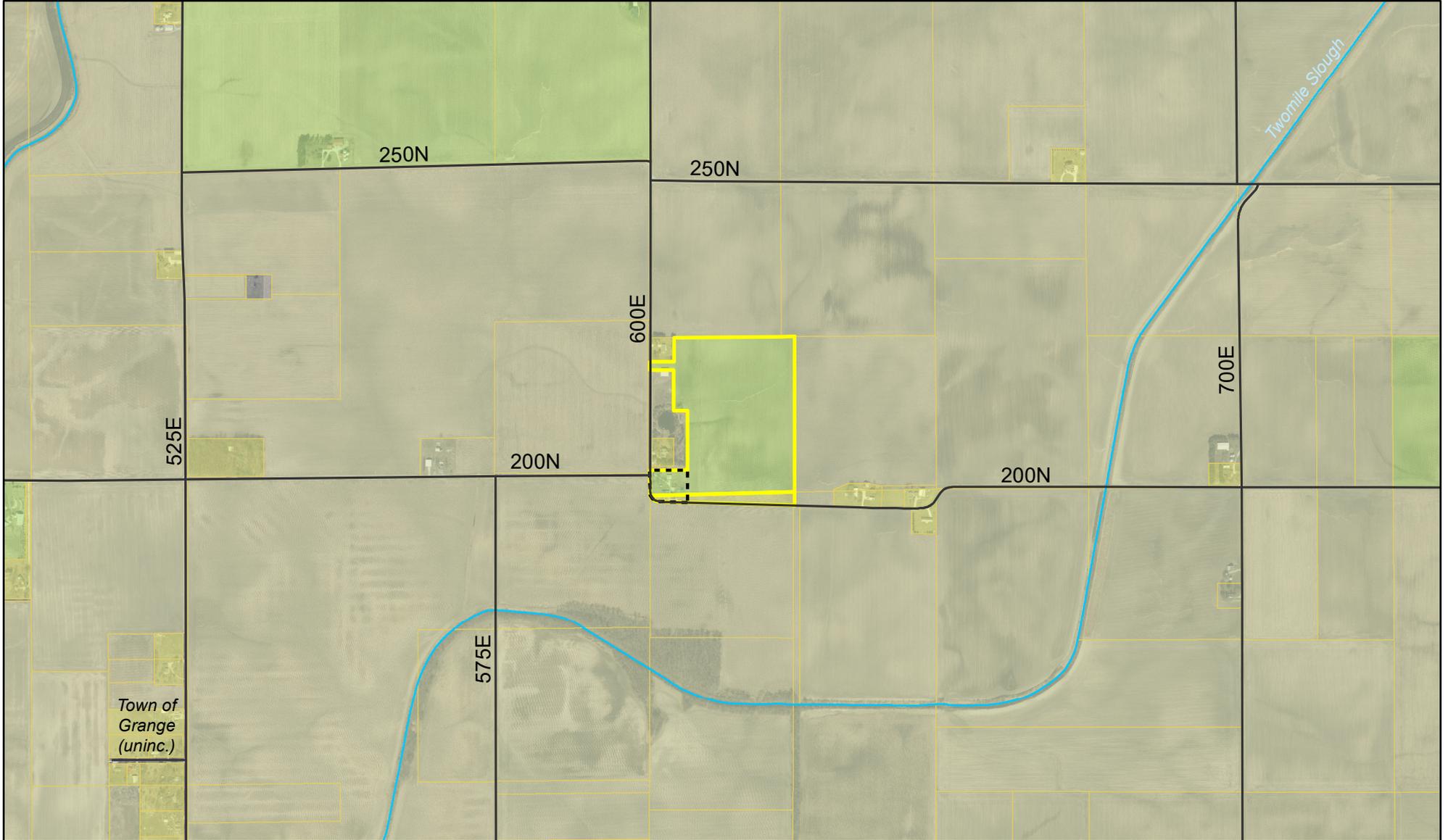
- Subject Properties
- Parcels
- Proposed Lot
- Municipal Boundary



Champaign County
Department of
**PLANNING &
ZONING**

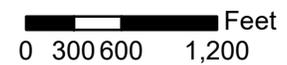
Land Use Map

Case 206-21
August 5, 2021



Legend

- Proposed Lot
- Subject Properties
- Parcels
- Agriculture
- Ag/Residential
- Residential



Zoning Map

Case 206-21
August 5, 2021



Legend

- Proposed Lot
- Subject Properties
- Parcels
- AG-1
- AG-2
- CR
- R-1

30



Champaign County
Department of
**PLANNING &
ZONING**

PRESENTED FOR RECORDING BY:

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

**MINOR SUBDIVISION PLAT
FRANCES WOOD ESTATE
PART OF LOT 2 OF JOSEPH HENRY ESTATES
PART OF THE SOUTHWEST QUARTER OF SECTION 19
AND NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 17 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS**



LEGEND

	PROPERTY BOUNDARY
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EDGE OF CONCRETE PAVEMENT
	EDGE OF ASPHALT PAVEMENT
	GENERAL UTILITY EASEMENT LINE
	OVERHEAD LINE WITH UTILITY POLE
	GRASS LINE
W.C.	WITNESS CORNER
	FOUND IRON ROD OR PIPE
	SET 1/2"x30" IRON ROD WITH "MSA" CAP
	FOUND MAG NAIL
	SET MAG NAIL

FLOOD ZONE CLASSIFICATION

The surveyed tract is located in Zone "X," areas of minimal flood hazard, as shown on the Federal Emergency Management Agency (FEMA) Flood Map Service Center map number 17019C 0550D with effective date October 2, 2013.

PLAT NOTES & STATEMENTS

- Field work for this plat of survey was performed on February 5, 2021 and April 22, 2021.
- All dimensions are horizontal distances and are between adjacent monuments unless otherwise noted.
- Bearings shown on this plat of survey are on the Illinois State Plane, East Zone (NAD 83) coordinate system.
- Elevations shown on this plat of survey are based on the NAVD 88 Vertical Datum.
- All lot corners are marked as shown. All set lot corners are done so with 1/2" x 30" long iron rod monuments.
- The property subdivided encompasses 2.381 acres, more or less, total with lot and dedicated R.O.W., R.O.W. dedicated per this plat is 0.277 acres and net area of Lot 101 is 2.104 acres.
- The property subdivided lies within Section 19 and 30 of Pesotum Township.
- The property subdivided lies within the Two Mile Slough Drainage District.
- No portion of the property subdivided lies within 500 feet of a point on a water course which drains over 640 acres.
- All building setback lines shall be in accordance with applicable county zoning ordinances. County Zoning is AG-1. Front = 75' from center, side = 15' and rear = 25'. Existing residential home and barn are non-conforming to current front setbacks.
- All public improvements including storm sewer, storm water management, and sanitary sewer systems shall be constructed in accordance with the current Champaign County Zoning and County Public Health Department standards and shall be constructed within easements as necessary. The property does not have a public sanitary or water system available in the vicinity of the subdivision.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- A strip of land along the south side (C.R. 200N) and west side (C.R. 600E) of this tract of land is used by the public for a roadway.
- This professional service conforms to the current Illinois minimum standards for a boundary survey.
- This property being platted lies within the Unit 7 school district.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) s.s.
COUNTY OF CHAMPAIGN)

I, Merle E. Ingersoll Jr., being Illinois Professional Land Surveyor Number 3202, do hereby certify that at the request of the owner, Frances C. Wood Revocable Declaration Trust and Trustees, I have caused a survey to be made and a plat to be drawn under my direct supervision of the following described tract of land:

A tract of land being part of Lot 2 of Joseph Henry Estates in the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30, Township 17 North, Range 8 East, of the Third Principal Meridian, Champaign County, Illinois, being described as follows, with bearings on Illinois State Plane, East Zone (NAD83) datum

Beginning at a found stone at the Southwest corner of said Section 19 located on the West line of Lot 2 of Joseph Henry Estate in Section 19 and 30 as recorded in Plat Book "E" at Page 314 on Document Number 247425; thence North 00° 00' 25" West, 218.96 feet along the West line of Lot 2, also the West line of the Southwest Quarter of said Section 19 to a mag nail monument found; point being the Southwest corner of 4.382 acres tract as recorded at the Champaign County Recorder's Office within a Quit Claim Deed in Document Number 2013R29467; thence South 89° 59' 47" East, 325.68 feet along the South line of said 4.382 acre tract to an iron rod monument found at the Southeast corner of said 4.382 acre tract; thence South 00° 00' 04" East, 326.85 feet along the Southern extension of the East line of said 4.382 acre tract to a mag nail monument set at the centerline of County Road 200 North Right-of-Way; thence North 88° 36' 18" West, 238.34 feet along the centerline of County Road 200 North Right-of-Way to a mag nail monument set; thence North 40° 38' 57" West, 9.65 feet along a curve to the right on said centerline of County Road 200 North, concave to the Northeast with a radius of 94.00 feet and a chord bearing of North 64° 37' 37" West to a mag nail monument set; thence North 40° 38' 57" West, 9.65 feet along said centerline to a mag nail set, point being where the centerline becomes the centerline of County Road 600 East Right-of-Way; thence 35.47 feet along a curve to the right on said centerline of County Road 600 East, concave to the Northeast with a radius of 50.00 feet and a chord bearing of North 20° 19' 41" West to a mag nail monument set on said centerline of County Road 600 East, point also being on the West line of the Northwest Quarter of said Section 30; thence North 00° 00' 25" West, 29.49 feet along said West line of the Northwest Quarter of Section 30 and the centerline of County Road 600 East to the Point of Beginning, encompassing 2.381 acres, more or less.

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

That said subdivision is to be known as "Frances Wood Estate."

Signed and Sealed this 15th day of June, 2021.

Merle E. Ingersoll Jr.
Merle E. Ingersoll Jr.
Illinois Professional Land Surveyor No. 035.003202
License Expires November 30, 2022



Design Firm License Number: 184000945-0010
Expires: April 30, 2023

TOWNSHIP HIGHWAY COMMISSIONER APPROVAL

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

Dated this ___ day of _____ A.D. 2021

Township Highway Commissioner

COUNTY ENVIRONMENT AND LAND USE COMMITTEE APPROVAL

Approved this ___ day of _____ A.D., 2021.

Chair, Champaign County Board

Chair, Champaign County Environment and Land Use Committee

Subdivision Officer

DATE OF PREPARATION: June 15, 2021

DRAINAGE STATEMENT

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

Signed and Sealed this 15th day of June, 2021.

Christopher B. Poore
Christopher B. Poore
Illinois Licensed Professional Engineer 71399
License Expires November 30, 2021



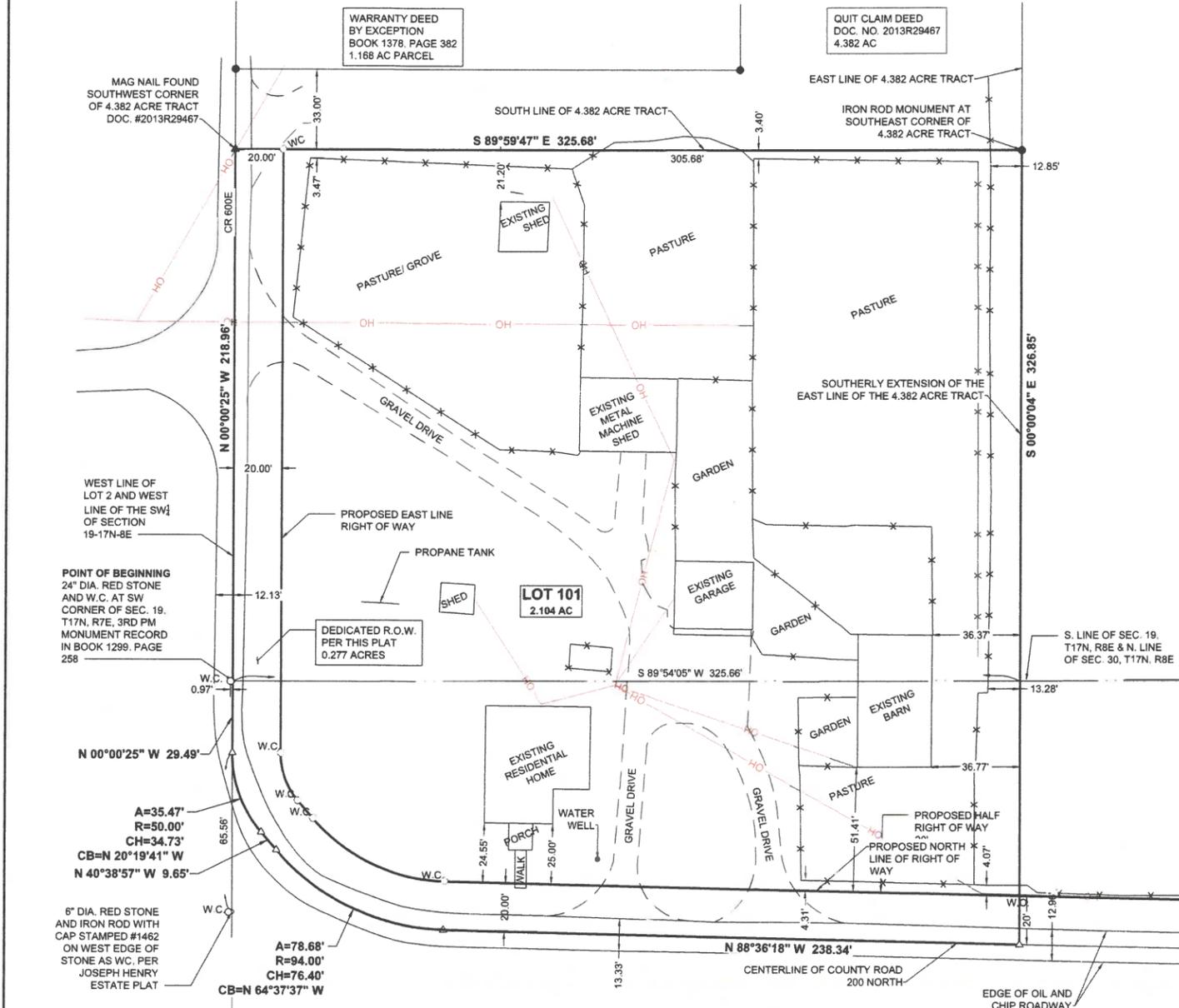
Design Firm License Number: 184000945-0010
Expires: April 30, 2023

Judith A. Wood, Co-Trustee of the
Frances C. Wood Trust dated November 2, 2020

Michael Wood, Co-Trustee of the
Frances C. Wood Trust dated November 2, 2020

RECEIVED
JULY 2, 2021
CHAMPAIGN COUNTY
PLANNING & ZONING

SPACE RESERVED FOR
RECORDER'S STAMP



PROJECT DATE	DRAWN BY	NO	DATE	REVISION	BY
6/16/2021 8:13 AM	B.JB/USD				
	DESIGNED BY: Init				
	CHECKED BY: MI				

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FRANCES WOOD ESTATE LOT 101	FINAL PLAT	PROJECT NO 21245000
		SHEET 1 OF 1

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

Case 206-21 Frances Wood Estate Subdivision

July 26, 2021

Standard	Preliminary Assessment ¹
SUITABILITY STANDARDS (Section 6.1.5 a.)	
1) No part of a minimum required LOT AREA ² shall be located on the following soils: <ul style="list-style-type: none"> • 3473A Rossburg silt loam soil (formerly Ross silt loam), • 3302A Ambraw silty clay loam soil, • 330A Peotone silty clay loam soil, or • 3107A Sawmill silty clay loam soil (formerly Colo silty clay loam). 	APPEARS TO CONFORM. The <i>Champaign County Soil Survey</i> indicates two soil types on the 1-acre subject property: <ul style="list-style-type: none"> • 152A Drummer silty clay loam • 154A Flanagan silt loam The proposed lot is not located on the restricted soil types.
2) No part of a minimum required LOT AREA ² shall contain an EASEMENT for an interstate pipeline.	APPEARS TO CONFORM. No pipeline is included in the area proposed for subdivision.
3) No part of a minimum required LOT AREA ² shall be within a runway primary surface or runway clear zone.	APPEARS TO CONFORM. No runway is known to be in the vicinity of the subject property.
4) Prior to the commencement of any change in elevation of the land, no part of a minimum required LOT AREA ² shall be located more than one foot below the BASE FLOOD ELEVATION (BFE).	APPEARS TO CONFORM. No part of either proposed lot is located within the Special Flood Hazard Area, per FEMA FIRM Panel 17019C0550D, with an effective date of October 2, 2013.
5) When a connected public sanitary sewer is not available, the septic suitability of the soils occupied by each proposed LOT must be the most suitable soils on the larger tract from which the SUBDIVISION is proposed.	APPEARS TO CONFORM. The 2.104-acre tract consists of the following soils: <ul style="list-style-type: none"> • 152A Drummer silty clay loam: “Low” soil potential rating • 154A Flanagan silt loam: “Medium” soil potential rating In proposed Lot 101, the most suitable soil is 154A Flanagan silt loam, which covers about 12% of the proposed lot. The proposed lot already has a septic system.
6) The amount of farmland with a Land Evaluation score of 91 or greater that is occupied by each LOT must be minimized as much as possible.	APPEARS TO CONFORM. The average LE score of the entire proposed lot is 100, making it entirely Best Prime Farmland. The proposed lot includes an existing farmstead.
7) A minimum required LOT AREA ² for any LOT must have positive surface drainage with no significant identifiable area of likely stormwater ponding and provided that any portion of any LOT that is likely to experience ponding of stormwater is noted on the FINAL PLAT.	APPEARS TO CONFORM. This subdivision is for one proposed residential lot. Minimum topographic information has been provided and appears to indicate conformance.
8) Possible driveway locations on each LOT must comply with the Minimum Stopping Sight Distance standards based on lawful speed limits at that location.	APPEARS TO CONFORM. This subdivision is for one proposed residential lot that has three existing driveways. Speeds are lower than usual because they are at the ends of a curve in the road.

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

Case 206-21 Frances Wood Estate Subdivision

July 26, 2021

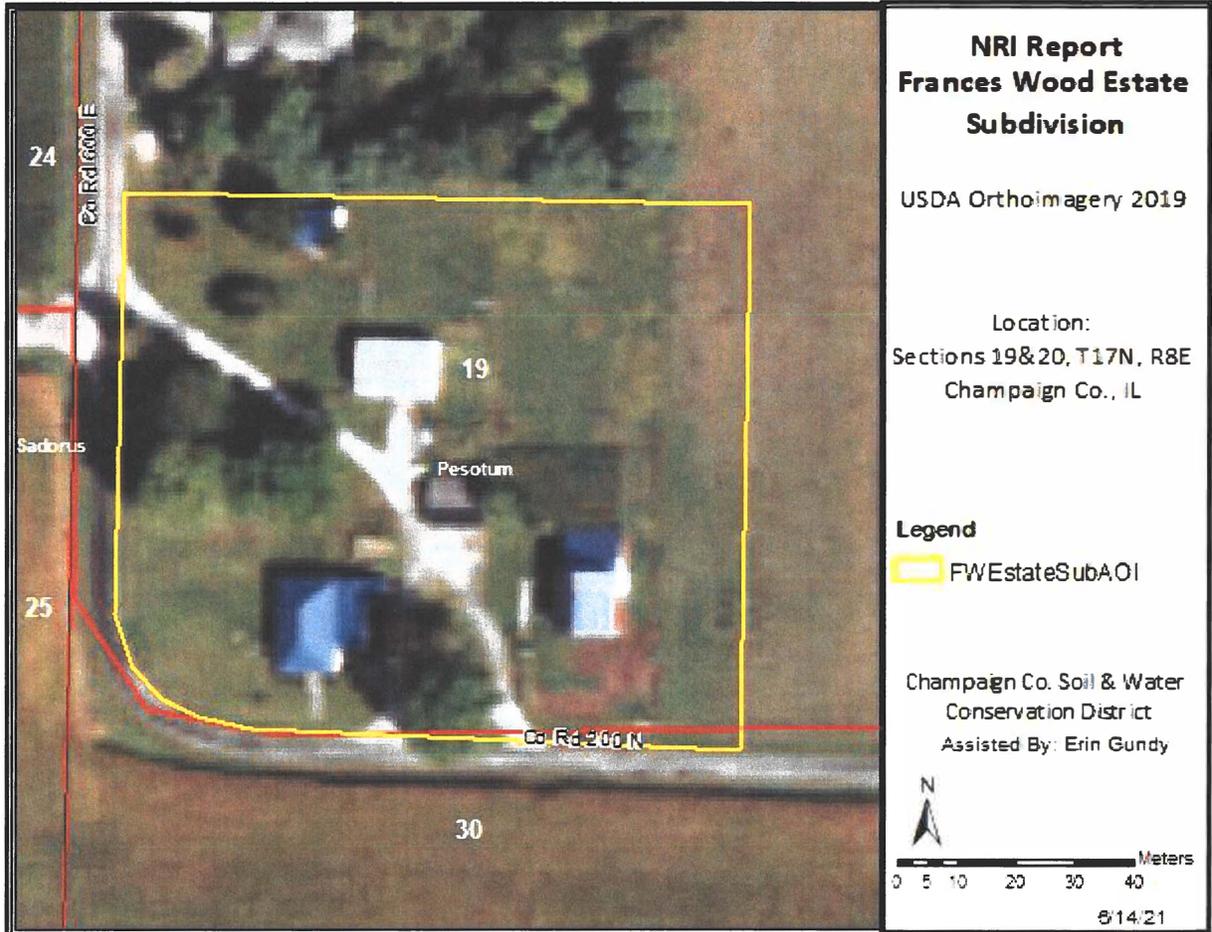
Standard	Preliminary Assessment ¹
AGRICULTURAL COMPATIBILITY STANDARDS (Section 6.1.5 b.)	
1) Possible driveway locations on each LOT must be limited such that driveway entrances to existing public STREETS are centralized as much as possible consistent with good engineering practice.	This subdivision is for one proposed residential lot for an existing farmstead that has three existing driveways. Speeds are lower than usual because they are at the ends of a curve in the road.
2) The location of a SUBDIVISION on the larger tract from which the SUBDIVISION is proposed must maximize the separation of the proposed SUBDIVISION from: <ol style="list-style-type: none"> i. adjacent farmland that is under different OWNERSHIP at the time of SUBDIVISION; and ii. adjacent public parks, natural areas, or nature preserves 	APPEARS TO CONFORM. The proposed lot is surrounded by agricultural tracts and one residential lot to the north, which is owned by family. There are no public parks, natural areas, or nature preserves adjacent to the subject property.
3) The SUBDIVISION LOT arrangement must minimize the perimeter of the SUBDIVISION that borders adjacent agriculture and must be located next to adjacent residential LOTS whenever possible.	APPEARS TO CONFORM. This subdivision is for one proposed residential lot for an existing farmstead that is south of an existing residential lot, which minimizes the perimeter that borders agriculture.
Notes <ol style="list-style-type: none"> 1. This preliminary assessment is subject to review by the Environment and Land Use Committee. A waiver is required for any Minimum Subdivision Standard to which the Committee determines that the Plat does not conform. 2. The minimum required lot area is one acre (43,560 square feet). 	

RECEIVED

JUL 02 2021

CHAMPAIGN CO. P & Z DEPARTMENT

JUNE 14, 2021



NATURAL RESOURCE INFORMATION (NRI) REPORT 22.02

PETITIONER: FRANCES C. WOOD REVOCABLE DECLARATION TRUST

PREPARED BY: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

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

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

Date District Board Reviewed Application	June 16, 2021
Applicant's Name	Frances C. Wood Revocable Declaration Trust
Contact Person	Merle E. Ingersoll, Jr. (MSA Professional Services)
Size of Subject Property	2.4 acres
Present Zoning	AG-1
Proposed Zoning	AG-1
Present Land Use	Farmstead
Proposed Land Use	Farmstead

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

Report Prepared By: Erin Gundy, Resource Conservationist

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Forward

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

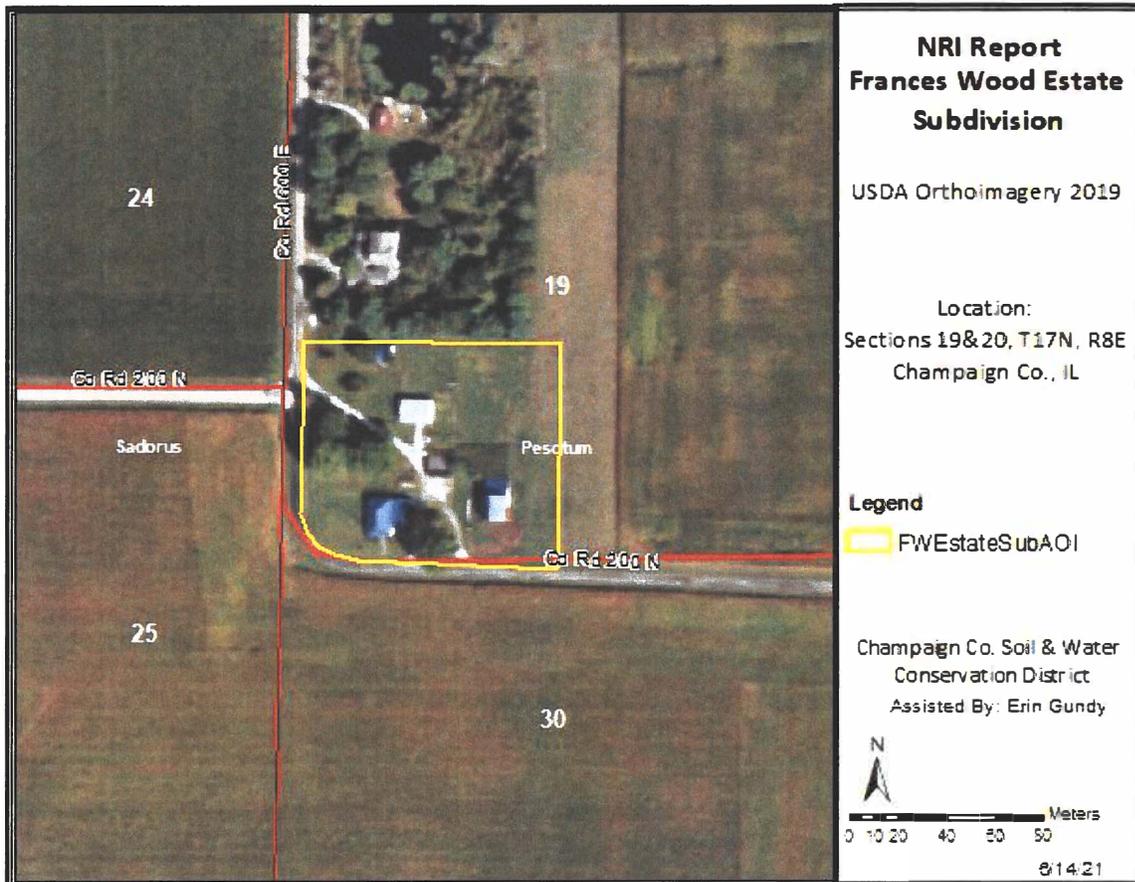
Section 22.02a The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning, ordinances or variances. Any person who petitions any municipality or county agency in the district for variation,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

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

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

Subject Property Location

Location Map for Natural Resources Information Report for the Frances Wood Estate Subdivision. The property is predominately located in the southwest quarter of Section 19 and the northwest quarter of Section 30, Township 17N, Range 8E in Champaign County, Illinois.



Summary and Concerns of the Board

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

1. The soils on the subject property are not suitable sanitary facilities. It is advised to perform onsite investigations with a professional to determine construction strategy before moving forward. See pages 7-9.
2. The soils on the subject property are not suitable or have limitations for dwellings and small commercial buildings. It is advised to consult with a professional to determine safety and quality of current and future construction projects. See pages 7-9.
3. The subject property is located in *70. Two Mile Slough* drainage district. Please contact drainage district officials for questions or concerns regarding drainage management.
4. The average Land Evaluation (LE) score for this site is: 100. See pages 12-13.

Soil Information

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

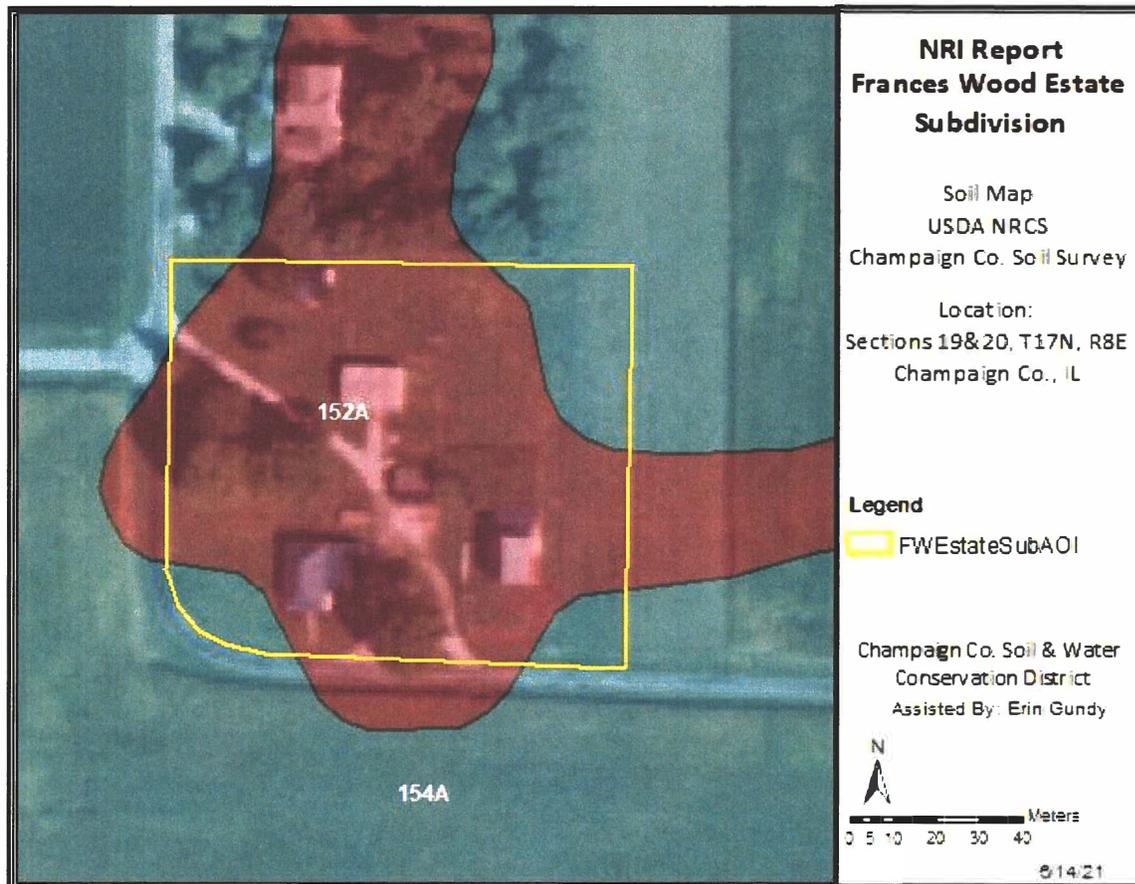


Table 1. Soil map unit descriptions.

Map Unit Symbol	Description	Acres	Percent of Area
152A	Drummer silty clay loam, 0-2% slopes	2.0	83.3%
154A	Flanagan silt loam, 0-2% slopes	0.4	16.7%

Introduction to Soil Interpretations

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

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations.

However, most of these practices are costly. The final decision in selecting a site for a land use generally involves weighing the costs for site preparation and maintenance.

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

The area of development will be susceptible to erosion both during and after construction. Any areas left bare for more than 7 days should be temporarily seeded or mulched and permanent vegetation needs to be established as soon as possible.

Limitation Ratings

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

Soil Interpretations

Sanitary Facilities

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

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

Table 2. Septic tank absorption fields limitations.

Map Unit Symbol	Degree of Limitation	Acres	Percent of Area
152A	Very limited: ponding, depth to saturated zone, slow water movement	2.0	83.3%
154A	Very limited: depth to saturated zone, slow water movement	0.4	16.7%

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

Building Site Development

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

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

Table 3. Dwellings and small commercial buildings limitations.

Map Unit Symbol	Dwellings with Basements	Dwellings without Basements	Small Commercial Buildings	Acres	Percent of Area
152A	Very limited: ponding, depth to saturated zone	Very limited: ponding, depth to saturated zone, shrink-swell	Very limited: ponding, depth to saturated zone, shrink-swell	2.0	83.3%
154A	Very limited: depth to saturated zone, shrink-swell	Somewhat limited: depth to saturated zone, shrink-swell	Somewhat limited: depth to saturated zone, shrink-swell	0.4	16.7%

Soil Water (Wetness) Features

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

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

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

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

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

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

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

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

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

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

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

Table 4. Soil water (wetness) features.

Map Unit Symbol	HSG	Surface Runoff	Depth to Water Table (ft)			Ponding		Flooding	
			Upper Limit	Lower Limit	Kind	Duration	Frequency	Duration	Frequency
152A	B/D	Neg.	0.0-1.0	6.0	Apparent	Brief	Frequent	-	None
154A	C/D	Low	1.0-2.0	3.7-5.9	Perched	-	None	-	None

Hydric Soils

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

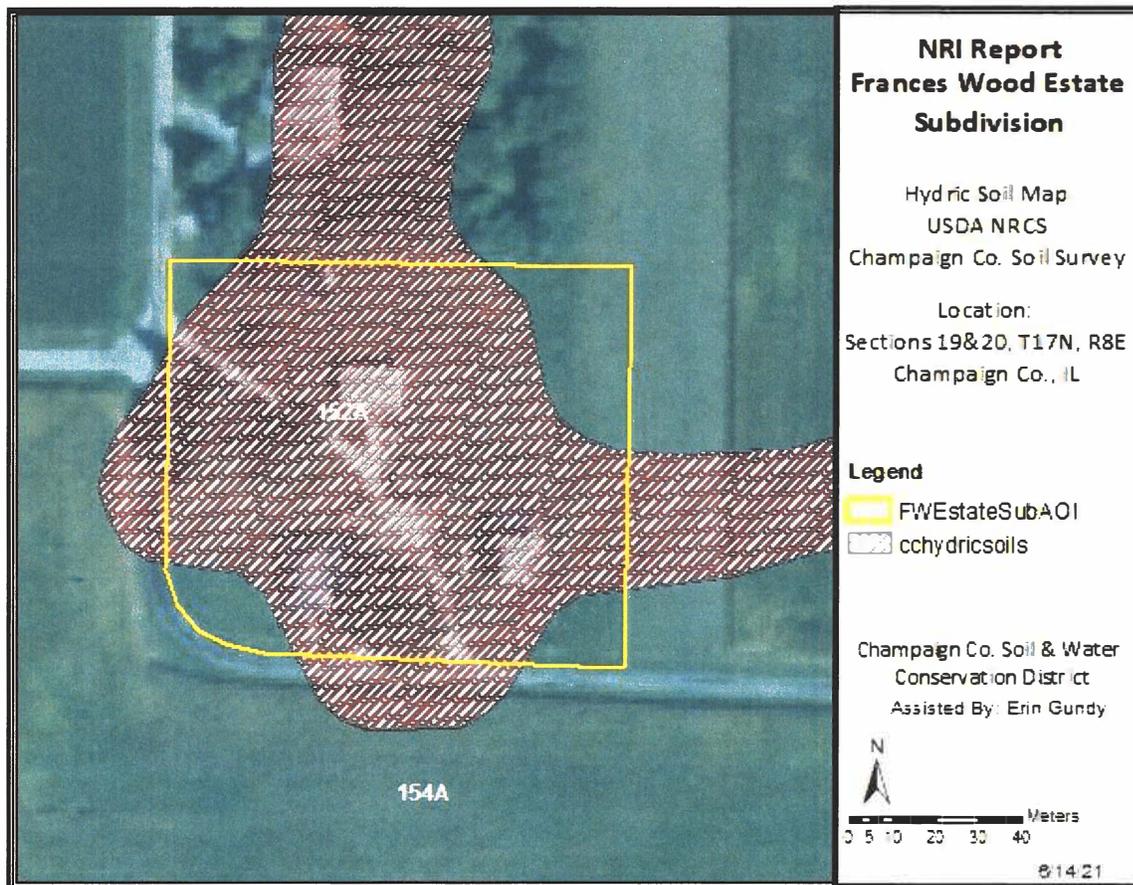
On most agricultural soils in the county that are poorly or somewhat poorly drained, subsurface agriculture drainage tile occurs. This expedites drainage but must be maintained and undisturbed so the soil does not return to its original hydrologic condition.

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

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

Table 5. Hydric soils.

Map Unit Symbol	Drainage Class	Hydric Designation	Acres	Percent of Area
152A	Poorly drained	Hydric	2.0	83.3%
154A	Somewhat poorly drained	Non hydric	0.4	16.7%
			Percent Hydric	83.3%



Soil Erosion and Sediment Control

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

Erosion Control at Construction Sites

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

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

EPA Stormwater Pollution Prevention Plan (SWPPP) Reference Tool

EPA requires a plan to control storm water pollution for all construction sites over 1 acre in size. *A Guide for Construction Sites* is a reference tool for construction site operators who must prepare a SWPPP to obtain NPDES permit coverage for their storm water discharges. More information at the following website: <http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>.

Table 6. Soil erosion potential.

Map Unit Symbol	Slope	Rating	Acres	Percent of Area
152A	0.5%	Slight	2.0	83.3%
154A	0.9%	Slight	0.4	16.7%

Prime Farmland Soils

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

Table 7. Prime farmland designation.

Map Unit Symbol	Prime Designation	Acres	Percent of Area
152A	Prime farmland if drained	2.0	83.3%
154A	All areas are prime farmland	0.4	16.7%
Percent Prime Farmland			100%

The Land Evaluation and Site Assessment System

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

- Land Evaluation (LE) – the soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agricultural use. The best group is assigned a value of 100 and is based on data from the Champaign County Soil Survey. The Champaign County LE designates soils with a

score of 91 to 100 as best prime farmland, as reported in Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils. Best Prime Farmland consists of:

- a) Soils identified as agricultural value groups 1, 2, 3, and/or 4
 - b) Soils that, in combination on a subject site, have an average LE of 91 or higher
 - c) Any site that includes a significant amount (10% or more of the area proposed to be developed) of agriculture value groups 1, 2, 3, and/or 4
- Site Assessment (SA) – the site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives.

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

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

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

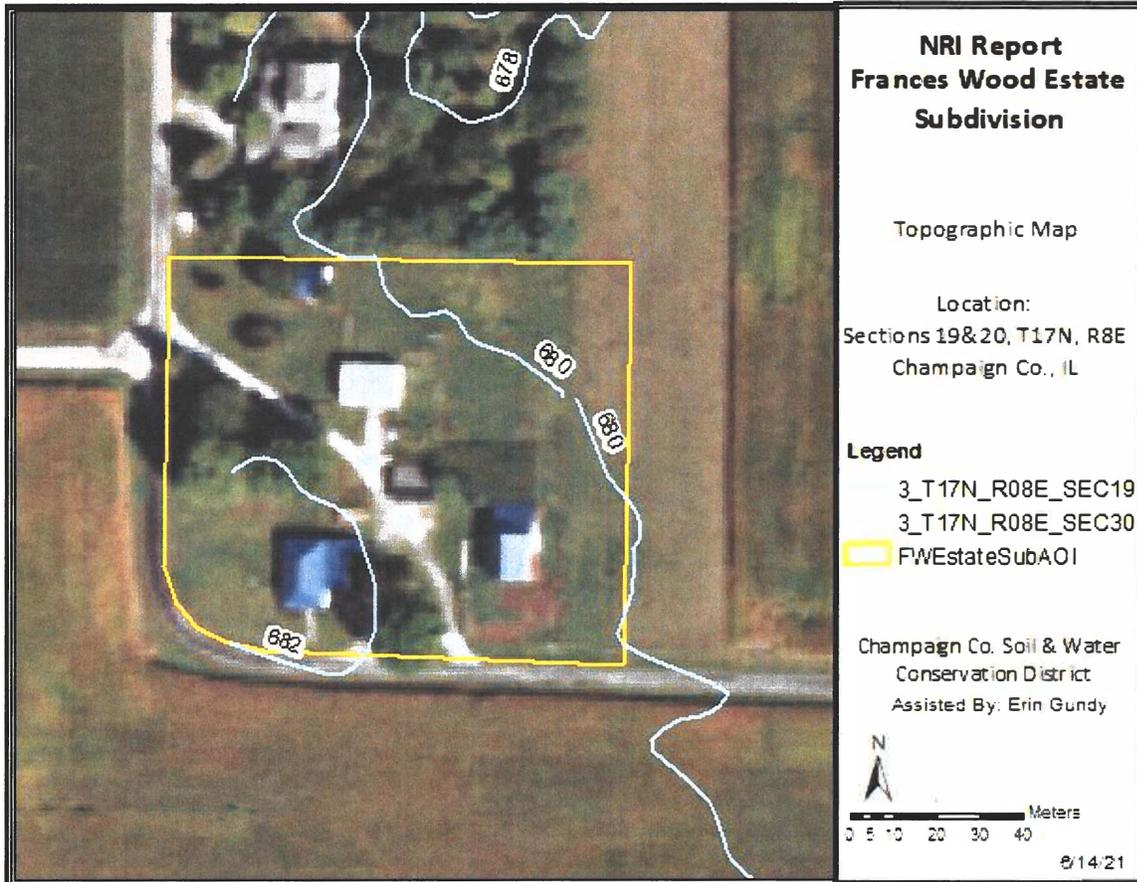
Table 8. Land Evaluation and Site Assessment System score.

Map Unit Symbol	Value Group	Relative Value	Acres	Product (Relative Value*Acres)
152A	2	100	2.0	200
154A	1	100	0.4	40
Totals			2.4	240
LE Score		LE=240/2.4		LE = 100

For the subject property: the overall Land Evaluation (LE) score is 100.

Topographic Information

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



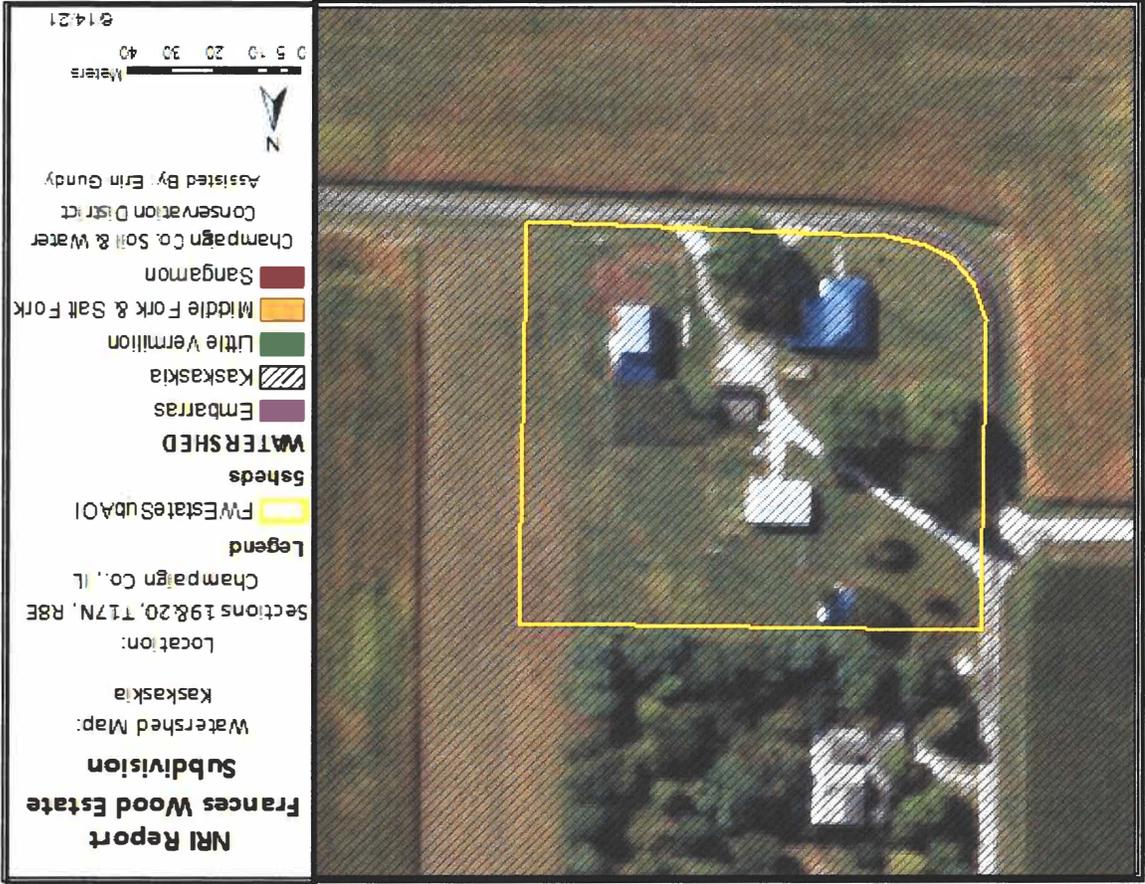
Watershed Information

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

The following are recommendations for protection of watersheds:

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

For the subject property, the property is located in the Upper Kaskaskia River Watershed.



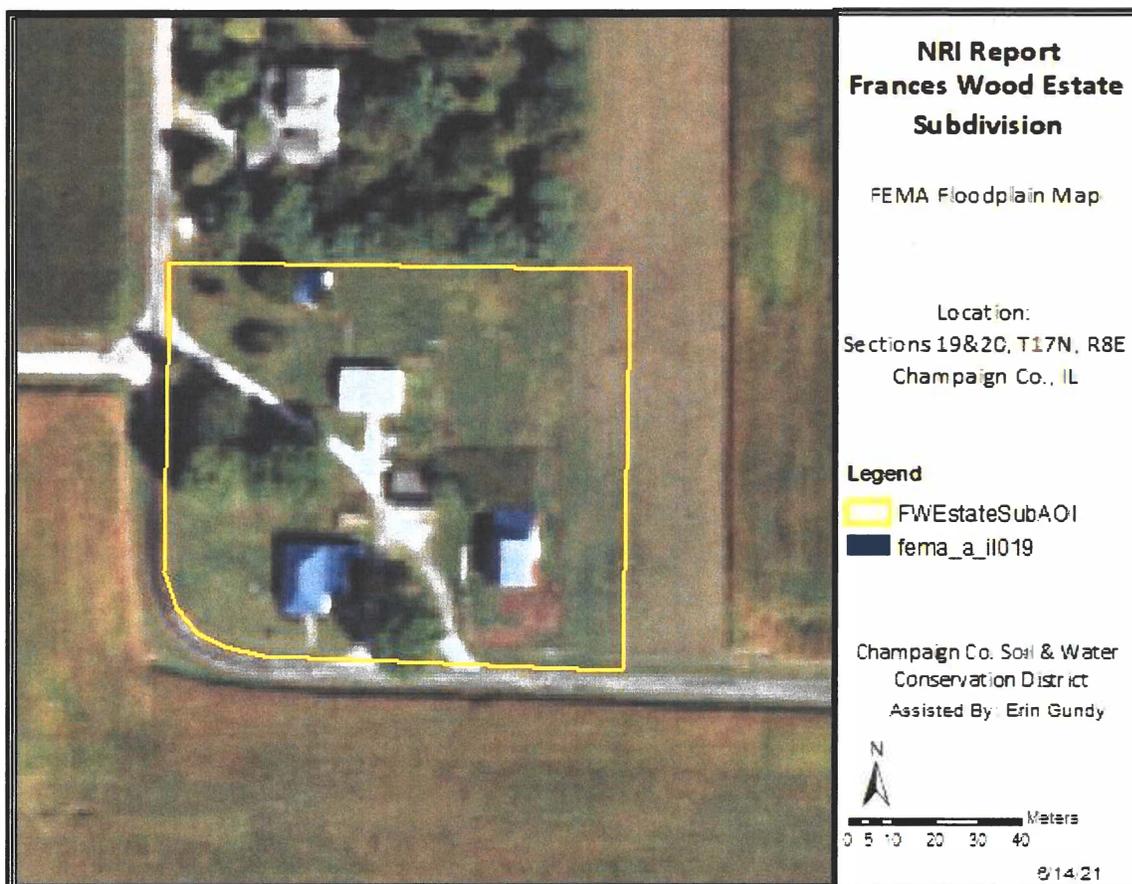
Floodplain and Wetland Information

Floodplain Information

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

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

For the subject property: no portion of the property is in the floodplain.

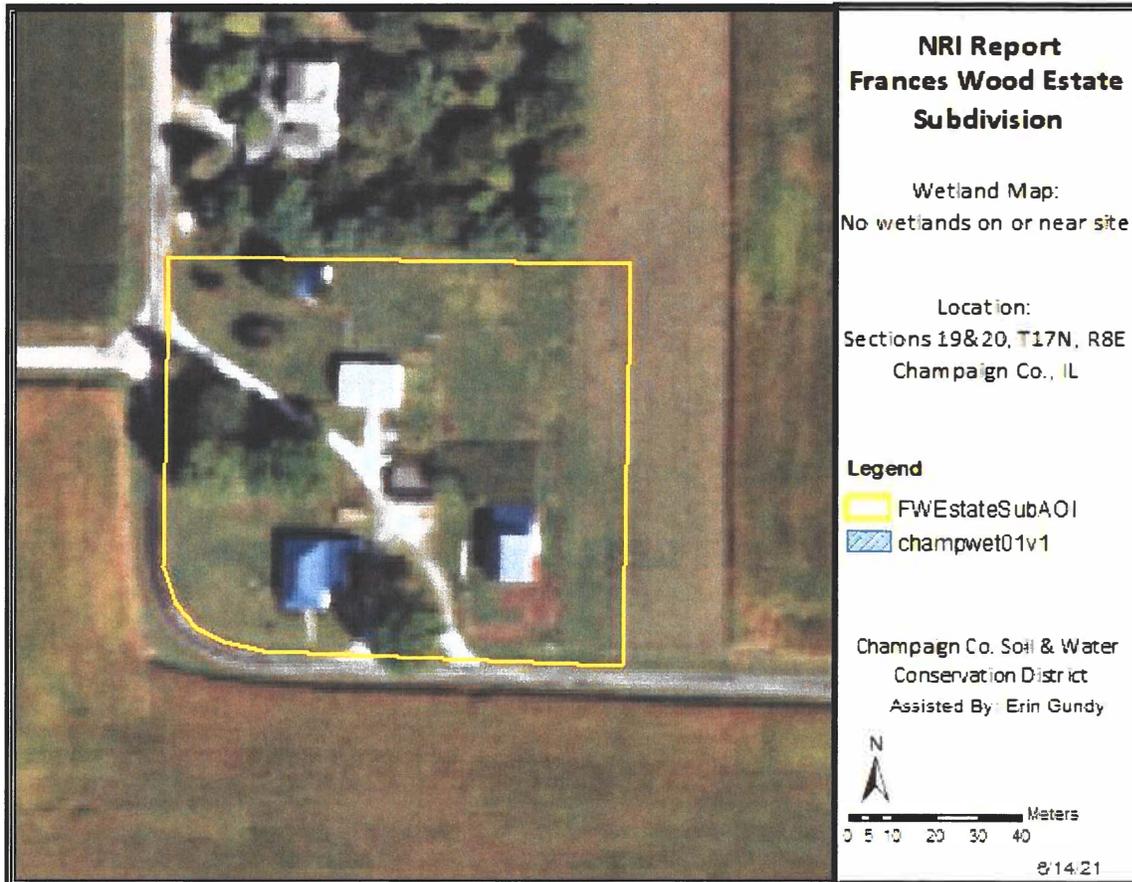


Wetland Information

Wetlands function in many ways to provide numerous benefits to society and the environment, including flood control, cleanse water, recharge groundwater, and provide a wildlife habitat. However, approximately 95% of

the wetlands that were historically present in Illinois have been destroyed. It is crucial that we take steps to conserve current wetlands and reestablish new wetlands where once destroyed. Wetland determinations are made by a certified NRCS staff.

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



Wetland and Floodplain Regulations

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

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated used of the waters within the State of Illinois could permanently destroy and adversely impact the public. Therefore, please contact the proper authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Regulatory Agencies:

- Wetlands or U.S. Waters: U.S. Army Corps of Engineers

- Floodplains: Illinois Department of Natural Resources/Office of Water Resources, Natural Resources Way, Springfield, IL
- Water Quality/Erosion Control: Illinois Environmental Protection Agency

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

Cultural and Animal Resources

Cultural Resources

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

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

Animal Resources

According to the Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act, state agencies or local units of government must consult Illinois Department of Natural Resources (IDNR) about proposed actions that they will authorize, fund, or perform. Private parties do not have to consult, but they are liable for prohibited taking of state-listed plants and animals or for adversely modifying a Nature Preserve or a Land and Water Preserve. Home rule governments may delegate this responsibility through duly enacted ordinances to the parties seeking authorization or funding of the action.

Ecologically Sensitive Areas

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

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

For the subject property: as shown on the below EcoCAT, there is no record of protected resources in the vicinity of the subject property.



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

IDNR Project Number: 2114779
 Date: 06/14/2021

Description: Champaign

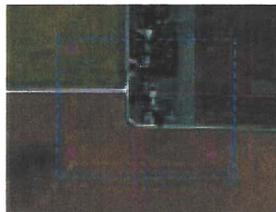
Natural Resource Review Results

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

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

Location

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



County: Champaign

Township, Range, Section:

- 17N, 7E, 24
- 17N, 7E, 25
- 17N, 8E, 19
- 17N, 8E, 30

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

Government Jurisdiction
 U.S. Department of Agriculture

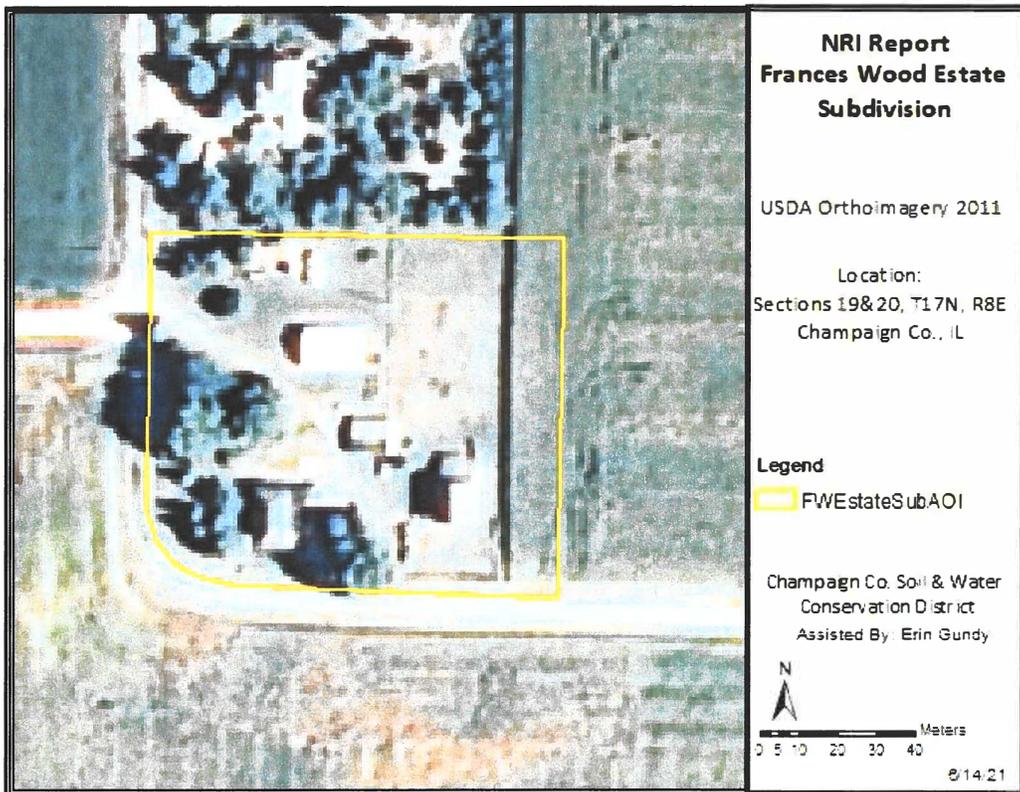
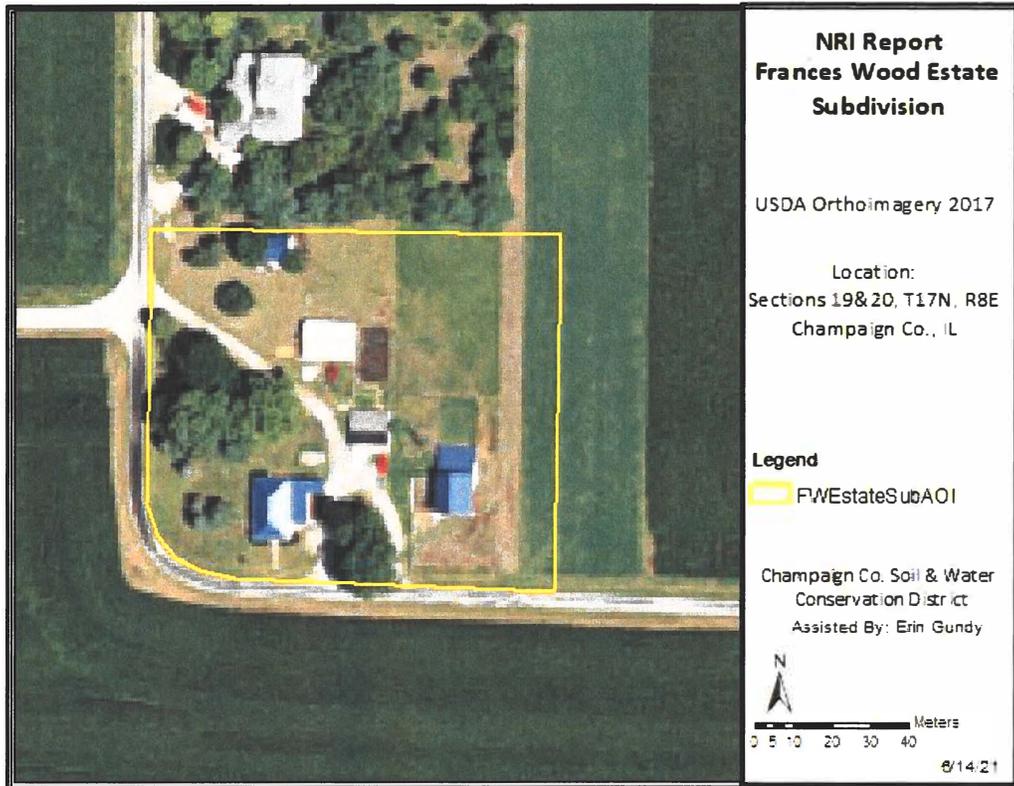
Disclaimer

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

Terms of Use

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

Historic Aerial Photos



Glossary and Acronyms

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

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

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

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

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

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

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

Water Table, Apparent – a thick zone of free water in the soil indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

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

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

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

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

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

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

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

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

Palustrine – name given to inland fresh water wetlands.

Permeability – values listed estimate the range of time it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture,

soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ – parcel in question

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

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

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

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

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

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

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

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

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

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

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

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

References

Field Office Technical Guide. USDA Natural Resources Conservation Service.

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

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

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

Wetlands Inventory Maps. Department of the Interior.

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

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

SOIL EVALUATION REPORT

1 of 2

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

Report prepared for:

NAME: MERLE INGER SOIL INVESTIGATION NO: 2021-166 DATE: July 7, 2021
 ADDRESS: MSA Professional Service 217-840-7785 PROPERTY OWNER: Francis Wood Estate
 CITY: _____ STATE: _____ ZIP: _____ COUNTY: Champaign
 SITE LOCATION: Frances Wood 602 County Rd 200N Pesotum IL

Detailed Soil Description¹ / Interpretations - Site 1

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	SAFT / BEDRM	Permeability & Loading Rate ³ in (G/D/FL ³)	SOIL GR
A 0-18	10YR 2/2	silt loam		mod fine sub-gr	friable		265	0.75	SD
AB 18-29	10YR 2/2 5/6	silt loam		mod fine sub	friable		265	0.75	SD
Bt 29-42	10YR 4/6 5/6	silty clay loam	10YR 4/2	mod med sub	friable		325	0.62	6D
2B 42-52	2.5Y 4/4 5/4	clay loam loam	2.5Y 5/2	mod coarse sub	friable		385	0.52	6H
2C 52-60	2.5Y 5/4 5/6	loam	2.5Y 5/2 4/2	massive	friable		740	0.27	5N

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JULY 20, 2021

CHAMPAIGN COUNTY
PLANNING & ZONING

Limiting Layer: Seasonal high water table Depth: 29" Slope: <2%
 Soil Classification: Argic Argiudoll Parent Material: loess / till
 Physiography: Till plain
 Estimated Drainage Class: Somewhat poorly () observed saturation at depth (in) _____ Compaction () yes (X) no (depth): _____
 Remarks: none observed

Detailed Soil Description¹ / Interpretations - Site 2

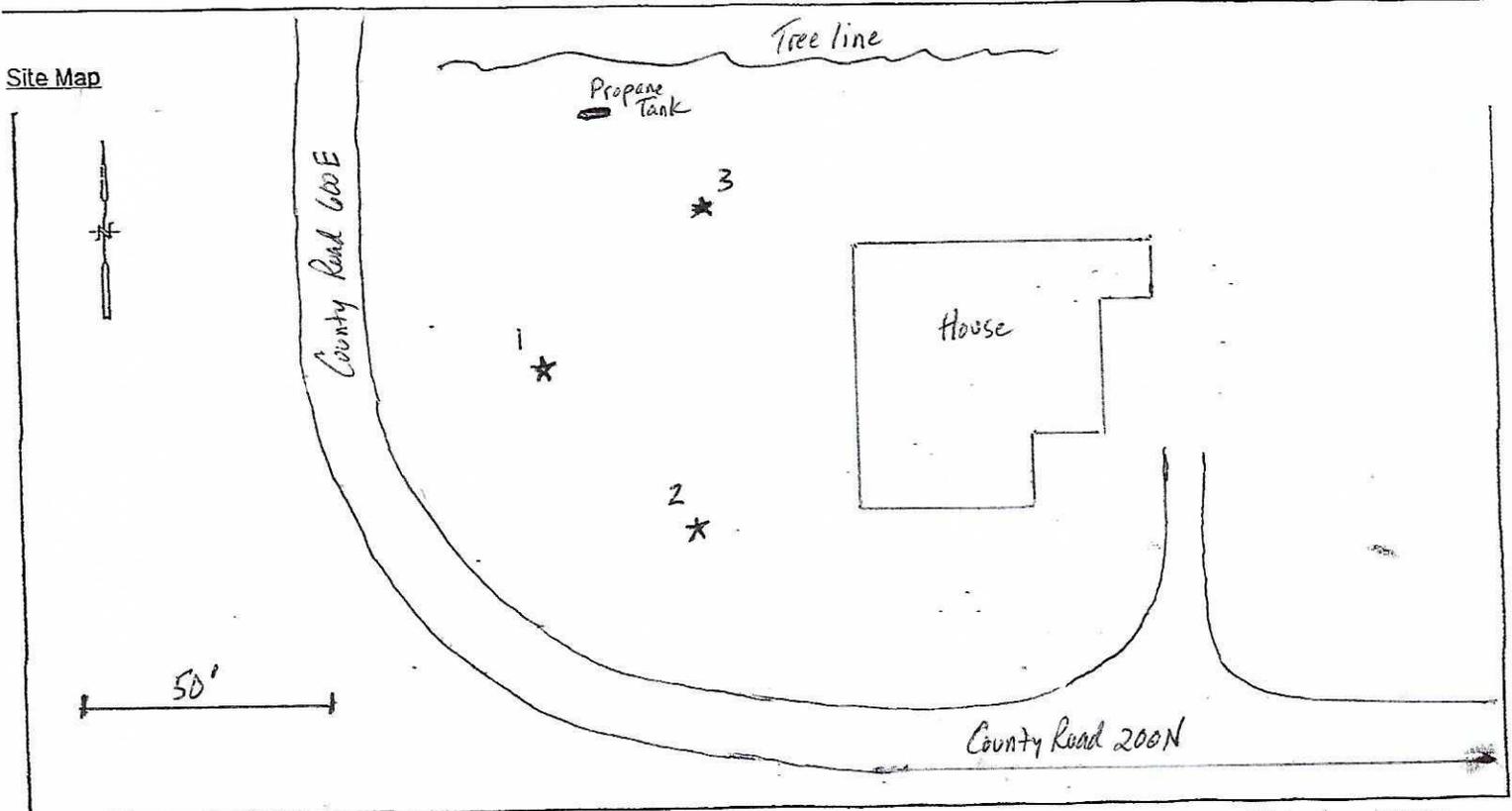
Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	SAFT / BEDRM	Permeability & Loading Rate ³ in (G/D/FL ³)	SOIL GR
A 0-16	10YR 2/2	silt loam		mod fine sub-gr	friable		265	0.75	SD
AB 16-28	10YR 2/2 5/6	silt loam		mod fine sub	friable		265	0.75	SD
Bt 28-42	10YR 4/6 5/6	silty clay loam	10YR 4/2	mod med sub	friable		325	0.62	6D
2B 42-50	2.5Y 5/4 5/4	clay loam	2.5Y 5/2	mod coarse sub	friable		385	0.52	6H
2C 50-60	2.5Y 5/4 5/6	loam	2.5Y 5/2	massive	friable		740	0.27	5N

Limiting Layer: Seasonal high water table Depth: 28" Slope: <2%
 Soil Classification: Argic Argiudoll Parent Material: loess / till
 Physiography: Till plain
 Estimated Drainage Class: Somewhat poorly (X) observed saturation at depth (in) 58" Compaction () yes (X) no (depth): _____
 Remarks: _____

Detailed Soil Description¹ / Interpretations - Site 3

Depth (in)	Matrix Color ²	Texture	Mottles ²	Structure	Consistence	Coatings ²	SBPT / BEDRM	Permeability & Loading Rate ³ in (G/D/FL ²)	SOIL GR ¹
A 0-16	10R 2/2	silt loam		mod fine sub-gr	friable		265	0.75	SD
AB 16-22	10R 2/2 5Y4	silt loam		mod fine sub	friable		265	0.75	SD
Bt 22-28	10R 4/6 5/6	silty clay loam		mod med sub	friable		325	0.62	GD
BC 28-41	2.5Y 5/4 5/6	silt loam	2.5Y 4/2 5/2	mod weak coarse sub	friable		290	0.69	SB
2B 41-50	2.5Y 5/4	sandy loam loam	2.5Y 5/2 5/6	mod weak coarse sub	friable		325	0.62	SH
2C 50-60	2.5Y 5/4	sandy loam	5/2	massive	friable		265	0.75	HL

Limiting Layer: Seasonal high water table Depth: 28" Slope: <2%
 Soil Classification: Agric Argiudoll Parent Material: loess / outwash
 Physiography: Till plain
 Estimated Drainage Class: Somewhat poorly ~~X~~ Observed saturation at depth (in) 56" Compaction () yes () no (depth): _____
 Remarks: _____



Report Prepared By: (print name) ROBERT McLEESE Phone: 217-621-7510
 Address: 1076 Bucks Pond Rd Monticello IL 61856 r.mcleese@yahoo.com
 Signature: Robert McLeese

ISCA Certification # 33

¹ USDA Soil Survey Manual, Ag Handbook No. 18, (1993)
² Soil color designations, Munsell Soil Color Charts, (1992).
³ Private Sewage Disposal Licensing Act and Code, Illinois Department of Public Health, Appendix A Illustration M (1998)



Public Health
Prevent. Promote. Protect.

**Champaign County
Public Health Department**

July 21, 2021

Merle Ingersoll
MSA Professional Services, Inc.
201 W. Springfield Ave. – Suite 400
Champaign, IL 61820

Dear Mr. Ingersoll:

This letter is in regards to the proposed subdivision of a property located as being a part of the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30, Township 17 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois. According to the Illinois *Plat Act* (765 ILCS 205/2), we are authorized to review the plat with respect to the private sewage disposal system.

The final approval of any replacement septic system for lot 101 will be based on the three soil borings located on the property. Based on the soil borings submitted, a septic field sized at 385-740 sq./ft. per bedroom would need to be installed. The exact sizing will be based on the maximum depth of the septic field. Due to a seasonal water table found at the site, a curtain drain would be required to be installed around a conventional septic system two feet below the bottom of the field. If an aeration unit is installed before the subsurface field, a curtain drain would need to be installed if the seasonal water table is within a foot from the bottom of the field.

There is a possible tile starting in the center of lot 101. The septic field will need to be located at least ten feet from this.

No septic construction permits will be issued for surface discharging systems on land that is subject to the Illinois *Plat Act* that was platted and approved after August 10, 2014.

If you have any questions, please contact me at (217) 531-2919.

Sincerely,

Jeff Blackford, LEHP
Program Coordinator

RECEIVED

JUL 21 2021

CHAMPAIGN CO. F & Z. DEPARTMENT

ATTACHMENT H. DRAFT FINDINGS FOR WAIVERS OF FINAL PLAT REQUIREMENTS**Case 206-21 Frances Wood Estate Subdivision**

July 26, 2021

DRAFT FINDINGS FOR WAIVERS OF FINAL PLAT REQUIREMENTS

As required by Article Eighteen of the Champaign County Subdivision Regulations and based on the testimony and exhibits received at the meeting held on **August 5, 2021**, the Environment and Land Use Committee of the Champaign County Board finds that:

1. The requested subdivision waivers of final plat requirements ***WILL NOT*** be detrimental to the public health, safety, or welfare or injurious to other property located in the area because:
 - A. **P&Z Staff received the Soil Evaluation Report by Robert McLeese, Certified Professional Soil Classifier, on July 20, 2021.**
 - B. **The proposed subdivision is for a proposed residential lot with an existing farmstead. The Plat and Soil Evaluation Report were sent to Champaign County Public Health Department for review. A review of the property and existing septic location was received on July 21, 2021 from Jeff Blackford, Environmental Health Programs Coordinator at Champaign County Public Health Department.**
2. Special conditions and circumstances ***DO*** exist which are unique to the property involved and are not applicable generally to other property, and granting the subdivision waivers of final plat requirements will not confer any special privilege to the subdivider because:
 - A. **This waiver is not prohibited by the Subdivision Regulations and could be requested for any subdivision with similar conditions.**
3. Particular hardships ***WILL*** result to the subdivider by carrying out the strict letter of the subdivision requirements sought to be waived because:
 - A. **Soil borings and percolation data are not shown on the Final Plat. The soil report identifies the soil characteristics for private septic disposal systems, but there is no certification on the Final Plat.**
 - B. **Requiring soil borings, percolation test data and the statement regarding suitability being recorded on the Final Plat would increase the subdivider's costs and slow down the approval process with no gain to public health or safety.**
4. The special conditions, circumstances, hardships, or practical difficulties ***DO NOT*** result from actions of the subdivider because:
 - A. **The Final Plat was prepared by an Illinois Professional Land Surveyor using a format that conforms to the current Illinois minimum standards for a plat, and inclusion of the soil data and septic certification is not a state-mandated minimum requirement on the Final Plat. Further, the petitioner provided the necessary soil report data and letter from Public Health as separate documents.**

Champaign County
Department of

**PLANNING &
ZONING**

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

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

TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **July 26, 2021**

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

Amend Section 5.2 by adding “Agronomic Research and Training Facility” as a Special Use Permit in the AG-1 Agriculture and AG-2 Agriculture Zoning Districts.

STATUS

At the May 27, 2021 public hearing, the Zoning Board of Appeals voted 4-1, with one member absent, to forward Case 008-AT-21 with a RECOMMENDATION FOR APPROVAL.

No public input has been received since the ELUC meeting on June 10, 2021.

The City of Urbana Plan Commission will meet on August 5th, followed by the City Council on August 9th. Urbana planning staff does not expect a protest from the City Council, but will forward any comments from those meetings prior to the Champaign County Board meeting on August 19th.

ATTACHMENTS

- A Legal advertisement
- B Draft Adopting Ordinance for Case 008-AT-21 with Attachment:
 - Exhibit A: Amendment for Case 008-AT-21

LEGAL PUBLICATION: WEDNESDAY, APRIL 28, 2021

CASE: 008-AT-21

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

CASE 008-AT-21

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

A public hearing will be held **Thursday, May 13, 2021 at 6:30 p.m.** prevailing time in the Lyle Shields Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, but with public access only via Zoom, at which time and place the Champaign County Zoning Board of Appeals will consider a petition for the following:

Amend the Champaign County Zoning Ordinance as follows:

Amend Section 5.2 by adding “Agronomic Research and Training Facility” as a Special Use Permit in the AG-1 Agriculture and AG-2 Agriculture Zoning Districts.

All public participation and public testimony during the meeting will only be received via Zoom. Information for connecting to this Zoom meeting can be found on the ZBA meetings website: http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, APRIL 28, 2021, ONLY

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

Phone: 384-3708

ORDINANCE NO. 2021-____
ORDINANCE AMENDING ZONING ORDINANCE
ZONING CASE 008-AT-21

WHEREAS, the Champaign County Zoning Board of Appeals held a public hearing, made a formal recommendation for approval, and forwarded to this Board Case Number 008-AT-21;

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

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

PRESENTED, PASSED, APPROVED, AND RECORDED this 19th day of August, A.D. 2021.

Kyle Patterson, Chair
Champaign County Board

ATTEST:

Approved:

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

Darlene A. Kloepfel, County Executive

Date:

EXHIBIT A

1. Revise Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Agronomic Research and Training Facility		S	S												

S = Permitted on individual LOTS as a SPECIAL USE

MONTHLY REPORT for MAY 2021¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Four zoning cases were filed in May and none were filed in May 2020. The average number of cases filed in May in the preceding five years was 3.8.

Two Zoning Board of Appeals (ZBA) meetings were held in May and two cases were completed and one case was withdrawn. No ZBA meeting was held in May 2020 and no cases were completed. The average number of cases completed in May in the preceding five years was 2.8.

By the end of May there were 11 cases pending. By the end of May 2020 there were 5 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 May 2021 & May 2020

Type of Case	May 2021 2 ZBA meetings		May 2020 No ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	3	2**	0	0
SFHA Variance	0	0	0	0
Special Use		0	0	0
Map Amendment	0	0	0	0
Text Amendment	1	1	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	4	3**	0	0
Total cases filed (fiscal year)	19 cases		4 cases	
Total cases completed (fiscal year)	12** cases		6 cases	
Cases pending*	11 cases		5 cases	
* Cases pending includes all cases continued and new cases filed				
** One Variance case was withdrawn in May 2021				

¹ Note that approved absences and sick days resulted in an average staffing level of 69.0% or the equivalent of 4.8 full time staff members (of the 7 authorized) present on average for each of the 20 workdays in May.

Subdivisions

One County subdivision was reviewed (and approved) in May. One municipal subdivision plat was 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:

- 11 permits for 9 structures were approved in May compared to 9 permits for 9 structures in May 2020. The five-year average for permits in May in the preceding five years was 15.8.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2021, December 2020, November 2020, September 2020, 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, and July 2016).
- 6.1 days was the average turnaround (review) time for complete initial residential permit applications in May.
- \$703,900 was the reported value for the permits in May compared to a total of \$1,736,152 in May 2020. The five-year average reported value for authorized construction in May was \$1,673,078.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including April 2021, March 2021, December 2020, November 2020, September 2020, 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, May 2017, November 2016, October 2016, September 2016, and August 2016).
- \$1,962 in fees were collected in May compared to a total of \$2,864 in May 2020. The five-year average for fees collected in May was \$3,337.
- 26 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2021, December 2020, November 2020, October 2020, August 2020, July 2020, June 2020, March 2020, January 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, December 2016, October 2016, and August 2016).

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Table 2. Zoning Use Permits Approved in May 2021

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	165,000	1	0	165,000
Other				1	0	125,000
SINGLE FAMILY Resid.: New - Site Built				5	3,545	1,317,000
Manufactured				1	177	80,000
Additions	4	644	282,300	18	2,193	1,007,300
Accessory to Resid.	4	1,220	251,000	13	3,375	714,860
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			6.1 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural						
Neighborhood				1	0	0
COMMERCIAL: New				1	293	575,000
Other						
INDUSTRIAL: New						
Other				1	1,533	400,000
OTHER USES: New				4	2,018	3,050,000
Other				1	163	100,000
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	2	98	5,600	3	229	5,600
TOTAL APPROVED	11/9	\$1,962	\$703,900	50/46	\$13,526	\$7,539,760

*11 permits were issued for 9 structures in May 2021; 11 permits require inspection and Compl. Certif.

◇ 50 permits have been issued for 46 structures since 1/1/21

NOTE: Home occupations and Other permits (change of use, temporary use) total 2 since 1/1/21, (this number is not included in the total number of structures).

7 Zoning Use Permit App. were *received* in May 2021 and 5 were *approved*.

6 Zoning Use Permit App. *approved* in May 2021 had been *received* in prior months.

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- There were 2 lot split inquiries and 309 other zoning inquiries in May.
- One rural address was 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 2021

	May 2021	2021 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	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

- One Zoning Compliance Inspection was made in May.
- One Zoning Compliance Certificate was issued in May for a total of 11 in 2021 so far. The 2021 budget anticipated a total of 152 compliance certificates for an average of 2.9 certificates per week.

Zoning and Nuisance Enforcement

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

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- 5 new complaints were received in May compared to 14 new complaints received in May 2020. One complaint was referred to another agency in May and no complaint was referred to another agency in May 2020.
- 25 enforcement inspections were conducted in May compared to 24 inspections in May 2020.
- One contact was made prior to written notification in May and three contacts were made in May 2020.
- 25 investigation inquiries were made in May. The 2021 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 2 complaints were resolved in May and 4 complaints were resolved in May 2020.
- 66 complaints were left open (unresolved) at the end of May.
- No new violation was added in May and no First Notice was issued and no Final Notices were issued. In May 2020, 1 new violation was added and 1 First Notice and no Final Notice was issued. The budget anticipated a total of 30 First Notices for 2021.
- No case was referred to the State’s Attorney’s Office in May and no cases were referred in May 2020. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2021.
- 2 violation and 2 complaints were resolved in May compared to 1 violation and 4 complaints that were resolved in May 2020. The budget anticipated a total of 48 resolved cases in 2021.
- 472 complaints and violations remain open at the end of May compared to 459 open complaints and violations at the end of May 2020.
- 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 2021

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

C Zoning Compliance Certificates Issued in May 2021

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Table 4. Enforcement Activity During May 2021

	FY2020 TOTALS ¹	Jan. 2021	Feb. 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Aug. 2021	Sep. 2021	Oct. 2021	Nov. 2021	Dec. 2021	TOTALS FY2021 ¹
Complaints Received	113	4	2	1	9	5								21
Initial Complaints Referred to Others ²	2	1	0	0	1	0								2
Inspections	320	7	8	33	30	25 ⁷								103 ⁸
Phone Contact Prior to Notice	0	0	0	0	0									0
Complaints Resolved	77	1	2	4	7	2 ⁹								16 ¹⁰
Open Complaints³	61	64	64	61	63	66								65
New violations	23	0	1	1	1	0								3
First Notices Issued	22	0	1	1	1	0								3
Final Notices Issued	8	0	0	0	0	0								0
Referrals to SAO ⁴	6	0	0	1	1	0								2
Violations Resolved ⁵	17	1	0	6	3	2 ¹¹								12 ¹²
Open Violations⁶	416	415	416	410	408	406								406¹³
TOTAL Open Complaints & Violations	477	479	480	471	471	472								471

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. 2 of the 25 inspections performed were for the new complaints received in May 2021.
8. 13 of the 103 inspections performed in 2021 were for complaints received in 2021.
9. 0 of the complaints resolved in May 2021 were received in May 2021.
10. 5 of the complaints resolved in 2021 was received in 2021.
11. None of the violations resolved in May were for complaints that had been received in May 2021.
12. None of the violations resolved in 2021 were for complaints that were also received in 2021.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 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 PERMIT ACTIVITY IN MAY 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
109-21-01 AG-1	Lots 7 ad 8 of Homestead Estates Subdivision, First Plat and and 2.84 acre tract of land immediately to the west of Lots 7 and 8, Section 26, Newcomb Township; 2511 County Road 500E, Mahomet, Illinois PIN: 16-07-26-476-003, 004, 006	Alexander Chapman	04/19/2021 05/03/2021	Construct an addition to an existing single family home
110-21-01 CR	A 19 acre tract of land in the NE ¼ of Section 36, Colfax Township; 561 County Road 700N, Sadorus, Illinois PIN: 05-25-36-200-004	Barbara McKay	04/20/2021 05/10/2021	Construct an addition to an existing single family home
111-21-01 AG-1	Two tracts of land comprising 5.55 acres located in Part of the SW ¼ of the SW ¼ of Section 19, Pesotum Township; 202 County Road 600E, Pesotum, Illinois PIN: 18-32-19-300-009 & 003	Michael L. Wood	04/21/2021 05/10/2021	Authorize construction of a detached agricultural storage shed and a detached personal storage shed
111-21-02 AG-1	A tract of land in the NW Corner of Section 24, Brown Township; 3296 County Road 500E, Fisher, Illinois PIN: 02-01-24-100-020	Aaron Kafer	04/21/2021 05/03/2021	Construct a detached shed for personal storage
117-21-01 AG-1/ AG-2	A tract of land in Part of the SE ¼ of the SW ¼ of Section 24, Urbana Township; 1742 County Road 1400N, Urbana, IL PIN: 30-21-24-300-007	Josef Cultra/ Country Arbors Nursery	04/27/2021 05/11/2021	Construct a storage shed for mulch/soil storage
117-21-02 AG-2	Lot 2 of the McClellan/Drennan Subdivision, Section 32, Somer Township; 208 Oaks Road, Urbana, Illinois PIN: 25-15-32-251-007	Frasca Associates/ Tom Frasca	04/27/2021 05/11/2021	Demolish the house, garage and barn on the subject property, returning the surface to a level grade

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 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
130-21-01 AG-1	Lot 1 of Walter Sandwell 4 th Subdivision, Section 33, Philo Township; 1482 County Road 600N, Tolono, Illinois PIN: 19-27-33-400-022	Nick and Jennifer Wherley	05/10/2021 05/13/2021	Construct an addition to an existing single family home
134-21-01 I-1	Los 1, 2 7 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	05/14/2021 05/18/2021	Change the Use to establish a Temporary Fireworks Sales Stand, June 15-July 5, 2021
137-21-01 R-2	Lot 153 of Scottswood 4 th Subdivision, Section 15, Urbana Township; 403 Glenn Drive, Urbana, IL PIN: 30-21-15-178-014	Thomas and Joyce Frost	05/17/2021 05/19/2021	Construct a carport addition to an existing single family home
138-21-01	More information needed			
138-21-02 AG-1	A tract of land located in the E ½ of the SE ¼ of Fractional Section 13, Kerr Township; 3325 County Road 2500E, Gifford, IL PIN: 13-05-13-400-007	Matthew Blissett	05/18/2021 05/19/2021	Construct a detached shed for personal storage
138-21-03 AG-1	A tract of land located in the SE ¼ of the SE ¼ of Section 26, East Bend Township; 1088 County Road 3100N, Dewey, Illinois PIN: 10-02-26-400-007	Bernard Gordon	05/18/2021 05/20/2021	Construct a single family home
141-21-01	More information needed			

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 2021

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
05/05/2021	351-20-01	A tract of land in Part of the SE ¼ of the SE ¼ of Section 9, Urbana Township; 1801 E. University Avenue, Urbana, Illinois PIN: 30-21-09-477-003	<i>PARTIAL COMPLIANCE CERTIFICATE</i> for A warehouse for Davis-Houk Mechanical

MONTHLY REPORT for JUNE 2021¹

Champaign County
Department of

**PLANNING &
ZONING**

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in June and none were filed in June 2020. The average number of cases filed in June in the preceding five years was 3.6.

One Zoning Board of Appeals (ZBA) meeting was held in June and three cases were completed. No ZBA meeting was held in June 2020 and no cases were completed. The average number of cases completed in June in the preceding five years was 3.6.

By the end of June there were 9 cases pending. By the end of June 2020 there were 5 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 June 2021 & June 2020

Type of Case	June 2021 1 ZBA meeting		June 2020 No ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1	0	0
SFHA Variance	0	0	0	0
Special Use		1	0	0
Map Amendment	0	1	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	3	0	0
Total cases filed (fiscal year)	20 cases		4 cases	
Total cases completed (fiscal year)	15 cases		6 cases	
Cases pending*	9 cases		5 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 77.0% or the equivalent of 5.4 full time staff members (of the 7 authorized) present on average for each of the 22 workdays in June.

Subdivisions

No County subdivision was reviewed or approved in June. One municipal subdivision plat was reviewed for compliance with County zoning in June.

Zoning Use Permits

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

- 10 permits for 6 structures were approved in June compared to 26 permits for 19 structures in June 2020. The five-year average for permits in June in the preceding five years was 22.8.
- 28 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including March 2021, December 2020, November 2020, September 2020, 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, and July 2016).
- 3.6 days was the average turnaround (review) time for complete initial residential permit applications in June.
- \$1,807,500 was the reported value for the permits in June compared to a total of \$2,433,638 in June 2020. The five-year average reported value for authorized construction in June was \$1,913,069.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including April 2021, March 2021, December 2020, November 2020, September 2020, 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, May 2017, November 2016, October 2016, September 2016, and August 2016).
- \$3,629 in fees were collected in June compared to a total of \$5,614 in June 2020. The five-year average for fees collected in June was \$3,765.
- 26 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including March 2021, December 2020, November 2020, October 2020, August 2020, July 2020, June 2020, March 2020, January 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, December 2016, October 2016, and August 2016).

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Table 2. Zoning Use Permits Approved in June 2021

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				1	0	165,000
Other				1	0	125,000
SINGLE FAMILY Resid.:						
New - Site Built	3	2,775	1,635,000	8	6,320	2,952,000
Manufactured				1	177	80,000
Additions	2	498	130,000	20	2,691	1,137,300
Accessory to Resid.	1	129	1,500	14	3,504	716,360
TWO-FAMILY Residential						
Average turn-around approval time for the above permit categories			3.6 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural						
Neighborhood				1	0	0
COMMERCIAL: New				1	293	575,000
Other						
INDUSTRIAL: New						
Other				1	1,533	400,000
OTHER USES: New				4	2,018	3,050,000
Other				1	163	100,000
SIGNS						
TOWERS (Incl. Acc. Bldg.)						
OTHER PERMITS	4	227	41,000	7	456	46,600
TOTAL APPROVED	10/6	\$3,629	\$1,807,500	60/52	\$17,155	\$9,347,260

*10 permits were issued for 6 structures in June 2021; 16 permits require inspection and Compl. Certif.

◇ 60 permits have been issued for 52 structures since 1/1/21

NOTE: Home occupations and Other permits (change of use, temporary use) total 8 since 1/1/21, (this number is not included in the total number of structures).

14 Zoning Use Permit App. were *received* in June 2021 and 8 were *approved*.

2 Zoning Use Permit App. *approved* in June 2021 had been *received* in prior months.

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- There were 6 lot split inquiries and 224 other zoning inquiries in June.
- One rural address was issued in June and 12 address changes were completed.
- One full set and one partial set of ZBA minutes were transcribed in June

Conversion of Best Prime Farmland

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

Table 3. Best Prime Farmland Conversion in 2021

	June 2021	2021 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	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

- One Zoning Compliance Inspection was made in June.
- Four Zoning Compliance Certificates were issued in June for a total of 15 in 2021 so far. The 2021 budget anticipated a total of 152 compliance certificates for an average of 2.9 certificates per week.

Zoning and Nuisance Enforcement

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

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- 6 new complaints were received in June compared to 16 new complaints received in June 2020. No complaint was referred to another agency in June and no complaint was referred to another agency in June 2020.
- 18 enforcement inspections were conducted in June compared to 25 inspections in June 2020.
- No contact was made prior to written notification in June and two contacts were made in June 2020.
- 18 investigation inquiries were made in June. The 2021 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 4 complaints were resolved in June and 9 complaints were resolved in June 2020.
- 68 complaints were left open (unresolved) at the end of June.
- 2 new violation were added in June and 2 First Notice were issued and no Final Notices were issued. In June 2020, 2 new violation were added and 2 First Notices and 1 Final Notice were issued. The budget anticipated a total of 30 First Notices for 2021.
- No case was referred to the State’s Attorney’s Office in June and no cases were referred in June 2020. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2021.
- 2 violations and 2 complaints were resolved in June compared to no violation and 9 complaints that were resolved in June 2020. The budget anticipated a total of 48 resolved cases in 2021.
- 474 complaints and violations remain open at the end of June compared to 468 open complaints and violations at the end of June 2020.
- 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 2021

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

C Zoning Compliance Certificates Issued in June 2021

Planning & Zoning Monthly Report
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Table 4. Enforcement Activity During June 2021

	FY2020 TOTALS ¹	Jan. 2021	Feb. 2021	March 2021	April 2021	June 2021	June 2021	July 2021	Aug. 2021	Sep. 2021	Oct. 2021	Nov. 2021	Dec. 2021	TOTALS FY2021 ¹
Complaints Received	113	4	2	1	9	5	6							27
Initial Complaints Referred to Others ²	2	1	0	0	1	0	0							2
Inspections	320	7	8	33	30	25	18 ⁷							121 ⁸
Phone Contact Prior to Notice	0	0	0	0	0	1	0							1
Complaints Resolved	77	1	2	4	7	2	4 ⁹							20 ¹⁰
Open Complaints³	61	64	64	61	63	66	68							68
New violations	23	0	1	1	1	0	2							5
First Notices Issued	22	0	1	1	1	0	2							5
Final Notices Issued	8	0	0	0	0	0	0							0
Referrals to SAO ⁴	6	0	0	1	1	0	0							2
Violations Resolved ⁵	17	1	0	6	3	2	2 ¹¹							14 ¹²
Open Violations⁶	416	415	416	410	408	406	406							406¹³
TOTAL Open Complaints & Violations	477	479	480	471	471	472	474							474

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 18 inspections performed were for the new complaints received in June 2021.
8. 17 of the 121 inspections performed in 2021 have been for complaints received in 2021.
9. 1 of the complaints resolved in June 2021 were received in June 2021.
10. 6 of the complaints resolved in 2021 was received in 2021.
11. None of the violations resolved in June were for complaints that had been received in June 2021.
12. None of the violations resolved in 2021 were for complaints that were also received in 2021.
13. Total open violations include 23 cases that have been referred to the State's Attorney, one of which was referred as early as 2009. 4 of the 23 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 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
26-21-01 CR	Lot 2 of Green Island Subdivision, Section 2, Urbana Township; 2314 N. Highcross Road, Urbana, IL PIN: 30-21-02-102-007	William R. Bagby	01/26/2021 06/14/2021	Change the Use of an existing well shed to a single family residence and to authorize the construction of a covered porch addition to an existing shipping container detached storage shed
71-21-03 AG-2	Lot 1 of Trautlake Subdivision, Section 8, Champaign Township; 5112 Trautlake Drive, Champaign, Illinois PIN: 03-20-08-302-016	Roger and Joan Miller	03/14/2021 06/09/2021	Construct a detached garage
154-21-01 AG-1	A tract of land in the SW Corner of the S ½ of the SE ¼ of Section 29, Crittenden Township; 1352 County Road 100N, Pesotum, IL PIN: 08-33-29-400-004	Scott and Kristen Faust	06/03/2021 06/09/2021	Construct a breezeway and garage addition to an existing single family home
159-21-01 CR	A tract of land located in the S ½ of Section 11 and the N ½ of Section 14, Mahomet Township; 405 N. Lake of the Woods Drive, Mahomet, Illinois PIN: 15-13-11-376-002	Champaign County Forest Preserve District	06/08/2021 06/10/2021	A Temporary Use for a Fireworks Display on July 2, 2021
161-21-01	Under review			
161-21-02 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	06/10/2021 06/15/2021	A Temporary Use for a Fireworks Display on July 2, 2021
165-21-01	Zoning Case required			
165-21-02 AG-1	A tract of land located in Part of the NW ¼ of Section 26, Rantoul Township; 2578 County Road 1600E, Thomasboro, Illinois PIN: 20-09-26-100-003	Chester and Sayre Enright	06/14/2021 06/15/2021	Construct a single family home with attached garage

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

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APPENDIX A. ZONING USE PERMITS ACTIVITY IN JUNE 2021

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
166-21-01 B-2	A tract of land being a Part of the SW ¼ of Section 16, Scott Township; 304 S. Main Street, Seymour, IL PIN: 23-19-16-300-018	Seymour Fire Corporation	06/15/2021 06/22/2021	A Temporary Use for a Fireworks Display on July 3, 2021, rain date, July 4, 2021
167-21-01 CR	Tract 3 of a Plat of Survey of Part of the NE ¼ of Section 26, Newcomb Township; address to be assigned PIN: Part of 16-07-26-100-023 & 024	Armstrong Construction	06/16/2021 06/29/2021	Construct a single family home with attached garage
169-21-01	Under review			
172-21-01 R-1	Lot 174 of Windsor Park 7 th Subdivision, Section 25, Champaign Township; 2510 Lyndhurst Drive, Champaign, Illinois PIN: 03-20-25-128-013	Kim Dallage	06/21/2021 06/28/2021	Construct an addition to an existing single family home
175-21-01 CR	Lot 2 of CTZ Estates Subdivision, Section 26, Newcomb Township; Address to be assigned PIN: 16-07-26-100-026	Chris and Jen Tamas	06/24/2021 06/29/2021	Construct a single family home with attached garage
176-21-01	Under review			
179-21-01	Under review			
181-21-01	Under review			

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

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APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS

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

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APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JUNE 2021

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
06/14/2021	26-21-01	Lot 2 of Green Island Subdivision, Section 2, Urbana Township; 2314 N. Highcross Road, Urbana, Illinois PIN: 30-21-02-102-007	Change the Use to establish a single family residence in an existing well shed
06/14/2021	312-19-01	Lot 2 of Green Island Subdivision, Section 2, Urbana Township; 2314 N. Highcross Road, Urbana, Illinois PIN: 30-21-02-102-007	A detached shed (shipping container) with a porch addition
06/18/2021	139-20-01	121.79 acres 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 ½ 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	One 2 megawatts (MW) Community PV Solar Farm, including access road and wiring <i>PARTIAL ZONING COMPLIANCE CERTIFICATE</i>
06/30/2021	348-15-02	A tract of land located in the NE ¼ of Section 24, Hensley Township, lying immediately South of Hensley Road and West of Market Street; 5401 N. Market Street, Champaign, Illinois PIN: 12-14-24-100-009	A warehouse/office building