

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

County of Champaign, Urbana, Illinois
Thursday, August 8, 2024 - 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

Donald Owen

John Farney

Emily Rodriguez

Jilmala Rogers

Chris Stohr

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

CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
August 8, 2024 Agenda

- IX. **New Business: Items to be Recommended to the County Board** 31-36
 - A. **Revised contract of sale for County property at 2603 Campbell Drive, Champaign**
 - B. **Update on Dangerous Structures Enforcement** 37-41

- X. **Other Business**
 - A. **Monthly Reports -None**

- XI. **Chair’s Report**

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

- XIII. **Adjournment**

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

0

7 **MINUTES – Approved As Distributed**

8 DATE: Thursday, June 6, 2024
9 TIME: 6:30 p.m.
10 PLACE: Shields-Carter Meeting Room
11 Brookens Administrative Center
12 1776 E Washington, Urbana, IL 61802

13 **Committee Members**

Present	Absent
Aaron Esry (Vice-Chair)	
John Farney	
Donald Owen	
Emily Rodriguez	
	Jilmala Rogers
Chris Stohr	
	Eric Thorsland (Chair)

14
15 **County Staff:** John Hall (Zoning Administrator), Charles Campo (Senior Planner), and Liz Dillingham
16 (Administrative Services)

17
18 **Others Present:** None

19 **MINUTES**

20 **I. Call to Order**

21 Committee Vice-Chair Esry called the meeting to order at 6:30 p.m.

22
23 **II. Roll Call**

24 Roll call was taken, and a quorum was declared present.

25
26 **III. Approval of Agenda/Addendum**

27
28 **MOTION** by Mr. Farney to approve the agenda and seconded by Mr. Owen.
29 Upon voice vote, the **MOTION CARRIED** unanimously to approve the agenda.

30
31 **IV. Approval of Minutes**

32 A. May 9, 2024 – Regular Meeting

33
34 **MOTION** by Mr. Farney to approve the minutes of the May 9, 2024 regular meeting,
35 seconded by Mr. Stohr. Upon voice vote, the **MOTION CARRIED** unanimously to approve the
36 minutes.

37
38

39 **V. Public Participation**

40
41 Norman Davis spoke about the problems at 2306 S. Mattis Ave, Champaign. He would like the ELUC
42 Committee to implement rules to help circumvent situations similar to the issues at 2306 S. Mattis Ave,
43 Champaign, IL. He stated he has been dealing with the problem since he took office three years ago.
44 He opposes keeping of livestock in a residential area. He indicated Mr. & Mrs. Hopper's rights end
45 where their neighbors and society's rights begin. He would like to see the county adopt principles for
46 residential areas to mirror the current laws of the Illinois Department of Agriculture which regulates
47 the farming industry and protects the environment. Mr. Davis stated that Mr. Hopper has not applied
48 for the proper permissions from the Illinois Department of Agriculture. Furthermore, he suggested that
49 the County Board examines the City of Champaign municipal code for reference.
50

51 Eric Auth stated he agrees with Mr. Davis. He is the property owner located immediately adjacent to
52 the north of 2306 S. Mattis Avenue. He stated he hired an attorney to handle the situation next door. A
53 cease-and-desist letter was served upon the residents at 2306 S. Mattis three weeks ago, however, there
54 has not been any compliance or progress from said neighbors. He is requesting implementation of
55 governmental regulation to prevent this type of behavior for future incidents. He thanked the ELUC
56 Board.
57

58 Mr. Ender Socorro said he was present to discuss Zoning Cases 903-S-18 & 907-S-18 if needed. He
59 represents the company who will construct the projects.
60

61 Alison Harper stated she is in support of agriculture on private property and opposes practices of
62 commercial animal production. She stated no one knew the pigs were on their property for two months
63 until she gave them a new piece of pasture. She ultimately killed two of the three pigs. She quoted the
64 Champaign County Zoning ordinance. She stated she thought she was abiding by the ordinance. Ms.
65 Harper related she found a small piece of property to move her livestock to. She thanked the ELUC
66 committee.
67

68 Mr. Andrew Harper was present and stated Alison covered everything, so he did not need to speak.
69

70 Mr. Esry asked if anyone else wanted to speak and no one did so he closed Public Participation.
71

72 **VI. Communications**

73 Mr. Stohr provided the board with information regarding the Urbana Champaign Sanitary District
74 being recognized with the Sustainability and Green Infrastructure Award. This is a prestigious award,
75 and he is excited to view the beautiful sculpture they received. They were also recognized with Best
76 Operator of the Year Award. Mr. Stohr also learned that the Cronus fertilizer plant has applied for and
77 received an air permit from the Illinois EPA. The project will be proceeding.
78

79 Mr. Stohr also attended a briefing from the US EPA regarding polyfluoroalkyl substances (**PFAS**),
80 perfluorooctane sulfonate (**PFOS**), and Perfluorooctanoic acid (**PFOA**). The US EPA is concentrating
81 their efforts to interrupt, stop, and find alternatives for the use of **PFAS**. Monetary grants will soon be
82 available for drinking water and wastewater. He is uncertain about biosolids that are a product of
83 wastewater treatment. For anyone who has spread those on their farm ground, they are looking to make
84 them passive receivers and not have to treat the **PFAS** contained in the biosolids that are located on
85 their property.

86 Mr. Stohr spoke about a more contentious issue, carbon dioxide sequestration, Senate Bill 1289, which
87 was passed in the last session. It turns out that some of the opponents of the sequestration are happy
88 with parts of the bill, but it doesn't address the potential impact on the overlying aquifers, including the
89 Mahomet Aquifer. Mr. Stohr is working with some County Board members and some scientific and
90 engineering colleagues to draft a letter addressing these issues. He will circulate it around the board
91 when the letter is complete.
92

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

- 94 **A. Email from Pat Gray regarding auxiliary dwelling units.**
95
96 **B. Email from James Hitchens regarding community awareness of**
97 **restrictions on burning of landscape waste.**
98
99 **C. Email from Kathleen Bryant regarding Champaign Township burning**
100 **of landscape waste.**
101
102 **D. Email from Champaign Township Supervisor Norman Davis.**
103

104 Mr. Farney asked Mr. Hall if the subject of auxiliary dwelling units (ADU) has been on
105 ELUC's radar in the past.
106

107 Mr. Hall explained ADU's are a trend in urban areas which tend not to need a separate septic system
108 for each additional unit. There is also no limit on the creation of lots like we have in the rural areas.
109

110 Mr. Hall stated the County Board has limited the creation of lots since 1998 trying to protect and
111 preserve farmland. He added that the County Board could decide to provide some means for adding
112 ADU's. He noted that every ADU added would presumably add at least ten trips a day to the rural
113 road system. Additionally, thinking that you could add that many extra units in a rural area, turns out
114 to be different than adding that many units to an urban area. The streets are paved, and you have
115 central sewer and water. It has never been a popular topic for the County Board. Mr. Hall stated this
116 could be changing, he did not know.
117

118 Mr. Farney appreciated hearing Mr. Hall's take on the ADU's and having to have a separate septic
119 system in comparing an ADU to the size of a large yard barn.
120

121 Mr. Esry commented that he does not recall this topic coming up in the past meetings.
122

123 Mr. Hall reminded the committee in the late 1990's, the topic came up because there was a growing
124 awareness of trying to help elderly parents "age in place" and there was some attempt to allow that
125 concept with mobile home units. This went back to the size of the land, septic system, and the well.
126 All of these issues can be solved but it depends on if the County Board wishes to investigate it.
127

128 Mr. Farney spoke about the issue of township burning. He asked Mr. Hall to clarify if ELUC has a
129 say in the protocol regarding burning permits.

130
131 Mr. Hall stated our burning ordinance exempts facilities operated by local government units.
132 Champaign Township is classified as a local government unit and is permitted.

133
134 Mr. Davis stated Champaign Township applied for a new permit which was just granted yesterday. It
135 does not expire for 12 months. They are under very strict conditions for burning of waste regarding
136 wind. Burns cannot be started if the wind is blowing more than 7 MPH. Wind direction is also
137 considered.

138
139 There is never yard waste added to the burn pit more than halfway. He added than an hour prior to
140 quitting time, they douse the flames with water to extinguish the fire. The waste is then removed
141 several days later. They do their very best to keep particulate matter and smell down. Brush and
142 trees are the only things that are burned in the pit.

143
144 Mr. Stohr asked if they take any of the brush to the Landscape Recycling in Urbana.

145
146 Mr. Davis stated they take almost all their leaves to the center to the tune of about \$10,000 a year.
147 He remains mindful of that amount since it is taxpayers' money.

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

- 149
150 **A. Recreation & Entertainment License:** Taylor Feldkamp for Demo Derby
151 at the Champaign County Fairgrounds, 1302 North Coler Avenue, Urbana
152 09/25/24-09/28/24.

153
154 Mr. Esry asked Mr. Hall how many Demolition Derby's that Mr. Feldkamp has had.

155
156 Mr. Hall stated there has been five with no issues.

157
158 **MOTION by** Mr. Farney to approve Recreation & Entertainment License and seconded
159 by Ms. Rodriguez. Upon voice vote, **MOTION CARRIED** unanimously.

160
161 **IX. New Business: Items to be Recommended to the County Board**

- 162
163 **A. Zoning Case 111-S-23.** A request by Anthony Donato, d.b.a. Donato Solar
164 Bondville LLC to authorize a photovoltaic solar array with a total nameplate
165 capacity of 6 megawatts (MW), including access roads and wiring, as a second
166 principal use as a County Board Special Use Permit, subject to the rezoning to
167 the AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17
168 acres of a 77.5-acre tract of land in the East Half of the Southwest Quarter of

169 Section 12, Township 19 North, Range 7 East of the Third Principal Meridian in
170 Scott Township and including a waiver of standard conditions for locating the
171 PV Solar Array less than one-half mile from an incorporated municipality and
172 within the contiguous urban growth area of a municipality per Section 6.1.5 B.(2)a.
173

174 **B. Decommissioning and Site Reclamation Plan for Zoning Case 111-S-23.**

175 A request by Anthony Donato, d.b.a. Donato Solar – Bondville LLC to approve the
176 Decommissioning and Site Reclamation Plan for the photovoltaic solar array with a total nameplate
177 capacity of 6 megawatts (MW), including access roads and wiring, subject to the rezoning to the
178 AG-2 Agriculture Zoning District in Case 109-AM-23, on approximately 17 acres of a 77.5-acre
179 tract of land in the East Half of the Southwest Quarter of Section 12, Township 19 North, Range 7
180 East of the Third Principal Meridian in Scott Township.
181

182 **MOTION** by Mr. Farney to approve Zoning Case 111-S-23, both the Plan and
183 Decommissioning, (A & B) to forward to the Full County Board and seconded
184 by Mr. Stohr Upon voice vote, **MOTION CARRIED** 4 Yaw to 1 Nay.
185

186 Mr. Farney asked Mr. Hall if the vote is simple majority when it goes to the Board.
187

188 Mr. Hall confirmed. Mr. Hall also stated this is the first time the petitioner has not been present at a
189 meeting and he should have reminded him.
190

191 Mr. Owen asked if there have been any comments or feedback from Scott Township related to this
192 case.
193

194 Mr. Hall stated the Village of Bondville was initially opposed but once the map amendment was
195 approved, they stopped providing comments.
196

197 **C. Decommissioning and Site Reclamation Plan for Zoning Case 903-S-18.** A request ,LLC,
198 Brookfield Place, 200 Liberty Street, 14th Floor, New York, NY 10281-1023 and participating
199 landowner Judith K. Wertz, St. Joseph IL, to approve the Decommissioning and Site Reclamation
200 Plan for a Community PV Solar Farm with a nameplate capacity of 2 megawatts (MW), on
201 approximately 12 acres in the AG-1 Agriculture Zoning District. The subject property is a 121.79-
202 acre tract comprised of part of Lot D of the Proprietor’s Survey of Lands Subdivision in Section 11
203 of Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township, and
204 commonly known as the field east of the house located at 2232A CR 1000N, Sidney, IL.
205

206 **MOTION** by Mr. Farney to approve **Decommissioning and Site Reclamation**
207 **Plan for Zoning Case 903-S-18** and seconded by Mr. Owen. Upon voice vote,
208 **MOTION CARRIED** unanimously.
209

210 Mr. Esry informed the ELUC Board this case was submitted early in the process when

211 there was a flood of them in the County. This case was approved but did not get drawn by the
212 lottery in the state to proceed. With the passage of time, they can go ahead and proceed.

213
214 Mr. Hall pointed out that the site plan is a little different than what the Board approved in the
215 original case. Part of the original solar farm was selected in the lottery, and they went ahead
216 and constructed. This petitioner purchased the rest of the property and have worked hard to
217 make this site plan work for the next phase. It does work and meets all our requirements and
218 is ready for consideration.

219
220 Mr. Stohr asked if there is a local representative that will have some oversight or responsibility
221 on the project since the petitioner is from New York.

222
223 Mr. Hall stated there will be someone managing it remotely daily while providing
224 maintenance as needed. The Engineering firm was present to answer questions. Landowner's
225 never come to ELUC hearings as they leave it up to the developer.

226
227 Mr. Farney sought clarification since this site is adjacent to another solar array. He asked if it
228 was it the same company or different companies.

229
230 Mr. Hall stated it was different companies and because the original site plan area was pretty
231 minimal, meaning they did not have a lot of room to expand or make changes. That was part
232 of the challenge of coming up with a way to have two solar farms side by side with different
233 owners and securities. He stated they have handled it very well.

234
235 Mr. Esry asked if there have been any complaints about the existing solar farm
236 from any of the nearby residents.

237
238 Mr. Hall stated there have not been any complaints, but a neighbor notified them that some of
239 the nearby vegetation screening has died off. It was installed in 2020 and that summer ended
240 up being quite dry. The owner was contacted, and they will be replacing the vegetation that
241 died. Mr. Hall further stated the new solar farm butts up to the existing farm so some of the
242 vegetation is not needed.

243
244 Mr. Esry recommended keeping the solar farm cases off the consent agenda and he prefers
245 the Full Board to discuss the cases.

246
247
248 **D. Decommissioning and Site Reclamation Plan and Road Use Agreement for Zoning Case**
249 **907-S-18.** A request by Luminace Holdings LLC, Brookfield Place 200 Liberty Street, 14th Floor,
250 New York NY 10281-1023, and participating landowners Mark and Kristi Pflugmacher 203 W.
251 Shelly Dr. Unit A, Thomasboro, IL 61878, to approve the Decommissioning and Site Reclamation
252 Plan and a Road Use Agreement for two Community PV Solar Farms, each with a nameplate

253 capacity of 2 megawatts (MW) for a total of 4 MW on approximately 24 acres in the AG-1 Zoning
254 District on a 153.23-acre tract in the Northwest Quarter of Section 12 of Township 19 North, Range
255 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the
256 farmland at the southwest corner of CR 2350E and CR 1700N.
257
258

259 **MOTION** by Mr. Owen to approve **Decommissioning and Site Reclamation Plan and**
260 **Road Use Agreement for Zoning Case 907-S-18** and seconded by Mr. Farney. Upon voice
261 vote, **MOTION CARRIED** unanimously.

262 Mr. Esry stated this case was like the previous case and the lottery.

263 Mr. Farney asked about the 2018 agreement with the road district when the original solar farm
264 was built. Specifically, was it opened ended, or do they need to have an updated agreement?

265 Mr. Hall confirmed the new Saint Joseph Township Commissioner signed the Road Use
266 Agreement that had been developed back then.

267 Mr. Esry stated the location is basically north of the Saint Joseph Sportsman Club across from
268 the Interstate. He indicated this case will also be left off the consent agenda for Full Board
269 discussion if needed.

270 **E. Resolution Approving an Intergovernmental Cost-Sharing Agreement**
271 **between the County of Champaign, the City of Champaign, the City of Urbana, and the**
272 **Village of Savoy for an Illinois Environmental Protection Agency Sponsored One-Day**
273 **Household Hazardous Waste Collection Event on August 17, 2024**
274

275 **MOTION** by Ms. Rodriguez to approve the **Intergovernmental Cost-Sharing Agreement**
276 and seconded by Mr. Stohr. Upon voice vote, **MOTION CARRIED** unanimously.
277

278 Mr. Stohr stated these events are very popular and quite necessary to keep household hazardous
279 wastes out of landfills.
280

281 Mr. Hall told the ELUC Board the event is tentative. The EPA notified his office there will be
282 some openings. Our municipal partners requested Champaign County submit an application.
283 The application for this event was submitted and we are waiting to hear from the EPA if it was
284 accepted. The event date is proposed for August 17, 2024.
285

286 Mr. Esry hopes the event is approved. He agreed the event is wanted & needed.
287

288 **F. Resolution Authorizing Agreement to Rent the State Farm Center**
289 **Parking Lot for an Illinois Environmental Protection Agency Sponsored One-Day Household**
290 **Hazardous Waste Collection Event on August 17, 2024**
291

292
293
294 **MOTION to approve Agreement to Rent the State Farm Center Parking Lot for an Illinois**
295 **Environmental Protection Agency Sponsored One-Day Household Hazardous Waste**
296 **Collection Event on August 17, 2024** by Mr. Owen and seconded by Mr. Farney. **MOTION**
297 carried unanimously to move to the Full County Board.
298

299 Mr. Farney stated this event is the weekend prior to the U of I move-in.
300

301 Mr. Hall stated State Farm has raised their prices and they are double now. The location is ideal and
302 convenient. It is easy to get to and from the location plus there has never been previous parking
303 problems. Parkland is also a great location; however, they were not interested in allowing us to
304 schedule the Household Hazardous Waste event there.
305

306 Mr. Stohr asked if there was anything that would put Parkland off for hosting this event such as
307 spills.
308

309 Mr. Hall advised there has not been. In fact, the ground is covered with plastic sheeting. He will
310 check with Susan Monte to see if there is any history.
311

312 **X. Other Business:**

313 **Monthly Reports-None.**

314
315 **XI. Chair's Report- None**

316
317 **XII. Designation of Items to be Placed on the Consent Agenda-IX. E. & F.**

318
319 **XIII. Adjournment - The meeting adjourned at 7:23 p.m.**



Public Works Department • 702 Edgebrook Drive • Champaign, IL 61820 • 217-403-4700 • fax 217-403-4755 • champaignil.gov

FOR IMMEDIATE RELEASE

???

Contact: Nichole Millage
217-403-4780
nichole.millage@champaignil.gov

Online Registration for the Illinois EPA-Sponsored One-Day Household Hazardous Waste Collection Event in Champaign County

CHAMPAIGN – Another Household Hazardous Waste (HHW) Collection Event has been scheduled to take place in Champaign County on Saturday, August 17, 2024. This drop-off event is sponsored by the Illinois EPA and is open to all Illinois residents. Residents must pre-register for this event at hhwevent.simplybook.me by selecting an available time slot between 8 a.m. and 3 p.m. **The online registration opens on Monday, July 1, 2024.** This event will once again take place at the State Farm Center, 1800 S. First St., Champaign (SW parking lot off Saint Mary’s Road). Immediately upon reserving a time, a confirmation email and/or text message will be sent. The resident will also receive a postcard in the U.S. Mail five to ten days before the event which serves as their “ticket” into the event.

Residents participating in these events are encouraged to bring oil-based paints, paint thinners, varnish, stain, herbicides, pesticides, insecticides, chemical cleaners, antifreeze, used motor oil, old gasoline & kerosene, acids, corrosives, mercury, lawn chemicals, weed killers, solvents, pool chemicals, hobby chemicals, aerosol paints & pesticides, compact fluorescent light bulbs (CFLs), and similar hazardous household products. Fluorescent and other high-intensity discharge lamps may also be brought to the collections. **ITEMS NOT ACCEPTED** include latex/water-based paint, explosives, fireworks, propane tanks, fire extinguishers, smoke detectors, controlled substances, needles & potentially infectious medical wastes, farm machinery oil, farm chemicals/oil, biohazard waste, institutional waste, and agricultural & business waste/chemicals. A complete list of household hazardous wastes that are and are not accepted is available on the [online registration website](#).

The online registration will remain open until all the time slots are full. If residents need assistance registering for the event, they can contact Nichole Millage, Environmental Sustainability Specialist, by email at recycling@champaignil.gov or call 1-217-403-4780.

###



STATE OF ILLINOIS, *Aug 11*
 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)

For Office Use Only

License No. 2024-ENT-49
 Date(s) of Event(s) AUG 11, 2024
 Business Name: ARACELI GUTIERREZ
 License Fee: \$ 10.00
 Filing Fee: \$ 4.00
 TOTAL FEE: \$ 14.00

Checker's Signature: _____

FILED

Filing Fees:
 JUL 11 2024

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

Champaign County Clerk
 CHAMPAIGN COUNTY CLERK

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: Araceli Gutierrez
 2. Location of Business for which application is made: _____
 3. Business address of Business for which application is made: 1302 ~~902~~ N. Coler Ave, Urbana IL, 61801
 4. Zoning Classification of Property: _____
 5. Date the Business covered by Ordinance No. 55 began at this location: Aug 1, 2024
 6. Nature of Business normally conducted at this location: Champaign County Fair
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): (Spanish Rodeo)
 8. Term for which License is sought (specifically beginning & ending dates): 1 Day Event (Spanish Rodeo)
 (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? NO
 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: 3101124 one day event (Aug 11, 2024)
 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.

217-377-1002

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: Araceli Gutierrez Date of Birth: REDACTED
Place of Birth: Mexico, Puebla Social Security No.: REDACTED
Residence Address: 4514 Lindsey Road - Champaign IL 61822
Citizenship: Permanent Resident 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): Araceli Gutierrez
Date of Birth: REDACTED Place of Birth: Puebla, Mexico
Social Security Number: REDACTED Citizenship: NO
If naturalized, state place and date of naturalization: -
2. Residential Addresses for the past three (3) years: yes
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: Cleaning houses 3 years
Carriage crossing 1 year

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: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

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

NIA

Give first date qualified to do business in Illinois: NIA

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: _____ Title: _____

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

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

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

PHONE # _____

EMAIL: _____

Residential Addresses for past three (3) years: _____

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

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

AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

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

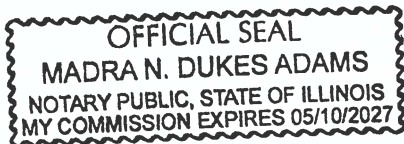
I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 11th day of July, 2024



Notary Public

AFFIDAVIT

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

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

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

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

Signature of Presiaent

Signature of Secretary

Signature of Manager or Agent

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

Notary Public



Facility Rental Agreement

This contract for the rental of a venue is made this day, June 4, 2024, by and between the Champaign County Fair Association, hereafter referred to as the Owner, and Araceli Gutierrez, hereafter referred to as the Renter.

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

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

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

1. To reserve calendar dates, a non-refundable deposit in the amount of 50% of the total rental cost is required with this agreement no later than sixty (60) days prior to Event and will be applied to rental charges upon final settlement of accounts. A separate check in the amount of 100% of the total rental cost is also required for a damage/security deposit which will be held and returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates. Assessment to be done by Fair Personnel at the close of the event.
2. The Renter shall have access to and use the Grandstands building, September 15, 2024, for the purpose of hosting the Renter's Event: Spanish Rodeo. All events held at the Champaign County Fairgrounds will fall under the County noise ordinance (Section 3) and must end by 10:30pm each night of the event.
3. Renter must obtain an R&E License from the Champaign County Clerk Office. Renter shall provide the Owner with a copy of the issued permit no later than thirty (30) days prior to the Event Date. Renter is also responsible for obtaining their own liquor license if adult beverages will be offered during any time of the event.
4. The full Rental Fee for the use of the venue described in (2) above shall be \$3,000 per day PLUS a restroom cleaning fee of \$250. The balance of the Rental Fee due, less the non-refundable deposit described in (1) above, shall be payable to the Owner within three days of the rental period's expiration described in (2) above. At that time, Renter shall also tender to Owner all keys and other access control devices in his/her possession.
5. In addition to rent, Renter will pay Owner \$25 per 110 hookup and/or \$50 per 220 hookups for each electrical hookup utilized by a profit bearing vendor. Otherwise, Renter will furnish all other equipment necessary for its Event unless otherwise agreed in writing with Owner. Aladdin Electric is the only authorized company or person allowed to perform electrical work of any kind at the expense of the Renter. This fee also applies to any vendor who requires hard wiring into electrical boxes. There is no charge for water and can only be used with a hose hookup at a spigot.
6. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it. Trash removal service can be provided by the Owner at the expense of the Renter.
7. Upon Renter's completion of his/her obligations under (4) and (6) above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.



Parking

Bathroom

8. Renter shall not do anything which will in anyway impair the reasonable obligation of any policy of insurance upon the premises. Renter shall procure and maintain at Renter's cost and expense policies of insurance insuring the Promoter against public liability, covering the premises rented and use and operation thereof, with limits of not less than \$1 million combine single limit. Any insurance required to be procured and maintained by the Renter shall not be subject to cancellation except after ten (10) days prior written notice to the Owner and shall name Owner as an additional insured. Renter shall provide to the Owner a certificate evidencing the insurance of said insurance policy or policies.

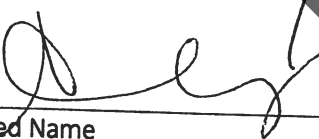
9. In the event that the Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 10% per year until it is paid. Renter shall also be liable to owner for any legal fees, court costs, and other expenses associated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

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

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

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

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

<p>Renter's Signature, date</p> 	<p>Owner's Signature, date</p> <p><i>Lacey Teare</i> 6/14/24</p>
<p>Printed Name</p> <p>Araceli Gutierrez</p>	<p>Printed Name</p> <p>Lacey Teare, Manager Champaign County Fair Association</p>
<p>Address</p>	<p>Address</p> <p>1302 N. Coler Ave. Urbana, IL 61801</p>
<p>Phone</p>	<p>Phone</p> <p>(217) 367-8461</p>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07-05-2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 217-355-5555 217-355-6768 Brya Insurance Agency 2002 S Neil Street Champaign, IL 61820	CONTACT NAME: Willie Morris PHONE (A/C, No, Ext): 217-355-5555 FAX (A/C, No): 217-355-6768 E-MAIL ADDRESS: elizabeth@bryainsurance.com
INSURED 217-419-3467 ARACELI GUTIERREZ 4514 Lindsey Rd Champaign, IL 61822	INSURER(S) AFFORDING COVERAGE INSURER A : HOUSTON CASUALTY COMPANY NAIC # 42374 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :


COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>	H23SE00155/TM362038	09-15-2024	09-16-2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/IOP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/>					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N N/A					PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	HOST LIQUOR LIABILITY		H23SE00155/TM362245	09-15-2024	09-16-2024	1,000,000

REDACTED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Location: Champaign County Fairgrounds 1302 N. Coler Ave Urbana, Il 61801

CERTIFICATE HOLDER Phone : Fax:	CANCELLATION
CHAMPAIGN COUNTY 1776 E. WASHINGTON ST URBANA, IL 61802	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

OFFICE USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 7/11/2024
- 2. Fee Amount Received: 1400

Sheriff's Dmartment

- 1. Police Record Approval: [Signature] Date: 7/15/2024
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: CCSO will staff. (Like past)

Signature: [Signature]

Planning & Zoning Department

- 1. Proper Zoning Approval: _____ Date: _____
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: _____ Signature: _____

Environment & Land Use Committee

- 1. Application Complete Approval: _____ Date: _____
- 2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions: _____



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

SEP. 15

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: *JUL 11 2024*

Champaign County Clerk
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. 2024-ENT-50
Date(s) of Event(s) 9-15-2024
Business Name: ARACELI GUTIERREZ
License Fee: \$ 10.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 14.00

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: Araceli Gutierrez
2. Location of Business for which application is made: _____
3. Business address of Business for which application is made: 1302 902 N COVER AVE Urbana IL, 61801
4. Zoning Classification of Property: _____
5. Date the Business covered by Ordinance No. 55 began at this location: SEP 15, 2024
6. Nature of Business normally conducted at this location: Champaign County Fair
7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): (SPANISH RODEO)
8. Term for which License is sought (specifically beginning & ending dates): 1 Day Event (SPANISH RODEO)
(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? NO
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: 9115124 One day Event (SEP, 15, 2024)
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: Araceli Gutierrez Date of Birth: REDACTED
Place of Birth: Mexico, Puebla Social Security No.: REDACTED
Residence Address: 4514 Lindsey Road - Champaign IL 61822
Citizenship: Permanent Resident 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): Araceli Gutierrez
Date of Birth: REDACTED Place of Birth: Puebla, Mexico
Social Security Number: REDACTED Citizenship: NO
If naturalized, state place and date of naturalization: -
2. Residential Addresses for the past three (3) years: yes
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: Cleaning houses 3 years
Carriage crossing 1 year

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: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

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

N/A

Give first date qualified to do business in Illinois: N/A

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: _____ Title: _____

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

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

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

PHONE # _____

EMAIL: _____

Residential Addresses for past three (3) years: _____

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

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

AFFIDAVIT

(Complete when applicant is an **Individual or Partnership**)

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

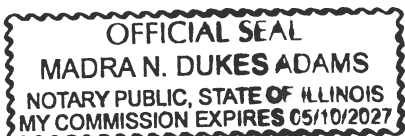
I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 11th day of July, 2024



Notary Public

AFFIDAVIT

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

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

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

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

Signature of Presiaent

Signature of Secretary

Signature of Manager or Agent

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

Notary Public



Facility Rental Agreement

This contract for the rental of a venue is made this day, June 4, 2024, by and between the Champaign County Fair Association, hereafter referred to as the Owner, and Araceli Gutierrez, hereafter referred to as the Renter.

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

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

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

1. To reserve calendar dates, a non-refundable deposit in the amount of 50% of the total rental cost is required with this agreement no later than sixty (60) days prior to Event and will be applied to rental charges upon final settlement of accounts. A separate check in the amount of 100% of the total rental cost is also required for a damage/security deposit which will be held and returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates. Assessment to be done by Fair Personnel at the close of the event.
2. The Renter shall have access to and use the Grandstands building, August 11, 2024, for the purpose of hosting the Renter's Event: Spanish Rodeo. All events held at the Champaign County Fairgrounds will fall under the County noise ordinance (Section 3) and must end by 10:30pm each night of the event.
3. Renter must obtain an R&E License from the Champaign County Clerk Office. Renter shall provide the Owner with a copy of the issued permit no later than thirty (30) days prior to the Event Date. Renter is also responsible for obtaining their own liquor license if adult beverages will be offered during any time of the event.
4. The full Rental Fee for the use of the venue described in (2) above shall be \$3,000 per day PLUS a restroom cleaning fee of \$250. The balance of the Rental Fee due, less the non-refundable deposit described in (1) above, shall be payable to the Owner within three days of the rental period's expiration described in (2) above. At that time, Renter shall also tender to Owner all keys and other access control devices in his/her possession.
5. In addition to rent, Renter will pay Owner \$25 per 110 hookup and/or \$50 per 220 hookups for each electrical hookup utilized by a profit bearing vendor. Otherwise, Renter will furnish all other equipment necessary for its Event unless otherwise agreed in writing with Owner. Aladdin Electric is the only authorized company or person allowed to perform electrical work of any kind at the expense of the Renter. This fee also applies to any vendor who requires hard wiring into electrical boxes. There is no charge for water and can only be used with a hose hookup at a spigot.
6. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it. Trash removal service can be provided by the Owner at the expense of the Renter.
7. Upon Renter's completion of his/her obligations under (4) and (6) above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.

8. Renter shall not do anything which will in anyway impair the reasonable obligation of any policy of insurance upon the premises. Renter shall procure and maintain at Renter's cost and expense policies of insurance insuring the Promoter against public liability, covering the premises rented and use and operation thereof, with limits of not less than \$1 million combine single limit. Any insurance required to be procured and maintained by the Renter shall not be subject to cancellation except after ten (10) days prior written notice to the Owner and shall name Owner as an additional insured. Renter shall provide to the Owner a certificate evidencing the insurance of said insurance policy or policies.

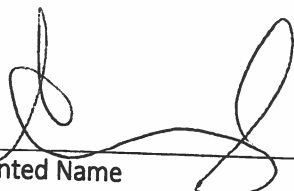
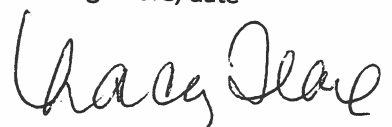
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12. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

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

<p>Renter's Signature, date</p> 	<p>Owner's Signature, date</p>  6/14/24
<p>Printed Name</p> <p>Araceli Gutierrez</p>	<p>Printed Name</p> <p>Lacey Teare, Manager Champaign County Fair Association</p>
<p>Address</p>	<p>Address</p> <p>1302 N. Coler Ave. Urbana, IL 61801</p>
<p>Phone</p>	<p>Phone</p> <p>(217) 367-8461</p>





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07-05-2024

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PRODUCER 217-355-5555 217-355-6768 Brya Insurance Agency 2002 S Neil Street Champaign, IL 61820	CONTACT NAME: Willie Morris PHONE (A/C, No, Ext): 217-355-5555 FAX (A/C, No): 217-355-6768 E-MAIL ADDRESS: elizabeth@bryainsurance.com
INSURED 217-419-3467 ARACELI GUTIERREZ 4514 Lindsey Rd Champaign, IL 61822	INSURER(S) AFFORDING COVERAGE INSURER A: HOUSTON CASUALTY COMPANY NAIC # 42374 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:


COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>	H23SE00155/TM362245	08-11-2024	08-12-2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	HOST LIQUOR LIABILITY		H23SE00155/TM362245	08-11-2024	08-12-2024	1,000,000

REDACTED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Location: Champaign County Fairgrounds 1302 N. Coler Ave Urbana, Il 61801

CERTIFICATE HOLDER Phone : Fax: CHAMPAIGN COUNTY 1776 E. WASHINGTON ST URBANA, IL 61802	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

OFFICE USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 7/11/2024
- 2. Fee Amount Received: 14.00

Sheriff's Dmartment

- 1. Police Record Approval: _____ Date: 7/15/24
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: CCSO will be Present
Signature: _____

Planning & Zoning Department

- 1. Proper Zoning Approval: _____ Date: _____
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: Signature: _____

Environment & Land Use Committee

- 1. Application Complete Approval: _____ Date: _____
- 2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions:

**Summary of Other Illinois Counties Regulation of Livestock in Residential Districts
July 29, 2024**

County	Is livestock allowed in Residential Districts?	Requirements
Champaign	Yes with limits	Roosters not allowed within 1,000 feet of a home rule municipality
<i>COUNTIES GENERALLY CONSIDERED COMPARABLE TO CHAMPAIGN COUNTY</i>		
McLean	Yes	Livestock shelters must be 150 feet from other properties
Peoria	Yes	None
Sangamon	Yes	None
<i>COUNTIES NOT GENERALLY CONSIDERED COMPARABLE TO CHAMPAIGN COUNTY</i>		
Clinton	No	Not allowed
DeKalb	Yes	Minimum lot size of 2 acres
Grundy	Yes- limited to hens	In the R Districts only chickens are authorized; six hens per half acre; roosters are not allowed; other requirements also apply
Kankakee	Yes	A minimum lot size of 20 acres but horses are allowed on lots that are 2 acres or larger.
Kendall	Yes with limits	In the R-2 District only chickens are authorized with a limit of six chickens on less than one acre and 12 chickens on lots that at least one acre; other requirements also apply; roosters are not allowed. In the R-1 One Family Estate Residence District with a minimum lot size of 130,000 SF, more livestock is authorized using "animal units" from the Illinois Livestock Management Facilities Act (570 ILCS 11).
Madison	Yes with limits	One horse per acre and two horses maximum. Goats, chickens, and honey bees are allowed with a Special Use Permit.
Piatt	Yes	None yet but an amendment is in process including not allowing livestock other than chickens and limiting chickens to six on lots of 1 acre or less and 12 on lots of 2 to 5 acres; roosters are not allowed.
Rock Island	Yes- limited to hens.	Farm animals allowed in R-1 and SE-2 are limited to six hens on lots of 10,000 SF or less; 10 hens allowed on lots more than 10,000 SF; roosters are not allowed; other requirements also apply

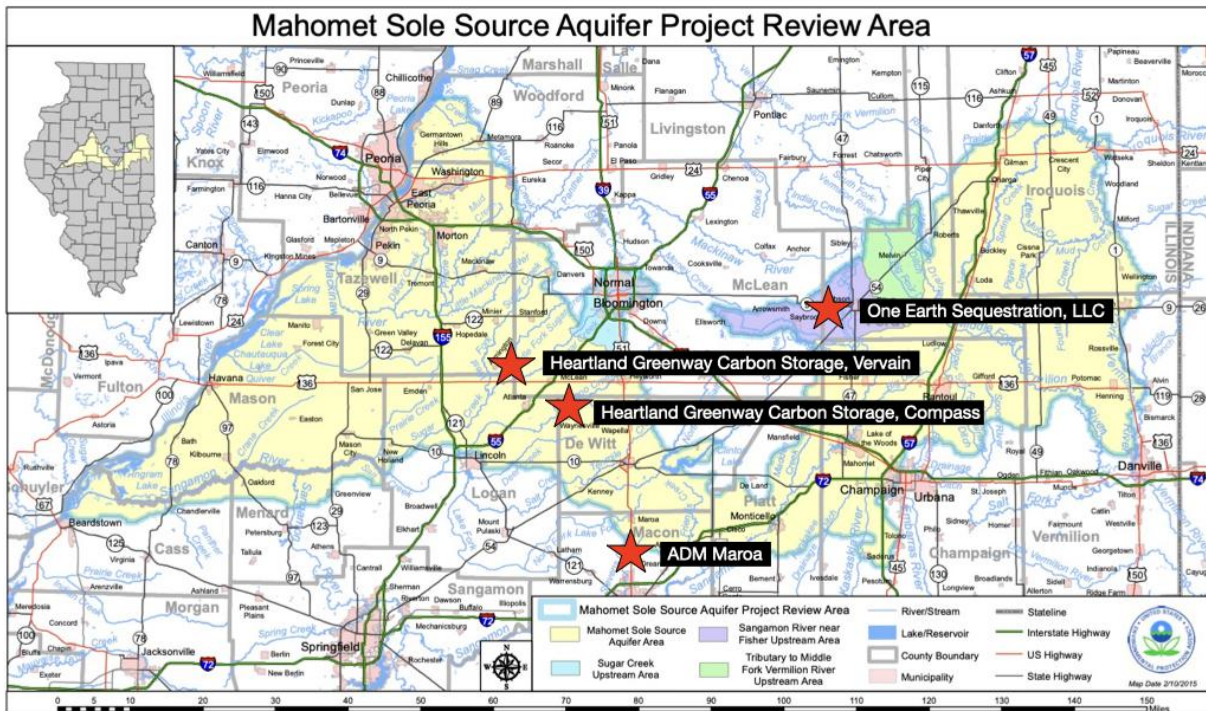
The Mahomet Aquifer is at risk from CO₂ contamination!

Stand up for the Mahomet Aquifer again!

- Thirteen years ago, the Mahomet Aquifer was threatened by the **storage of toxic waste** in the Clinton Landfill, located over the Mahomet Aquifer in DeWitt County. But counties and municipalities organized to protect it from manufactured gas plant (MGP) waste and polychlorinated biphenyl (PCB) waste. They:
 - Obtained a **sole source aquifer** designation from the U.S. EPA, which acknowledges its significance as a local water supply that must be protected.
 - Passed a **consent decree** and convinced legislators to **pass legislation** ([House Bill 1326](#)) to further protect the Mahomet from these toxic wastes.
- Then, in 2016 near Fisher Illinois, an injection well leaked methane into the Mahomet Aquifer from a gas storage facility owned by People's Gas. The **gas contaminated wells** as far away as Mahomet (the city). After eight years and with millions of dollars spent on the design of a new water supply, affected residents still rely on bottled water for daily use.
- Today, the Mahomet Aquifer is facing another threat that, if not stopped, can contaminate the aquifer with toxic, heavy metals. Once again, **your help is needed** to keep the aquifer safe.

The threat

- Due to its unique geology, **Illinois is a prime target** for carbon sequestration (CCS), the process of storing pressurized CO₂ underground in geological formations with the intent of permanent storage.
- The U.S. EPA plans to **hold public hearings** late this year and early next on draft Class VI well permits for four CCS projects that would inject CO₂ through and/or store it under the Mahomet Aquifer (and its recharge area near Fisher) in DeWitt, Logan, Macon, and McLean Counties.



We need a Mahomet Aquifer CCS Ban!

- CO₂ can **leak along injection wells** and through existing faults and fractures in the cap rock. Natural or induced earthquakes (caused by injecting large volumes of highly-pressurized CO₂) can crack well bores and the cap rock, releasing it into the aquifer. Leakage also can occur through abandoned wells that penetrate the Mahomet Aquifer:
 - When CO₂ mixes with water, it forms carbonic acid, which can leach **heavy metals** from sand and rock formations in the aquifer. These include arsenic, antimony, cadmium, chromium, copper, iron, lead, magnesium, and selenium.
 - People who consume **high levels of heavy metals** risk acute and chronic toxicity, liver, kidney, and intestinal damage, anemia, and cancer.
- Illinois passed legislation regulating carbon capture and storage in May of 2024 (the [SAFE CCS Act](#)), but the **law does not ban** the injection of CO₂ through or storage under the Mahomet Aquifer and its recharge areas. This leaves the Mahomet vulnerable to contamination from a CO₂ leak.

The Mahomet Aquifer is vital to our well-being

- The Mahomet Aquifer is the primary source of drinking water for nearly **one million people** in Central Illinois. It serves over 100 communities and tens of thousands of rural homeowners in 14 counties.
- It also is **important to our economy**. Many self-supplied agricultural, industrial, institutional, and commercial users rely upon the aquifer for cooling, process water, and row-crop irrigation.
- Its designation as a sole-source aquifer by the U.S. EPA means **over 50 percent of the population** served by the Mahomet Aquifer would be unable to find either a physically-available or economically-feasible alternative source of drinking water should it become contaminated.

What Can You Do?

Work with us to stop all CCS projects that threaten the Mahomet Aquifer! This includes:

- Helping **reignite the multiple coalitions** that previously worked together to protect it when the aquifer was threatened by MGP and PCB waste.
- Preparing for and attending each of the public hearings that will be held for projects that threaten the Mahomet Aquifer so that you can **tell the EPA to deny these permits**:
 - **No private company** should be allowed to threaten Central Illinois' primary water supply.
 - Approval of these projects will **compromise our health** and leave us **without a viable supply of replacement water** should the aquifer be contaminated by CO₂.
- Work for a legislative **Mahomet Aquifer CCS ban**. Call your state senator and representative and let them know we need a legislative Mahomet Aquifer CCS ban **to protect our drinking water and health** from CO₂ pollution! Go to the [Illinois State Board of Elections](#) website to find your legislators and their contact information.
- Visit noillinoisCO2pipelines.org for more information on **CCS and the Mahomet Aquifer**, and [sign up](#) for updates!

Questions? Contact Pam at prichart@ecojusticecollaborative.org or Andrew at arehn@prairierivers.org.

CONTRACT FOR SALE OF VACANT LAND

THIS CONTRACT is made and entered into as of _____, 2019 2024 by and between the County of Champaign, hereinafter referred to as "Seller," and Mauricio Zenil, hereinafter referred to as "Buyer."

WITNESSETH THAT:

WHEREAS, Seller is the owner of real estate legally described as:

Lot 33 in the Regency West Subdivision, as per plat recorded in book "V" of plats at page 36; Southwest Quarter, Section 35, Township 20 North, Range 8 East of the Third Principal Meridian, Champaign County, Illinois; encompassing 0.177 acres more or less

with PIN: 41-14-35-353-017, commonly known as 2603 Campbell Drive, Champaign, Illinois, 61821; and,

WHEREAS, Seller desires to sell said real estate and Buyer desires to purchase the same; and,

WHEREAS, the parties have agreed upon the terms and conditions relating to the sale and purchase of said real estate and wish to reflect their agreement in writing;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter expressed, and other good and valuable consideration, the receipt of which is acknowledged, the parties do hereby agree as follows:

1. Mutual Covenants. Seller shall sell and Buyer shall purchase the above-described real estate, together with all existing improvements and appurtenances, upon the terms set forth in this Contract.
2. Purchase Price. Buyer shall pay the total sum of \$5,600.00 to Seller as the purchase price for the property described herein.
3. Payment. Payment shall be made in the following manner:
 - a. Buyer has paid \$560.00 as earnest money to be held by Seller until closing.
 - b. Buyer shall pay the balance of the purchase price at closing. The amount of this payment shall be adjusted by prorations and credits allowed the parties by this Contract and shall be paid to Seller in cash, by cashier's check, or by other form of payment acceptable to Seller.

4. Closing. Closing of this transaction shall be held on or ~~before July 12, 2019~~ October 24, 2024, at the offices of the Champaign County State's Attorney, 101 East Main Street, Urbana, Illinois, or at such other place as the parties may agree.
5. Possession. Seller shall deliver possession of the real estate and personal property herein described to Buyer at the time of closing of this transaction.
6. Personal Property. All items of personal property now located upon the premises are included in this sale and title thereto shall pass to Buyer upon final payment of the full purchase price as provided herein. Buyer shall accept such property in "as-is" condition.
7. Deed of Conveyance. As soon as practicable, Seller shall execute a recordable ~~Warranty~~ Quit Claim Deed, with waiver of homestead rights, sufficient in form to convey the real estate in fee simple absolute, subject only to the title exceptions permitted herein, to Buyer, or Buyer's nominee. The deed of conveyance shall be delivered to Buyer at closing upon Buyer's compliance with the terms of this Contract, or as otherwise provided herein.
8. Taxes.
 - a. The State of Illinois Real Estate Transfer Tax, if any, shall be Seller's expense and shall be allowed Buyer as a credit against the purchase price.
 - b. Real estate taxes for all prior years shall be Seller's expense. Real estate taxes for the current year apportioned up to, but not including, the date of closing shall be Seller's expense. The amount of prior taxes and the proration of the current tax shall be calculated upon the basis of the most current tax information and shall be allowed to Buyer as a credit against the purchase price herein.
 - c. Buyer's acceptance of such credits shall release Seller from any further liability in connection therewith, unless otherwise agreed between the parties.
9. Assessments.
 - a. All special assessments that are a lien upon the real estate as of the date of this Contract shall be Seller's expense; all special assessments levied and confirmed against the real estate after the date of this Contract shall be Buyer's expense.
 - b. The unpaid balance of special assessments chargeable hereunder to Seller shall be allowed to Buyer as a credit against the purchase price herein. Buyer's acceptance of such credit shall release Seller from any further liability in connection there with, unless otherwise agreed between the parties.

10. Evidence of Title.

- a. ~~Within a reasonable time, Seller shall elect and deliver to Buyer, or to Buyer's attorney, a Commitment for Title Insurance issued by a title insurance company regularly doing business in the county within which the real estate is located, committing the company to issue a policy in a standard American Land Title Association form insuring title to the real estate in Buyer, or Buyer's nominee, for the amount of the purchase price set forth above.~~
- b. ~~Permissible exceptions to title shall include only the lien of general taxes; zoning and building laws or ordinances; easements apparent or of record; and covenants, conditions, and restrictions of record.~~
- c. ~~Buyer shall notify Seller, or Seller's attorney, in writing within 4 days after receipt of the evidence of title of any objection which Buyer may have thereto and unless such Notice is given, the evidence of title shall be conclusively presumed to be accepted by Buyer.~~
- d. ~~Seller shall have a reasonable time to cure any objection actually interfering with or impairing the merchantability of the title to the real estate. Seller or Buyer shall have the right to cure any such objection which may be removed by the payment of money by deducting the amount of such payment from the purchase price at the time of closing.~~
- e. ~~If Seller is unable to cure such objection and is unable to procure a title policy insuring over such objection, then Buyer shall have the option to terminate this Contract, in which case all monies paid under this Contract by Buyer shall be returned to Buyer.~~
- f. ~~The evidence of title shall be at the sole expense of Seller except that Buyer shall pay one half (1/2) of the customary service or search charge in connection with the issuance of title insurance, and Buyer shall also pay for the cost of abstracting any item attributable to Buyer, and the cost of any insurance covering Buyer's lender, if any.~~
- g. ~~Seller warrants that no contracts for the furnishing of any labor or material to the land or the improvements thereon, nor any security agreements, nor any leases with respect to any goods or chattels that have been or are to become attached to the land or any improvements thereon as fixtures, shall at the time of closing be outstanding and not fully performed or satisfied; and, further, Seller warrants~~

~~that at the time of closing there shall not be any unrecorded lease or contract relating to the property, except as theretofore disclosed to Buyer.~~

10. Condition of Premises. Buyer acknowledges that Buyer has inspected the real estate and any existing improvements and/or appurtenances thereon; that Buyer is acquainted with the condition thereof; and, that Buyer accepts the same in their condition as of the date of this Contract, with absolutely no warranties as to the condition of the premises.

11. Default.

- a. If Buyer fails to make any payment or to perform any obligation imposed upon Buyer by this Contract, then Buyer shall be in default under this Contract and Seller may serve written Notice of Default upon Buyer.
- b. If Buyer fails to remedy such default within a period of ten (10) days after service of such Notice of Default, then Seller may, by written Notice of Termination served upon Buyer, terminate this Contract. In the event of such termination, all monies paid under this contract by Buyer shall be retained by Seller and applied against any actual damages incurred by the Seller for breach of this contract. Seller shall be entitled to recover actual damages incurred by Seller due to a default or breach of the contract by Buyer, if the monies paid by Buyer and applied by Seller against the actual damages are not sufficient to fully compensate the actual damages. Seller shall have a cause of action against Buyer for such unpaid actual damages.
- c. If Seller fails to perform the obligations imposed upon Seller by this Contract, then Buyer may terminate this Contract upon similar Notice of Default and similar Notice of Termination served upon Seller. In the event of such termination, all monies paid under this Contract by Buyer shall be returned to Buyer.
- d. Default by Buyer or Seller shall entitle the non-defaulting party to claim as damages all reasonable costs, attorney's fees, and expenses incurred in connection with the judicial or non-judicial enforcement of this Contract.
- e. No failure by Seller or Buyer to elect to declare a default, or to elect to declare a termination, shall be deemed a waiver of such party's right to make such election.

12. Notices. Any notice required under this Contract to be served upon Seller or Buyer shall be either personally delivered or mailed by Certified Mail to such party at the address shown herein following their signatures, or at such other place as the parties may from

time to time designate in writing. Any notice served upon a party by mail shall be deemed to have been served upon the date that such notice bearing fully prepaid postage is deposited in the United States mail.

13. RESPA. Seller and Buyer hereby agree to make all disclosures and to sign all documents necessary to allow full compliance with the provisions of the Real Estate Settlement Procedures Act of 1974, as amended.
14. Number and Gender. Each pronoun used in this Contract shall be construed to be plural or of feminine gender if required by the number or gender of the parties.
15. Merger. All offers, acceptances, oral representations, agreements and writings between the parties heretofore made are merged herein and shall be of no force or effect unless contained in this Contract.
16. Time of the Essence. The time for performance of the obligations of the parties is of the essence of this Contract. Unless accepted by Seller, this offer expires at noon on ~~June 1,~~ 2018 October 25, 2024.
17. Succession of Obligations. All terms of this Contract shall be binding upon the heirs, legatees, devisees, personal representatives and assignees of the parties.
18. Construction. The language used in this Contract shall be deemed to be approved by all parties hereto to express their mutual intent, and no rule of strict construction shall be applied against any party.
19. Duplicate Originals. Multiple copies of this Contract may be signed by all parties, and each copy so signed shall be considered an original document.

IN WITNESS WHEREOF, the parties have signed this Contract as of the day and year first above written.

SELLER: County of Champaign

BUYER: Mauricio Zenil

BY: _____

Steve Summers,
Champaign County Executive

Mauricio Zenil

Address:
County of Champaign
c/o Champaign County State's Attorney's Office
Civil Division 101 E. Main St.
Urbana, IL 61801

Address:
1410 Queensway Drive
Champaign IL 61821

Champaign County
Department of

**PLANNING &
ZONING**

To: **Environment and Land Use Committee**

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

Date: **July 29, 2024**

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

**Brookens Administrative
Center**

1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

zoningdept@co.champaign.il.us

www.co.champaign.il.us/zoning

BACKGROUND

The Committee last reviewed a proposed timeline for prosecution of dangerous structure cases at the May 7, 2020, meeting. The attached table is an update of the current status of enforcement cases for dangerous structures. Note the following:

- A. A new contract for sale for 2603 Campbell Drive is on the current Agenda.
- B. The property at 404 Dodson Drive South is ready to be marketed for sale “as is”. We have received several inquiries from businesses wanting to purchase and rehabilitate the property.
- C. An offer has been received for the property at 202 Third Street in Foosland and the Committee will see that next month.

Table 1. Current Status of Dangerous Structure Cases¹

Resolution Timeline (approx.)	Property Address (Enforcement Case #)	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
2009	1908 East Perkins Road, Urbana	2009	<i>RESOLVED</i> BASEMENT REMOVED AND HOLE FILLED IN 2023	NONE	
2015	1518B CR 2700N, Rantoul (Case ZN 11-52/09)	2011	<i>RESOLVED</i> OWNER DEMOLISHED BY CONTROLLED BURN IN MAY 2015; CLEANED UP IN DECEMBER 2015	NONE	Former Jones Building property
	1101 Carroll Avenue, Urbana (Case ZN 09-105/21; also see below)		<i>RESOLVED</i> STRUCTURE DEMOLISHED BY COUNTY IN FALL OF 2015 AND FORECLOSED IN 2017;	ACTUAL COSTS: \$1,800 fencing; \$100 title search; \$13,750 demo. APPRAISED IN 2017 AT \$30,000 AND RE-APPRAISED IN 2018 AT \$20,000	County Board accepted offer of \$2,628 in February 2020
2016	1512 CR2700N, Rantoul (Case ZN 11-01/09)	2010	<i>RESOLVED</i> NEW OWNER DEMOLISHED BY CONTROLLED BURN IN JULY 2016	NONE	Former Cherry Orchard Apartments property
	1208 North Eastern Avenue, Urbana	5/22/06	<i>RESOLVED</i> NEW OWNER REMOVED BUILDING	NONE	No County action required.
	Pleasant Plains Mobile Home Park 790 CR 800N, Tolono (PIN 29-26-20-400-008)	2005 & 2008	OWNER SLOWLY REMOVING ABANDONED MOBILE HOMES BUT MUCH DEBRIS REMAINS	NONE	State of Illinois (IDPH) shut down the park due to arsenic in the water.
2017	2603 Campbell Drive, Champaign (Case ZN 01-30/14)		DEMOLISHED BY COUNTY IN 2010 PROPERTY FOR SALE; NEEDS NEW CONTRACT (ON AGENDA)	APPRAISED IN 2017 AT \$7,800	The former Mefford property and also the former Mabel Thomas Park.
	504 South Dodson, Urbana (Case ZN 12-32/21)	4/27/10	<i>RESOLVED</i> DEMOLISHED BY COUNTY IN LATE 2017 FOR \$8,100	APPRAISED IN 2017 AT \$7,000	Reimbursed under IHDA APP Grant; property sold by Champaign County for \$1,375
	205 Main Street, Penfield (Case ZN 16-17/12)	9/23/14	<i>RESOLVED</i>	NONE	New owner in 2017 cleaned up the property and there have been no new complaints

Table 1. Current Status of Dangerous Structure Cases¹

Resolution Timeline (approx.)	Property Address (Enforcement Case #)	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
2018	3304 South Pine Circle, Urbana (Case ZN 12-17/21)	8/17/00	RESOLVED IN AUGUST 2018 WITH FINES OF \$109,800	NONE	Same owner as 3306 S. Pine Circle
	3306 South Pine Circle, Urbana (Case ZN 12-18/21)	2/02/12	RESOLVED IN AUGUST 2018 WITH 3304 SOUTH PINE CIRCLE (SEE ABOVE)	NONE	Same owner as 3304 S. Pine Circle
	202 Brady Lane, Urbana (Case ZN 16-26/01)	8/2/16	RESOLVED HOUSE WAS REMOVED BY OWNER IN 2018	NONE	
	2303 Brownfield Road, Urbana	3/08/07	ONGOING CLEANUP	ESTIMATED COSTS: \$23,140**	New owner on all four properties; some cleanup has been accomplished
	2305 Brownfield Road, Urbana	3/08/07	ONGOING CLEANUP	ESTIMATED COSTS: \$23,140**	
	2402½ Johnson Lane, Urbana	7/07/09	ONGOING CLEANUP	ESTIMATED COSTS: \$23,140**	
	2312 Johnson Lane, Urbana	7/07/09	ONGOING CLEANUP	ESTIMATED COSTS: \$23,140**	
2019	103 Paul Avenue, Champaign (Case ZN 18-39/15)	6/27/07	NEW OWNER IN 2019 OWNS OTHER ADJACENT LOTS- SEEMS TO BE DOING SOME CLEAN UP		
	303 North Main Street, Seymour	1/01/09	NEW OWNER IS SLOWLY MAKING REPAIRS	NONE	Former gas station; underground tanks may be left as is
	*306 Ferguson Street, Foosland	10/31/18	NEW OWNER IS BUILDING A NEW HOUSE; OLD HOUSE MAY REMAIN WHILE NEW HOUSE IS BEING CONSTRUCTED		
	210½ Brady Lane, Urbana	8/08/12	RESOLVED	NONE	
	22435 CR 1700 N, St. Joe (Dardar property)	7/10/19	RESOLVED BURNED OUT HOUSE CLEANED UP BY OWNER IN 2023		
	4011 Danbury Street, Champaign	3/05/19	RESOLVED OCCUPIED DANGEROUS STRUCTURE; REPAIRED IN 20204		
2020	1301 East Perkins Road, Urbana	9/13/14	NO CHANGE	ESTIMATED COSTS: \$18,000**	

Table 1. Current Status of Dangerous Structure Cases¹

Resolution Timeline (approx.)	Property Address (Enforcement Case #)	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
	2218 East University Avenue, Urbana	5/7/12	2020: OWNER NEGOTIATING WITH CITY OF URBANA OREGARDING REDEVELOPMENT	ESTIMATED COSTS: \$16,000**	Same owner as 3304 & 3306 S. Pine Circle.
	207 Main Street, Foosland	8/12/15			
	404 Dodson Drive South, Urbana	9/27/17	OWNER CONVEYED PROPERTY TO CHAMPAIGN COUNTY; PROPERTY TO BE SOLD AS IS		
	107 Brady Lane, Urbana (Case ZN 19-17/21)	5/30/19	OWNER CLEANED UP PROPERTY IN 2020		Property had been occupied by squatters
	2410 Sharlyn Drive, Urbana	7/21/15 & 7/19/19	PROPERTY OVERGROWN AND APPEARS ABANDONED		Not a clear violation yet.
	1 Bel Air Court, Champaign	8/16/19	PROPERTY APPEARS ABANDONED AND IN DISREPAIR		Some repairs may be occurring.
	300 Third Street, Foosland (Case ZN 20-02/01)	10/02/18	FIRST NOTICE SENT AND RETURNED UNDELIVERABLE		New owner in 20204
	202 Third Street, Foosland (ZN 20-03/01)	1/21/20	RESOLVED DEMOLISHED BY COUNTY IN 2020 FOR \$26,800; READY TO BE SOLD		Reimbursed by APP Grant
2021	Triangle Mobile Home Park, 64 CR 1725 E. Ludlow	6/16/21	MOBILE HOME PARK APPARENTLY ABANDONED	No estimate	State of Illinois (IDPH) shut the park in 2022 over arsenic in the water; ongoing court case
2022	132 Main Street, Penfield		RESOLVED OWNER DEMOLISHED ON 2022		
2023	1003 South Mahomet Rd, Mahomet	10/13/23	FIRE DAMAGED HOUSE; PROPOSED TO BE REPAIRED		
	High Cross Mobile Home Park 3202 East University, Urbana	1/13/23	OPEN MOBILE HOMES; OWNER TRYING TO CLEAN UP		

Table 1. Current Status of Dangerous Structure Cases¹

Resolution Timeline (approx.)	Property Address (Enforcement Case #)	Date of First Complaint	STATUS	Estimated Cost or Appraisal Value	Notes
2024	1813 CR 1200 N, Urbana	1/08/24	HOUSE BURNED ON 1/31/23		Needs a First Notice
	<div data-bbox="259 426 383 457" style="border: 1px solid black; width: 76px; height: 15px; margin-bottom: 5px;"></div> <p data-bbox="259 489 761 520">**includes title search and appraisal costs</p> <p data-bbox="259 546 440 577">FOOTNOTES</p> <p data-bbox="259 600 1390 632">1. At least four other dangerous structures have been removed by private action since 3/08/07.</p>				