

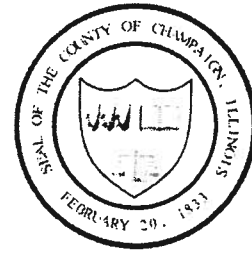
Handouts for November 8, 2012
Committee of the Whole

1. Memo re: Sheriff's Office Improvements
2. Memo re: Storm Sewer Improvement Project
3. Physical Plant Monthly Reports
4. Memo re: Request for Approval to Proceed with a public hearing for proposed Zoning Ordinance Text Amendments
5. Zoning Department Monthly Report

CHAMPAIGN COUNTY PHYSICAL PLANT

1776 EAST WASHINGTON STREET, URBANA, ILLINOIS 61802-4581

FACILITIES & GROUNDS MANAGEMENT SERVICES



Alan Reinhart, Facilities Director

MEMORANDUM

DATE: 11-08-2012

TO: Tom Betz, Deputy Chair County Facilities and Champaign County Board Committee of the Whole

FROM: Alan Reinhart, Facilities Director

RE: Sheriff's Office Improvements

During the month of August, the County Board approved funding for the Limited Roof Repairs to the Sheriff's Office in the amount of \$24,000. This work was awarded to Nogle & Black Roofing for the amount of \$21,116.00 and has been completed.

During the month of September, the County Board approved additional funding in the amount of \$50,000 for additional improvements to be completed this year, if possible. The remaining funds from the Limited Roof Repairs were added to this fund leaving a balance of \$52,884.00 for the additional improvements.

After discussion with the Sheriff's Office, improvements were identified and prioritized. Purchase orders were issued to:

- RD Cox Masonry for caulking to the parapet coping above the roof line and the upper exterior expansion joint, in addition to tucking pointing to the obvious cracks and fishers in the exterior brick.
- Roessler Construction for the Shower Stall Wall Sheeting to cover up the paint that was peeling and replace existing broken Corian wall sheeting. This work includes the Shower Stalls in 6 cell blocks including A, B, G, H, J & K.
- Roessler Construction for the cleaning and painting of the day rooms. This work includes painting the dayrooms in A, B, J, & K.
- Replacement security locks were purchased for the obsolete security locks for the main corridor doors. These locks were purchased from Sentry Security, the authorized dealer for our region for these retro-fit locks.

Following is chart showing the breakdown of each category, the contractors who supplied price quotes and the total amounts of the purchase orders issued.

Project	Contractor	Quote	Status	Totals	Balance
Budgeted Amount				\$24,000.00	
Roof Maint. & Repair	Nogle & Black Advanced Wayne Cain Dillman Brothers Construction Chamban Roofing Sentry Roofing	\$21,116.00 \$23,933.00 no-response withdrew no -response	PO issued	\$21,116.00	\$2,884.00
Budgeted Amount				\$50,000.00	\$52,884.00
Masonry Repair	Roessler Construction R.D. Cox Masonry Pankau Masonry D Gray Tuckpinting Halfar Masonry Hess Masonry Veach Masonry	\$24,720.00 \$21,500.00 Non responsive Non responsive Non responsive withdrew Non responsive	PO issued	\$21,500.00	\$31,384.00
Shower Stalls	English Brothers Roessler Construction Commercial Builders	\$39,900.00 \$33,800.00 \$68,700.00	P.O issued	\$22,100.00	\$9,284.00
Dayroom Painting	A to Z Painting Borchers Decorating K & R Painting Brumback & Associates Roessler Construction English Brothers Custom Painting	\$55,687.00 \$50,733.00 Non responsive \$47,633.00 \$13,660.00 \$80,300.00 Non responsive	P.O. Issued	\$4,580.00	\$4,704.00
Corridor Locks	Sentry Security	\$4,201.60	Ordered	\$4,201.60	\$502.40



BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

November 1, 2012

THOMAS BERNS
EDWARD CLANCY
CHRISTOPHER BILLING
DONALD WAUTHIER
GREGORY GUSTAFSDN

ROGER MEYER
DAN ROTHERMEL
KATHERINE LATHAM

MICHAEL BERNS
OF COUNSEL

**Champaign County Board
Ms. Deb Busey, County Administrator
Mr. Alan Reinhart, Director of Facilities
Champaign County
1776 East Washington Street
Urbana, Illinois 61802**

**RE: STORM SEWER IMPROVEMENT PROJECT
CHAMPAIGN COUNTY EAST CAMPUS
URBANA, CHAMPAIGN COUNTY, ILLINOIS**

Subject Storm Sewer Improvement Project was recently completed within budget at a construction cost of \$385,284.00. The Contractor, Cross Construction, did a very good job of installation for this project.

This Storm Sewer Improvement Project provides much needed drainage improvements along Art Bartell Drive. The underground Corrugated Steel Pipe (CSP) Arch pipe provides additional storm water detention capacity in an environmentally positive manner to help address storm water issues for the County and for the City of Urbana. This underground CSP Arch pipe is located along Main Street to preserve land for future land use and to provide a "clean" Champaign County site.

We thank you the Champaign County Board, Deb Busey, and Alan Reinhart for allowing Berns, Clancy and Associates to be a part of this important Storm Sewer Improvement Project. We look forward to assisting the County on possible future site improvements.

Sincerely,
BERNS, CLANCY AND ASSOCIATES, P.C.

Thomas B. Berns, P.E., L.S., President

TBB:blk
Cc: Jeff Blue, CC Engineer
Brad Bennett, Urbana
J:\4605 CC East Campus\57\4605-57 le13.doc

Physical Plant Monthly Expenditure Report

October, 2012

FY2012

EXPENDITURE ITEM	FY10/11 YTD 10/31/2011	FY10/11 ACTUAL	FY10/11 as % of Actual	FY11/12 ORIGINAL BUDGET	FY11/12 BUDGET 10/31/2012	FY11/12 YTD 10/31/2012	FY11/12 as % of Budget	FY11/12 Remaining Balance
Gas Service	\$295,394	\$355,604	83.07%	\$400,000	\$396,500	\$251,602	63.46%	\$144,898
Electric Service	\$727,198	\$863,826	84.18%	\$900,000	\$896,500	\$743,764	82.96%	\$152,736
Water Service	\$63,342	\$77,033	82.23%	\$71,415	\$71,415	\$58,472	81.88%	\$12,943
Sewer Service	\$38,742	\$48,249	80.30%	\$44,312	\$44,312	\$41,373	93.37%	\$2,939
All Other Services	\$120,558	\$257,902	46.75%	\$129,888	\$147,129	\$147,129	100.00%	\$0
Cths R & M	\$71,249	\$75,518	94.35%	\$35,477	\$39,477	\$39,266	99.46%	\$211
Downtown Jail R & M	\$15,331	\$17,045	89.94%	\$26,698	\$39,273	\$30,252	77.03%	\$9,021
Satellite Jail R & M	\$45,747	\$48,762	93.82%	\$27,342	\$39,842	\$38,870	97.56%	\$972
1905 R & M	\$10,441	\$11,426	91.38%	\$10,169	\$7,169	\$6,833	95.31%	\$336
Brookens R & M	\$33,050	\$34,285	96.40%	\$31,114	\$95,249	\$35,614	37.39%	\$59,635
JDC R & M	\$8,367	\$8,375	99.90%	\$11,366	\$11,366	\$11,305	99.46%	\$61
1701 E Main R & M	\$16,390	\$18,337	89.38%	\$45,200	\$20,770	\$18,530	89.21%	\$2,240
Other Buildings R & M	\$2,660	\$4,954	53.68%	\$8,188	\$6,610	\$4,117	62.28%	\$2,493
Commodities	\$63,888	\$67,820	94.20%	\$68,637	\$69,808	\$63,696	91.24%	\$6,112
Gas & Oil	\$9,130	\$9,957	91.70%	\$10,810	\$8,933	\$7,151	80.05%	\$1,782
Totals	\$1,521,486	\$1,899,093		\$1,820,616	\$1,894,353	\$1,497,973		\$396,380

Other buildings R & M includes storage outbuildings, Animal Control and 202 Art Bartell
This report does not include information on personnel, intergovernmental loans and capital projects.

Prepared by:
Ranae Wolken
11/8/2012

Gas Utilities - FY2012

Period	Courthouse	1701 E Main					Brookens	ITC	1705 E Main North Garage	1705 E Main South Garage	202 Art Barteli	Monthly Totals
		204 E Main	502 S Lierman	JDC	1905 E Main	Rear EMA/METCAD						
December - Ameren	\$3,687.33	\$566.19	\$1,958.76	\$455.15	\$252.42	\$90.64	\$1,598.24	\$3,261.76	\$118.60	\$210.96	\$806.98	\$13,007.03
December - Integrys	\$10,302.50	\$1,966.86	\$5,133.06	\$1,531.62	\$737.13	\$103.00	\$4,054.90	\$9,029.81	\$212.69	\$574.63		\$33,646.20
January - Ameren	\$3,853.33	\$615.54	\$2,243.97	\$507.20	\$268.29	\$116.18	\$1,774.05	\$3,577.38	\$143.49	\$241.97	\$902.70	\$14,244.10
January - Integrys	\$9,974.41	\$2,032.61	\$5,514.24	\$1,629.24	\$739.70	\$173.39	\$4,211.88	\$9,209.58	\$275.01	\$641.76		\$34,401.82
February - Ameren	\$3,676.72	\$610.07	\$1,976.15	\$407.64	\$264.48	\$121.92	\$1,529.23	\$3,368.21	\$137.67	\$228.48	\$773.29	\$13,093.86
February - Integrys	\$8,223.85	\$1,781.29	\$4,114.84	\$1,103.61	\$624.40	\$147.13	\$3,034.93	\$7,478.44	\$199.93	\$503.91		\$27,212.33
March - Ameren	\$3,090.24	\$368.06	\$1,812.90	\$204.77	\$239.05	\$92.11	\$1,036.90	\$1,593.05	\$97.33	\$124.46	\$523.49	\$9,182.36
March - Integrys	\$7,495.03	\$1,066.89	\$4,096.54	\$466.46	\$592.43	\$52.02	\$2,031.94	\$3,511.63	\$71.33	\$171.00		\$19,555.27
April - Ameren	\$3,016.89	\$396.97	\$1,597.04	\$177.74	\$229.90	\$85.05	\$991.17	\$289.73	\$85.21	\$86.89	\$297.31	\$7,253.90
April - Integrys	\$5,519.02	\$878.22	\$2,662.93	\$274.71	\$418.28	\$19.59	\$1,444.28	\$33.29	\$19.99	\$24.56		\$11,294.87
May - Ameren	\$2,351.45	\$160.92	\$1,275.22	\$125.44	\$185.94	\$82.47	\$639.69	\$408.24	\$80.18	\$89.88	\$148.21	\$5,547.64
May - Integrys	\$4,839.52	\$204.49	\$2,299.62	\$102.24	\$360.40	\$6.82	\$809.42	\$38.33	\$0.00	\$11.50		\$8,672.34
June - Ameren	\$1,879.64	\$135.52	\$1,091.83	\$107.71	\$167.26	\$81.98	\$535.18	\$410.56	\$80.18	\$89.97	\$80.10	\$4,659.93
June - Integrys	\$4,394.12	\$144.27	\$2,207.12	\$48.09	\$378.63	\$6.57	\$660.23	\$52.47	\$0.00	\$15.32		\$7,906.82
July - Ameren	\$2,238.85	\$145.33	\$1,339.30	\$102.95	\$224.73	\$82.61	\$364.52	\$422.29	\$80.18	\$90.10	\$77.82	\$5,168.68
July - Integrys	\$4,323.64	\$133.33	\$2,327.10	\$17.79	\$455.49	\$6.67	\$128.88	\$68.89	\$0.00	\$11.12		\$7,472.91
August - Ameren	\$2,186.77	\$138.75	\$1,487.57	\$112.13	\$196.00	\$82.28	\$465.10	\$417.20	\$80.18	\$89.45	\$77.82	\$5,333.25
August - Integrys	\$4,654.24	\$130.75	\$2,957.74	\$56.67	\$422.26	\$6.55	\$400.95	\$63.17	\$0.00	\$10.44		\$8,702.77
September - Ameren	\$2,739.76	\$156.95	\$1,529.75	\$139.25	\$244.78	\$86.77	\$667.94	\$426.88	\$80.18	\$90.21	\$79.35	\$6,241.82
September - Integrys	\$4,932.71	\$151.41	\$2,489.89	\$121.96	\$459.63	\$18.09	\$748.52	\$71.49	\$0.00	\$10.08		\$9,003.78
October - Ameren											\$180.68	\$180.68
October - Integrys												\$0.00
November - Ameren												\$0.00
November - Integrys												\$0.00
Total to date	\$93,380.02	\$11,784.42	\$50,115.57	\$7,692.37	\$7,461.20	\$1,461.84	\$27,127.95	\$43,732.40	\$1,762.15	\$3,316.69	\$643.98	\$251,782.36

Ameren - gas delivery and tax charges
 Integrys - gas usage

Prepared by Ranae Wolken
 11/8/2012

Electric Utilities - FY2012

Period	Courthouse	204 E Main	502 S Llerman	JDC	1905 E Main	1701 E Main Rear EMA/METCAD	Nite Lite	Brookens	ITC	1705 E Main North Garage	1705 E Main South Garage	202 Art Bartell	Monthly Totals
December - Integrys December - Champion	\$17,021.68	\$6,330.01	\$7,998.26	\$3,426.93	\$4,254.50	\$116.88	\$199.62	\$8,500.83	\$6,148.01	\$64.68	\$81.90	\$639.04	\$54,782.34
January - Integrys January - Champion	\$17,374.28	\$5,693.04	\$9,485.39	\$3,938.93	\$3,563.60	\$136.66	\$203.20	\$9,508.39	\$6,811.20	\$70.99	\$68.82	\$216.56 \$20.53	\$57,071.06 \$20.53
February - Integrys February - Champion	\$15,871.77	\$5,927.77	\$7,786.87	\$3,427.11	\$3,427.11	\$127.32	\$186.49	\$8,245.61	\$5,841.99	\$70.90	\$75.82	\$197.12 \$355.62	\$51,185.88 \$355.62
March - Integrys March - Champion	\$21,903.00	\$6,485.77	\$11,197.06	\$3,548.06	\$3,923.56	\$131.61	\$179.22	\$10,355.79	\$5,659.80	\$67.40	\$106.75	\$205.14 \$374.34	\$63,763.16 \$374.34
April - Integrys April - Champion	\$25,014.66	\$7,591.45	\$12,192.87	\$3,802.19	\$4,534.32	\$136.17	\$174.88	\$11,723.75	\$5,521.61	\$62.36	\$56.59	\$183.47 \$333.81	\$70,994.32 \$333.81
May - Integrys May - Champion	\$26,344.07	\$7,035.82	\$13,069.98	\$3,747.00	\$4,255.89	\$123.94	\$170.26	\$12,917.96	\$6,765.27	\$94.31	\$86.50	\$178.90 \$318.19	\$74,789.90
June - Integrys June - Champion	\$29,415.76	\$8,480.75	\$15,546.11	\$4,516.54	\$5,993.71	\$154.85	\$138.65	\$14,324.68	\$7,348.42	\$68.20	\$88.55	\$285.66 \$360.30	\$86,361.88
July - Integrys July - Champion	\$34,327.03	\$9,476.59	\$18,625.25	\$6,595.87	\$7,689.16	\$128.47	\$157.05	\$16,581.67	\$8,500.76	\$75.85	\$149.43	\$525.57 \$594.98	\$102,832.70
August - Integrys August - Champion	\$30,090.06	\$7,944.75	\$17,110.26	\$5,462.94	\$6,891.63	\$121.79	\$164.63	\$14,239.72	\$8,296.90	\$73.13	\$83.22	\$463.50 \$510.03	\$90,942.53
September - Integrys September - Champion	\$29,502.24	\$7,996.28	\$16,012.69	\$5,371.17	\$6,404.10	\$121.38	\$169.93	\$13,446.76	\$7,294.26	\$77.30	\$83.31	\$470.80 \$519.39	\$86,950.22
October - Integrys October - Champion	\$21,984.08	\$6,400.91	\$10,675.63	\$3,749.20	\$4,783.93	\$110.63	\$168.62	\$12,228.04	\$7,424.75	\$75.67	\$81.32	\$226.12 \$322.86	\$67,908.90
November - Integrys November - Champion													\$0.00
Total to Date	\$268,848.63	\$79,363.14	\$139,700.37	\$47,585.94	\$55,721.51	\$1,409.70	\$1,912.55	\$132,073.20	\$75,612.97	\$800.79	\$962.21	\$4,776.30	\$808,667.19

Prepared by Ranae Wolken
11/8/2012

Nite Lites are billed by Ameren - all other electric is provided by Integrys Energy

Building/Grounds Maintenance work hour comparison

FY2012

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	Grounds Maintenance	Other Tenants	TOTAL
11/27/2011-12/3/11	193.00	0.00	76.50	32.50	5.00	0.00	307.00
12/4/11-12/10/11	238.00	0.00	55.00	30.00	0.00	0.00	323.00
12/11/11-12/17/11	249.50	9.00	63.75	7.50	2.00	0.00	331.75
12/18/11-12/24/11*	239.00	8.50	33.50	0.00	0.00	0.00	281.00
12/25/11-12/31/11*	133.00	6.50	51.00	0.00	7.50	0.00	198.00
1/1/12-1/7/12*	243.25	8.00	18.00	0.00	0.00	0.00	269.25
1/8/12-1/14/12	242.25	10.00	49.50	0.00	0.00	12.00	313.75
1/15/12-1/21/12*	247.00	0.00	71.00	0.00	0.00	15.00	333.00
1/22/12-1/28/12	298.00	7.50	45.50	0.00	2.50	15.00	368.50
1/29/12-2/4/12	277.25	15.00	47.00	0.00	0.00	10.00	349.25
2/5/12-2/11/12	297.00	7.00	25.50	0.00	7.00	31.00	367.50
2/12/12-2/18/12	293.00	6.00	30.00	0.00	15.50	37.50	382.00
2/19/12-2/25/12*	230.50	0.00	45.75	0.00	16.50	4.00	296.75
2/26-3/3/12	328.25	7.50	24.25	0.00	0.00	0.00	360.00
3/4/12-3/10/12	254.50	0.00	27.50	0.00	27.50	6.00	315.50
3/11/12-3/17/12	251.00	10.50	10.00	0.00	30.00	25.00	326.50
3/18/12-3/24/12	233.50	9.00	8.50	0.00	45.00	0.00	296.00
3/25/12-3/31/12	227.00	7.50	23.00	8.00	36.50	0.00	302.00
4/1/12-4/7/12*	197.00	4.50	38.50	6.00	60.00	0.00	306.00
4/8/12-4/14/12	244.50	8.00	11.25	0.00	60.00	0.00	323.75
4/15-12-4/21/12	233.00	36.00	55.25	0.00	69.50	0.00	393.75
4/22/12-4/28/12	189.00	82.00	17.00	0.00	70.50	0.00	358.50
4/29/12-5/5/12	198.25	94.50	18.50	0.00	58.00	0.00	369.25
5/6/12-5/12/12	153.50	84.00	8.00	0.00	63.00	0.00	308.50
5/13/12-5/19/12	201.50	51.50	3.00	0.00	70.00	0.00	326.00
5/20/12-5/26/12	167.75	112.50	1.50	0.00	65.50	0.00	347.25
5/27/12-6/2/12*	217.00	0.00	0.00	0.00	59.00	0.00	276.00
6/3/12-6/9/12	260.00	0.00	2.50	0.00	62.75	0.00	325.25
6/10/12-6/16/12	237.75	9.50	11.25	0.00	57.00	0.00	315.50
6/17/12-6/23/12	241.00	20.00	2.50	0.00	58.25	0.00	321.75
6/24/12-6/30/12	200.50	7.50	4.50	0.00	50.00	0.00	262.50
7/1/12-7/7/12*	160.00	0.00	0.00	0.00	22.50	0.00	182.50
7/8/12-7/14/12	216.00	7.50	12.50	0.00	44.50	0.00	280.50
7/15/12-7/21/12	273.50	7.50	6.25	0.00	57.25	0.00	344.50
7/22/12-7/28/12	173.50	61.00	4.25	0.00	47.75	0.00	286.50
7/29/12-8/4/12	184.50	40.50	5.00	0.00	54.50	0.00	284.50
8/5/12-8/11/12	277.00	0.00	4.00	0.00	55.50	0.00	336.50
8/12/12-8/18/12	225.25	6.00	0.00	0.00	61.50	0.00	292.75

Building/Grounds Maintenance work hour comparison

FY2012

8/19/12-8/25/12	198.25	4.50	2.00	0.00	41.50	0.00	246.25
8/26/12-9/1/12	247.25	4.50	4.25	1.50	49.25	0.00	306.75
9/2/12-9/8/12*	180.50	4.50	8.00	0.00	57.75	0.00	250.75
9/9/12-9/15/12	253.25	0.00	15.00	0.00	75.25	0.00	343.50
9/16/12-9/22/12	258.50	10.50	2.00	0.00	75.25	0.00	346.25
9/23/12-9/29/12	284.00	7.50	2.00	0.00	55.75	0.00	349.25

*week includes a holiday

One regular work week = 435.00 hours with full staff

There are currently 133.47 comp time hours available to the maintenance staff

Total comp time hours earned in FY12 to date- 511.84

Total spent to date on overtime in FY12 - \$94.86 (Original Budgeted Amount - \$0)

Prepared by: Ranae Wolken
11/8/2012

This is an updated, revised version of the staff memo regarding the 11/8/2012 ELUC Agenda Item D.

Please disregard the staff memo dated 10/31/2012 on pp. 92-102.



To: Champaign County Board Committee of the Whole
From: Susan Monte, RPC Planner, and John Hall, Champaign County Zoning Administrator
Date: November 5, 2012
Re: Proposed text amendments to the Champaign County Zoning Ordinance
Request: **Request approval to proceed with a public hearing for proposed Zoning Ordinance text amendments**

SUMMARY

The 2012 County Planning Contract contains priority items that call for County Board review of proposed amendments to the *Champaign County Zoning Ordinance* specifically to implement *Land Resource Management Plan* (LRMP) Policies 4.22, 4.23, 4.24 and 4.35.

Policy Basis for Part A

Part A of the proposed text amendment to the *Champaign County Zoning Ordinance* is intended to implement the provisions of LRMP Policies 4.2.2 and 4.2.4.

Policy 4.2.2

The County may authorize discretionary review development in a rural area if the proposed development:

- a. is a type that does not negatively affect agricultural activities; or
- b. is located and designed to minimize exposure to any negative affect caused by agricultural activities; and
- c. will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.

Policy 4.2.4

To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.

Proposed Part A Draft Text Amendment

Policy 4.2.2

‘Discretionary development’, as defined in the *Zoning Ordinance*, refers to either special use or rezoning requests. The proposed Part A text amendment to implement Policy 4.2.2 adds criteria that will apply only to a proposed ‘special use’ or ‘county board special use’ which are development-specific. A ‘rezoning’ request is not development-specific, since all authorized land uses allowed in a zoning district could be proposed as a result of a rezoning request.

Part A proposes that a less restrictive version of adopted LRMP Policy 4.2.2 be implemented as criteria to apply to proposed ‘discretionary review’ developments in the AG-1, AG-2, and CR Zoning Districts.

The proposed Part A text amendment adds criteria to Subsection 9.1.11.B, Item 2. Item 2 contains the caveat: ‘...except that in the CR, AG-1, and AG-2 Districts, the following additional criteria shall apply.’

The table below illustrates how the proposed text amendment is less restrictive than the adopted Policy.

<i>Adopted LRMP Policy 4.2.2</i>	<i>Proposed Added Criteria to Subsection 9.1.11.B:</i>
The County may authorize discretionary review development in a rural area if the proposed development:	
a. is a type that does not negatively affect agricultural activities; or	d. The proposed development is a type that minimizes negative effects to agricultural activities; or is located and designed to minimize exposure to any negative affect caused by agricultural activities.
b. is located and designed to minimize exposure to any negative affect caused by agricultural activities; and	
c. will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.	e. The proposed development will minimize interference with agricultural activities or damage or negative effects to the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.

Policy 4.2.4

Part A of the proposed text amendment adds a ‘Finding’ to Subsection 9.1.11.C to implement LRMP 4.2.4. The added finding will document that the ZBA has carefully considered whether the proposed ‘special use’ or ‘county board special use’ has need of an added buffer between existing agricultural operations and the proposed development, sufficient to minimize the occurrence of nuisance conflicts between agricultural and non-agricultural land use.

Policy Basis for Part B

Part B of the proposed text amendment to the *Champaign County Zoning Ordinance* is intended to implement the provisions of **LRMP Policy 4.2.3**:

Policy 4.2.3

The County will require that each proposed discretionary development¹ explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.

The Illinois right-to-farm statute that offers protection from nuisance suits to those in agriculture production under certain circumstances is the 'Farm Nuisance Suit Act' (740 ILCS 70/0.01 to 70.5). Section 70/3 of the Act states:

"No farm or any of its appurtenances shall be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation, provided, that the provisions of the Section shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances." 740 ILCS 70/3

The Illinois *Farm Nuisance Suit Act* does not specifically provide counties with authority to limit nuisance types of actions among its residents. For a county to offer additional right-to-farm types of protection for agricultural activities, the Illinois Farm Bureau Governmental Affairs & Commodities Division (GACD) suggests two approaches: 1) statement of intent, and 2) process of notification.²

Statement of Intent. A statement of the County's intent to preserve agriculture is the most frequently used right-to-farm effort made by Illinois counties. Such a statement will have a great impact to a court in a case involving nuisance.

To date, Champaign County has made separate 'statements of intent' in two separate documents, both clearly stating the County Board intent to preserve agriculture in the county:

Champaign County Resolution No. 3425 (copy provided as Attachment B)

In 1994 the County Board passed Resolution No. 3425, "A Resolution Pertaining to the Right To Farm in Champaign County." Resolution No. 3425 was modeled to "...reflect the essence of the [Illinois] 'Farm Nuisance Suit Act.'" The resolution serves as a formal expression of the will of the County Board.

Champaign County Land Resource Management Plan (LRMP)

The LRMP, adopted by the County in 2010, lays out the County's land use and resource management aspirations as guiding principles. The LRMP contains goals, objectives and policies intended as a guide for the County Board as it manages issues and resources related to land resource management in the County. LRMP Goal 4 regarding agriculture states: "Champaign County will protect the long term viability of agriculture in the County and its land resource base." Nine objectives and 22 policies delineate County objectives and policies associated with Goal 4.

Proposed Zoning Ordinance Text Amendments

Notification. This approach involves the County notifying owners of land adjacent to agricultural land about the character of normal agricultural activities in the vicinity and the limitations for nuisance suits under Illinois law. Benefits to the County of notifying property owners include potentially significantly stronger right-to-farm protections.³

The Illinois Farm Bureau GACD reviewed the strengths and weaknesses of four potential notification methods as follows:

1)	Place the notice in the county zoning ordinance	This form of notice, by itself, is likely the least effective since few would-be homeowners actually read the zoning ordinance—though it is available to all.
2)	Require a notice be given to the buyer any time a parcel of property changes hands.	This notice approach does put the buyer on notice, whether it's for a vacant lot or for an established residence. Its shortfall is that there may be an extensive time lag between the time a buyer purchases bare land and the time it is developed. Characteristics of the area could change considerably in the ensuing period. Additionally, there is no way of knowing the ultimate use for the property at time of purchase. Giving unwarranted notices would add unnecessarily to the cost of conducting the county's business.
3)	Require that the notice be attached directly to any deed for property in a rural area.	This form of notice could involve legal arrangements to make the notice a part of the deed. Again, the character of an area could change over time making the notice obsolete by the time the buyer develops the land. Also, deeds are often held by the mortgage holder so buyers aren't likely to even see the notice.
4)	Require that notice be given to any landowner seeking a residential building permit for property in a rural area.	This notification procedure could best be directed to residential construction projects and has the advantage of recency. Its drawback is that the landowner will already have made the purchase of the lot with the intent to build a home and might not be dissuaded from that original intent at that stage in spite of the notice. Or, if an existing resident is selling to a new owner, this form of notice would not be received by the buyer.

Source: Right to Farm.doc, Illinois Farm Bureau Governmental Affairs & Commodities Division, 2009.

The approaches to 'state intent' and 'provide notification' are not mutually exclusive. The Illinois Farm Bureau GACD suggests each county consider utilizing a combination of approaches considered most appropriate.

The Part B text amendment adds a Standard Condition (to Zoning Ordinance Section 6.1.2) that notice be included as a Standard Condition of Special Use approval for proposed discretionary development that is located within or adjacent to AG-1, AG-2, or CR Districts. Attachment D contains the draft strike-out version of the proposed Part B text amendment.

LRMP Policy 4.3.5

LRMP Policy 4.3.5 part 'b' provisions were implemented by the County in 2011 with the adopted text amendment for Zoning Case 683-AT-11 (Ordinance No. 891, adopted October 11, 2011). Staff proposes to hold on moving forward with a proposed implementation of LRMP Policy 4.3.5 part 'a' provisions at this time.

Policy 4.3.5

On best prime farmland, the County will authorize a business or other non-residential use only if:

- a. it also serves surrounding agricultural uses or an important public need and cannot be located in an urban area or on a less productive site; or
- b. the use is otherwise appropriate in a rural area and the site is very well suited⁴ to it.

As future time and resources may allow, staff recommends a separate text amendment be considered to adjust and update, based on current best practices, some existing Table 5.2 principal use use/activity categories generally across zoning districts.

ATTACHMENTS

- A LRMP Policies 4.2.2-4.2.4 and 4.3.5
- B County Board Resolution No. 3425
- C Part A Strike-Out Draft Version of Proposed Text Amendment
- D Part B Strike-Out Draft Version of Proposed Text Amendment

Notes

1. "Discretionary development" is defined in the *Zoning Ordinance* as: "A non-agricultural land USE that may occur provided that a SPECIAL USE permit and/or a rezoning request is granted by the BOARD and/or by the GOVERNING BODY following a DISCRETIONARY review process and additionally provided that the USE complies with provisions of the Zoning Ordinance and other applicable ordinances and regulations."
2. "Illinois' Nuisance Suits and the Right-To-Farm," prepared by the Governmental Affairs & Commodities Division of the Illinois Farm Bureau, 2009.
3. Cited in Item 2 above, Neil D. Hamilton, "Right-to-Farm Laws Revisited" *Journal of Agricultural Taxation & Law*, Vol. 14, No. 3, Fall 1992, p. 195.
4. The Champaign County Zoning Ordinance was amended by Champaign County Ordinance No. 891, adopted October 20, 2011, to add the following defined terms:

SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be SUITED OVERALL if the site meets these criteria:

- a. The site features or site location will not detract from the proposed use;
- b. The site will not create a risk to health, safety or property of the occupants, the neighbors or the general public;
- c. The site is not clearly inadequate in one respect even if it is acceptable in other respects;
- d. Necessary infrastructure is in place or provided by the proposed development; and
- e. Available public services are adequate to support the proposed development effectively and safely.

WELL SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be WELL SUITED OVERALL if the site meets these criteria:

- a. The site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative affects on neighbors or the general public; and
- b. The site is reasonably well-suited in all respects and has no major defects.

LRMP POLICIES 4.2.2 – 4.2.4 AND 4.3.5

Policy 4.2.2

The County may authorize discretionary review development in a rural area if the proposed development:

- a. is a type that does not negatively affect agricultural activities; or
- b. is located and designed to minimize exposure to any negative affect caused by agricultural activities; and
- c. will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.

Policy 4.2.3

The County will require that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.

Policy 4.2.4

To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary.

Policy 4.3.5

On best prime farmland, the County will authorize a business or other non-residential use only if:

- a. it also serves surrounding agricultural uses or an important public need and cannot be located in an urban area or on a less productive site; or
- b. the use is otherwise appropriate in a rural area and the site is very well suited to it.

RESOLUTION NO. 3425

A RESOLUTION PERTAINING TO THE
RIGHT TO FARM IN CHAMPAIGN COUNTY

WHEREAS, the Chairman and the Board of Champaign County have determined that it is in the best interest of the residents of Champaign County to enact a Right to Farm Resolution which reflects the essence of the Farm Nuisance Suit Act as provided for in the Illinois Compiled Statutes, 740 ILCS 70 (1992); and

WHEREAS, the County wishes to conserve, protect, and encourage development and improvement of its agricultural land for the production of food and other agricultural products; and

WHEREAS, when nonagricultural land uses extend into agricultural areas, farms often become the subject of nuisance suits. As a result, farms are sometimes forced to cease operations. Others are discouraged from making investments in farm improvements.

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

1. That the purpose of this resolution is to reduce the loss to the county of its agricultural resources by limiting the circumstances under which farming operations are deemed a nuisance.

2. That the term "farm" as used in this resolution means that part of any parcel of land used for the growing and harvesting of crops, for the feeding, breeding, and management of livestock; for dairying or other agricultural or horticultural use or combination thereof.


3. That no farm or any of its appurtenances should be or become a private or public nuisance because of any changed conditions in the surrounding area occurring after the farm has been in operation for more than one year, when such farm was not a nuisance at the time it began operation.

4. That these provisions shall not apply whenever a nuisance results from the negligent or improper operation of any farm or its appurtenances.

PRESENTED, ADOPTED, APPROVED AND RECORDED this 24th day of
May, A.D., 1994.


Chairman, County Board of the
County of Champaign, Illinois

ATTEST:


County Clerk and Ex. Officer
Clerk of the County Board

Strike-Out Draft Version: PART A PROPOSED TEXT AMENDMENT

1. Amend Zoning Ordinance Subsection 9.1.11.B to add criteria.

Subsection 9.1.11

⋮

B. SPECIAL USE Criteria

A SPECIAL USE Permit shall not be granted by the BOARD unless the public hearing record and written application demonstrate:

- 1. that it is necessary for the public convenience at that location;
- 2. that it is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise detrimental to the public welfare, except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
 - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements is WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
 - b. The existing public services are available to support the proposed SPECIAL USE effectively and safely without undue public expense.
 - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
 - d. The proposed development is a type that minimizes negative effects to agricultural activities; or is located and designed to minimize exposure to any negative affect caused by agricultural activities.
 - e. The proposed development will minimize interference with agricultural activities or damage or negative effects to the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure.

⋮

2. Amend Zoning Ordinance Subsection 9.1.11.C to add a finding.

C. Findings

- 1. The BOARD or GOVERNING BODY shall make findings that the requirements of Section 9.1.11B have been met by the applicant for a SPECIAL USE.
- 2. The BOARD or GOVERNING BODY shall make a finding that a buffer between existing agricultural OPERATIONS and the proposed development is necessary to serve to reduce the occurrence of agricultural land USE and non-agricultural land USE nuisance conflicts.

(renumber remaining items in C.)

Strike-Out Draft Version: PART B PROPOSED TEXT AMENDMENT

1) Amend Subsection 6.1.2.B to add a Standard Condition

6.1.2 Standard Conditions for All SPECIAL USES

⋮

- B. Resolution No. 3425 shall be included as a special condition on all Special Use Permits within or adjacent to the AG-1, AG-2, and CR DISTRICTS and a copy of Resolution No. 3425 shall be included with all Special Use Permits.

MONTHLY REPORT for OCTOBER 2012¹

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Seven zoning cases were filed in October and none were filed in October 2011. The average number of cases filed in October in the preceding five years is 1.6.

Two ZBA meetings were held in October and six cases were finalized. Three ZBA meetings were held in October 2011 (two were for the wind farm) and one case was completed. The average number of cases finalized in October in the preceding five years is 2.8.

By the end of October there were 16 cases pending. By the end of October 2011 there were 13 cases pending.

Table 1. Zoning Case Activity in October 2012 & October 2011

Type of Case	October 2012 2 ZBA meetings		October 2011 3 ZBA meetings‡	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	2	3	0	0
SFHA Variance	0	0	0	0
Special Use	2	2	0	1
Map Amendment	0	1	0	0
Text Amendment	3	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	7	6	0	1
Total cases filed (fiscal year to date)	34 cases		17 cases	
Total cases completed (fiscal year to date)	27 cases		13 cases	
Case pending*	16 cases		13 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				
‡ 2 of 3 meetings in October 2011 were only for the wind farm case				

¹ Note that approved absences and sick days resulted in an average staffing level of 83% or the equivalent of 4.2 staff members (of the 5 authorized) present for each of the 22 work days in October.

Subdivisions

There was no County subdivision application, review, or recording in October.

Two municipal subdivisions were reviewed for compliance with County zoning.

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:

- 18 permits for 18 structures were received in October compared to 11 permits for 9 structures in October 2011. The five-year average for permits in October in the preceding five years is 15.2.
- 10 months in the last 25 months (including October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, August 2011, February 2011, January 2011, September 2010) have met or exceeded the five-year average for number of permits.
- 4.25 days was the average turnaround (review) time for complete initial residential permit applications in October.
- \$989,712 was the reported value for the permits in October compared to a total of \$391,590 in October 2011. The five-year average reported value for authorized construction in October is \$1,184,233.
- 14 months in the last 45 months (including September 2012, August 2012, May 2012, April 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, February 2011, August and May 2010 and March 2009) have equaled or exceeded the five-year average for reported value of construction.
- \$4,418 in fees were collected in October compared to a total of \$984 in October 2011. The five-year average for fees collected in October is \$3,350.
- 11 months in the last 41 months (including October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, June 2011, August 2010, and December and March 2009) have equaled or exceeded the five-year average for collected permit fees.
- There were also 14 lot split inquiries and more than 204 other zoning inquiries in October.
- Minutes were completed for 4 ZBA meetings.

Zoning Compliance Inspections

- 1 compliance inspection was made in October for a total of 128 compliance inspections so far in FY2012.
- 6 compliance certificates were issued in October. So far in FY2012 there have been 114 compliance certificates or about 2.5 per week. The FY2012 budget anticipates a total of 512 compliance inspections for an average of 9.8 inspections per week.

TABLE 2. PERMIT ACTIVITY OCTOBER, 2012

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential	1	N.A.	50,000	5	N.A.	741,258
Other	3	N.A.	251,512	17	N.A.	2,286,612
SINGLE FAMILY Residential:						
New - Site Built	3	1,843	525,000	25	16,713	5,901,900
Manufactured				2	714	205,000
Additions				28	4,281	1,234,615
Accessory to Residential	10	2,026	143,500	43	8,143	1,044,121
TWO-FAMILY Residential						
Average turn-around time for permit approval			4.25 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				5	165	0
Neighborhood		N.A.		14	N.A.	0
COMMERCIAL:						
New				4	4,078	737,000
Other				2	624	1,172,500
INDUSTRIAL:						
New						
Other						
OTHER USES:						
New				1	1,124	752,000
Other						
SIGNS	1	549	19,700	2	690	20,900
TOWERS (Includes Acc. Bldg.)				32	10,041	6,994,416
OTHER PERMITS				13	1,078	16,100
TOTAL	18	\$4,418	\$989,712	193/161	\$47,651	\$21,106,422

*18 permits were issued for 18 structures during October, 2012

◇193 permits have been issued for 161 structures since December, 2011 (FY 12/2011 - 11/2012)

NOTE: Home occupations and other permits (change of use, temporary use) total 32 since December, 2011, (this number is not included in the total # of structures).

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for October 2012 and can be summarized as follows:

- 3 new complaints were received in October compared to 5 complaints in October 2011. No complaint was referred to another agency in October but 1 complaint was referred in October 2011.
- 48 enforcement inspections were conducted in October compared to 20 in October 2011. 2 of the inspections were for 2 of the new complaints received in October.
- No contacts were made prior to written notification in October and no contacts were made in October 2011.
- 48 initial investigation inquiries were made in October for an average of 18.7 per week in October and 10.8 per week for the fiscal year. The FY2012 budget had anticipated an average of 7.7 initial investigation inquiries per week.
- 5 First Notices and 2 Final Notices were issued in October compared to 6 First Notices and no Final Notices in October 2011. The FY2012 budget anticipates a total of 45 First Notices and there have been 24 First Notices by the end of October.
- No case was referred to the State's Attorney in October and one case was referred in October 2011.
- 9 cases were resolved in October and 14 cases were resolved in October 2011.
- 441 cases remain open at the end of October compared to 426 open cases at the end of October 2011.

APPENDICES

A Zoning Use Permits Authorized

B Zoning Compliance Certificates Issued

TABLE 3. ENFORCEMENT ACTIVITY FOR OCTOBER, 2012

	FY 2011 Enforcement	December, 2011	January, 2012	February, 2012	March, 2012	April, 2012	May, 2012	June, 2012	July, 2012	August, 2012	September, 2012	October, 2012	TOTALS FOR FY 12
Complaints Received	100	2	5	7	16	4	13	6	6	9	8	3	79
Initial Complaints Referred to Other Agencies	16	0	0	2	2	0	2	1	2	0	1	0	10
TOTAL CASES INCLUDING PREVIOUS YEARS													
Inspections	331	43	47	37	71	19	59	29	40	42	56	48 ³	491 ⁴
Phone or On-Site Contact Prior to Written Notification	22	0	1	3	3	1	1	2	0	1	1	0	13
1st Notices Issued	27	1	1	3	4	0	2	2	4	0	2	5	24
Final Notices Issued	7	1	0	0	0	0	1	0	0	0	0	2	4
Referrals to State's Attorney's Office	3	0	2	0	1	1	0	1	0	0	0	0	5
Cases Resolved ¹	224	3	10	5	15	3	9	1	7	2	3	9 ⁵	67 ⁶
Open Cases ²	429	428	423	425	426	427	431	436	435	442	447	441	441 ^{**}

¹Resolved cases are cases that have been inspected, notice given, and violation is gone, or inspection has occurred and no violation has been found to occur on the property.

²Open Cases are unresolved cases, and include any cases referred to the State's Attorney's Office or new complaints not yet investigated.

³2 inspections of the 48 performed were done for the 3 complaints received in October, 2012.

⁴143 of the 491 inspections performed in 2012 were for complaints received in 2012.

⁵None of the resolved cases for October, 2012, were received in October, 2012.

⁶14 of the 67 cases resolved in FY 2012 were complaints that were also received in FY 2012.

*Open Cases include the previous number of open cases plus the number of new complaints received in the current month less the number of cases resolved in that same month.

**The 441 open cases include 29 cases that have been referred to the State's Attorney's Office, some of which were referred as early as 2001, which brings the total of open cases to 412.

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING OCTOBER, 2012

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
111-05-01	Pending Special Use Permit			
221-05-01	Pending resolution of violation			
RHO				
345-05-01	Under review			
26-06-02	Under review			
88-06-01	More information needed			
RHO				
118-06-02	Under review			
277-06-02	More information needed			
FP				
82-07-01	Need IDNR response			
FP				
192-07-02	More information needed			
FP				
219-07-01	More information needed			
219-07-02	More information needed			
RHO				
250-07-02	More information needed			
320-07-01	More information needed			
FP				
18-08-01	Under review			
137-08-01	Under review			
187-08-02	Under review			
235-08-01	More information needed, possible Variance			
235-08-02	More information needed, possible Variance			
266-08-01	Variance needed			
12-09-01	Under review			
147-09-01	Under review			
357-09-01	Under review			
RHO				
41-10-01	Pending Special Use Permit			

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING OCTOBER, 2012

54-10-01	Under review			
251-10-01	Variance needed			
03-11-01	Zoning Case required			
26-11-01	Under review			
66-11-01	More information required			
77-11-02	More information required, possible variance			
168-11-01 FP	Under review			
196-11-01	Under review			
13-12-01	More information needed			
52-12-01 AG-2	Lot 14, Denhart's 2 nd Subdivision, Section 13, St. Joseph Township; 1408 Peters Drive, St. Joseph, Illinois PIN: 28-22-13-176-002	Dale and Kristine Masley	02/12/12 10/04/12	construct a detached storage shed
				CASE: 727-V-12
65-12-01	Variance needed			
74-12-03	Variance needed			
101-12-01	More information needed			
157-12-02	More information needed			
220-12-02	variance required			
244-12-01	Under review			
257-12-01	More information needed			
265-12-01 R-1	Lot 30, Timberview Subdivision, 4 th Plat, Section 16, Mahomet Township; 103 Richard Drive, Mahomet, Illinois PIN: 15-13-16-180-009	Josh Schulze	09/21/12 10/02/12	construct a detached garage/storage shed

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING OCTOBER, 2012

269-12-01 R-1	A tract of land located in the NE 1/4 of Section 20, immediately south of River Oaks Subdivision, Mahomet Township; 2086 CR 125E, Mahomet, Illinois PIN: 15-13-20-100-029	Alan and Deborah Singleton	09/25/12 10/02/12	construct a detached storage building for personal storage
270-12-01 AG-1	A 20 acre tract of land being the S 1/2 of the SE 1/4 of the SW 1/4 of Section 20, Sidney Township; 1926 CR 800N, Sidney, Illinois PIN: 24-28-20-300-005	Steve Herriott	09/26/12 10/04/12	construct a detached agricultural storage shed
271-12-01 AG-1	A tract of land located in the NW 1/4 of the SE 1/4 of Section 20, Somer Township; 1714 E. Leverett Road, Urbana, Illinois PIN: 25-15-17-400-013	Brenda Clevenger-Evans	09/27/12 10/04/12	construct a detached garage
272-12-01 AG-1	Lot 5, Prairiewest Subdivision, Section 32, Champaign Township; 4210 Prairie West Drive, Champaign, Illinois PIN: 03-20-32-326-018	Larry Burleson	09/28/12 10/04/12	construct a detached garage
275-12-01 AG-2	Lot 3, Thornhill Subdivision, Section 29, Somer Township; 4901 Willow Rd., Urbana, IL PIN: 25-15-29-226-003	Steve and Sheri Reynolds	10/01/12 10/05/12	construct a single family home with attached garage
277-12-01 AG-1	Part of the NE 1/4 of the NW 1/4 of Section 30, Pesotum Township; 639 CR 200N, Pesotum, IL PIN: 18-32-30-100-020	Joyce Koeberlein	10/03/12 10/05/12	construct an attached garage to an existing single family home

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING OCTOBER, 2012

283-12-01 AG-2	Lot 4 of Country Acres Estates 2 nd Plat, Section 8, Champaign Township; 5002 W. Dudley Drive, Champaign, Illinois PIN: 03-20-08-101-017	Harold and Harriet Crismon	10/09/12 10/18/12	construct a detached garage and authorize a previously constructed detached storage shed
283-12-02 AG-1	Lot 8, Jones 2 nd Subdivision, Section 16, Tolono Township; 921 CR 900E, Champaign, Illinois PIN: 29-26-16-402-001	Brad and Ginger Passalacqua	10/09/12 10/16/12	construct a detached garage
283-12-03 AG-1	Two tracts of land located in the SW Corner of the SW 1/4 of Section 12, Compromise Township; 2316 CR 2800N, Gifford, Illinois PIN: 06-10-12-300-006 & 016	Barbara Busboom	10/09/12 10/17/12	construct a detached garage
289-12-01 AG-2	Lot 1, Westbrook Estates Subdivisions, Section 8, Mahomet Township; 1302 W. Westbrook Drive, Mahomet, Illinois PIN: 15-13-08-401-005	Michael and Linda Cox	10/15/12 10/23/12	construct a single family home with attached garage and an addition to an existing detached storage shed
289-12-02 R-1	Lot 70, Windsor Park Subdivision, Section 25, Champaign Township; 2514 Stanford Drive, Champaign, Illinois PIN: 03-20-25-103-007	Daniel Smith	10/15/12 10/30/12	construct a detached storage shed
291-12-01 R-4	Lot 121, Lincolnshire Fields NW III, Section 21, Champaign Township; 1702 Byrnebruk Drive, Champaign, Illinois PIN: 03-20-21-156-007	Dave and Lisa Jones	10/17/12 10/26/12	construct a single family home with attached garage

APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING OCTOBER, 2012

291-12-02 I-1	A 63 acre parcel of land located in part of the E ½ of the NW 1/4 and part of the NE 1/4 of Section 3, Champaign Township; 2309 W. Bloomington Road, Champaign, IL PIN: 03-20-03-200-007	The Atkins Group	10/17/12 10/24/12	Install 2 wall signs, 1 canopy sign, 1 directional sign and 1 freestanding signs
292-12-01	Under review			
297-12-01 AG-1	An 80 acre tract of land being the E ½ of the NE 1/4 of Section 31, Compromise Township; 2455 CR 2600E, Penfield, Illinois PIN: 06-12-31-200-007	Kalin and Amber Kocher	10/23/12 10/30/12	Move a single family home with attached garage onto the subject property
299-12-01	More information needed			
304-12-01 AG-2	Lot 5, Meridian Estates Subdivision, Section 28, Hensley Township; 3105 Meridian Drive, Champaign, Illinois PIN: 12-14-28-277-004	Ervin Kumm	10/30/12 10/30/12	construct a detached storage shed
304-12-02 AG-1	The N ½ of the SE 1/4 of the SE 1/4 of Section 26, Newcomb Township; 2517 CR 500E, Mahomet, Illinois PIN: 16-07-26-476-001 & 002	Dwayne and Dorinda Sides	10/30/12 10/31/12	construct a detached storage shed for agriculture equipment storage

APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING OCTOBER, 2012

<u>DATE</u>	<u>LOCATION</u>	<u>PROJECT</u>
10/16/12 163-12-03	The S ½ of the Tract 9, Fred C. Carroll's Subdivision of the E ½ of the NW ¼ of Section 9, Urbana Township; 1204 N. Eastern Avenue, Urbana, Illinois PIN: 30-21-09-128-014	a detached garage
10/16/12 230-12-02	Lot 3 of Silver Trio Subdivision, Section 3, Philo Township; 1582 CR 1100N, Urbana, Illinois PIN: 19-27-03-400-012	a detached storage shed
10/30/12 216-10-01	The SW ¼ of the SW ¼ of Section 27, St. Joseph Township; 2119 CR 1325N, St. Joseph, IL PIN: 28-22-27-300-014	a single family home with attached garage
10/30/12 123-12-01	A tract of land located in the SE ¼ of the SE ¼ of Section 10, Crittenden Township; 1590 CR 400N, Philo, Illinois PIN: 08-33-10-400-013	a single family home with attached garage
10/31/12 304-12-02	The N ½ of the SE ¼ of the SE ¼ of Section 26, Newcomb Township; 2517 CR 500E, Mahomet, Illinois PIN: 16-07-26-476-001 & 002	a storage shed fo agriculture equipment
10/31/12 53-12-01	Two tracts of land comprised of 13 acres located in the NW ¼ of Section 1, Ludlow Township, lying West of I-57 and South of 3600N; 1729 CR 3600N, Ludlow, Illinois PIN: 14-03-01-100-002 & 005	a single family home with attached garage

