



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

County of Champaign, Urbana, Illinois  
Thursday, January 5, 2023 - 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  
Jim Goss  
Kyle Patterson

Emily Rodriguez  
Jilmala Rogers  
Chris Stohr

<b>Agenda</b>	<b>Page #'s</b>
I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	
A. November 3, 2022 – Regular Meeting	1 - 5
V. Public Participation	
VI. Communications	
VII. <u>New Business: Items to Be Approved by ELUC</u>	
A. Annual Renewal of Recreation & Entertainment License for Champaign County Fair Association, 1302 North Coler Avenue, Urbana, IL. 01/01/23 – 12/31/23.	6 - 12
B. Annual Renewal of Recreation & Entertainment License for Gordyville LLC, 2205 CR 3000N, Gifford, IL. 01/01/23 – 12/31/23.	13 - 23
VIII. <u>New Business: Items to be Recommended to the County Board</u>	
A. Resolution Approving an Intergovernmental Cost-Sharing Agreement between The County of Champaign, the City of Champaign, the City of Urbana, and the Village of Savoy for Residential Electronic Collection Events in 2023 and an Illinois Environmental Protection Agency Sponsored One-Day Household Hazardous Waste Collection Event in 2023.	24 - 28
B. Resolution Approving Agreement between Champaign County, Parkland College, and A-Team Recyclers regarding the Residential Electronics Collections on May 20, 2023, and October 14, 2023.	29 - 41
C. Resolution Approving Champaign County Opt-In Form to Illinois EPA to Participate In Manufacturer E-Waste Program in 2024.	42 - 44
D. <b>Zoning Case 058-AT-22.</b> An Omnibus Text Amendment to Amend the Champaign County Zoning Ordinance to Update Material Management/Solid Waste-Related Uses as described generally in the legal advertisement.	45 - 55

*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)  
January 5, 2023 Agenda**

- IX. Other Business
  - A. Monthly Reports
    - 1. July 2022 56 - 67
    - 2. August 2022 68 - 80
    - 3. September 2022 81 - 96
    - 4. October 2022 97 - 112
- X. Chair's Report
- XI. Designation of Items to be Placed on the Consent Agenda
- XII. Adjournment



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

**MINUTES – Subject to Review and Approval**

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DATE: Thursday, November 3, 2022  
TIME: 6:30 p.m.  
PLACE: Shields-Carter Meeting Room  
Brookens Administrative Center  
1776 E Washington, Urbana, IL 61802

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**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 Burgstrom (Senior Planner) and Mary Ward (Recording Secretary)

**Others Present:** None

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**MINUTES**

**I. Call to Order**

Committee 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 Mr. Esry to approve the agenda, seconded by Ms. King. Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.

**IV. Approval of Minutes**

A. October 6, 2022 – Regular Meeting

**MOTION** by Mr. Paul to approve the minutes of the October 6, 2022, regular meeting, seconded by Ms. King. Mr. Stohr asked for one correction on page 3, paragraph 7, line 2 to change it to if. Upon voice vote, the **MOTION CARRIED** unanimously to pass the corrected minutes.

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**V. Public Participation**

Anthony Grilo, Rantoul – spoke on the Rantoul Solar Array and the three zoning cases that are on the agenda.

Mr. Patterson joined the meeting at 6:35 p.m.

**VI. Communications**

Mr. Stohr shared with the committee that the media day for the Aquifer Project Mapping will be November 15. It is to help raise awareness in the county about the helicopter and apparatus that it uses flying over the county.

Mr. Thorsland mentioned that this is the last meeting of the year and wanted to thank members Mary King and Jacob Paul for their service as they are not running for re-election.

**VII. New Business: Items for Information Only**

- A. Illinois Environmental Protection Agency Notice of Application for Renewal for Federally Enforceable State Operating Permit (FESOP)#07060057 for Clifford-Jacobs Forging company located at 2410 North 5<sup>th</sup> Street, Champaign, IL.

This is an information only item and no action is required. Mr. Esry stated he was glad we were seeing this and glad to see they are still in business.

**VIII. New Business: Items to Receive and Place on File by ELUC to Allow a 30-Day Review Period**

- A. **Zoning Case 058-AT-22.** An Omnibus Text Amendment to amend the Champaign County Zoning Ordinance to update material management/solid waste related uses as described generally in the legal advertisement.

There have been two changes since the last time this was before the committee. One deals with the minimum separation between a Construction and Demolition Debris Recycling Facility and a residential district. It has been increased to 1,320 feet, which is the same as the state requires. We also separated Landscape Waste Compost Facility and Landscape Waste Processing Facility. This will sit with the committee until the January meeting.

**IX. New Business: Items to Be Approved by ELUC**

- A. **Recreation & Entertainment License.** Taylor Feldkamp for Demo Derby at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana. 4/21/23-4/22/23.
- B. **Annual Renewal of Recreation & Entertainment License.** Hudson Farm Wedding & Events, LLC, 1341 CR1800E, Urbana, IL 61802. 01/01/23 – 12/31/23.
- C. **Annual Hotel/Motel License.** Urbana Motel Inc. dba Motel 6 at 1906 North Cunningham Avenue, Urbana for 01/01/23 – 12/31/23.

**OMNIBUS MOTION** by Mr. Paul and seconded by Ms. King to approve the Recreation & Entertainment License for Taylor Feldkamp for a Demo Derby and for Hudson Farm Wedding & Events and to approve the Annual Hotel/Motel License for Urbana Motel Inc. dba Motel 6. Upon voice vote, the **MOTION CARRIED** unanimously.

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

A. **Zoning Case 062-AM-22.** A request by Anthony Donato, via IAG Investments LLC – Rantoul, d.b.a. Donato Solar- Rantoul LLC, to amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a data center as a Special Use in related Zoning Case 063-S-22 and a PV solar array as a second principal use as a proposed County Board Special Use Permit in related case 064-S-22 on a 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township.

Mr. Hall stated that the ZBA found that the rezoning met all the relevant goals, objectives, and policies of the Champaign County Land Resource Management Plan. Mr. Hall felt that the AG-2 zoning was probably the best zoning for this tract of land.

B. **Zoning Case 064-S-22.** A request by Anthony Donato, via IAG Investments LLC Rantoul, d.b.a Donato Solar- Rantoul LLC, to authorize a PV SOLAR ARRAY with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, as a second principal use as a County Board Special Use Permit, subject to the rezoning to the AG-2 Agriculture Zoning District in Case 062-AM-22, on a 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and including the following waivers of standard conditions (other waivers may be necessary):

Part A: A waiver for not providing a Decommissioning and Site Reclamation Plan that includes cost estimates prepared by an Illinois Licensed Professional Engineer prior to consideration of the Special Use Permit by the Board, per Section 6.1.1 A.3.

Part B: A waiver for locating the PV SOLAR ARRAY less than one-half mile from an incorporated municipality and within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.

Part C: A waiver for locating 235 feet from a non-participating existing dwelling on a lot that is more than 10 acres in area in lieu of the minimum required separation of 255 feet between the solar farm fencing and the dwelling, per Section 6.1.5 D.(3)b.

Part D: A waiver for a separation distance of 165 feet between the solar inverters and the perimeter fence in lieu of the minimum required 275 feet, per Section 6.1.5 D.(6).

C. **Decommissioning and Site Reclamation Plan and Noise Study for Zoning Case 064-S-22.** A Request by Anthony Donato, via IAG Investments LLC – Rantoul, d.b.a. Donato Solar- Rantoul LLC, to approve the Decommissioning and Site Reclamation Plan and the Noise Study for the PV SOLAR ARRAY in Zoning Cases 064-s-22 with a total nameplate capacity of 5 megawatts (MW), including access roads and wiring, subject to the approval of Zoning Case 064-S-22 and subject to the rezoning in Case 062-AM-22, on a 14.77-acre tract in the North Half of the Southwest Quarter of Section 10, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township.

As items 10. A., B., and C. are related, the committee discussed them as one item. Discussion began with the Decommissioning and Site Reclamation Plan. There were questions regarding the costs for the decommissioning in this plan compared to a similar solar array from 2018. There were several differences in the costs.

132 Mr. Stohr said it's doubtful that prices have gone down much and asked how the decommissioning costs  
133 are costs handled? The money required to decommission the site is a letter of credit backed by a bank.  
134 There are rules about the bank's credit rating. We are required to have a letter of credit from the bank  
135 for the life of the project.

136  
137 Mr. Grilo then went over the differences in the numbers and where he got the numbers he used. He  
138 checked with local resources and engineers that he has worked with on other projects. Mr. Stohr asked  
139 what the life of the project would be? Mr. Grilo hopes it will be there forever. Some depends on  
140 technology and where it goes. The solar panels are rated at 80% for 25 years. Sees this as a long-term  
141 project.

142  
143 Mr. Hall clarified that the Zoning Board did not review the DSRP. He also pointed out  
144 that with the quality of these PV modules, the DSRP would only need to be reviewed every 5 years.  
145 When the panels get older, it will be reviewed every 2 years. So, this DSRP will be revisited.

146  
147 Mr. Paul asked if there is any type of insurance policy that can be taken out? The owner will have to  
148 have a letter of credit and the owner would be liable for the amount. There is some risk involved.  
149 Ms. King asked if the differences could be attributed to the solar array it was compared with didn't use  
150 local businesses and haulers for quotes. Mr. Thorsland said they were comparable to projects they are  
151 currently working on. Unlike wind farms, solar farms stay static longer. And, there is a low likelihood  
152 they will decommission in the next five years. He feels this a reasonable decommissioning plan.

153  
154 Noise issues were briefly discussed. The inverters are placed on the noisy side of the property. There  
155 is a shared property line with a trucking company. They do have an easement from them for access  
156 to the solar array property.

157  
158 Mr. Stohr asked about the big difference for the state permits. He's not sure, but he is working with  
159 MSA engineers and they said to put \$10,000 and that should be a good number.

160  
161 Mr. Esry asked Ms. Burgstrom if there were any red flags at this point. She felt there hadn't been and  
162 that they had been very easy to work with.

163  
164 **MOTION** to approve Zoning Case 062-AM-22 made by Ms. King and seconded by Mr. Paul. Upon voice  
165 vote, the **MOTION CARRIED** unanimously.

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167 **MOTION** to approve Zoning Case 064-S-22 made by Mr. Patterson and seconded by Mr. Esry. Upon  
168 voice vote, the **MOTION CARRIED** unanimously.

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170 **MOTION** to approve the Decommissioning and Site Reclamation Plan and Noise Study for Zoning Case  
171 064-S-22 made by Mr. Patterson and seconded by Mr. Paul. Upon voice vote, the **MOTION CARRIED**  
172 unanimously.

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174 **XI. Other Business**  
175 **A. Monthly Reports**  
176 **1. June 2022**

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178 The June 2022 monthly report was received and placed on file.  
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- 181 **XII.** Chair's Report  
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183 There was no chairs report.  
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185 **XIII.** Designation of Items to be Placed on the Consent Agenda  
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187 Items to be placed on the consent agenda include items X. A., B., and C.  
188  
189 **XIV.** Adjournment  
190  
191 Chair Thorsland adjourned the meeting at 7:25 p.m.



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

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

**FILED**

**Filing Fees:**

NOV 16 2022  
Aimee Anderson  
CHAMPAIGN COUNTY CLERK

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

For Office Use Only

License No. 2023-ENT-21  
Date(s) of Event(s) ANNUAL  
Business Name: Champ Co Fair Assoc  
License Fee: \$ 100.00  
Filing Fee: \$ 4.00  
TOTAL FEE: \$ 104.00  
Checker's Signature: \_\_\_\_\_

Checks Must Be Made Payable To: Champaign County Clerk

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

- A. 1. Name of Business: Champaign County Fair Assoc.
2. Location of Business for which application is made: Champ. Co. Fairgrounds  
1302 N. Coler Ave, Urbana, IL 61801
3. Business address of Business for which application is made:  
1302 N. Coler Ave Urbana, IL 61801 Box 544 61803
4. Zoning Classification of Property: \_\_\_\_\_
5. Date the Business covered by Ordinance No. 55 began at this location: \_\_\_\_\_
6. Nature of Business normally conducted at this location: Agriculture education  
fairgrounds
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Fairgrounds - livestock, carnival, motor sports
8. Term for which License is sought (specifically beginning & ending dates):  
Jan 01 - Dec 31, 2023

(NOTE: All annual licenses expire on December 31st of each year)

9. Do you own the building or property for which this license is sought? Yes
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: n/a
11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: Terry Lemke Date of Birth: May 4, 1974  
Place of Birth: Champaign Social Security No.: REDACTED  
Residence Address: 1321 Kennen Dr. Rantoul, IL 61866  
Citizenship: US 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): \_\_\_\_\_  
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:  
Champaign County Fair Association
2. Date of Incorporation: 02/28/1910 State wherein incorporated: IL

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

\_\_\_\_\_  
\_\_\_\_\_

Give first date qualified to do business in Illinois: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

Name of Officer: TRACY LEMKE Title: PRESIDENT  
Date elected or appointed: 11/2021 Social Security No.: REDACTED  
Date of Birth: 05/04/1977 Place of Birth: CHAMPAIGN COUNTY  
Citizenship: US  
If naturalized, place and date of naturalization: \_\_\_\_\_

Residential Addresses for past three (3) years: 1381 KENNETH DR LAKEVIEW, IL 61866

Business, occupation, or employment for four (4) years preceding date of application for this license: ~~POOL BUSINESS~~ MECHANIC

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.

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

\_\_\_\_\_  
\_\_\_\_\_

Give first date qualified to do business in Illinois: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

Name of Officer: Chris Wallace Title: Secretary  
Date elected or appointed: November 2021 Social Security No.: REDACTED  
Date of Birth: 8-25-1948 Place of Birth: Champaign, IL  
Citizenship: U.S.  
If naturalized, place and date of naturalization: \_\_\_\_\_

Residential Addresses for past three (3) years:

2691 Co. Rd. 1000 E  
Champaign, IL 61822

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

\_\_\_\_\_  
\_\_\_\_\_

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.

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

\_\_\_\_\_  
\_\_\_\_\_

Give first date qualified to do business in Illinois: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

Name of Officer: Paula J Barham Title: Treasurer  
Date elected or appointed: November 2021 Social Security No.: REDACTED  
Date of Birth: JAN 4 1948 Place of Birth: Champaign  
Citizenship: US  
If naturalized, place and date of naturalization: \_\_\_\_\_

Residential Addresses for past three (3) years: \_\_\_\_\_

2451 Clayton Blvd  
Champaign, IL 61822

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

\_\_\_\_\_  
\_\_\_\_\_

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

**REDACTED**

**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

Chris Wallace  
\_\_\_\_\_  
Signature of Secretary

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

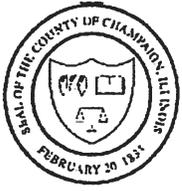
\_\_\_\_\_  
Signature of Manager or Agent



\_\_\_\_\_  
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.





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

For Office Use Only

License No. 2023-ENT-18  
Date(s) of Event(s) ANNUAL  
Business Name: GORDYVILLE, LLC  
License Fee: \$ 100.00  
Filing Fee: \$ 4.00  
TOTAL FEE: \$ 104.00  
Checker's Signature: \_\_\_\_\_

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

**FILED**

Filing Fees: 87 2022

*Jason Adams*  
CHAMPAIGN COUNTY CLERK

Per Year (or fraction thereof):  
Per Single-day Event:  
Clerk's Filing Fee:

\$ 100.00  
\$ 10.00  
\$ 4.00      \$ 104

Checks Must Be Made Payable To: Champaign County Clerk

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

- A.
1. Name of Business: Gordyville LLC
  2. Location of Business for which application is made: 2205 CR 3000 N Gifford, IL 61847
  3. Business address of Business for which application is made: 2205 CR 3000 N, Gifford, IL 61847
  4. Zoning Classification of Property: Business
  5. Date the Business covered by Ordinance No. 55 began at this location: \_\_\_\_\_
  6. Nature of Business normally conducted at this location: AUCTIONS
  7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): RODEO, HORSE SHOWS, MARKET
  8. Term for which License is sought (specifically beginning & ending dates): JAN 1, 2023 - Dec 31, 2023

(NOTE: All annual licenses expire on December 31st of each year)

9. Do you own the building or property for which this license is sought? YES
10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: \_\_\_\_\_

11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3, Item 7.

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

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

Name: \_\_\_\_\_ 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): \_\_\_\_\_  
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:  
Borderville LLC
2. Date of Incorporation: 12/28/04 State wherein incorporated: Illinois

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

NA

Give first date qualified to do business in Illinois: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

5. Objects of Corporation as set forth in charter: \_\_\_\_\_

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

Name of Officer: Josanna Guivan Title: Partner

Date elected or appointed: \_\_\_\_\_ Social Security No.: REDACTED

Date of Birth: 7-15-1984 Place of Birth: \_\_\_\_\_

Citizenship: US

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

Residential Addresses for past three (3) years: 2297 CW 1200N  
Sidney, IL 61877

Business, occupation, or employment for four (4) years preceding date of application for this license: Partner / emp. by Catapult LLC

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.

Recreation & Entertainment License Application  
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

Name of Officer: EDWARD F. HANNAGAN Title: PART OWNER  
Date elected or appointed: \_\_\_\_\_ Social Security No.: REDACTED  
Date of Birth: 11/7/61 Place of Birth: CHICAGO, IL  
Citizenship: USA  
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

Box 267, Ogden, IL 61859  
309 S. NEW BEDFORD, IL 61847

Business, occupation, or employment for four (4) years preceding date of application for this license: EMPLOYED BY HUNGER SHOP

\_\_\_\_\_  
\_\_\_\_\_

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.  
40 ACRES PARKING.  
EVENT ALL INDOOR.

Recreation & Entertainment License Application  
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

\_\_\_\_\_

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

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

Name of Officer: Mrs. E. Hannagan Title: MANAGER - part owner

Date elected or appointed: \_\_\_\_\_ Social Security No.: REDACTED

Date of Birth: 9/11/56 Place of Birth: Champaign IL 618

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 2451 CR 2800N  
Renfield, IL 61862

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

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

Recreation & Entertainment License Application  
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

\_\_\_\_\_

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

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

Name of Officer: TAMM J. HANNAHAN Title: Part Owner  
Date elected or appointed: \_\_\_\_\_ Social Security No.: REDACTED  
Date of Birth: 8/19/67 Place of Birth: Champaign IL 61847  
Citizenship: USA  
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

416 Summit 202 N Poate Dr  
Efford IL 61847

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

FORRYNCE LLC - Auctioneer - Manager

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

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

\_\_\_\_\_  
\_\_\_\_\_

Give first date qualified to do business in Illinois: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

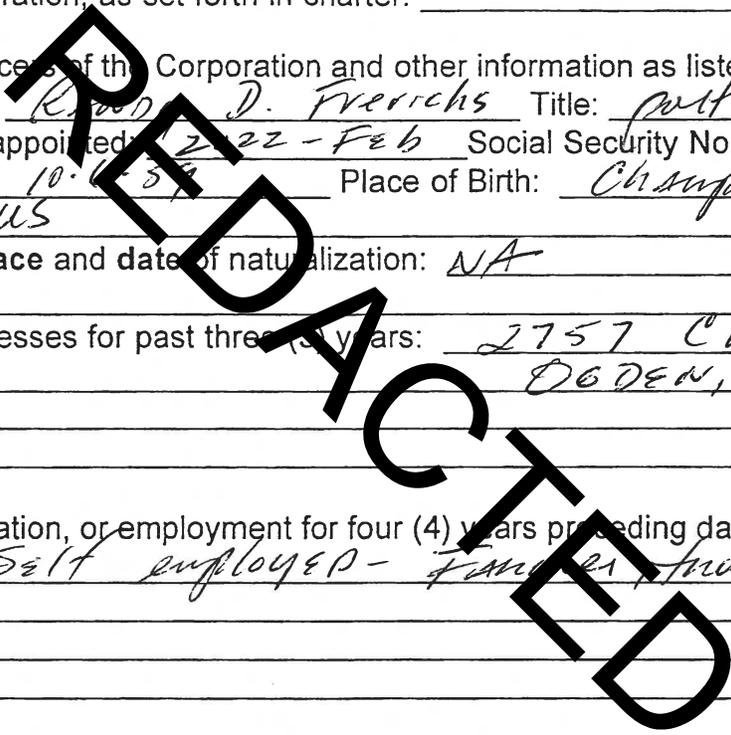
6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: Ronald D. Frerichs Title: owner  
Date elected or appointed: 2-22-Feb Social Security No.: REDACTED  
Date of Birth: 10-6-57 Place of Birth: Champaign County  
Citizenship: US  
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 2757 CR 2100 N  
OGDEN, IL

Business, occupation, or employment for four (4) years preceding date of application for this license: Self employed - Family Truck driver

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.



Recreation & Entertainment License Application  
Page Three

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

NA

Give first date qualified to do business in Illinois: —

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

\_\_\_\_\_

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

to Harry Kammagan

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

Name of Officer: Harry Kammagan Title: PART OWNER

Date elected or appointed: \_\_\_\_\_ Social Security No.: REDACTED

Date of Birth: 12/16/59 Place of Birth: Champaign, IL

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years:

2444 CANTON  
SUFFERN, NJ 08477

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

SELF EMPLOYED - FARMER  
Comp. by Berwyn, IL Sheriff's Office

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.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

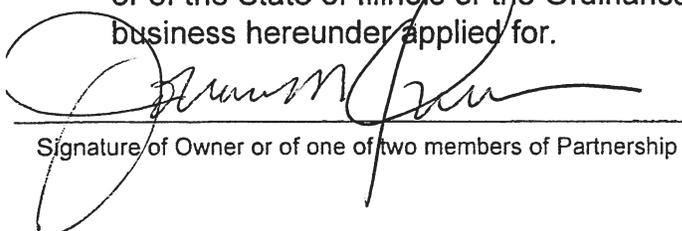
EVENT ALL INDOOR.

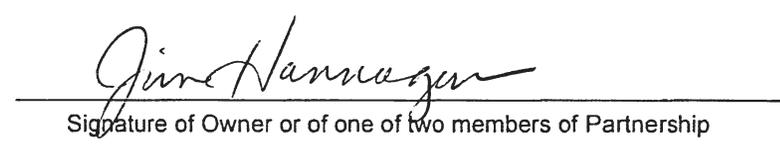
**AFFIDAVIT**

(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.

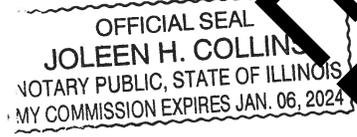
I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

  
\_\_\_\_\_  
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 6 day of December, 2022.



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

**REDACTED**

**AFFIDAVIT**

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

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

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

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

\_\_\_\_\_  
Signature of President

\_\_\_\_\_  
Signature of Secretary

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

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

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

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to \_\_\_\_\_, CHAMPAIGN COUNTY CLERK, \_\_\_\_\_, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included. 21





AN INTERGOVERNMENTAL COST SHARING AGREEMENT  
BETWEEN THE COUNTY OF CHAMPAIGN,  
THE CITY OF CHAMPAIGN, THE CITY OF URBANA, AND THE VILLAGE OF SAVOY  
FOR RESIDENTIAL ELECTRONICS COLLECTIONS IN 2023 AND  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY-SPONSORED ONE-DAY HOUSEHOLD  
HAZARDOUS WASTE COLLECTION IN 2023

THIS AGREEMENT is made and entered into by and between the County of Champaign and the following Illinois municipal corporations: the City of Champaign, the City of Urbana, and the Village of Savoy, effective on the last date signed by a party hereto. The foregoing entities will hereafter be noted as “the parties.”

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970, and 5 ILCS 220/1, *et seq.* enable the parties to enter into agreements among themselves and provide authority for intergovernmental cooperation; and

WHEREAS, the parties find it to be most cost effective to mutually combine efforts and to share in the costs associated with Residential Electronics Collections to be held on May 19-20, 2023 and October 13-14, 2023 at Parkland College campus in Champaign, Illinois and costs associated with the Illinois Environmental Protection Agency (IEPA)-Sponsored One-Day Household Hazardous Waste Collection to be held on April 15, 2023 at State Farm Center Parking Lot F5 in Champaign, Illinois (hereinafter referred to as “events”). These costs include:

For the Residential Electronics Collection events:

- a) One-time flat-rate collection fee payment of up to \$23,000 per event to A-Team Recyclers due by the end of the day on the start date of each event;
- b) The cost of two golf carts at \$275 per two-days at each event.

For the Illinois Environmental Protection Agency-Sponsored One-Day Household Hazardous Waste Collection event:

- c) The event fee of \$1,000 for use of State Farm Center Parking Lot F5 for two days at \$500 per day.
- d) The cost of traffic patrol services to be provided by one traffic patrol person, not expected

to exceed \$800 for the event.

- e) The cost of approximately \$600 for rental of an overhead 10'x 10' tent with sides for two days in the event of unsuitable weather conditions.
- f) The cost of \$285 for onsite amenities for workers: two porta-potties and a portable hand-wash station.
- g) The cost of two golf carts at \$275 per day at the event.
- h) Additional 10 percent contingency amount of total fees paid pursuant to Items f) through i) above, to be included in the maximum total amount per event.

WHEREAS, the cost contribution required of each party is provided in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

### Section 1. Purpose

- 1-1. This Agreement outlines a cost-sharing arrangement between the parties for the purpose of administering the events in 2023. Costs will include:

For the Residential Electronics Collection events:

- a. Payment of a one-time flat-rate collection fee payment of up to \$23,000 per event to A-Team Recyclers due by the end of the day on the start date of each event;
- b. Payment for rental of two golf carts at \$275 per two-days at each event;

For the IEPA-Sponsored One-Day Household Hazardous Waste Collection event:

- c. Payment of an event fee of \$1,000 to the State Farm Center, University of Illinois at Urbana-Champaign, for use of Parking Lot F5 for two days at \$500 per day;
- d. Payment for traffic patrol services to be provided by one traffic patrol person, not expected to exceed \$800 for the event;

- e. Payment of approximately \$600 for rental of an overhead 10'x 10' tent with sides for two days in the event of unsuitable weather conditions;
- f. Payment of \$285 for onsite amenities for workers: two porta-potties and a portable hand-wash station.
- g. Payment for two golf carts at \$275 per day at the event; and
- h. Allowing for an additional 10 percent contingency amount of total fees paid pursuant to f., g., h., and i. above, to be included in the maximum total amount per event.

## Section 2. Terms

- 2-1. The terms of this Agreement shall be from the date last signed by the parties until 60 days following the final event, unless amended by agreement of the parties.

## Section 3. Responsibilities

- 3-1. The parties understand and agree that of the parties to this Agreement, only the County of Champaign shall enter into a contract with the A-Team Recyclers and with Parkland College for the Residential Electronics Collections and with the IEPA and with Brookfield Properties for the IEPA-Sponsored One-Day Household Hazardous Waste Collection event. However, the County of Champaign shall be entering into said contract on behalf of the other parties as well, and Champaign County agrees that it shall not enter into said contract unless it specifically names the other parties to this agreement as third party beneficiaries of that contract. Champaign County shall obtain approval of the form of said contract with the contact from each of the parties to this Agreement prior to executing said contract.
- 3-2. Each party is responsible for contributing its share of the total costs for the events under this Agreement, according to the percentages and up to the maximums specified in Section 4 (Cost-Sharing) of this Agreement.
- 3-3. Each party is also responsible for coordinating information requests from the other parties in a timely manner.

## Section 4. Cost Sharing

- 4.1 The parties agree to share, according to the percentages shown in Table 4.1, total costs not to exceed the Maximum Total Cost shown for each event:

Table 4.1

Event Date(s)	Champaign County Maximum Share (% of total)	City of Champaign Maximum Share (% of total)	City of Urbana Maximum Share (% of total)	Village of Savoy Maximum Share (% of total)	Maximum Total Cost
April 15, 2023	\$853.63 (34.2)	\$1,070.78 (42.9)	\$464.26 (18.6)	\$107.33 (4.3)	\$2,496
May 19-20, 2023	\$7,960.05 (34.2)	\$9,984.98 (42.9)	\$4,429.15 (18.6)	\$1,000.82 (4.3)	\$23,275
October 13-14 2023	\$7,960.05 (34.2)	\$9,984.98 (42.9)	\$4,429.15 (18.6)	\$1,000.82 (4.3)	\$23,275

Section 5. Invoices and Payments

5.1 To facilitate payment for services described in Section 1.1 of this Agreement, following each event held and within 30 days of receipt of an invoice from the Champaign County Recycling Coordinator, each party agrees to provide its share of funds as shown in Table 4.1, payable to ‘Champaign County’ to the attention of Recycling Coordinator, Champaign County Department of Planning and Zoning, 1776 E. Washington Street, Urbana, IL 61802.

Section 6. Amendments.

This agreement may be amended only in writing signed by all parties.

Section 7. Survival of Provisions.

Any terms of this Agreement that by their nature extend after the end of the Agreement, whether by way of expiration or termination, will remain in effect until fulfilled.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date and year indicated herein.

CHAMPAIGN COUNTY

CITY OF CHAMPAIGN  
An Illinois Municipal Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED AS TO FORM:

APPROVED AS TO FORM:

\_\_\_\_\_  
State's Attorney's Office

\_\_\_\_\_  
City Attorney

CITY OF URBANA  
An Illinois Municipal Corporation

VILLAGE OF SAVOY  
An Illinois Municipal Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVED AS TO FORM:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Village Attorney

**COLLECTOR, COORDINATOR, AND HOST SITE AGREEMENT  
2023 RESIDENTIAL ELECTRONICS COLLECTIONS**

This Agreement is made as of the date below the signature of the last entity to sign it, by and between CHAMPAIGN COUNTY, ILLINOIS, PARKLAND COLLEGE, and A-TEAM RECYCLERS. The authorized signatures of Champaign County, serving as Coordinator of planning for the 2022 Residential Electronics Collection extended event (“Coordinator”), A-Team Recyclers (“Collector”), and Parkland College (“Host Site”), signify acceptance of the terms of this Agreement. The Host Site location is: Parkland College, 2400 W. Bradley Avenue, Champaign, Illinois.

**Section 1. Term**

This Agreement is for services to be provided in conjunction with two Residential Electronics Collection events scheduled to take place in 2023. The set-up for the event will start on Friday, May 19, 2023, and the event will take place and end on Saturday, May 20, 2023. The set-up for the second event will start on Friday, October 13, 2023, and the event will take place and end on Saturday, October 14, 2023.

**Section 2. Collection Event Schedule**

- 2-1. The set-up for the event will start on Friday, May 19, 2023, and the event will take place and end on Saturday, May 20, 2023. The set-up for the second event will start on Friday, October 13, 2023, and the event will take place and end on Saturday, October 14, 2023.
  
- 2-2. For both Residential Electronics Collection events, Saturday appointments times will be filled prior to considering any expanding to provide for Friday afternoon appointment times. For each event, the advertised hours of the collection event will be, by appointment only, 7:00 a.m. – noon on Saturday, and then, as need be, noon – 3 p.m. on Friday.

**Section 3. Access to Host Site**

- 3-1. The Coordinator event staff, the Collector, and miscellaneous vendors will have access to the Parking Lots M-2, M3, and M-4 as follows:
  - A. For the first event on Friday, May 19, 2023, from 8:00 a.m. to 9:00 p.m., and Saturday, May 20, 2023, from 6:00 a.m. to 9:00 p.m.
  
  - B. For the second event on Friday, October 13, 2023, , from 8:00 a.m. to 9:00 p.m., and Saturday, October 14, 2023, from 6:00 a.m. to 9:00 p.m.

**Section 4. Coordinator**

- 4-1. The Coordinator, assuming the continued assistance of participating municipal event sponsors, agrees as follows, for the extended collection event:

## Agreement Between Collector, Coordinator, and Host Site

- A. To pay the Collector a one-time flat-rate collection fee of in the amount that may range from \$15,000 per event to a maximum of \$23,000 per event. Variables include whether sufficient community service workers are available to assist in unloading of vehicles during the event, whether the event is expanded include Friday afternoon collection appointments for residents or whether the event includes only Saturday morning collection appointments for residents.
- B. To participate in promoting each event, indicating: a four-TV limit per household; the need for residents to register online in advance to participate in the one-day collection event; and limiting participation to the residents of unincorporated Champaign County, and residents of the municipalities in Champaign County that support the Residential Electronics Collection event.
- C. To implement, with municipal event sponsors, residents' use of an online reservation system in advance to schedule participation in the collection event.
- D. To provide sufficient event staff and volunteers at each event to:
  - 1) Safely direct vehicles through the collection area; and
  - 2) Pick up on-site trash and recyclable cardboard, paper, Styrofoam generated during the collection event, and sort these items into designated on-site containers.

### Section 5. Collector Services to be Provided

- 5-1. The Collector shall register as a Collector with the Illinois Environmental Protection Agency as required under law, and shall agree to fulfill all the collector obligations listed in Section 1-45 of the Illinois Consumer Electronics Recycling Act (attached as Appendix A) with regard to the electronics devices collected at the planned extended collection event indicated in Section 2, during all times covered under this agreement.
- 5-2. For the one-time, flat-rate collection fee that ranges from \$15,000 to \$23,000 to be charged to the Coordinator for each event as described in Section 4, the Collector agrees to provide the services as listed below to the Coordinator at the planned extended collection event indicated in Section 2, that will take place at Lot M-4 of the Host Site premises of Parkland College, located at 2400 W. Bradley Avenue, Champaign, Illinois.
  - A. The Collector will pre-arrange with the Electronic Manufacturers Recycling Management Company, LLC ("MRM") to receive sufficient quantities of packaging materials, including Gaylords, shrink wrap, and pallets, from MRM so

that the packaging materials are available for set-up and use at the Host Site at Lot M-4 of Parkland College prior to each collection event.

- B. If the Collector uses any additional packaging materials not provided by MRM, it shall be at the Collector's own expense and that the additional packaging materials of a similar quality and type as those provided by MRM.
  - C. The Collector agrees to arrange for and pay all costs associated with the provision of adequate powered industrial trucks, e.g., a forklift and/or a motorized transport vehicle (MTV), plus an adequate number of properly certified forklift operators or MTV operators, for each event.
  - D. The Collector will supply necessary staff at the Host Site for each event as follows:
    - 1) If an event is expanded to include Friday afternoon online appointments for residents, for the first event, by 10 a.m. on Friday, May 19, 2023, and by 6:30 a.m. on Saturday, May 20, 2023; and, for the second event, by 10 a.m. on Friday, October 13, 2023, and by 6:30 a.m. on Saturday, October 14, 2023.
    - 2) If an event will include online appointments for residents only on Saturday morning, for the first event, by 6:30 a.m. on Saturday, May 20, 2023; and, for the second event, by 6:30 a.m. on Saturday, October 14, 2023.
  - E. Based on the best available information about the extended planned event to be provided by the Coordinator to the Collector, the Collector will arrange with the MRM-designated recycler in advance of each event to strive to provide a sufficient and accurate quantity of trucks or trailers to be present at the Host Site for loading at each event, and not overestimate the number of trucks or trailers needed to be present at each event for loading.
  - F. The Collector is responsible to supply necessary staff required for collecting, sorting, and packaging of collected residential CEDs in a manner consistent with the packaging instructions provided by MRM or MRM designee and in accordance with Collector obligations listed in Section 1-45 of the Illinois Consumer Electronics Recycling Act (415 ILCS 151/1-45).
  - G. The Collector is responsible for loading the collected and properly packaged residential CEDs onto trailers or trucks and shall strive to ensure a full load at a net weight of 18,000 pounds per trailer or truck loaded.
- 5-3. The Collector agrees to collect, sort, package, and load into trucks to be provided onsite, the following accepted items (working and non-working) at each event indicated in Section 2:

## Agreement Between Collector, Coordinator, and Host Site

- Cable and Satellite Receivers
- Cameras
- Cash Registers and Credit Card Readers
- Cell Phones and Accessories
- Chargers
- Circuit Boards
- Computer Servers
- Computers and Computer Parts
- Copiers/Printers/Scanners/Fax Machines/Typewriters
- DVD/VHS Players
- External Drives
- Ferrous and Non-Ferrous Metals
- Ink and Toner Cartridges
- Laptops/Tablets/eReaders
- Mice and Keyboards
- Microwaves
- Monitors: All Types
- MP3/iPods/etc.
- Networking Equipment: Modems, Switches, Routers, Hubs
- Phones and Telecom Equipment
- Projectors
- Rechargeable Batteries: Lithium Ion, Ni-Cd, Lead Acid, Ni-Mh
- Stereos/Radios/Speakers
- Televisions: All Types
- Uninterrupted Power Supplies
- Video Game Consoles
- Wire, Cables and Christmas Lights

5-4. The Collector will not accept the following unaccepted items at each event indicated in Section 2:

- Freon Containing Items (AC units, dehumidifiers)
- Light Bulbs
- Liquid Containing Items
- Loose Alkaline Batteries (accepted while contained in electronic devices)
- Thermostats
- White Goods (refrigerators, freezers)
- Wooden speakers or large speakers

5-5. The Collector agrees to arrange for and pay all costs associated with the provision of adequate powered industrial trucks, e.g., a forklift and/or a motorized transport vehicle (MTV), plus an adequate number of properly certified forklift operators or MTV operators, to be available for each event.

- 5-6. Except for the recyclable materials (e.g., cardboard and Styrofoam) and trash at each collection event, which the Coordinator staff and volunteers are able to divert and able to fit into the onsite Coordinator or Host Site containers provided at the Host-Site for subsequent recycling or removal, the Collector will accept and load the surplus remaining recyclable materials generated at each event (e.g., plastics, cardboard, and Styrofoam) and all surplus remaining trash generated at each event and remove those materials from the Host Site on the final day of each event.
- 5-7. The Collector will provide proof of insurance requested as part of the contractual service agreement with the Coordinator and the Host Site, with Champaign County, Parkland College, and City of Urbana, City of Champaign, and Village of Savoy listed as additional insured.
- 5-8. The Collector staff shall comply with requests from the Host Site's representative on site pertaining to safety of people, property, and equipment and use of the Host Site.
- 5-9. For each event indicated in Section 2, if the MRM-designated recycler does not plan to completely remove all collected electronics materials from the Host Site by 9 p.m. on that Saturday, the Collector agrees to securely store all collected electronics materials that may remain at the Host Site by 9:00 p.m. on that Saturday within semitrailers or trucks provided by the MRM-designated recycler and that are located in Parking Lot M-4 of the Host Site.

The Collector shall arrange with the MRM-designated recycler, that the MRM-designated recycler completely remove and transport all electronics materials collected at the extended collection event and securely stored within semi-trucks and/or trucks at Parking Lot M-4 of the Host Site by 11 p.m. on the Monday following each event indicated in Section 2. The Collector further agrees that if the MRM-designated recycler should fail to remove materials collected and stored at the Host Site by the deadline established in this paragraph that the Collector will pay a late fee of \$500 per day, commencing on the Tuesday following each event, and continuing until the removal of the stored collected electronics materials. The Collector shall pay any late fees due pursuant to this Paragraph to Parkland College, Attn.: James Bustard, Physical Plant Director, Parkland College, 2400 W. Bradley Avenue, Champaign, Illinois.

- 5-11. Reporting/Documentation of E-waste: The Collector will provide the Coordinator with a receiving report that includes volumes/pounds, description, service date, manifest numbers for all items collected at the extended event, as soon as it becomes available and prior to January 1, 2024.

#### Section 6. Data Security Requirements

- 6-1. All electronics materials brought to the extended event indicated in Section 2 shall immediately become the property of the Collector. No Coordinator event staff, or

volunteers or Host Site staff shall take any collected electronics material. All collected electronics material will be brought back to the MRM-designated recycler's facility in Shorewood, Illinois for further processing or transported directly to a manufacturer-funded electronics recycler.

- 6-2. To discourage theft of the collected CEDs, the Collector shall safeguard collected CEDs at each event and will strive to ensure that collected CEDs are securely loaded onto trucks or trailers provided onsite by MRM-designated recycler, so that MRM-designated recycler can meet requirements for confidentiality and destruction of information or data remaining on hard drives or other electronics equipment.
- 6-3. The Coordinator and Host Site assume no responsibility for information left on any hard drive.

#### Section 7. Employment Issues

- 7-1. The Collector agrees that it is an independent Collector. Supplies provided and services performed pursuant to this Agreement are not rendered as an employee of either the Coordinator or the Host Site and any money received by the Collector pursuant to this Agreement does not constitute compensation paid to an employee.
- 7-2. Neither the Coordinator nor the Host Site assumes liability for actions of the Collector or its subcontractors under this Agreement. The Collector shall maintain sufficient supervision and control of its operation to ensure that services enumerated herein shall be performed in a good and professional manner at all times. The Collector is responsible for paying the payroll taxes and any employee benefits that the Collector utilizes for this event.

#### Section 8. Licenses and Related Laws

- 8-1. The Collector, by signing this Agreement, warrants that the Collector, its employees, and its Collectors which will perform services requiring a license, will have and maintain any required license. However, the Collector may meet the license requirement through use of a subcontractor; provided however, the Collector's use of a subcontractor in that circumstance does not relieve the Collector of any obligations under the Agreement.
- 8-2. The Collector agrees that it will comply with all applicable laws, ordinances and regulations of any kind whatsoever in the performance of this Agreement.

#### Section 9. Liability and Insurance: Coordinator

- 9-1. The Coordinator agrees to assume all risk of loss and to indemnify and hold the Collector and the Host Site, its officers, agents and employees, harmless from and against any and all liabilities, demands, claims, suites, losses, damages, causes of action, fines or judgments, including costs, attorneys' and witnesses' fees, and expenses incident thereto, for injuries to persons (including death) and for loss of, damage to, or

destruction of property because of or arising out of the Coordinator's or its subcontractor's negligent or intentional acts or omissions.

- 9-2. The Coordinator further agrees to maintain adequate insurance to protect the Collector and the Host Site against such risks. The Coordinator shall carry public liability, casualty and auto insurance in sufficient amount to protect the Collector and the Host Site from liability for acts of the Coordinator. Minimum acceptable coverage for bodily injury shall be \$250,000 per person and \$500,000 per occurrence and for property damage, \$1,000,000 per occurrence. The Coordinator shall carry Worker's Compensation Insurance in amount required by laws.
- 9-3. The Coordinator assumes full responsibility for and shall indemnify the Collector and Host Site for all loss or damage of whatsoever kind and nature to any and all Collector and Host Site property resulting from the negligent acts or omissions of the Coordinator or any employee, agent, or representative of the Coordinator or its subcontractor. The Coordinator shall do nothing to prejudice the Collector's right or the Host Site's right to recover against third parties for any loss, destruction of, or damage to (Collector or Host Site) property, and shall upon request and at the Collector's or Host Site's expense, furnish to the Collector or to the Host Site all reasonable assistance and cooperation, including assistance in the prosecution of suit and the execution of instruments of assignment in favor of the Collector or Host Site in obtaining recovery.
- 9-4. All electronics materials brought to the extended collection event indicated in Section 2 shall immediately become the property of the Collector for loading onto trucks or trailers provided at the Host Site premises by the MRM-designated recycler for transport and processing. No Coordinator staff, Host Site staff, or event volunteers shall take any electronics materials.
- 9-5. The Coordinator shall provide the Collector and Host Site with proof of such insurance one month prior to each collection event.

#### Section 10. Liability and Insurance: Collector

- 10-1. The Collector agrees to assume all risk of loss and to indemnify and hold the Coordinator and the Host Site, its officers, agents and employees, harmless from and against any and all liabilities, demands, claims, suits, losses, damages, causes of action, fines or judgments, including costs, attorneys' and witnesses' fees, and expenses incident thereto, for injuries to persons (including death) and for loss of, damage to, or destruction of property because of or arising out of the Collector's or its subcontractor's negligent or intentional acts or omissions.
- 10-2. The Collector further agrees to maintain adequate insurance to protect the Coordinator and the Host Site against such risks. The Collector shall carry public liability, casualty and auto insurance in sufficient amount to protect the Coordinator and the Host Site from liability for acts of the Collector. Minimum acceptable coverage for bodily injury shall be

\$250,000 per person and \$500,000 per occurrence and for property damage, \$1,000,000 per occurrence. The Collector shall carry Worker's Compensation Insurance in amount required by laws.

- 10-3. The Collector assumes full responsibility for and shall indemnify the Coordinator and Host Site for all loss or damage of whatsoever kind and nature to any and all Coordinator and Host Site property resulting from the negligent acts or omissions of the Collector or any employee, agent, or representative of the Collector or its subcontractor. The Collector shall do nothing to prejudice the Coordinator's right or the Host Site's right to recover against third parties for any loss, destruction of, or damage to (Coordinator or Host Site) property, and shall upon request and at the Coordinator's or Host Site's expense, furnish to the Coordinator or to the Host Site all reasonable assistance and cooperation, including assistance in the prosecution of suit and the execution of instruments of assignment in favor of the Coordinator or Host Site in obtaining recovery.
- 10-4. The Collector shall provide the Coordinator and Host Site with proof of such insurance one month prior to the collection event.

#### Section 11. No Smoking or Alcohol on Grounds

- 11-1. The Collector staff and Coordinator event staff and volunteers shall abide by the Host Site rules with regard to the use of the Host Site, including the provision that calls for no smoking on the Host Site and no alcohol to be available on the Host Site.

#### Section 12. Damage to Premises

- 12-1. If the Host Site premises, or any part thereof, or Host Site property on the premises shall be partially damaged, including but not limited to damage caused by hazardous materials and the electronic recyclables collected, occurring during the course of or proximately caused by Collector's use of the premises, or that of Collector's employees or agents, then the Collector shall indemnify and hold Host Site harmless from all costs of such damages including indirect costs such as loss of business, defending against or paying the cost of defending against any resultant legal proceedings or activities or damages caused by anything else related to Collector's activities. Upon repair, Collector shall bear all costs, payable when due. In the event of such damage, at Host Site's option, it may terminate the Agreement without prior notice to the Collector or Coordinator. In the event of such termination, Host Site shall provide notice to Coordinator and Collector within 24 hours.
- 12-2. If the Host Site premises, or any part thereof, or Host Site property on the premises shall be partially damaged, including but not limited to damage caused by hazardous materials and the electronic recyclables collected, occurring during the course of or proximately caused by Coordinator's use of the premises, or that of Coordinator's employees or agents, visitors, volunteers, members of the public who drop off recycling, and vendors engaged by Coordinator; then Coordinator shall indemnify and hold Host

Site harmless from all costs of such damages including indirect costs such as loss of business, defending against or paying the cost of defending against any resultant legal proceedings, activities, or damages caused by anything else related to Coordinator's activities. Upon repair, Coordinator shall bear all costs, payable when due. In the event of such damage, at Host Site's option, it may terminate the Agreement without prior notice to the Collector or Coordinator. In the event of such termination, Host Site shall provide notice to Coordinator and Collector within 24 hours.

Section 13. Dangerous Materials

The Coordinator or Collector shall not keep or have on the Host Site premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the subject premises or that might be considered hazardous or extra hazardous by an insurance company.

Section 14. Subordination of Agreement

This Agreement and Coordinator's and Collector's Agreement interests hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the subject premises by Host Site, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

Section 15. Time of the Essence

Time is of the essence of each and every provision hereof.

Section 16. Abandonment

If at any time during the term of this Agreement, the Collector abandons the Host Site premises or the property it collects during a residential electronics collection event, Host Site may, at Host Site's option, without being liable for any prosecution therefore, and without becoming liable to Collector for damages or any payment of any kind whatever, consider any personal property belonging to Collector and left on the premises to also have been abandoned, in which case Host Site may keep or dispose of all such personal property in any manner Host Site shall deem proper and is hereby relieved of all liability for doing so. Abandonment of the premises will have occurred if Host Site cannot obtain a decision by Collector regarding the removal and disposal of the recycling materials within seven days following the extended collection event.

Section 17. Contact Information

Contact information for the Host Site is as follows:

Name: Parkland College Community College  
Address: 2400 West Bradley Avenue, Champaign, IL 61821  
Contact Person: James Bustard Title: Physical Plant Director  
Contact's work phone: 217-351-2211, Extension 108

Contact information for the Coordinator is as follows:

## Agreement Between Collector, Coordinator, and Host Site

Name: Champaign County  
Address: 1776 E. Washington Street, Urbana, Illinois 61802  
Contact person: John Hall Title: Director, Champaign County Dept. of Planning & Zoning  
Contact's work phone: 217-384-3708  
Contact's cell phone: 217-621-6963

Contact information for the Collector is as follows:

Name: A-Team Recyclers  
Address: 304 Gregory Court, Shorewood, IL 60404  
Contact Person: James Larkin Title: Owner  
Contact's work phone: 815-630-4308  
Contact's cell phone: 815-600-3608

### Section 18. Choice of Law

18-1. This Agreement and the Collector's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and state laws.

18-2. This Agreement shall be construed in accordance with the laws of the State of Illinois.

### Section 19. Agreement Severability

19-1. In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

### Section 20. Changes

20-1. The Coordinator, Host Site, or Collector, may, from time to time, require or request changes in the scope of services to be performed hereunder. Such changes which are mutually agreed upon by and between all parties shall be incorporated only in written amendments to this Agreement.

### Section 21. Termination

21-1. This Agreement may be terminated, for any or no reason, at the option of any party upon 60 days written notice to the other party.

21-2. Notwithstanding the foregoing, the obligations of the Collector under Section 22 of this Agreement shall survive and not be affected by any termination of this Agreement or by its expiration.

### Section 22. Remedies

22-1. Except as may be otherwise provided in this Agreement, all claims, counter-claims, disputes and other matters in question between the Coordinator, Host Site and Collector, arising out of or relating to this Agreement or the breach thereof shall be

Agreement Between Collector, Coordinator, and Host Site

initiated in the Circuit Court of Champaign County, Illinois. Each party shall be responsible for its own attorney's fees and costs.

Section 23. Successors and Assigns

23-1. This Agreement and all the covenants hereof shall inure to the benefit of and be binding upon the Coordinator, Collector and Host Site, respectively and their partners, successors, assigns, and legal representatives. No party to this Agreement shall have the right to assign, transfer or sublet their interest or obligations hereunder without the written consent of the other party.

Section 24. Third Party Beneficiaries

24-1. The parties agree that the City of Champaign, the City of Urbana, and the Village of Savoy, to the extent consistent with any intergovernmental agreements with the Coordinator effective during this Agreement, are third party beneficiaries of this Agreement.

The foregoing constitutes the entire Agreement between the parties, and no verbal statement shall supersede any of its provisions.

In witness hereof, the parties have caused this Agreement to be signed by their respective duly authorized officers on the dates noted below.

Collector: James Larkin, Owner A-Team Recyclers	Date
--	------

Host Site: James Bustard, Physical Plant Director Parkland College	Date
---	------

Coordinator: Steve Summers, County Executive Champaign County, Illinois	Date
--	------

**APPENDIX A. ILLINOIS CONSUMER ELECTRONICS RECYCLING ACT (CERA)  
COLLECTOR RESPONSIBILITIES**

(415 ILCS 151/1-45)

(Section scheduled to be repealed on December 31, 2026)

Sec. 1-45. Collector responsibilities.

(a) By January 1, 2019, and by January 1 of each year thereafter for that program year, beginning with program year 2019, a person acting as a collector under a manufacturer e-waste program shall register with the Agency by completing and submitting to the Agency the registration form prescribed by the Agency. The registration form prescribed by the Agency must include, without limitation, the address of each location at which the collector accepts residential CEDs.

(a-5) The Agency may deny a registration under this Section if the collector or any employee or officer of the collector has a history of:

(1) repeated violations of federal, State, or local laws, regulations, standards, or ordinances related to the collection, recycling, or other management of CEDs;

(2) conviction in this State or another state of any crime which is a felony under the laws of this State, or conviction of a felony in a federal court; or conviction in this State or another state or federal court of any of the following crimes: forgery, official misconduct, bribery, perjury, or knowingly submitting false information under any environmental law, regulation, or permit term or condition; or

(3) gross carelessness or incompetence in handling, storing, processing, transporting, disposing, or otherwise managing CEDs.

(b) The Agency shall post on the Agency's website a list of all registered collectors.

(c) Manufacturers and recyclers acting as collectors shall so indicate on their registration under Section 1-30 or 1-40 of this Act.

(d) By March 1, 2020 and every March 1 thereafter, each collector that operates a program collection site or one-day collection event shall report, to the Agency and to the manufacturer e-waste program, the total weight, by CED category, of residential CEDs transported from the program collection site or one-day collection event during the previous program year.

(e) Each collector that operates a program collection site or one-day event shall ensure that the collected residential CEDs are sorted and loaded in compliance with local, State, and federal law. In addition, at a minimum, the collector shall also comply with the following requirements:

(1) residential CEDs must be accepted at the program collection site or one-day collection event unless otherwise provided in this Act;

(2) residential CEDs shall be kept separate from other material and shall be:

(A) packaged in a manner to prevent breakage;

and

(B) loaded onto pallets and secured with plastic wrap or in pallet-sized bulk containers prior to shipping; and

(C) on average per collection site 18,000 pounds per shipment, and if not then the recycler may charge the collector a prorated charge on the shortfall in weight, not to exceed \$600;

(3) residential CEDs shall be sorted into the following categories:

(A) computer monitors and televisions containing a cathode-ray tube, other than televisions with wooden exteriors;

(B) computer monitors and televisions containing a flat panel screen;

(C) all covered televisions that are

## Agreement Between Collector, Coordinator, and Host Site

residential CEDs;

(D) computers;

(E) all other residential CEDs; and

(F) any electronic device that is not part of the

manufacturer program that the collector has arranged to have picked up with residential CEDs and for which a financial arrangement has been made to cover the recycling costs outside of the manufacturer program;

(4) containers holding the CEDs must be structurally sound for transportation; and

(5) each shipment of residential CEDs from a program collection site or one-day collection event shall include a collector-prepared bill of lading or similar manifest, which describes the origin of the shipment and the number of pallets or bulk containers of residential CEDs in the shipment.

(f) Except as provided in subsection (g) of this Section, each collector that operates a program collection site or one-day collection event during a program year shall accept all residential CEDs that are delivered to the program collection site or one-day collection event during the program year.

(g) No collector that operates a program collection site or one-day collection event shall:

(1) accept, at the program collection site or one-day collection event, more than 7 residential CEDs from an individual at any one time;

(2) scrap, salvage, dismantle, or otherwise disassemble any residential CED collected at a program collection site or one-day collection event;

(3) deliver to a manufacturer e-waste program, through its recycler, any CED other than a residential CED collected at a program collection site or one-day collection event; or

(4) deliver to a person other than the manufacturer e-waste program or its recycler, a residential CED collected at a program collection site or one-day collection event.

(h) Beginning in program year 2019, registered collectors participating in county supervised collection programs may collect a fee for each desktop computer monitor or television accepted for recycling to cover costs for collection and preparation for bulk shipment or to cover costs associated with the requirements of subsection (e) of Section 1-45.

(i) Nothing in this Act shall prevent a person from acting as a collector independently of a manufacturer e-waste program.

(Source: P.A. 100-362, eff. 8-25-17; 100-433, eff. 8-25-17.)

# Illinois County and Municipal Joint Action Agency Opt-In Form Illinois Electronics Recycling Program

**Note:** One application per county. To be submitted by County or Municipal Joint Action Agency.

Program Year 2024 (Due March 1, 2023)

## County or Municipal Joint Action Agency Information

Name of County or

Municipal Joint Action Agency: Champaign County, Illinois

Street Address (line 1): Champaign County Department of Planning and Zoning

(line 2): 1776 East Washington Street

City: Urbana

Zip Code: 61802

County: Champaign

## Contact Information

First Name: John

Last Name: Hall

Title: Director of Planning and Zoning

Direct Phone: (217) 384-3708

Email: jhall@co.champaign.il.us

## Proposed Collection Sites and/or Events

Pursuant to 415 ILCS 151/1-15 of the Consumer Electronics Recycling Act, counties and municipal joint action agencies that elect to participate are allotted a certain number of collection sites dependent upon the population density within their jurisdiction. Please list all of the recommended locations for permanent sites or one-day events in program year 2024. (Should additional locations be needed, click on the button provided to add more fields.)

**Note:** Sites and events must be located within the participating county or municipal joint action agency.

These sites are recommendations and not guaranteed to be included in the manufacturer e-waste program plan.

Site  Event

Operator of Site or Event: Parkland College

Street Address of Location: 2400 West Bradley

City: Champaign

Zip Code: 61822

County: Champaign

Collection site limitations (e.g. residency requirements, operational limitations relating to bulk pickup, etc.), if any:

Champaign County will coordinate a Residential Electronics Collection (REC) Event at the Parkland College Host Site on Saturday, May 20, 2023, between 8:00 a.m. and noon.

Residency Requirement: Champaign County residents must reside in a participating municipality that contributes to the cost of 

Has this site or event operated in a previous program year?  Yes  No

If so, please enter the following information.

Collection Site Contact Name: John Hall

Collection Site Contact Phone: (217) 384-3708

Contact Email: jhall@co.champaign.il.us

Description of Current/Past Services (e.g. semi-trailer pick-ups, box truck pick-ups, need forklift or pallet jack for loading):

In recent years the County and co-sponsoring municipalities have hired A-Team Recyclers as the Collector at each REC Event. A-Team has great knowledge and experience regarding setting-up and operating as a Collector at this large REC Event at the Parkland College Host Site. 

Estimated Annual CED Collection (pounds): 139,727

Site       Event

Operator of Site or Event: Parkland College

Street Address of Location: 2400 West Bradley

City: Champaign

Zip Code: 61822

County: Champaign

Collection site limitations (e.g. residency requirements, operational limitations relating to bulk pickup, etc.), if any:

Champaign County will coordinate a Residential Electronics Collection (REC) Event at the Parkland College Host Site on Saturday, October 14, 2023, between 8:00 a.m. and noon.

Residency Requirement: Champaign County residents must reside in a participating municipality that contributes to the cost of 

Has this site or event operated in a previous program year?  Yes     No

If so, please enter the following information.

Collection Site Contact Name: John Hall

Collection Site Contact Phone: (217) 384-3708

Contact Email: jhall@co.champaign.il.us

Description of Current/Past Services (e.g. semi-trailer pick-ups, box truck pick-ups, need forklift or pallet jack for loading):

In recent years the County and co-sponsoring municipalities have hired A-Team Recyclers as the Collector at each REC Event. A-Team has great knowledge and experience regarding setting-up and operating as a Collector at this large REC Event at the Parkland College Host Site. 

Estimated Annual CED Collection (pounds): 139,727

#### Recommended Recycler

Please identify the **recommended** recycler to be used for program year 2024. (Should additional recyclers be needed, click on the button provided to add more fields.)

**Note:** *These recyclers are recommendations and not guaranteed to be included in the manufacturer e-waste program plan.*

Name of Recycler: Dynamic/ URT

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

Zip Code: \_\_\_\_\_

County: \_\_\_\_\_

Direct Phone: \_\_\_\_\_

Email: \_\_\_\_\_

#### Certification of Authorized Government Official

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

By signing this form, you are certifying that the information on this form is accurate.

Name: Steve Summers

Title: County Executive

Phone: (217) 384-3776

Email: ssummers@co.champaign.il.us

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

When complete, please print, sign, scan, and email this form to:  
[EPA.Recycling@illinois.gov](mailto:EPA.Recycling@illinois.gov) and [info@ilclearinghouse.org](mailto:info@ilclearinghouse.org)

All collectors and their vendors are subject to audits by manufacturer programs authorized under 415 ILCS 151/1-30.

For more information on the Illinois Manufacturer's E-Waste Program, please visit:  
[www2.illinois.gov/epa/topics/waste-management/electronics-recycling](http://www2.illinois.gov/epa/topics/waste-management/electronics-recycling)

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  
Susan Burgstrom, Senior Planner**

**DATE: December 27, 2022**

**RE: Recommendation for Text Amendment Case 058-AT-22**

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

- 1. Revise, add, or remove defined terms to Section 3.0 as listed in the full legal advertisement.**
- 2. Add SPECIFIC MATERIAL COLLECTION SITE authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in AG-1 or AG-2 Zoning Districts in Section 4.2.1.**
- 3. Add POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY as exempt from Zoning Ordinance in Section 4.3.7.**
- 4. Revise Section 5.2 TABLE OF AUTHORIZED PRINCIPAL USES as follows:**
  - A. Change “AUTOMOBILE Salvage Yard (junkyard)” to “JUNK YARD or AUTOMOBILE SALVAGE YARD” as a listed PRINCIPAL USE.**
  - B. Amend “Recycling of non-hazardous materials (all storage and processing indoors)” to be “RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS” to be allowed By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.**
  - C. Add “RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS” to be allowed by Special Use Permit in the B-4, or B-5 Zoning Districts and By Right in the I-1 or I-2 Zoning Districts.**
  - D. Add “CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY” to be allowed by Special Use Permit in the I-1 or I-2 Zoning Districts and add Special Use Standards to Table 6.1.3.**
  - E. Revise “LANDSCAPE WASTE COMPOSTING FACILITY” to be allowed by Special Use Permit in the AG-2, I-1, or I-2 Zoning Districts.**
  - F. Add “PERMANENT COMPOSTABLE WASTE COLLECTION POINT” as a listed PRINCIPAL USE to**

**be allowed by SPECIAL USE Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.**

- G. Add “SPECIFIC MATERIAL COLLECTION SITE” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-1, AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.**
- 5. Add Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES: CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY and COMPOSTABLE WASTE COLLECTION POINT.**
  - 6. Remove Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES: Public or Commercial SANITARY LANDFILL.**
  - 7. Revise Section 7.1.2(J)3 to indicate JUNK YARD or AUTOMOBILE SALVAGE YARD as prohibited STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.**

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## STATUS

At the October 13, 2022 public hearing, the Zoning Board of Appeals voted 5-0 to forward Case 058-AT-22 with a RECOMMENDATION FOR APPROVAL.

No public input has been received since the ELUC meeting on November 3, 2022.

## ATTACHMENTS

- A     Legal advertisement dated June 29, 2022
- B     Draft Adopting Ordinance for Case 058-AT-22 with Attachment:
- Exhibit A: Amendment for Case 058-AT-22

**ORDINANCE NO. 2023-\_\_**  
**ORDINANCE AMENDING ZONING ORDINANCE**  
**ZONING CASE 058-AT-22**

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 058-AT-22;

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 January, A.D. 2023.

\_\_\_\_\_  
Kyle Patterson, Chair  
Champaign County Board

ATTEST:

Approved:

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

\_\_\_\_\_  
Steve Summers, County Executive

Date:

## EXHIBIT A: PROPOSED AMENDMENT

The proposed omnibus text amendment includes the following provisions:

- a. Add defined terms to Section 3.0
  - COMPOST
  - COMPOSTABLE WASTE
  - CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY
  - FOOD SCRAP
  - GARBAGE
  - GARDEN COMPOST OPERATION
  - GENERAL CONSTRUCTION OR DEMOLITION DEBRIS
  - HOUSEHOLD WASTE DROP-OFF POINT
  - LANDSCAPE WASTE COMPOST FACILITY
  - ONE-DAY COMPOSTABLE WASTE COLLECTION EVENT
  - PERMANENT COMPOSTABLE WASTE COLLECTION POINT
  - POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY
  - RECYCLING CENTER
  - SPECIFIC MATERIAL COLLECTION SITE
- b. Revise defined terms in Section 3.0
  - LANDSCAPE WASTE
  - LANDSCAPE WASTE PROCESSING FACILITY
- c. Remove defined terms from Section 3.0
  - DUMP, REFUSE
  - SANITARY LANDFILL
- d. Add SPECIFIC MATERIAL COLLECTION SITE authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in AG-1 or AG-2 Zoning Districts in Section 4.2.1.
- e. Add POLLUTION CONTROL FACILITY/NEW POLLUTION CONTROL FACILITY as exempt from Zoning Ordinance in Section 4.3.7.
- f. In Section 5.2, add PERMANENT COMPOSTABLE WASTE COLLECTION POINT to be allowed by Special Use Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts, and add Special Use Standards to Table 6.1.3.
- g. In Section 5.2, amend “Recycling of non-hazardous materials (all storage and processing indoors)” to be RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS to be allowed By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.
- h. In Section 5.2, add RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS to be allowed by Special Use Permit in the B-4, or B-5 Zoning Districts and By Right in the I-1 or I-2 Zoning Districts.
- i. In Section 5.2, add CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY to be allowed by Special Use Permit in the I-1 or I-2 Zoning Districts and add Special Use Standards to Table 6.1.3.
- j. In Section 5.2, revise LANDSCAPE WASTE COMPOSTING FACILITY to be allowed by Special Use Permit in the AG-2, I-1, or I-2 Zoning Districts and amend Special Use Standards to Table 6.1.3.
- k. Revise Section 7.1.2(J)3 to indicate JUNK YARD or AUTOMOBILE SALVAGE YARD as prohibited STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.

## EXHIBIT A: PROPOSED AMENDMENT

*Existing Zoning Ordinance text to be removed is indicated with strike-out.*

*Text proposed to be added to the Zoning Ordinance is indicated with underlining.*

### 1) Add, revise, or remove defined terms to Section 3.0

#### SECTION 3.0 DEFINITIONS

##### COMPOST

The humus-like product of the process of composting waste, which may be used as a soil conditioner.

##### COMPOSTABLE WASTE

Household waste that consists of only FOOD SCRAP, household waste that consists of only LANDSCAPE WASTE, or a mixture of both.

##### CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY

ESTABLISHMENTS that receive and process GENERAL CONSTRUCTION OR DEMOLITION DEBRIS for recycling.

##### DUMP, REFUSE

~~A LOT or tract of land or part thereof used for the disposal by abandonment, burial, or other means and for whatever purposes, of garbage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or solid waste material of any kind.~~

##### FOOD SCRAP

GARBAGE that is (i) capable of being decomposed into COMPOST by composting, (ii) separated by the generator from other waste, including, but not limited to, GARBAGE that is not capable of being decomposed into COMPOST by composting, and (iii) managed separately from other waste, including, but not limited to, GARBAGE that is not capable of being decomposed into COMPOST.

##### GARBAGE

Waste resulting from the handling, processing, preparation, cooking, and consumption of food, and wastes from the handling, processing, storage, and sale of produce.

##### GARDEN COMPOST OPERATION

An operation which (1) has no more than 25 cubic yards of LANDSCAPE WASTE, composting material or end-product COMPOST on-site at any one time and (2) is not engaging in commercial activity.

##### GENERAL CONSTRUCTION OR DEMOLITION DEBRIS

Non-hazardous, uncontaminated materials resulting from the CONSTRUCTION, remodeling, repair and demolition of utilities, STRUCTURES, and roads, limited to the following: bricks, concrete, and other masonry materials; soil; rock; wood, including non-hazardous painted, treated, and coated wood and wood products; wall coverings; plaster; drywall; plumbing fixtures; non-asbestos insulation; asphalt roofing shingles and other roof coverings; reclaimed or other asphalt pavement; glass; plastics that are not sealed in a manner that conceals waste; electrical wiring and components containing no hazardous substances; and corrugated cardboard, piping or metals incidental to any of those materials.

##### HOUSEHOLD WASTE DROP-OFF POINT

The portion of a site or facility used solely for the receipt and temporary STORAGE of household waste and in accordance with Section 22.55 of the Illinois Environmental Protection Act (415 ILCS)5/22.55).

##### LANDSCAPE WASTE

All accumulations of grass or shrubbery cuttings, leaves, tree limbs and trucks, and other materials accumulated as the result of the care of lawns, shrubbery, vines and trees., ~~excluding vegetative by-~~

## EXHIBIT A: PROPOSED AMENDMENT

~~products from agricultural activities onsite.~~

### LANDSCAPE WASTE COMPOST FACILITY

An entire LANDSCAPE WASTE COMPOSTING OPERATION with the exception of a GARDEN COMPOST OPERATION.

### LANDSCAPE WASTE PROCESSING FACILITY

An establishment for grinding, chipping, splitting, ~~or sawing or composting~~ of LANDSCAPE WASTE including the temporary stockpiling, ~~spreading~~, disposal or wholesale and/or retail sale of landscape waste materials processed on the site. The processing of LANDSCAPE WASTE on the same lot on which it was generated and composting are excluded from this definition.

### ONE-DAY COMPOSTABLE WASTE COLLECTION EVENT

A household waste drop-off point approved by the COUNTY and in accordance with Subsection (d-5) of the Illinois Environmental Protection Act (415 ILCS) 5.22.55).

### PERMANENT COMPOSTABLE WASTE COLLECTION POINT

A HOUSEHOLD WASTE DROP-OFF POINT approved by the COUNTY and in accordance with Subsection (d-6) of the Illinois Environmental Protection Act (415 ILCS)5/22.55).

### POLLUTION CONTROL FACILITY or NEW POLLUTION CONTROL FACILITY

Any waste storage site, sanitary landfill, waste disposal site, waste transfer station, waste treatment facility, or waste incinerator, defined as such in the Illinois Environmental Protection Act (415 ILCS 5/3.330 et seq.).

### RECYCLING CENTER

A site or facility that collects, stores, or processes only segregated, nonhazardous, nonspecial, homogenous, non-putrescible materials, such as dry paper, glass, cans or plastics, for the purpose of marketing or reusing the material in the manufacturing of new, reused or reconstituted products.

### SANITARY LANDFILL

~~A method of disposing of refuse on land without creating nuisances or hazards to public health or safety, by utilizing the principles of engineering to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each day's operation, or at such more frequent intervals as may be necessary and to provide a final cover following final placement of refuse.~~

### SPECIFIC MATERIAL COLLECTION SITE

A site that serves an integral part of needed infrastructure for a specific material reuse or recycle OPERATION. The site receives scheduled deliveries of a specific nonhazardous or non-putrescible material (e.g., glass containers/bottles) up to a limited maximum capacity, for temporary STORAGE on site until it is picked up for transport to an off-site processing facility.

## 2) Amend Section 4.2.1C to add SPECIFIC MATERIAL COLLECTION SITE

- a. Add Item 8. "A SPECIFIC MATERIAL COLLECTION SITE may be authorized as a second PRINCIPAL USE on a LOT as a SPECIAL USE Permit in the AG-1 Agriculture and in the AG-2 Agriculture DISTRICTS."

## EXHIBIT A: PROPOSED AMENDMENT

### 3) Amend Section 4.3.7 to also exempt POLLUTION CONTROL FACILITY and NEW POLLUTION CONTROL FACILITY

The following STRUCTURES and USES are exempted by this ordinance and permitted in any DISTRICT:

- A. Poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distribution equipment of a public utility as defined in Public Utilities Act (220 ILCS 5/1-101 *et. seq.*), provided that the installation shall conform, where applicable, to the rules and regulations of the Illinois Commerce Commission, Federal Aviation Administration, and other public authorities having jurisdiction.
- B. AGRICULTURE except BUILDINGS and STRUCTURES used for agricultural purposes shall be required to conform to SETBACK LINES. In the event that land, and STRUCTURES cease to be used for agricultural purposes, then and only then shall the remaining provisions of the ordinance apply.
- C. POLLUTION CONTROL FACILITIES and NEW POLLUTION CONTROL FACILITIES, provided that the following provisions have been met:
  1. The GOVERNING BODY has granted siting approval for a POLLUTION CONTROL FACILITY or a NEW POLLUTION CONTROL FACILITY in accordance with the Illinois Environmental Protection Act (415 ILCS 5/39.2 et seq.).
  2. All permits required by the Illinois Environmental Protection Agency have been obtained, and copies of the state permits, and state permit applications are submitted to the COUNTY.

### 4) Revise Section 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

- a. Change “AUTOMOBILE Salvage Yard (junkyard)” to “JUNK YARD or AUTOMOBILE SALVAGE YARD” as a listed PRINCIPAL USE.
- b. Add ~~Recycling of non-hazardous materials (all storage and processing indoors)~~ “RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS” to be allowed By Right in the B-4, B-5, I-1, or I-2 Zoning Districts.
- c. Add “RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS” to be allowed by SPECIAL USE Permit in the B-4, or B-5 Zoning Districts, and By Right in the I-1 or I-2 Zoning Districts.
- d. Add “CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY” to be allowed by SPECIAL USE Permit in the I-1 or I-2 Zoning Districts.
- e. Add “LANDSCAPE WASTE COMPOSTING FACILITY” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in the AG-2, I-1, or I-2 Zoning Districts.
- f. Add “PERMANENT COMPOSTABLE WASTE COLLECTION POINT” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.

**EXHIBIT A: PROPOSED AMENDMENT**

- g. Add “SPECIFIC MATERIAL COLLECTION SITE” as a listed PRINCIPAL USE to be allowed by SPECIAL USE Permit in AG-1, AG-2, B-1, B-4, B-5, I-1, or I-2 Zoning Districts.

As shown in the table below:

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	
<del>AUTOMOBILE Salvage Yard (junkyard)</del> JUNK YARD or AUTOMOBILE SALVAGE YARD																
<del>Recycling of non-hazardous materials (all storage and processing indoors)</del> RECYCLING CENTER with no Outdoor STORAGE nor Outdoor OPERATIONS																
RECYCLING CENTER with Outdoor STORAGE and/or Outdoor OPERATIONS												S	S			
CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY														S	S	
LANDSCAPE WASTE COMPOSTING FACILITY			S											S	S	
PERMANENT COMPOSTABLE WASTE COLLECTION POINT			S						S			S	S	S	S	
SPECIFIC MATERIAL COLLECTION SITE		S <sup>30</sup>	S						S			S	S	S	S	

**FOOTNOTES:**

30. May only be authorized on government owned property.

**5) Add Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES**

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

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>			SIDE	REAR		
						MAJOR	COLLECTOR	MINOR				
CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
<ol style="list-style-type: none"> <li>The CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY (CDDR FACILITY) must be equipped with a fence of at least eight feet in height located to secure the operating areas of the CDDR FACILITY during non-operating hours as well as assist in minimizing the potential for litter to leave the CDDR FACILITY.</li> <li>Minimum LOT AREA shall be five acres, and the minimum LOT width and maximum HEIGHT standards shall be the same as applicable zoning DISTRICT.</li> <li>Required YARDS standards shall be the same as applicable zoning DISTRICT at a minimum and shall additionally comply with the separation distance standards indicated in Item 4.</li> <li>A CDDR FACILITY must be located at least 1,320 feet from any residential zoning district or any DWELLING conforming as to USE unless otherwise expressly approved as part of the SPECIAL USE permit. Considerations for modifying the location standard may include the separation of the residentially zoned PROPERTY from the proposed site by a designated truck route, active rail line, high voltage power transmission easement or other clearly demarcated land-use planning transition boundary.</li> <li>GENERAL CONSTRUCTION OR DEMOLITION DEBRIS receiving/tipping areas must be CONSTRUCTED of a low permeability material (e.g., Portland cement concrete, asphalt concrete) that prevents infiltration and is able to withstand anticipated loads.</li> <li>All loads containing putrescible materials must be tipped, processed and stored indoors or under cover until sent offsite for reuse, recycling, or disposal. Wood may be stored outside if sorted within 72 hours of receipt and immediately processed.</li> </ol>												

**EXHIBIT A: PROPOSED AMENDMENT**

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>			SIDE	REAR	
						MAJOR	COLLECTOR	MINOR			
<p>7. <u>Any leachate or runoff from waste/recyclable material must be contained onsite.</u></p> <p>8. <u>All state discharge permits, or other applicable permits must be acquired prior to commencing operations.</u></p> <p>9. <u>All necessary permits must be acquired to store fuel or other regulated material onsite.</u></p> <p>10. <u>The SPECIAL USE Permit application must be accompanied by:</u></p> <ul style="list-style-type: none"> <li>a. <u>A site plan and architectural drawing depicting BUILDING and STRUCTURE elevations and descriptions of such BUILDINGS and STRUCTURES necessary to convey the architectural appearance and physical magnitude of the proposed improvements;</u></li> <li>b. <u>A narrative description of the activities proposed to be conducted indoors or under cover within the CDDR FACILITY boundaries;</u></li> <li>c. <u>A narrative description of other proposed USES (such as, but not limited to truck storage, maintenance, fueling, and container STORAGE) and a demonstration that other such USES can be conducted in a safe and unobtrusive manner without interference with safe recycling activities on the site; and</u></li> <li>d. <u>A plan describing how incoming material will be handled (both under cover and outdoors), areas for sorting, processing, storing, baling and container STORAGE and all equipment that will be used.</u></li> <li>e. <u>A spill plan must be submitted for review and approval by the county as a condition of the SPECIAL USE Permit.</u></li> <li>f. <u>The site plan must include at least the following information:</u> <ul style="list-style-type: none"> <li>i. <u>A legal description of the subject property; access/egress point(s);</u></li> <li>ii. <u>Parking areas;</u></li> <li>iii. <u>Any BUILDINGS, STRUCTURES or fixed equipment;</u></li> <li>iv. <u>The extent of paved or impervious surfaces; material tipping/receiving areas;</u></li> <li>v. <u>Material processing areas;</u></li> <li>vi. <u>Areas of proposed material stockpiling (by material type);</u></li> <li>vii. <u>Material loading areas; and</u></li> <li>viii. <u>Fencing, berm or screening features.</u></li> </ul> </li> </ul> <p>11. <u>The applicant must provide with a SPECIAL USE Permit application a proposed operating plan that contains at least all of the following information:</u></p> <ul style="list-style-type: none"> <li>a. <u>Number of employees anticipated at the facility;</u></li> <li>b. <u>Proposed hours of operations for receipt of general construction or demolition debris and for processing and shipment of general construction or demolition debris;</u></li> <li>c. <u>Proposed daily average/maximum volume (in tons) of general construction or demolition debris to be received at the CDDR FACILITY. The minimum amount of recyclable material shipped offsite must be at least 75% of the total incoming material on a quarterly basis, or more frequently if applicable regulations are more stringent;</u></li> <li>d. <u>The types of material tracking methods and recordkeeping to be employed to demonstrate compliance with applicable recycling thresholds. Records must be kept in accordance with regulatory standards. A daily record of incoming/ outgoing material or waste must be kept and reported no less than quarterly to the Champaign County Recycling Coordinator or designee. All records must be maintained by the operator at the CDDR FACILITY for a period of at least three years or longer in the event of a dispute. The operator must allow reasonable access to inspect the CDDR FACILITY during operating hours for compliance with applicable approvals, permits and regulations;</u></li> <li>e. <u>The procedures by which all non-recyclable general construction or demolition debris will be removed and disposed within 72 hours of receipt. Describe the method and equipment used to load recyclable and non-recyclable general construction or demolition material prior to shipment from the CDDR FACILITY;</u></li> <li>f. <u>The end-use markets for separated general construction or demolition debris to demonstrate compliance with meeting applicable recycling thresholds;</u></li> <li>g. <u>A closure plan for the CDDR FACILITY;</u></li> <li>h. <u>The maximum number of vehicles (by vehicle type) proposed to utilize the CDDR FACILITY on a daily basis;</u></li> <li>i. <u>All processing equipment proposed to be utilized to prepare the recyclable general construction or demolition debris for stockpiling or shipment and the location and design of any noise-buffering elements, sheltering and operating controls to minimize noise impacts;</u></li> <li>j. <u>Operating methods employed to control odor, accidental combustion of materials, vectors, dust, and litter. Any and all air permits from the IEPA, USEPA, or other applicable regulatory authorities must be obtained as necessary;</u></li> <li>k. <u>The method and equipment utilized to load recyclable and non-recyclable general construction or demolition for shipment from the CDDR FACILITY; and</u></li> <li>l. <u>Typical and maximum anticipated height of stockpiled recyclable GENERAL CONSTRUCTION OR DEMOLITION DEBRIS for each recyclable material by type. Identification of the buffering and/or screening measures employed to minimize the visual impact of the proposed stockpiles from surrounding land USES.</u></li> </ul> <p>12. <u>The SPECIAL USE Permit will become effective upon receipt of a permit from the Illinois Environmental Protection Agency in accordance with Section 22.38 of the Illinois Environmental Protection Act ("The IEPA Act"). It must be a condition of the SPECIAL USE Permit that the CDDR FACILITY continues to operate in accordance with Section 22.38 of the IEPA Act and all other regulations and applicable permits.</u></p>											

**EXHIBIT A: PROPOSED AMENDMENT**

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>			SIDE	REAR		
						MAJOR	COLLECTOR	MINOR				
<u>PERMANENT COMPOSTABLE WASTE COLLECTION POINT</u>	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
<p>1. All provisions of Subsection (d-6) of Section 22.55 of the Illinois Environmental Protection Act shall be met (415 ILCS 5/22.55). These include:</p> <ol style="list-style-type: none"> <li>1. <u>Waste accepted at the collection point must be limited to the types of compostable waste authorized to be accepted under the approval.</u></li> <li>2. <u>Information promoting the collection point and signs at the collection point must clearly indicate the types of compostable waste approved for collection. To discourage the receipt of other waste, information promoting the collection point and signs at the collection point must also include (A) examples of compostable waste being collected and (B) examples of waste that is not being collected.</u></li> <li>3. <u>Compostable waste must be accepted only from private individuals. It may not be accepted from other persons, including, but not limited to, owners and operators of rented or leased residences where it was generated, commercial haulers, and other commercial, industrial, agricultural, and government operations or entities.</u></li> <li>4. <u>Compostable waste must be managed in a manner that protects against releases of the waste, prevents nuisances, and otherwise protects human health and the environment. Compostable waste must be properly secured to prevent it from being accessed by the public at any time, including, but not limited to, during the collection point's non-operating hours. Permanent compostable waste collection points must be adequately supervised during their operating hours.</u></li> <li>5. <u>Compostable waste must be secured in non-porous, rigid, leak-proof containers that:</u> <ol style="list-style-type: none"> <li>a. <u>Are no larger than 10 cubic yards in size;</u></li> <li>b. <u>Are covered, except when the compostable waste is being added to or removed from the container or it is otherwise necessary to access the compostable waste;</u></li> <li>c. <u>Prevent precipitation from draining through the compostable waste;</u></li> <li>d. <u>Prevent dispersion of the compostable waste by wind;</u></li> <li>e. <u>Contain spills or releases that could create nuisances or otherwise harm human health or the environment;</u></li> <li>f. <u>Limit access to the compostable waste by vectors;</u></li> <li>g. <u>Control odors and other nuisances; and</u></li> <li>h. <u>Provide for storage, removal, and off-site transfer of the compostable waste in a manner that protects its ability to be composted.</u></li> </ol> </li> <li>6. <u>No more than a total of 10 cubic yards of compostable waste shall be located at the permanent compostable waste collection site at any one time.</u></li> <li>7. <u>Management of the compostable waste must be limited to the following: (A) acceptance, (B) temporary storage before transfer, and (C) off-site transfer.</u></li> <li>8. <u>All compostable waste received at the permanent compostable waste collection point must be transferred off-site to a permitted compost facility not less frequently than once every 7 days.</u></li> <li>9. <u>If a permanent compostable waste collection point receives waste other than compostable waste, then that waste must be disposed of not less frequently than once every 7 days.</u></li> </ol>												
<u>LANDSCAPE WASTE COMPOST FACILITY</u>	NR	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	*See below
<p><u>The operation of a LANDSCAPE WASTE COMPOST FACILITY shall not be allowed unless all permits required by the Illinois Environmental Protection Agency have been obtained, and copies of the state permits and state permit applications are submitted.</u></p> <p><u>The location of any portion of the site where composting of the landscape waste is taking place shall be:</u></p> <ol style="list-style-type: none"> <li>1) <u>located a minimum of 500 feet from any existing residence or residential DISTRICT;</u></li> <li>2) <u>located a minimum of 200 feet from any potable water supply well;</u></li> <li>3) <u>operated to control runoff from the site and collect and manage any leachate that is generated on the site.</u></li> </ol> <p><u>The location of the portion of any site where composting of the landscape waste is taking place and any area where landscape waste is stored or stockpiled shall be located outside the boundary of the 100-year floodplain or floodproofed pursuant to the requirements of Ordinance No. 209, <i>An Ordinance Regulating Development in Special Flood Hazard Areas</i> as amended.</u></p> <p><u>The operation of the facility shall include appropriate dust, odor and noise control measures, and shall be consistent with all applicable requirements of 35 Ill. Adm. Code Part 830.</u></p>												

**EXHIBIT A: PROPOSED AMENDMENT**

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)			Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>				
						STREET Classification				SIDE
						MAJOR	COLLECTOR	MINOR		
<u>LANDSCAPE WASTE PROCESSING FACILITY</u>	<p>The location of any portion of the site where processing of the landscape waste is taking place shall be as follows:</p> <p>1) located a minimum of 500 feet from any existing residence or residential DISTRICT;</p> <p>2) not located below the base flood elevation in the Special Flood Hazard Area (100-year floodplain);</p> <p>3) the operation of the facility shall be consistent with all applicable requirements of 35 Ill. Adm. Code Part 830.</p>									

**6) Remove Standard Conditions to Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES**

- a. Remove the ‘Public or Commercial SANITARY LANDFILL’ standard conditions.

**7) Amend Section 7.1.2 RURAL HOME OCCUPATION HOME Standards**

- a. Revise Item 3 under Paragraph J to provide that JUNK YARD or AUTOMOBILE SALVAGE are prohibited as STORAGE or OPERATIONS for a RURAL HOME OCCUPATION.

# MONTHLY REPORT for JULY 2022<sup>1</sup>

Champaign County  
Department of



## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Six zoning cases were filed in July and two were filed in July 2021. The average number of cases filed in July in the preceding five years was 4.8.

Two Zoning Board of Appeals (ZBA) meetings were held in July and four cases were completed. Two ZBA meetings were also held in July 2021 and five cases were completed. The average number of cases completed in July in the preceding five years was 3.6.

By the end of July there were 12 cases pending. By the end of July 2021 there were 9 cases pending.

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

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

**Table 1. Zoning Case Activity in July 2022 & July 2021**

Type of Case	July 2022 2 ZBA meetings		July 2021 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	1	2	3
SFHA Variance	0	0	0	0
Special Use	3	1	0	2
Map Amendment	1	1	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	1	0	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>5</b>
Total cases filed (fiscal year)	27 cases		22 cases	
Total cases completed (fiscal year)	23 cases		21 cases	
Cases pending*	12 cases		9 cases	
* Cases pending includes all cases continued and new cases filed				

<sup>1</sup> Note that approved absences and sick days resulted in an average staffing level of 62.0% or the equivalent of 4.9 full time staff members (of the 8 authorized) present on average for each of the 20 workdays in July.

## **Subdivisions**

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

## **Zoning Use Permits**

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

- 18 permits for 21 structures were approved in July compared to 14 permits for 11 structures in July 2021. The five-year average for permits in July in the preceding five years was 16.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2022, May 2022, December 2021, November 2021, 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, and September 2017).
- 5.4 days was the average turnaround (review) time for complete initial residential permit applications in July.
- \$2,630,198 was the reported value for the permits in July compared to a total of \$2,086,195 in July 2021. The five-year average reported value for authorized construction in July was \$2,169,454.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, October 2017, and September 2017).
- \$4,504 in fees were collected in July compared to a total of \$3,060 in July 2021. The five-year average for fees collected in July was \$3,854.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including July 2022, June 2022, May 2022, February 2022, September 2021, 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, November 2018, March 2018, February 2018, January 2018, December 2017, and October 2017).

**Planning & Zoning Monthly Report**  
JULY 2022

**Table 2. Zoning Use Permits Approved in July 2022**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				4	0	1,430,000
Other	2	0	170,000	5	0	511,618
SINGLE FAMILY Resid.: New - Site Built	3	2,607	1,770,700	15	6,193	7,006,700
Manufactured						
Additions	3	337	158,498	15	1,845	1,197,983
Accessory to Resid.	3	531	95,000	33	7,282	1,876,644
TWO-FAMILY Residential						
<b>Average turn-around approval time for the above permit categories</b>	5.4 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural	1	33	0	1	33	0
Neighborhood				1	0	0
COMMERCIAL: New				3	4,319	871,084
Other				3	849	180,500
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	942,679
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)	6	996	444,000	6	996	444,000
OTHER PERMITS				7	506	896,082
<b>TOTAL APPROVED</b>	<b>18/21</b>	<b>4,504</b>	<b>2,638,198</b>	<b>93/106</b>	<b>27,252</b>	<b>15,357,290</b>

\*18 permits were issued for 21 structures in July 2022; 18 permits require inspection and Compl. Certif.

◇93 permits have been issued for 106 structures since 1/1/22

**NOTE:** Home occupations and Other permits (change of use, temporary use) total 9 since 1/1/22, (this number is not included in the total number of structures).

13 Zoning Use Permit App.s were *received* in July 2022 and 13 were *approved*.

5 Zoning Use Permit Applications approved in July 2022 had been received in prior months.

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- There were 5 lot split inquiries and 135 other zoning inquiries in July.
- Two sets of ZBA minutes were transcribed in July.

**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 2022**

	July 2022	2022 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case can authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval can authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.00 acres	0.0 acres
Within Municipal ETJ areas <sup>2</sup>	0.00 acre	0.00 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit can 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	5.00 acres
Agricultural Courtesy Permits	5.00 acres	5.00 acres
<b>TOTAL</b>	5.00 acres	5.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- 10 Zoning Compliance Inspections were made in July.
- 5 Zoning Compliance Certificates were issued in July for a total of 405 so far in 2022. All were based on aerial photography. The 2022 budget anticipated a total of 139 compliance certificates for an average of 2.7 certificates per week.

**Zoning and Nuisance Enforcement**

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

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- 5 new complaints were received in July compared to 6 new complaints received in July 2021. No complaint was referred to another agency in July and no complaint was referred to another agency in July 2021.
- 27 enforcement inspections were conducted in July compared to 60 inspections in July 2021.
- No contact was made prior to written notification in July and one contact was made in July 2021.
- 27 investigation inquiries were made in July. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 4 complaints were resolved in July and 6 complaints were resolved in July 2021.
- 97 complaints were left open (unresolved) at the end of July.
- One new violation was added in July and one First Notice and one Final Notice were issued. In July 2021, one new violation was added and one First Notice and no Final Notice was issued. The budget anticipated a total of 30 First Notices for 2022.
- No case was referred to the State’s Attorney’s Office in July and no case was referred in July 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- Nine violations and 4 complaints were resolved in July compared to 43 violations and 6 complaints that were resolved in July 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 403 complaints and violations remain open at the end of July compared to 432 open complaints and violations at the end of July 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in July included the following:
  1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
  2. Coordinated with landowners, complainants, and the State’s Attorney’s Office regarding enforcement cases that have been referred to the State’s Attorney’s Office and particularly those cases that involve dangerous structures.
  3. The Zoning Officer assisted with training an intern on Compliance inspections that contributed to achieving the 41 Zoning Compliance Certificates issued in July.

**APPENDICES**

**A Zoning Use Permit Activity In July 2022**

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

**C Zoning Compliance Certificates Issued in July 2022**

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**Table 4. Enforcement Activity During July 2022**

	FY2021 TOTALS <sup>1</sup>	Jan. 2022	Feb. 2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug. 2022	Sep. 2022	Oct. 2022	Nov. 2022	Dec. 2022	TOTALS FY2022 <sup>1</sup>
Complaints Received	75	5	1	8	9	3	10	5						41
Initial Complaints Referred to Others <sup>2</sup>	3	0	0	0	1	1	0	0						2
Inspections	343	24	24	29	24	21	31	27 <sup>7</sup>						180 <sup>8</sup>
Phone Contact Prior to Notice	5	2	1	2	2	0	3	0						10
Complaints Resolved	50	6	1	3	4	7	5	4 <sup>9</sup>						30 <sup>10</sup>
<b>Open Complaints<sup>3</sup></b>	<b>86</b>	<b>85</b>	<b>85</b>	<b>90</b>	<b>95</b>	<b>91</b>	<b>96</b>	<b>97</b>						<b>97</b>
New violations	11	2	0	1	1	4	0	1						9
First Notices Issued	11	2	0	1	1	4	0	1						9
Final Notices Issued	2	0	0	0	0	0	0	1						1
Referrals to SAO <sup>4</sup>	2	1	0	0	1	0	0	0						2
Violations Resolved <sup>5</sup>	98	1	3	0 <sup>11</sup>	1	17	0	9 <sup>11</sup>						31 <sup>12</sup>
<b>Open Violations<sup>6</sup></b>	<b>328</b>	<b>329</b>	<b>326</b>	<b>327</b>	<b>327</b>	<b>314</b>	<b>314</b>	<b>306</b>						<b>306<sup>13</sup></b>
<b>TOTAL Open Complaints &amp; Violations</b>	<b>414</b>	<b>412</b>	<b>409</b>	<b>417</b>	<b>422</b>	<b>405</b>	<b>410</b>	<b>403</b>						<b>403</b>

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation cases that have been inspected, notice given, and violation is gone, or inspection has occurred, and no violation has been found to occur on the property.,
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 7 of the 27 inspections performed were for the new complaints received in July 2022.
8. 24 of the 180 inspections performed in 2022 have been for complaints received in 2022.
9. One of the complaints resolved in July 2022 was received in July 2022.
10. 7 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in July were for complaints that had been received in July 2022.
12. None of the violations resolved in 2022 were for complaints that were also received in 2022.
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 JULY 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
179-22-01 R-2	Lot 451 of Scottswood 6 <sup>th</sup> Subdivision of Section 15, Urbana Township; 806 MacArthur Drive, Urbana, Illinois PIN: 30-21-15-258-027	Rutilo Dominguez	6/28/2022 7/5/2022	Construct a garage addition to an existing detached garage <u>and authorize a deck to an existing single-family home (2 structures)</u>
181-22-01 AG-1	A tract of land located in the NE corner of the SE ¼ of Section 23, St. Joseph Township; 1429 County Road 2300 East, St. Joseph, IL PIN: 28-22-23-400-014	Black & Veatch/ Nextlink	6/30/2022 7/11/2022	Installation of a 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op Case: 789-S-14
181-22-02 AG-1	A tract of land located in the NW corner of the NW ¼ of Section 29, East Bend Township; 701 County Road 3200 North, Fisher, IL PIN: 10-02-29-100-001	Black & Veatch/ Nextlink	6/30/2022 7/11/2022	Installation of a 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op
181-22-03 AG-1	A tract of land located in the SW corner of the SW ¼ of Section 27, Sadorus Township; 302 County Road 100 North, Sadorus, Illinois PIN: 22-31-27-300-002	Black & Veatch/ Nextlink	6/30/2022 7/11/2022	Installation of a 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op
181-22-04 R-1	Lot 78 of Lincolnshire Fields Southeast Subdivision of Section 21, Champaign Township; 3105 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-477-005	Dan Hamelberg	6/30/2022 7/20/2022	Construct an attached garage with a porch to an existing single-family home  Case:061-AV-22

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

**Planning & Zoning Monthly Report**  
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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN JULY 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
186-22-01 R-1	Lot 32 of Rolling Acres II Subdivision of Section 34, Champaign Township; 3603 Marjorie Lane, Champaign, Illinois PIN: 03-20-34-101-016	Patrice Slue	7/5/2022 7/12/2022	Construct a deck to replace an existing deck
186-22-02 R-2	A tract of land located in the S ½ of Lots 5 and 6 in Block 1 of M.W. Busey Subdivision of a part of the NW ¼ of the NE ¼ of Section 15, Urbana Township; 207 Brady Lane, Urbana, Illinois PIN: 30-21-15-204-017	Mark and Debra Recker	7/5/2022 7/11/2022	Construct a detached garage <u>and authorize two existing sheds (3 structures)</u>
188-22-01 CR	Lot 3 of M. Castle Subdivision of Section 34, St. Joseph Township; 1285 County Road 2125 East, St. Joseph, Illinois PIN: 28-22-34-101-004	Nolan and Paige Smith	7/7/2022 7/11/2022	Construct an addition to an existing storage shed <u>and authorize an existing pool (2 structures)</u>
189-22-01 AG-2	Lot 3 of a plat of the Samuel Nicewander Estate in Section 33, Hensley Township; 3510 West Bloomington Road, Champaign, Illinois PIN: 12-14-33-200-001	TAG Warehouse, LLC	7/8/2022 7/15/2022	Construct an addition to an existing storage shed for agricultural use
194-22-01 AG-1	A tract of land part of the SE ¼ of the SW ¼ of Section 25, Raymond Township; 2344 County Road 100 North, Broadlands, Illinois PIN: 21-34-25-300-003 & 004	Corey Struck/Struck Family Trust	7/13/2022 7/20/2022	Construct a detached storage shed for agricultural use

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

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN JULY 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
196-22-01  CR	A tract of land part of the N ½ of the NW ¼ of Section 26, Newcomb Township; 433 County Road 2600 North, Mahomet, Illinois PIN: 16-07-26-100-020	Matt Nelson and Kim Eilts	7/15/2022 7/22/2022	Construct a new single-family home with an attached garage and indoor swimming pool
199-22-01  AG-1	A tract of land part of the W ½ of the NW ¼ of the NE ¼ of Section 26, Newcomb Township; 2586 County Road 450 East, Mahomet, Illinois PIN: 16-07-26-200-012	Jordan and Tiffany Harris	7/18/2022 7/25/2022	Construct a shed house with an inside parking area for Harris Trucking, LLC
199-22-02RHO AG-1	A tract of land part of the W ½ of the NW ¼ of the NE ¼ of Section 26, Newcomb Township; 2586 County Road 450 East, Mahomet, Illinois PIN: 16-07-26-200-012	Jordan and Tiffany Harris	7/18/2022 7/25/2022	Establish a Rural Home Occupation for Harris Trucking, LLC
199-22-04  AG-1	A tract of land located in the South 125.5 feet of the East 126.3 feet of the SE ¼ of the SE ¼ of Section 26, Sidney Township; 701 County Road 2300 East, Sidney, Illinois PIN: 24-28-26-400-002	Black & Veatch/Nextlink	7/18/2022 7/27/2022	Installation of a 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op
199-22-05  AG-1	A tract of land located in the SE corner of the SW ¼ of the SE ¼ of Section 26, Harwood Township; 2272 County Road 3100 North, Gifford, Illinois PIN: 11-04-26-400-002	Black & Veatch/Nextlink	7/18/2022 7/28/2022	Installation of a 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op

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

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN JULY 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
199-22-06  AG-1	A tract of land located in NW corner of the NW ¼ of Section 20, Ludlow Township; 1301 County Road 3300 North, Rantoul, Illinois PIN: 14-03-20-100-001	Black & Veatch/Nextlink	7/18/2022 7/28/2022	Installation of a 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op
202-22-01  R-1	Lot 138 of Maynard Lake 6 <sup>th</sup> Subdivision of Section 21, Champaign Township; 1815 Coventry Drive, Champaign, Illinois PIN: 03-20-21-252-013	Charles and Sandra Luttrell	7/21/2022 7/28/2022	Construct a new single-family home with an attached garage
206-22-02  R-1	Lot 5 of Spring Lake Subdivision of Section 17, Mahomet Township; 610 South Oak Street, Mahomet, Illinois PIN: 15-13-17-404-016	Robert and Virginia Schlorff	7/25/2022 7/29/2022	Construct an addition to an existing single-family home  Case: 048-V-22

 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**

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

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN JULY 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
6/28/2022	174-20-02	Lot 230 of Parkhill's Lakeview 1 <sup>st</sup> Subdivision, Section 11, Mahomet Township. 614 N Lake of the Woods Rd, Mahomet, Illinois. PIN: 15-13-11-476-004	Two additions to an existing single-family home (front porch and rear sunroom)
6/28/2022	228-21-03	Lot 2 of Lake of the Woods Mall Subdivision, Section 13, Mahomet Township. 201 N Prairieview Rd, Mahomet, Illinois. PIN: 15-13-13-102-017	A Change of Use to establish an automobile repair Shop, all indoor operations
6/28/2022	254-20-03	Lot 9 of Trailside 1 <sup>st</sup> Subdivision, Section 13, Mahomet Township. 2302 E Trailside Dr N, Mahomet, Illinois. PIN: 15-13-13-377-001	A detached garage/storage shed and to authorize a previously constructed detached garden shed
6/28/2022	115-22-02	A tract of land in part of the NW Quarter of the SW Quarter of Section 36, Mahomet Township 1870 CR 500E, Champaign, Illinois. PIN: 15-13-36-100-002	An above-ground swimming pool
7/26/2022	085-21-03	A tract of land in the SW Quarter of Section 27, Rantoul Township. 1496 CR 2500N, Thomasboro, Illinois. PIN: 20-09-27-300-002	An office/shop building and one equipment storage shed
*Zoning Compliance Inspection based on the current aerial photography			

# MONTHLY REPORT for AUGUST 2022<sup>1</sup>

Champaign County  
Department of



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

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

## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Five zoning cases were filed in August and one was filed in August 2021. The average number of cases filed in August in the preceding five years was 3.2.

Two Zoning Board of Appeals (ZBA) meetings were held in August and three cases were completed. Two ZBA meetings were also held in August 2021 and three cases were completed. The average number of cases completed in August in the preceding five years was 3.6.

By the end of August there were 14 cases pending. By the end of August 2021 there were 7 cases pending.

**Table 1. Zoning Case Activity in August 2022 & August 2021**

Type of Case	August 2022 2 ZBA meetings		August 2021 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1	1	3
SFHA Variance	0	0	0	0
Special Use	2	2	0	0
Map Amendment	1	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	1	0	0	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>3</b>
Total cases filed (fiscal year)	32 cases		23 cases	
Total cases completed (fiscal year)	26 cases		24 cases	
Cases pending*	14 cases		7 cases	
* Cases pending includes all cases continued and new cases filed				

<sup>1</sup> Note that approved absences and sick days resulted in an average staffing level of 62.6% or the equivalent of 5.0 full time staff members (of the 8 authorized) present on average for each of the 23 workdays in August.

## **Subdivisions**

No County subdivision was approved in August. No municipal subdivision plat was reviewed for compliance with County zoning in August.

## **Zoning Use Permits**

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

- 14 permits for 21 structures were approved in August compared to 16 permits for 10 structures in August 2021. The five-year average for permits in August in the preceding five years was 16.
- 25 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2022, May 2022, December 2021, November 2021, 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, and September 2017).
- 4.5 days was the average turnaround (review) time for complete initial residential permit applications in August.
- \$1,420,652 was the reported value for the permits in August compared to a total of \$1,450,275 in August 2021. The five-year average reported value for authorized construction in August was \$947,477.
- 26 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, October 2017, and September 2017).
- \$3,292 in fees were collected in August compared to a total of \$3,028 in August 2021. The five-year average for fees collected in August was \$3,557.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including July 2022, June 2022, May 2022, February 2022, September 2021, 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, November 2018, March 2018, February 2018, January 2018, December 2017, and October 2017).

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**Table 2. Zoning Use Permits Approved in August 2022**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				4	0	1,430,000
Other	1	0	75,000	6	0	586,618
SINGLE FAMILY Resid.: New - Site Built	1	1,077	700,000	16	12,499	7,706,700
Manufactured						
Additions	5	1,145	397,703	20	2,990	1,595,686
Accessory to Resid.	6	972	247,949	39	8,254	2,124,593
TWO-FAMILY Residential						
<b>Average turn-around approval time for the above permit categories</b>	4.5 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				1	0	0
COMMERCIAL: New				3	4,319	871,084
Other				3	849	180,500
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	942,679
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)				6	996	444,000
OTHER PERMITS	1	98	0	8	604	896,082
<b>TOTAL APPROVED</b>	<b>14/21</b>	<b>3,292</b>	<b>1,420,652</b>	<b>108/127</b>	<b>30,544</b>	<b>16,777,942</b>

\*14 permits were issued for 21 structures in August 2022; 14 permits require inspection and Compl. Certif.

◇108 permits have been issued for 127 structures since 1/1/22

**NOTE:** Home occupations and Other permits (change of use, temporary use) total 10 since 1/1/22, (this number is not included in the total number of structures).

10 Zoning Use Permit App.s were *received* in August 2022 and 10 were *approved*.

4 Zoning Use Permit Applications approved in August 2022 had been received in prior months.

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- There were 7 lot split inquiries and 130 other zoning inquiries in August.
- Four sets of ZBA minutes were transcribed in August.

**Conversion of Best Prime Farmland**

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

**Table 3. Best Prime Farmland Conversion in 2022**

	August 2022	2022 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case can authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval can authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.00 acres	0.0 acres
Within Municipal ETJ areas <sup>2</sup>	0.00 acre	0.00 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit can 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	5.00 acres
Agricultural Courtesy Permits	5.00 acres	5.00 acres
<b>TOTAL</b>	5.00 acres	5.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- 22 Zoning Compliance Inspections were made in August.
- 22 Zoning Compliance Certificates were issued in August for a total of 427 so far in 2022. All were based on aerial photography. The 2022 budget anticipated a total of 139 compliance certificates for an average of 2.7 certificates per week.

**Zoning and Nuisance Enforcement**

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

**Planning & Zoning Monthly Report**  
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- Six new complaints were received in August compared to 11 new complaints received in August 2021. No complaint was referred to another agency in August and no complaint was referred to another agency in August 2021.
- 41 enforcement inspections were conducted in August compared to 32 inspections in August 2021.
- No contact was made prior to written notification in August and none was made in August 2021.
- 41 investigation inquiries were made in August. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- 11 complaints were resolved in August and 5 complaints were resolved in August 2021.
- 92 complaints were left open (unresolved) at the end of August.
- Four new violations were added in August and four First Notices and no Final Notice were issued. In August 2021, one new violation was added and one First Notice and one Final Notice was issued. The budget anticipated a total of 30 First Notices for 2022.
- No case was referred to the State’s Attorney’s Office in August and no case was referred in August 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- Five violations and 11 complaints were resolved in August compared to 19 violations and 5 complaints that were resolved in August 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 397 complaints and violations remain open at the end of August compared to 432 open complaints and violations at the end of August 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in August included the following:
  1. Answering phones and helping customers when needed due to unavailability or absence of Zoning Technicians.
  2. Coordinated with landowners, complainants, and the State’s Attorney’s Office regarding enforcement cases that have been referred to the State’s Attorney’s Office and particularly those cases that involve dangerous structures.
  3. The Zoning Officer assisted with training an intern on Compliance inspections that contributed to achieving the 41 Zoning Compliance Certificates issued in August.

**APPENDICES**

**A Zoning Use Permit Activity In August 2022**

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

**C Zoning Compliance Certificates Issued in August 2022**

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**Table 4. Enforcement Activity During August 2022**

	FY2021 TOTALS <sup>1</sup>	Jan. 2022	Feb. 2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug. 2022	Sep. 2022	Oct. 2022	Nov. 2022	Dec. 2022	TOTALS FY2022 <sup>1</sup>
Complaints Received	75	5	1	8	9	3	10	5	6					47
Initial Complaints Referred to Others <sup>2</sup>	3	0	0	0	1	1	0	0	0					2
Inspections	343	24	24	29	24	21	31	27	41 <sup>7</sup>					221 <sup>8</sup>
Phone Contact Prior to Notice	5	2	1	2	2	0	3	0	1					11
Complaints Resolved	50	6	1	3	4	7	5	4	11 <sup>9</sup>					41 <sup>10</sup>
<b>Open Complaints<sup>3</sup></b>	<b>86</b>	<b>85</b>	<b>85</b>	<b>90</b>	<b>95</b>	<b>91</b>	<b>96</b>	<b>97</b>	<b>92</b>					<b>92</b>
New violations	11	2	0	1	1	4	0	1	4					13
First Notices Issued	11	2	0	1	1	4	0	1	4					13
Final Notices Issued	2	0	0	0	0	0	0	1	0					1
Referrals to SAO <sup>4</sup>	2	1	0	0	1	0	0	0	0					2
Violations Resolved <sup>5</sup>	98	1	3	0 <sup>11</sup>	1	17	0	9	5 <sup>11</sup>					36 <sup>12</sup>
<b>Open Violations<sup>6</sup></b>	<b>328</b>	<b>329</b>	<b>326</b>	<b>327</b>	<b>327</b>	<b>314</b>	<b>314</b>	<b>306</b>	<b>305</b>					<b>305<sup>13</sup></b>
<b>TOTAL Open Complaints &amp; Violations</b>	<b>414</b>	<b>412</b>	<b>409</b>	<b>417</b>	<b>422</b>	<b>405</b>	<b>410</b>	<b>403</b>	<b>397</b>					<b>397</b>

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. 5 of the 41 inspections performed were for the new complaints received in August 2022.
8. 29 of the 221 inspections performed in 2022 have been for complaints received in 2022.
9. Three of the complaints resolved in August 2022 was received in August 2022.
10. 10 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in August were for complaints that had been received in August 2022.
12. None of the violations resolved in 2022 were for complaints that were also received in 2022.
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 AUGUST 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
206-22-03 AG-1	Lot 4 of Deer Ridge: Ingram's Third Subdivision of Section 30, Ogden Township; 1377 County Road 2545 East, Ogden, Illinois PIN: 17-24-30-178-008	Robert and Michelle Carter	07/25/2022 08/01/2022	Construct a detached garage and authorize an existing pergola and yard shed (3 structures)
207-22-01 AG-1	A tract of land 560 feet North of the SW corner of the N ½ of the SW ¼ of Section 14, Hensley Township; 2138 County Road 1000 East, Champaign, Illinois PIN: 12-14-14-300-001	James and Abbey Spaulding	07/27/2022 08/03/2022	Construct a lean-to and install a ground-mounted Solar Array (2 structures)
208-22-01 AG-1	Lots 1 and 2 of Daly Subdivision of Section 25, Urbana Township; 1731 County Road 1400 North, Urbana, Illinois PIN: 30-21-25-100-010 & 011	Nessa Daly	07/27/2022 08/03/2022	Construct a detached storage shed for agricultural use
209-22-01 AG-1	A tract of land part of the North line of the NE ¼ of Section 02, East Bend Township; 1083 County Road 3600 North, Gibson City, Illinois PIN: 10-02-02-200-003	Jason and Kris Stalter	07/28/2022 08/08/2022	Construct a sunroom addition to an existing single-family home and authorize a covered porch addition (3 structures)
213-22-01 AG-2	A tract of land located in the SE corner of the SE ¼ and the NW corner of the NW ¼ of Section 09, Sidney Township; 512 Witt Park Road, Sidney, Illinois PIN: 24-28-09-326-008	Nick and Rachel Laurent	08/01/2022 08/12/2022	Construct an addition to a single-family home and authorize a pole barn (2 structures).

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

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN AUGUST 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
220-22-01 AG-2	A tract of land located in the NE corner of the NW ¼ of Section 02, Tolono Township; 1409 West Old Church Road, Champaign, Illinois PIN: 29-26-02-100-006	Stephen and Christine Mechling	08/08/2022 08/10/2022	Installation of a ground-mounted Solar Array
223-22-01 AG-1	A tract of land beginning on the North line of the NW ¼ of Section 06, Stanton Township; 1819 County Road 2400 North, Urbana, Illinois PIN: 27-16-06-100-008	Jeffery and Aimee Buhr	08/11/2022 08/12/2022	Construct a new single-family home with an attached garage.
223-22-02 CR	A tract of land located in the NW ¼ of Section 36, Newcomb Township; 2471 County Road 550 East, Dewey, Illinois PIN: 16-07-36-105-002	Mark and Amanda Gergen	08/11/2022 08/22/2022	Construct a detached garage
223-22-03 R-1	A tract of land part of the South 380 feet of the North 728 feet of the West 841.7 feet of the East 1,303 feet of the SE ¼ of Section 17, Scott Township; 211 West Carper Street, Seymour, Illinois PIN: 23-19-17-400-006	Eric and Alice Kinkelaar	08/11/2022 08/12/2022	Establish a Temporary Use for a craft/vendor fair and farmer's market, <i>Country Fest</i> , from September 17-18, 2022.
227-22-01 AG-2	A tract of land located in the NW corner of the NW ¼ of Section 23, St. Joseph Township; 1486 County Road 2200 East, St. Joseph, Illinois PIN: 28-22-23-100-007	Kenneth and Alena Nierenhausen	08/15/2022 08/16/2022	Installation of an above-ground pool

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

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN AUGUST 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
230-22-01 R-1	Lot 53 of Lincolnshire Fields Northwest II Subdivision of Section 21, Champaign Township; 1712 Bentbrook Drive, Champaign, Illinois  PIN: 03-20-21-152-016	Martin Perry	08/18/2022 08/18/2022	Construct an addition to an existing single-family home
235-22-01FP CR	A tract of land located in the NW ¼ of Section 36, Newcomb Township; 2471 County Road 550 East, Dewey, Illinois  PIN: 16-07-36-105-002	Mark and Amanda Gergen	08/23/2022 08/25/2022	Construct an addition to a single-family home
242-22-02 R-1	Lot 4 of Lincolnshire Fields North Subdivision of Section 21, Champaign Township; 2009 Trout Valley Road, Champaign, Illinois  PIN: 03-20-21-178-007	Scott and Jill Kemper	08/30/2022 08/31/2022	Construct an attached garage addition to a single-family home
242-22-03 AG-1	Lot 21 of Alfacorn Acres Subdivision of Section 03, Pesotum Township; 557 County Road 1000 East, Tolono, Illinois  PIN: 18-32-03-277-001	Aaron and Rhonda Booher	08/30/2022 08/31/2022	Installation of a ground-mounted Solar Array <u>and authorize an inground pool and pole barn (3 structures)</u>

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**

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

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
08/02/2022	186-22-01	Lot 32 of Rolling Acres II Subdivision, Section 34, Champaign Township. 3603 Marjorie Lane, Champaign, Illinois. PIN: 03-20-34-101-016	A deck
08/17/2022	274-20-01	Tract 24 of a Plat of Survey of Part of Section 23, Newcomb Township. 450 CR 2600N, Mahomet, Illinois. PIN: 16-07-23-300-009	A single-family home with attached garage
08/17/2022	277-21-02	Part of the South Half of the Southwest Quarter of the Southwest Quarter of Section 23, Newcomb Township. 420 CR 2600N, Mahomet, Illinois PIN: 16-07-23-300-025	A single-family home with attached garage
08/17/2022	266-20-01	Lot 101 of McKinney Subdivision, Section 23, Newcomb Township. 543 CR 2500N, Mahomet, Illinois PIN: 16-07-25-300-035	A detached storage shed for personal storage
08/17/2022	76-20-02	Lot 3 of Nature's Landing Subdivision, Section 25, Newcomb Township. 2563 Nature's Lane, Mahomet, Illinois. PIN: 16-07-25-251-004	A detached storage shed and a previously constructed covered porch addition to the rear of the existing home
08/17/2022	63-22-01	Lot 6 of Meadows Subdivision, Section 36, Newcomb Township. 503 Arabian Circle, Mahomet, Illinois PIN: 16-07-36-302-014	A detached garage with a rec room and two bathrooms
08/18/2022	356-21-01	Lot 133 of Edgewood 10 <sup>th</sup> Subdivision, Section 10, Urbana Township. 403 Ira Street, Urbana, Illinois. PIN: 30-21-10-329-005	A single-family home with attached garage
08/18/2022	278-21-01	Lot 1 of Price and Matthews Subdivision, Section 13, Philo Township. 1798 Cr 900N, Philo, Illinois. PIN: 19-27-13-400-008	A detached garage/storage shed for personal use only
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
08/18/2022	084-20-01	Lot 2 of Silver Subdivision except the North 252.80' thereof, Section 13, Philo Township. 1633A CR 1100N, Urbana, Illinois PIN: 19-27-11-100-014	A ground mounted solar array
08/18/2022	11-22-01	A 3.42 acre tract of land in the Northeast Quarter of Section 25, Philo Township. 1799 CR 800N, Philo, Illinois PIN: 19-27-25-200-007	A detached covered patio/storage shed
08/18/2022	140-20-03	Lot 1 of T&M Subdivision, Section 33, Philo Township. 613 CR 1500E, Tolono, Illinois PIN: 19-27-33-476-001	An above-ground swimming pool
08/18/2022	228-21-01	Lot 3 of Walter Sandwell's 2 <sup>nd</sup> Subdivision, Section 33, Philo Township. 1480 CR 600N, Tolono, Illinois PIN: 19-27-33-400-016	A detached storage shed
08/18/2022	154-21-01	A tract of land in the SW Corner of the South Half of the SE Quarter of Section 29, Crittenden Township. 1352 CR 100N, Pesotum, Illinois PIN: 08-33-29-400-004	A breezeway and garage addition to an existing single-family home
08/23/2022	97-21-02	A tract of land located in the NE Corner of the West Half of the NE Quarter of Section 18, St. Joseph Township. 1871 CR 1600N, Urbana, Illinois PIN: 28-22-18-200-005	A detached garage
08/23/2022	153-20-04	Lots 29 and 30 of Woodard's Heather Hills subdivision, Section 2, St. Joseph Township. 2225 Heather Hills Dr, St. Joseph, Illinois. PIN: 28-22-02-303-020	A detached garden shed and a previously constructed screened porch addition to an existing single-family home
08/23/2022	070-21-02	A 0.86 acre tract of land located in a portion of the East Half of the NE Quarter, Section 10, St. Joseph Township. 1679 CR 2200E, St. Joseph, Illinois PIN: 28-22-10-227-022	An addition to an existing single family home

\*Zoning Compliance Inspection based on the current aerial photography

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN AUGUST 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
08/23/2022	252-20-01	A tract in part of the West Half of the SE quarter of Section 13, St. Joseph Township. 2349 CR 1550N, St. Joseph, Illinois. PIN: 28-22-13-400-014	A single family home with attached garage
08/23/2022	140-20-01	A trac being a part of the SE Quarter of the NE Quarter Section 26, St. Joseph Township. 1358 CR 2275E, St. Joseph, Illinois PIN: 28-22-26-200-017	A ground mounted solar array
08/23/2022	150-20-01	A 1-acre lot located in the SE Quarter of the SW Quarter of the SW Quarter of Section 26, St. Joseph Township. 2270 CR 1300N, St. Joseph, Illinois PIN: 28-22-26-452-002	A single-family home with attached garage and a previously constructed detached shed
08/23/2022	064-21-02	A tract of land located in the SE Corner of Section 35, St. Joseph Township. 2298 CR 1200N, Sidney, Illinois PIN: 28-22-35-400-003	A detached storage shed for personal use only
08/23/2022	217-20-01	Lot 1 of Pepper Ridge Subdivision, Section 33, St. Joseph Township. 1288 CR 2075E, St. Joseph Illinois. PIN: 28-22-33-200-009	An addition to an existing single-family home
08/23/2022	268-20-01	A tract of land located in Part of the NE Quarter of the NW Quarter of Section 27, St. Joseph Township. 2143 CR 1400N, St. Joseph Illinois PIN: 28-22-27-100-010	A detached garage
*Zoning Compliance Inspection based on the current aerial photography			

# MONTHLY REPORT for SEPTEMBER 2022<sup>1</sup>

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

## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Two zoning cases were filed in September and four were filed in September 2021. The average number of cases filed in September in the preceding five years was 3.0.

One Zoning Board of Appeals (ZBA) meeting was held in September and one case was completed. One ZBA meeting was also held in September 2021 and two cases were completed. The average number of cases completed in September in the preceding five years was 3.6.

By the end of September there were 15 cases pending. By the end of September 2021 there were 9 cases pending.

**Table 1. Zoning Case Activity in September 2022 & September 2021**

Type of Case	September 2022 1 ZBA meetings		September 2021 1 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	3	2
SFHA Variance	0	0	0	0
Special Use	1	0	0	0
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	1	1	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>2</b>
Total cases filed (fiscal year)	34 cases		27 cases	
Total cases completed (fiscal year)	27 cases		26 cases	
Cases pending*	15 cases		9 cases	
* Cases pending includes all cases continued and new cases filed				

<sup>1</sup> Note that approved absences and sick days resulted in an average staffing level of 62.0% or the equivalent of 5.0 full time staff members (of the 8 authorized) present on average for each of the 21 workdays in September.

## **Subdivisions**

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

## **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 September can be summarized as follows:

- 13 permits for 14 structures were approved in September compared to 17 permits for 16 structures in September 2021. The five-year average for permits in September in the preceding five years was 17.
- 24 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2022, May 2022, December 2021, November 2021, 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, and October 2017).
- 3.2 days was the average turnaround (review) time for complete initial residential permit applications in September.
- \$1,614,744 was the reported value for the permits in September compared to a total of \$1,708,402 in September 2021. The five-year average reported value for authorized construction in September was \$1,642,177.
- 25 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, January 2018, and October 2017).
- \$3,696 in fees were collected in September compared to a total of \$3,947 in September 2021. The five-year average for fees collected in September was \$3,319.
- 26 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2022, July 2022, June 2022, May 2022, February 2022, September 2021, 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, November 2018, March 2018, February 2018, January 2018, December 2017, and October 2017).

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**Table 2. Zoning Use Permits Approved in September 2022**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential	1	0	175,000	5	0	1,605,000
Other				6	0	586,618
SINGLE FAMILY Resid.: New - Site Built	2	1,770	1,040,000	18	14,269	8,746,700
Manufactured						
Additions	3	425	156,778	23	3,415	1,752,464
Accessory to Resid.	5	1,237	157,966	44	9,491	2,282,559
TWO-FAMILY Residential						
<b>Average turn-around approval time for the above permit categories</b>	4.3 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				1	0	0
COMMERCIAL: New				3	4,319	871,084
Other				3	849	180,500
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	942,679
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)	1	166	74,000	7	1,162	518,000
OTHER PERMITS	1	98	11,000	9	702	907,082
<b>TOTAL APPROVED</b>	<b>13/14</b>	<b>3,696</b>	<b>1,614,744</b>	<b>121/141</b>	<b>34,240</b>	<b>18,392,686</b>

\*13 permits were issued for 14 structures in September 2022; 12 permits require inspection and Compl. Certif.  
 ◇121 permits have been issued for 141 structures since 1/1/22

**NOTE:** Home occupations and Other permits (change of use, temporary use) total 11 since 1/1/22, (this number is not included in the total number of structures).

8 Zoning Use Permit App.s were *received* in September 2022 and 8 were *approved*.

5 Zoning Use Permit Applications approved in September 2022 had been received in prior months.

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- There were 4 lot split inquiries and 109 other zoning inquiries in September.
- Two sets of ZBA minutes were transcribed in September.

**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 2022**

	September 2022	2022 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case can authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval can authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.00 acres	0.0 acres
Within Municipal ETJ areas <sup>2</sup>	0.00 acre	0.00 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit can 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	5.00 acres
Agricultural Courtesy Permits	5.00 acres	5.00 acres
<b>TOTAL</b>	5.00 acres	5.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- 36 Zoning Compliance Inspections were made in September.
- 36 Zoning Compliance Certificates were issued in September for a total of 463 so far in 2022. All were based on aerial photography. The 2022 budget anticipated a total of 139 compliance certificates for an average of 2.7 certificates per week.

**Zoning and Nuisance Enforcement**

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

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- 11 new complaints were received in September compared to 9 new complaints received in September 2021. No complaint was referred to another agency in September and no complaint was referred to another agency in September 2021.
- 30 enforcement inspections were conducted in September compared to 44 inspections in September 2021.
- One contact was made prior to written notification in September and one was made in September 2021.
- 42 investigation inquiries were made in September. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- Eight complaints were resolved in September and six complaints were resolved in September 2021.
- 95 complaints were left open (unresolved) at the end of September.
- No new violations were added in September and no First Notice and no Final Notice were issued. In September 2021, no new violation was added and no First Notice and no Final Notice were issued. The budget anticipated a total of 30 First Notices for 2022.
- No case was referred to the State’s Attorney’s Office in September and no case was referred in September 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- Four violations and eight complaints were resolved in September compared to 10 violations and six complaints that were resolved in September 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 396 complaints and violations remain open at the end of September compared to 413 open complaints and violations at the end of September 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in September 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. The Zoning Officer assisted with training an intern on Compliance inspections that contributed to achieving the 41 Zoning Compliance Certificates issued in September.

**APPENDICES**

**A Zoning Use Permit Activity In September 2022**

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

**C Zoning Compliance Certificates Issued in September 2022**

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**Table 4. Enforcement Activity During September 2022**

	FY2021 TOTALS <sup>1</sup>	Jan. 2022	Feb. 2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug. 2022	Sep. 2022	Oct. 2022	Nov. 2022	Dec. 2022	TOTALS FY2022 <sup>1</sup>
Complaints Received	75	5	1	8	9	3	10	5	6	11				58
Initial Complaints Referred to Others <sup>2</sup>	3	0	0	0	1	1	0	0	0	0				2
Inspections	343	24	24	29	24	21	31	27	41	30 <sup>7</sup>				251 <sup>8</sup>
Phone Contact Prior to Notice	5	2	1	2	2	0	3	0	1	1				12
Complaints Resolved	50	6	1	3	4	7	5	4	11	8 <sup>9</sup>				49 <sup>10</sup>
<b>Open Complaints<sup>3</sup></b>	<b>86</b>	<b>85</b>	<b>85</b>	<b>90</b>	<b>95</b>	<b>91</b>	<b>96</b>	<b>97</b>	<b>92</b>	<b>95</b>				<b>95</b>
New violations	11	2	0	1	1	4	0	1	4	0				13
First Notices Issued	11	2	0	1	1	4	0	1	4	0				13
Final Notices Issued	2	0	0	0	0	0	0	1	0	0				1
Referrals to SAO <sup>4</sup>	2	1	0	0	1	0	0	0	0	0				2
Violations Resolved <sup>5</sup>	98	1	3	0 <sup>11</sup>	1	17	0	9	5	4 <sup>11</sup>				40 <sup>12</sup>
<b>Open Violations<sup>6</sup></b>	<b>328</b>	<b>329</b>	<b>326</b>	<b>327</b>	<b>327</b>	<b>314</b>	<b>314</b>	<b>306</b>	<b>305</b>	<b>301</b>				<b>301<sup>13</sup></b>
<b>TOTAL Open Complaints &amp; Violations</b>	<b>414</b>	<b>412</b>	<b>409</b>	<b>417</b>	<b>422</b>	<b>405</b>	<b>410</b>	<b>403</b>	<b>397</b>	<b>396</b>				<b>396</b>

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. 11 of the 30 inspections performed were for the new complaints received in September 2022.
8. 40 of the 251 inspections performed in 2022 have been for complaints received in 2022.
9. Three of the complaints resolved in September 2022 were received in September 2022.
10. 10 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in September were for complaints that had been received in September 2022.
12. None of the violations resolved in 2022 were for complaints that were also received in 2022.
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 SEPTEMBER 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
199-22-03 I-1	A tract of land 955 feet west of the NE corner of Section 34, Tolono Township; 981 County Road 700 North, Tolono, Illinois  PIN: 29-26-34-200-005	Black & Veatch/Nextlink	07/18/2022 09/01/2022	Installation of a 100' monopole at the EIEC substation for the use of highspeed internet from Nextlink and smart metering by the Co-op  073-V-22
209-22-02 R-1	Lot 17 of Maynard Lake III Subdivision of Section 21, Champaign Township; 1905 Moraine Drive, Champaign, Illinois PIN: 03-20-21-276-015	Doug and Janet Nelson	07/28/22 09/15/2022	Construct a sunroom addition to a single-family home  072-AV-22
236-22-01 AG-1	A tract of land beginning at the SE corner of the N ½ of the SE ¼ of Section 33, Compromise Township; 2429 County Road 2100 East, Thomasboro, Illinois PIN: 06-10-33-400-004	Jerry and Nicole King	08/24/2022 9/01/2022	Construct an addition to a single-family home
242-22-01 CR	A tract of land located in the W ½ of the SE ¼ of Section 22, St. Joseph Township; 1418 County Road 2150 East, St. Joseph, Illinois PIN: 28-22-22-400-018	Eric and Diana Friedmann	08/30/2022 09/01/2022	Construct a detached storage shed
242-22-04 AG-1	A tract of land located in the NE corner of Section 5, Ogden Township; 1799 County Road 2700 East, Ogden, Illinois PIN: 17-24-05-200-004	Steve Littlefield	08/30/2022 9/02/2022	Construct a detached garage

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

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN SEPTEMBER 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
245-22-01 AG-1	A tract of land located in the NW ¼ of the NE ¼ of Section 2, Sidney Township; 2269 County Road 1200 North, Sidney, Illinois PIN: 24-28-02-201-014	Daniel Bickers and Hope Vancamp	09/02/2022 09/07/2022	Construct a single-family home with an attached garage
249-22-01 AG-1	A tract of land located at the SW corner of the NE ¼ of the SW ¼ of Section 16, Somer Township; 2304 East Leverett Road, Champaign, Illinois PIN: 25-15-16-326-002	David and Debbie Clabaugh	09/06/2022 09/12/2022	Construct a detached garage <u>and authorize a home addition with an attached garage (2 structures)</u>
252-22-01 CR	Lot 6 of Miller Woods Subdivision of Section 25, Newcomb Township; 505 Miller Woods Lane, Mahomet, Illinois PIN: 16-07-25-302-010	William and Autumn Berbaum	09/09/2022 09/13/2022	Construct a detached garage
257-22-01 CR	A tract of located in the N ½ of the NE ¼ of the SE ¼ of Section 32, South Homer Township; 1249 County Road 2700 East, Homer, Illinois PIN: 26-24-32-426-002	Daniel Allen	09/14/2022 09/28/2022	Construct a pole barn house
264-22-01 AG-2	Lot 1 of Wayne Richardson Subdivision of Section 2, Tolono Township; 1711 West Old Church Road, Champaign, Illinois PIN: 29-26-02-100-008	David Cartwright and Debbie Moore	09/21/2022 09/26/2022	Construct a third car attached garage addition and two bedrooms to an existing single-family home

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

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN SEPTEMBER 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
266-22-01 CR	A tract of land located in the SE ¼ of the SW ½ of Section 23, Newcomb Township; Address to be Assigned PIN: 16-07-23-300-021	Valerie Jennings and Oscar Rivera	09/23/2022 09/26/2022	Construct a new single-family home with attached garage
269-22-01 CR	A tract of land part of the NE corner of the SW ¼ of the SE ¼ of Section 36, Newcomb Township; 565 County Road 2425 North, Dewey, Illinois PIN: 16-07-36-451-003	James and Ingrid Hampton	09/26/2022 09/30/2022	Construct a pavilion over an existing concrete slab
271-22-01 CR, R-1	A tract of land located in the SE ¼ of Section 5, Urbana Township; 100 East Country Club Road, Urbana, Illinois PIN: 30-21-05-426-020, 021, 022, 451-002, 376-002, 401-008	Urbana Golf and Country Club	09/28/2022 09/29/2022	Establish a Temporary Use for a Fireworks Display on October 7, 2022

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**

<b>Permit Number; Zoning;</b>	<b>Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied Date Approved Date of Final Stabilization</b>	<b>Project (Related Zoning Case)</b>
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 SEPTEMBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
09/01/2022	69-20-02	A tract of land located in the SW Quarter of Section 15, Condit Township. 912 Cr 2700N, Dewey, Illinois PIN: Pt of 07-08-15-300-006	A single family home with attached garage and detached garage
09/01/2022	61-22-01	An 85.55 acre tract of land located in Section 6, Condit Township. 2957 County Road 700 East, Fisher, Illinois PIN: 07-08-06-200-009 & 007, 100 - 029	A shed as a single-family home with attached storage
09/02/2022	212-20-02	Lot 2 of West's Replat of part of Riverview Subdivision, Section 32, South Homer Township 2668 South Homer Lake Rd, Homer, Illinois PIN: 26-24-32-402-010	A detached garage
09/02/2022	316-21-03	A tract of land consisting of 13 acres in the NE Quarter of the NE Quarter of the NE Quarter of Section 6, South Homer Township. 1175 CR 2500E, Homer, Illinois PIN: 26-29-06-200-025	A ground mounted solar array
09/02/2022	105-20-01	Tract 3 of the Wolf Section 6 Survey in part of the SE Quarter of the NE Quarter of Section 6, South Homer Township. 2490 CR 1150N, Homer, Illinois PIN: 26-29-06-200-032	An addition to an existing detached storage shed and to authorize a previously installed above ground swimming pool
09/02/2022	333-21-01	Two tracts of land located in the SE Corner of the South Half of the SE Corner of Fractional Section 19, South Homer Township. 809 CR 2500E, Homer, Illinois. PIN: 26-19-400-012 & 013	A ground mounted solar array
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
09/02/2022	349-21-01	Two tracts of land being the South Half of the SE Quarter of Fractional Section 31, South Homer Township. 607 CR 2500E, Homer, Illinois PIN: 26-29-31-400-002 & 003	A ground mounted solar array
09/02/2022	95-22-01	A tract of land being a part of the East Half of Section 31, South Homer Township. 2475 CR 700N, Homer, Illinois PIN: 26-29-31-200-008	A ground mounted solar array
09/02/2022	167-20-01	Part of the South Half of the NW Fractional Quarter of Section 7, South Homer Township. 2537 CR 1050N, Homer, Illinois PIN: 26-30-07-100-010	An attached garage addition and a covered front porch addition
09/02/2022	357-20-01	A tract of land in the NW Corner of the NW Quarter of Section 21, Crittenden Township. 290 CR 1400E, Tolono, Illinois PIN: 08-33-21-100-006	A single family home with attached garage and a detached storage shed
09/02/2022	276-20-01	A tract of land located in part off the North Half of the SW Quarter of Fractional Section 6, South Homer Township. 1138 CR 2400E, Homer, Illinois PIN: 26-19-06-300-021	A detached garage
09/02/2022	101-22-01	A tract of land being part of the SW Quarter of Section 21, Ayers Township. 214 CR 2700E, Allerton, Illinois. PIN: 01-36-21-300-003	An addition to an existing storage shed
09/02/2022	267-20-01	A tract of land located in the South Half of the SW Quarter of Section 1, Raymond Township 516 CR 2300E, Broadlands, Illinois. PIN: 21-34-01-300-003	A lean-to addition to an existing barn
09/12/2022	337-21-02	The North Half of the SE Quarter of Section 18, St. Joseph Township 1860 CR 1525N, Urbana, Illinois PIN: 28-22-8-400-001	Two ground mounted solar arrays

\*Zoning Compliance Inspection based on the current aerial photography

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
09/12/2022	262-20-01	A tract of land being a part of the SW Quarter of the NW Quarter of Section 17, Stanton Township 2158 CR 1900E, Urbana, Illinois PIN: 27-16-17-100-004	A detached garage
09/12/2022	68-21-01	A tract of land located in the SE Quarter of Section 7, Ogden Township. 2333 CR 2500E, St. Joseph, Illinois PIN: 17-17-07-400-003	An addition to an existing single-family home
09/12/2022	342-21-01	Two tracts of land located in the SE Quarter of the SW Quarter of Fraction Section 5, Ogden Township. 2634 CR 2300N, Ogden, Illinois PIN: 17-18-05-300-004 & 006	Three ground mounted solar arrays
09/12/2022	81-21-01	A tract of land located in the SE Quarter of the NE Quarter of Section 20, Ogden Township. 2686 CR 2050N, Ogden, Illinois PIN: 17-18-20-200-007	An addition to an existing single-family home
09/12/2022	208-21-01	A tract of land located in the SE Quarter of the North Half of Section 30, Ogden Township. 2450 CR 1950N, St. Joseph, Illinois. PIN: 17-17-30-200-010	A single-family home with attached garage
09/12/2022	362-21-01	Two tracts of land comprising 81.25 acres in the SW Quarter of Section 18, Ogden Township. 1539 CR 2550E, Ogden, Illinois. PIN: 17-24-18-300-005 & 006	Two ground mounted solar arrays
09/12/2022	154-20-03	The east 3 feet of even width of Lot 5, all of Lots 6 & 7, and the west 45 feet of even width of Lot 8 in Homer Lake First Subdivision, Section 30, Ogden Township. 2556 Homer Lake Road, Homer, Illinois PIN: 17-24-30-251-019	A detached storage shed and a previously constructed above ground swimming pool and covered porch
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
09/12/2022	111-20-01	Tract 2 of the Wolf Creek Survey in part of the NE Quarter of Section 30, Ogden Township. 2580 Homer Lake Road, Homer, Illinois. 17-24-30-276-014	An in-ground swimming pool
09/12/2022	349-21-03	A tract of land located in the NE Quarter of the NW Quarter of Section 27, St. Joseph Township 1398 CR 2125E, St. Joseph, Illinois. PIN: 28-22-27-100-009	A sunroom addition reconstruction to an existing single family home
09/15/2022	107-20-03	111 acres located in part of the NW Quarter of Section 14, Scott Township. 425 CR 1600N, Champaign, Illinois. PIN: 23-19-14-100-012	Demolition of existing barn, returning site to a level grade
09/15/2022	73-21-01	Lots 6 & 7 of Block 1 of the Original Town of Seymour, Section 16, Scott Township. 210 North Street, Seymour, Illinois PIN: 23-19-16-152-005 & 006	A detached garage
09/15/2022	212-20-01	A tract of land located in the SE Quarter of Section 25, Scott Township. 3307 S Barker Road, Champaign, Illinois PIN: 23-19-25-400-005	A detached garage
09/15/2022	196-20-01	Lot 2 of the Carolyn Fisher Subdivision, Section 12, Tolono Township. 1073 CR 1200E, Tolono, Illinois PIN: 29-26-12-283-002	A detached garage and to authorize a previously placed detached garden shed
09/26/2022	97-21-01	Lot 2 of Ark Subdivision, Section 33, Brown Township. 208 CR 3000N, Fisher, Illinois PIN: 02-01-33-301-002	A detached storage shed for personal storage only
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
09/26/2022	78-21-01	Lots 7,8,9,10,11 & 12 of Block 2 of the Original Towns of Howard, now Lotus, and a 40' vacated right-of-way west of Lot 7, and a 2.44 acre tract of land in the SW Quarter of the NW Quarter of Section 31, Brown Township 10 CR 3050N, Foosland, Illinois PIN: 02-01-31-152-001, 176-001, 176-004, 176-005	A 99' tall grain bin
09/26/2022	279-21-01	Outlot D of Greenwood Lake 2 <sup>nd</sup> Subdivision, Section 21, East Bend Township. 3237 Greenwood Dr, Dewey, Illinois PIN: 10-02-21-402-007	A detached garage
09/26/2022	295-21-01	A tract of land located in the SE Quarter of Section 13, Brown Township. 3329 CR 600E, Foosland, Illinois PIN: 02-01-13-400-012	A detached garage and to authorize a previously constructed shed and a previously placed shipping container to be used as a storage shed
09/27/2022	337-21-01	Lot 32, Brookshirt 2 <sup>nd</sup> Subdivision, Section 23, Champaign Township 1527 Harrington Dr, Champaign, Illinois. PIN: 03-20-23-352-010	An addition to an existing single family home
09/27/2022	53-22-01	Lot 3, O'Donnell's Subdivision, Section 23, Champaign Township 2311 Donney Brook Dr, Champaign, Illinois PIN: 03-20-23-378-016	A ground mounted solar array and to authorize a covered porch off an existing detached garage
09/27/2022	27-22-01	Lot 64, Lake Park Subdivision No. 3, Section 36, Champaign Township. 64 Chestnut Ct, Champaign, Illinois PIN: 03-20-26-281-011	An attached patio cover over existing concrete pad
09/27/2022	51-20-01	Lot 20, Lincolnshire Fields West 1 <sup>st</sup> Subdivision, Section 21, Champaign Township 2108 Byrnebruk Dr, Champaign, Illinois. PIN: 03-20-21-326-001	A room addition to an existing single family home and to authorize a previously constructed pergola
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN SEPTEMBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
09/28/2022	81-21-02	A tract of land located in part of the SE Quarter of the SW Quarter of Section 24, Urbana Township 1742 CR 1400N, Urbana, Illinois PIN: 30-21-24-300-007	An irrigation basin with a pond area less than one acre in area
*Zoning Compliance Inspection based on the current aerial photography			

# MONTHLY REPORT for OCTOBER 2022<sup>1</sup>

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

## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in October and three were filed in October 2021. The average number of cases filed in October in the preceding five years was 3.0.

Two Zoning Board of Appeals (ZBA) meetings were held in October and six cases were completed. Two ZBA meetings were also held in October 2021 and four cases were completed. The average number of cases completed in October in the preceding five years was 3.8.

By the end of October there were 10 cases pending. By the end of October 2021 there were 8 cases pending.

**Table 1. Zoning Case Activity in October 2022 & October 2021**

Type of Case	October 2022 2 ZBA meetings		October 2021 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	2	2	3
SFHA Variance	0	0	0	0
Special Use	0	2	0	0
Map Amendment	0	1	0	0
Text Amendment	1	1	0	0
Change of Nonconforming Use	0	0	0	0
Administrative Variance	0	0	1	1
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>1</b>	<b>6</b>	<b>3</b>	<b>4</b>
Total cases filed (fiscal year)	35 cases		30 cases	
Total cases completed (fiscal year)	33 cases		30 cases	
Cases pending*	10 cases		8 cases	
* Cases pending includes all cases continued and new cases filed				

<sup>1</sup> Note that approved absences and sick days resulted in an average staffing level of 66.0% or the equivalent of 5.2 full time staff members (of the 8 authorized) present on average for each of the 20 workdays in October.

### **Subdivisions**

No County subdivision was approved in October. No municipal subdivision plat was reviewed for compliance with County zoning in October.

### **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 October can be summarized as follows:

- 10 permits for 10 structures were approved in October compared to 16 permits for 15 structures in October 2021. The five-year average for permits in October in the preceding five years was 17.
- 23 months out of the last 60 months have equaled or exceeded the five-year average for number of permits (including July 2022, May 2022, December 2021, November 2021, 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, and January 2018).
- 4.4 days was the average turnaround (review) time for complete initial residential permit applications in October.
- \$1,624,185 was the reported value for the permits in October compared to a total of \$1,404,037 in October 2021. The five-year average reported value for authorized construction in October was \$3,853,072.
- 24 months in the last 60 months have equaled or exceeded the five-year average for reported value of construction (including August 2022, July 2022, June 2022, May 2022, February 2022, December 2021, September 2021, July 2021, April 2021, March 2021, December 2020, November 2020, September 2020, August 2020, July 2020, June 2020, November 2019, October 2019, July 2019, April 2019, January 2019, March 2018, February 2018, and January 2018).
- \$3,783 in fees were collected in October compared to a total of \$4,862 in October 2021. The five-year average for fees collected in October was \$5,117.
- 25 months in the last 60 months have equaled or exceeded the five-year average for collected permit fees (including September 2022, July 2022, June 2022, May 2022, February 2022, September 2021, 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, and December 2017).

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**Table 2. Zoning Use Permits Approved in October 2022**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL: Residential				5	0	1,605,000
Other	2	0	64,507	8	0	651,125
SINGLE FAMILY Resid.: New - Site Built	2	2,516	1,275,000	20	16,785	10,021,700
Manufactured	2	255	194,678	2	255	194,678
Additions	1	177	65,000	24	3,592	1,817,464
Accessory to Resid.	3	835	25,000	47	10,326	2,307,559
TWO-FAMILY Residential						
<b>Average turn-around approval time for the above permit categories</b>	4.4 days					
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				1	0	0
COMMERCIAL: New				3	4,319	871,084
Other				3	849	180,500
INDUSTRIAL: New						
Other						
OTHER USES: New				1	0	942,679
Other						
SIGNS						
TOWERS (Incl. Acc. Bldg.)				7	1,162	518,000
OTHER PERMITS				9	702	907,082
<b>TOTAL APPROVED</b>	<b>10/10</b>	<b>3,783</b>	<b>1,624,185</b>	<b>131/151</b>	<b>38,023</b>	<b>20,016,871</b>

\*10 permits were issued for 10 structures in October 2022; 10 permits require inspection and Compl. Certif.

◇131 permits have been issued for 151 structures since 1/1/22

**NOTE:** Home occupations and Other permits (change of use, temporary use) total 11 since 1/1/22, (this number is not included in the total number of structures).

8 Zoning Use Permit App.s were *received* in October 2022 and 8 were *approved*.

2 Zoning Use Permit Applications approved in October 2022 had been received in prior months.

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- There were 7 lot split inquiries and 115 other zoning inquiries in October.
- Two sets of ZBA minutes were transcribed in October.

**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 2022**

	October 2022	2022 to date
<b>Zoning Cases.</b> Approved by the ZBA, a Zoning Case can authorize a new principal use on Best Prime Farmland that was previously used for agriculture.	0.0 acres	0.00 acres
<b>Subdivision Plat Approvals.</b> Approved by the County Board outside of ETJ areas, a subdivision approval can authorize the creation of new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas <sup>1</sup>	0.00 acres	0.0 acres
Within Municipal ETJ areas <sup>2</sup>	0.00 acre	0.00 acre
<b>Zoning Use Permits.</b> Approved by the Zoning Administrator, a Permit can 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	5.00 acres
Agricultural Courtesy Permits	5.00 acres	5.00 acres
<b>TOTAL</b>	5.00 acres	5.00 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

**Zoning Compliance Inspections**

- 43 Zoning Compliance Inspections were made in October.
- 43 Zoning Compliance Certificates were issued in October for a total of 506 so far in 2022. Some were based on aerial photography. The 2022 budget anticipated a total of 139 compliance certificates for an average of 2.7 certificates per week.

**Zoning and Nuisance Enforcement**

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

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- 4 new complaints were received in October compared to 5 new complaints received in October 2021. No complaint was referred to another agency in October and one complaint was referred to another agency in October 2021.
- 22 enforcement inspections were conducted in October compared to 27 inspections in October 2021.
- No contact was made prior to written notification in October and one was made in October 2021.
- 22 investigation inquiries were made in October. The 2022 budget anticipates an average of 9.0 initial investigation inquiries per week.
- One complaint was resolved in October and five complaints were resolved in October 2021.
- 98 complaints were left open (unresolved) at the end of October.
- One new violation was added in October and one First Notice and no Final Notice were issued. In October 2021, one new violation was added and one First Notice and one Final Notice were issued. The budget anticipated a total of 30 First Notices for 2022.
- No case was referred to the State’s Attorney’s Office in October and no case was referred in October 2021. The budget anticipated a total of five cases to be forwarded to the State’s Attorney’s Office in 2022.
- Eight violations and one complaint were resolved in October compared to nine violations and five complaints that were resolved in October 2021. The budget anticipated a total of 48 resolved cases in 2022.
- 391 complaints and violations remain open at the end of October compared to 404 open complaints and violations at the end of October 2021.
- In addition to the activities summarized in Table 4, other activities of Enforcement staff in October 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. The Zoning Officer assisted with training an intern on Compliance inspections that contributed to achieving the 41 Zoning Compliance Certificates issued in October.

**APPENDICES**

**A Zoning Use Permit Activity In October 2022**

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

**C Zoning Compliance Certificates Issued in October 2022**

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**Table 4. Enforcement Activity During October 2022**

	FY2021 TOTALS <sup>1</sup>	Jan. 2022	Feb. 2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug. 2022	Sep. 2022	Oct. 2022	Nov. 2022	Dec. 2022	TOTALS FY2022 <sup>1</sup>
Complaints Received	75	5	1	8	9	3	10	5	6	11	4			62
Initial Complaints Referred to Others <sup>2</sup>	3	0	0	0	1	1	0	0	0	0	0			2
Inspections	343	24	24	29	24	21	31	27	41	30	22 <sup>7</sup>			273 <sup>8</sup>
Phone Contact Prior to Notice	5	2	1	2	2	0	3	0	1	1	0			12
Complaints Resolved	50	6	1	3	4	7	5	4	11	8	1 <sup>9</sup>			50 <sup>10</sup>
<b>Open Complaints<sup>3</sup></b>	<b>86</b>	<b>85</b>	<b>85</b>	<b>90</b>	<b>95</b>	<b>91</b>	<b>96</b>	<b>97</b>	<b>92</b>	<b>95</b>	<b>98</b>			<b>98</b>
New violations	11	2	0	1	1	4	0	1	4	0	1			14
First Notices Issued	11	2	0	1	1	4	0	1	4	0	1			14
Final Notices Issued	2	0	0	0	0	0	0	1	0	0	0			1
Referrals to SAO <sup>4</sup>	2	1	0	0	1	0	0	0	0	0	0			2
Violations Resolved <sup>5</sup>	98	1	3	0 <sup>11</sup>	1	17	0	9	5	4	8 <sup>11</sup>			48 <sup>12</sup>
<b>Open Violations<sup>6</sup></b>	<b>328</b>	<b>329</b>	<b>326</b>	<b>327</b>	<b>327</b>	<b>314</b>	<b>314</b>	<b>306</b>	<b>305</b>	<b>301</b>	<b>293</b>			<b>293<sup>13</sup></b>
<b>TOTAL Open Complaints &amp; Violations</b>	<b>414</b>	<b>412</b>	<b>409</b>	<b>417</b>	<b>422</b>	<b>405</b>	<b>410</b>	<b>403</b>	<b>397</b>	<b>396</b>	<b>391</b>			<b>391</b>

Notes

1. Total in bold face includes complaints and/ or violations from previous years.
2. Initial Complaints Referred to Others is included in the number of Complaints Resolved.
3. Open Complaints are complaints that have not been resolved and have not had a Case number assigned.
4. Referrals to SAO (State's Attorney's Office) are not included in Open Violations unless actually resolved.
5. Resolved violations are violation cases that have been inspected, notice given, and violation is gone, or inspection has occurred, and no violation has been found to occur on the property.,
6. Open Violations are unresolved violation cases and include any case referred to the State's Attorney.
7. 1 of the 22 inspections performed were for the new complaints received in October 2022.
8. 41 of the 273 inspections performed in 2022 have been for complaints received in 2022.
9. None of the complaints resolved in October 2022 were received in October 2022.
10. 10 of the complaints resolved in 2022 were received in 2022.
11. None of the violations resolved in October were for complaints that had been received in October 2022.
12. None of the violations resolved in 2022 were for complaints that were also received in 2022.
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 OCTOBER 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
133-22-01 R-3	The S ½ of Tract 38 of Fred C. Carroll’s Subdivision of the E ½ of the NW ¼ of Section 9, Urbana Township; 1206 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-127-020	Angel and Juana Corado	05/13/2022 10/31/2022	Construct an accessory storage shed  057-V-22
265-22-01 R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage  265-22-01 LDEC
278-22-01 AG-1	A tract of land located in the W ½ of the SE ¼ of Section 4, Mahomet Township; 2364 County Road 250 East, Mahomet, Illinois PIN: 15-13-04-400-003	Maurice Bell	10/05/2022 10/11/2022	Installation of a ground-mounted solar array
277-22-01 R-5	An unnumbered lot of Stonetown Woodland Acres located in three tracts of land in the E ½ of the SE ¼ of the SE ¼ of Section 9 and the SW ¼ of the SW ¼ of Section 10, Urbana Township; 304 Dale III Lane, Urbana, Illinois PIN: 30-21-10-351-009, 023, & 476-004	Stonetown Woodland Acres, LLC	10/04/2022 10/26/2022	Place a manufactured home on the subject property  870-S-17

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

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN OCTOBER 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
280-22-01 AG-1	A tract of land located in the SW ¼ of the SW ¼ of Section 33, Ogden Township; 1808 County Road 2700 East, Ogden, Illinois PIN: 17-18-33-300-006	Gary Duitsman	10/07/2022 10/07/2022	Installation of a ground-mounted solar array
285-22-01 R-1	Lot 2 of Hackberry Grove Subdivision of Section 10, Urbana Township; 1351 North High Cross Road, Urbana, Illinois PIN: 30-21-10-200-013	Riley Homes, Inc.	10/12/2022 10/17/2022	Place a manufactured home on the subject property
285-22-02 R-3	The S ½ of tract 49 in Fred C. Carroll 's Subdivision of Section 9, Urbana Township; 1401 Carroll Avenue, Urbana, Illinois PIN: 30-21-09-126-012	David Odenweller	10/07/2022 10/14/2022	Authorize the construction of a pre-existing storage shed
285-22-03 AG-1	Lot 4 of Greenwood Lake 5 <sup>th</sup> Subdivision of Section 21, East Bend Township; 854 County Road 3200 North, Dewey, Illinois PIN: 10-02-21-476-014	Juan and Erin Buenrostro d.b.a. LUXE Home Construction, Inc.	10/12/2022 10/14/2022	Construct a new single-family home
285-22-04 R-2	Lot 430 of Scottswood 6 <sup>th</sup> Subdivision of Section 15, Urbana Township; 2717 East California Avenue, Urbana, Illinois PIN: 30-21-15-258-015	Alvaro Hernandez	10/12/2022 10/14/2022	Authorize the construction of a pre-existing detached garage

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

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**APPENDIX A. ZONING USE PERMIT ACTIVITY IN OCTOBER 2022**

<b>Permit Number</b>	<b>Zoning District; Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied, Date Approved</b>	<b>Project (Related Zoning Case)</b>
290-22-01  R-1 & R-4	Lot 5 of the Far Hills of Lincolnshire Fields West Subdivision of Section 21, Champaign Township; 4105 Farhills Drive, Champaign, Illinois  PIN: 03-20-21-353-005	Brian and Kathleen McAndrew	10/17/2022 10/17/2022	Construct an addition to a single-family home

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

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**APPENDIX B. ACTIVE LAND DISTURBANCE EROSION CONTROL PERMITS**

<b>Permit Number; Zoning;</b>	<b>Property Description; Address; PIN</b>	<b>Owner Name</b>	<b>Date Applied Date Approved Date of Final Stabilization</b>	<b>Project (Related Zoning Case)</b>
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
265-22-01  R-1	Lot 62 of Lincolnshire Fields SE Subdivision of Section 21, Champaign Township; 3210 Valley Brook Drive, Champaign, Illinois PIN: 03-20-21-452-001	Scott and Sara Garth	09/22/2022 10/07/2022	Construct a new single-family home with attached garage  265-22-01 LDEC

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
9/30/2022	70-22-01	An 8-acre tract of land located in the NW corner of the SW Quarter, Section 22, Hensley Township. 5002 N Duncan Rd, Champaign, Illinois. PIN: 12-14-22-100-003	An addition to an existing single-family home
9/30/2022	111-22-02	A tract of land located in the SE Quarter of the SE Quarter, Section 28, Hensley Township 3511 Marianna Dr, Champaign, Illinois. PIN: 12-14-28-400-005	A ground-mounted solar array
10/04/2022	146-22-01	A tract of land located in the South Half of the NE Quarter of the SW Quarter, Section 23, Newcomb Township 486 CR 2675N, Mahomet, Illinois PIN: 16-07-23-200-016	An accessory storage shed with a bathroom, dry bar, and office, and to authorize an existing swimming pool
10/04/2022	300-20-01	A tract of land located in part of the East Half of the NE Quarter, Section 29, Newcomb Township 2591 CR 200E, Mahomet, Illinois PIN: 16-07-29-300-007	A detached garage with personal workshop.
10/04/2022	132-22-01	Lot 10, Nature's Landing Subdivision, Section 25, Newcomb Township. 2556 Natures Lane, Mahomet, Illinois PIN: 16-07-25-251-011	A detached garage/accessory storage shed
10/04/2022	115-22-03	Lot 3, Sangamon Valley Subdivision, as per Plat recorded in Plat Book "M" page 69, Section 35, Newcomb Township 485 CR 2500N, Mahomet, Illinois PIN: 16-07-35-226-003	A ground mounted solar array and to authorize an addition to an existing house
10/04/2022	287-21-03	A tract of land located in the NE Quarter of the SW Quarter of Fractional Section 1, Mahomet Township. 542 CR 2400N, Dewey, Illinois PIN: 15-13-01-330-019	A single-family home with attached garage.
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
10/11/2022	103-22-01	Lot 9, Woodfield West Subdivision, Section 22, Mahomet Township 1605 Spring Creek Dr, Mahomet, Illinois. PIN: 15-13-22-254-002	A detached accessory garden shed
10/11/2022	130-22-01	A tract of land located in the East Half of the NE Quarter of the NE Quarter of Section 5, Newcomb Township. 2989 CR 200E, Fisher, Illinois. PIN: 16-07-05-200-005	An above-ground pool.
10/11/2022	124-22-01	A tract of land in part of the NE Quarter and the NW Quarter of Section 18, Champaign Township 5801C West Springfield Ave, Champaign, Illinois PIN: 03-20-18-100-011 & 012	A ground-mounted solar array
10/11/2022	349-21-02	Lot 16, Park Hills Subdivision, Section 11, Mahomet Township. 1905 Forest View Dr, Mahomet, Illinois. PIN 15-13-11-279-006	A detached garage
10/12/2022	151-22-01	Lot 8 and a half of Lot 9 of Country View Subdivision, Section 35, Somer Township 3301 N Cottonwood Rd, Urbana, Illinois. PIN: 25-15-35-402-011	A 40-foot tall CB Tower for personal use and to authorize a previously installed swimming pool
10/12/2022	298-13-01	Lot 1 of The First Subdivision, Section 33, Somer Township. 1507 Triumph Drive, Urbana, Illinois. PIN: 25-15-33-402-009	An addition to an existing cold storage warehouse
10/12/2022	316-21-02	Lot 22, Timber Hills, Subdivision, Section 5, Urbana Township. 305 G.H. Baker Drive, Urbana, Illinois PIN: 30-21-05-426-007	A single-family home with attached garage
10/12/2022	206-13-02	A 1.5-acre tract of land in part of the NE Quarter of the SE Quarter of the NE Quarter, Section 33, Somer Township. 3515 N Cunningham Ave, Urbana, Illinois. PIN: 25-15-33-276-004	Change of use to allow outdoor display, add to an existing sign, and placement of a manufactured home for a caretaker's dwelling
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
10/12/2022	306-21-01	Lot 35, Fred C. Carroll's Subdivision, Section 9, Urbana Township. 1306 Carroll Ave, Urbana, Illinois PIN: 30-21-09-127-016	An addition to an existing single- family home
10/13/2022	172-21-01	Lot 174, Windsor Park 7 <sup>th</sup> Subdivision, Section 25, Champaign Township. 2510 Lyndhurst Pl, Champaign, Illinois PIN: 03-20-25-128-013	Two additions to an existing single-family home
10/14/2022	131-22-01	Lot 241 of Parkhill's Lakeview Subdivision 2 <sup>nd</sup> Plat, Section 14, Mahomet Township. 502 Ridge Rd, Mahomet, Illinois PIN: 15-13-14-226-002	A room addition to an existing single-family home with attached garage
10/14/2022	003-22-01	Lot 6 of Spring Creek Subdivision, Section 6, Scott Township. 5 Lamb Ln, Seymour, Illinois. PIN: 23-19-06-151-024	A single-family home with attached garage
10/14/2022	166-22-01	Lot 39 of Twin Oaks II Subdivision, Section 11, Mahomet Township. 1806 Lake Shore Dr, Mahomet, Illinois PIN: 15-13-11-226-003	A detached accessory storage shed
10/14/2022	94-22-01	Lot 310 of Lake View 5 <sup>th</sup> Subdivision, Section 14, Mahomet Township. 306 N Spruce Dr, Mahomet, Illinois PIN: 15-13-14-231-010	An attached screened-in porch to a single-family home
10/14/2022	49-22-01	Lot 11 of Meadowlake Subdivision, Section 13, Mahomet Township. 1909 E Meadowlake Dr, Mahomet, Illinois. PIN: 15-13-13-154-002	An attached garage addition to an existing single-family home
10/14/2022	211-21-01	Lot 2 of Hidden Pond Subdivision, Section 20, Mahomet Township. 2070 CR 125E, Mahomet, Illinois PIN: 15-13-20-101-002	A detached storage shed for personal storage only
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
10/18/2022	137-19-01	1.2 acres in part of the SW Quarter of Section 17, East Bend Township. 708 CR 3300N, Fisher, Illinois PIN: 10-02-17-300-012	A single-family home with attached garage
10/19/2022	253-19-03	A 1 acre tract of land in the NE Quarter of Section 21, St. Joseph Township. 2095 Homer Lake Rd, St. Joseph, Illinois PIN: 28-22-21-200-008	A room addition and an attached garage addition to an existing single-family home
10/19/2022	98-22-01	Lots 16 & 17 of Woodard's Chateau gardens subdivision, Section 10, St. Joseph Township 1502 & 1505 Chateau Dr, St. Joseph, Illinois PIN: 28-22-10-227-223 & 224	An accessory storage shed
10/19/2022	70-21-01	Lots 86 & 87 of Woodard's Heather Hills Subdivision, Section 2, St. Joseph Township 2236 Churchill Dr, St. Joseph, Illinois. PIN: 28-22-02-179-030	Two additions to an existing single-family home and to authorize a previously covered patio/deck addition to the home, a covered patio addition to the detached garage and an in-ground swimming pool
10/19/2022	116-22-01	A tract of land that is part of Lot 2 of a Subdivision of the SE Quarter of the NE Quarter of Section 27, St. Joseph Township 1367 CR 2200E, St. Joseph, Illinois. PIN: 28-22-27-200-007 & 009	A detached accessory storage shed
10/19/2022	141-20-01	A tract of land in part of the SE Quarter of Section 29, Ogden Township. 1301 State Route 49, Homer, Illinois Pt of 26-24-29-400-006	A single-family home with attached garage
10/19/2022	181-22-01	A tract of land located in the NE corner of the SE Quarter of Section 23, St. Joseph Township 1429 CR 2300E, St. Joseph, Illinois. PIN: 28-22-23-400-014	A 100' monopole at the EIEC substation for the use of high-speed internet from Nextlink and smart metering by the Co-op
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
10/19/2022	98-20-01	A tract of land beginning 70 yards east of the SW corner of the SW Quarter of the SW Quarter of the NW Quarter of Section 21, Ogden Township. 2704 CR 2050N, Ogden, Illinois PIN: 17-18-21-100-005	An addition to an existing single-family home
10/20/2022	102-22-01	A tract of land in the North Half of the SE Quarter of the NE Quarter of Section 20, Tolono Township. 873 CR 800E, Champaign, Illinois PIN: 29-26-20-200-008	An addition to an existing single-family home and to authorize existing shed and solar arrays
10/20/2022	181-22-03	A tract of land in the SW corner of the SW Quarter of Section 27, Sadorus Township. 302 CR 100N, Sadorus, Illinois PIN: 22-31-27-300-002	A 100' monopole at the EIEC substation for the use of high-speed internet from Nextlink and smart metering by the Co-op
10/20/2022	242-22-03	Lot 21 in Alfacorn Acres Subdivision, Section 3, Pesotum Township. 557 CR 1000E, Tolono, Illinois PIN: 18-32-03-277-001	A ground-mounted solar array and to authorize a previously constructed in-ground pool and a pole barn
*10/21/2022	165-21-02	A tract of land in part of the NW Quarter of Section 26, Rantoul Township. 2578 CR 1600E, Thomasboro, Illinois PIN: 20-09-26-100-003	A single-family home with attached garage
*10/21/2022	21-21-01	A 6.90-acre tract of land in part of the SE Quarter of Section 15, Crittenden Township. 349 CR 1600E, Philo Illinois PIN: 08-33-15-400-006	A sunroom addition to an existing single-family home
*10/25/2022	171-20-01	A tract of land located in the NW Quarter of the NW Quarter of Section 16, Raymond Township 2013 CR 400N, Sidney, Illinois Pt of 21-34-16-100-001	A single-family home with attached garage
*Zoning Compliance Inspection based on the current aerial photography			

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**APPENDIX C. ZONING COMPLIANCE CERTIFICATES ISSUED IN OCTOBER 2022**

<b>Date</b>	<b>Permit Number</b>	<b>Property Description; Address; PIN</b>	<b>Project (Related Zoning Case)</b>
*10/25/2022	280-16-01	A tract of land located in the South Half of the SE Quarter of Section 6, South Homer Township. 1112 CR 2400E, Homer, Illinois PIN: 26-29-06-300-026	A single family home with attached garage, a detached garage, an above-ground pool and a storage shed
*10/25/2022	96-21-01	Lot 38, Maynard Lake First Subdivision, Section 21, Champaign Township. 1926 Maynard Dr, Champaign, Illinois PIN: 03-20-21-253-024	Two screened porch additions to an existing single family home
10/25/2022	189-22-01	Lot 3 of a plat of the Samuel Nicewander Estate in Section 33, Hensley Township 3510 W Bloomington Rd, Champaign, Illinois PIN: 12-14-33-200-001	An addition to an existing storage shed for agricultural use
*10/27/2022	316-21-01	Lot 201R of a Replat of the Maggio Subdivision, Section 4, Tolono Township. 1189B 900E, Champaign, Illinois PIN: 29-26-04-230-004	A detached storage shed
*10/27/2022	55-21-01	A tract of land being a part of the SE Quarter of Section 3, St. Joseph Township. 2152 CR 1700N, St. Joseph, Illinois PIN: 28-22-03-100-004	A breezeway addition connecting an existing home to an existing garage
*10/27/2022	84-21-01	Lot 15 of O'Neil's First Street Subdivision, Section 30, Urbana Township. 3006 S First St, Champaign, Illinois. PIN: 30-21-30-301-004	A room addition to an existing single family
*Zoning Compliance Inspection based on the current aerial photography			