



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

County of Champaign, Urbana, Illinois

Thursday, November 7, 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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I. Call to Order	
II. Roll Call	
III. Approval of Agenda/Addendum	
IV. Approval of Minutes	1-5
A. October 10, 2024 – Regular Meeting	
V. Public Participation	
VI. Communications	
VII. <u>New Business: Items For Information Only</u>	
A. Champaign County Environmental Stewards (CCES) update regarding the CCES Household Hazardous Waste Collection Facility project	
B. CCES Household Hazardous Waste Extended Producer Responsibility (EPR) legislation to be introduced to the Illinois General Assembly in early 2025.	
VIII. <u>New Business: Items to Receive and Place on File by ELUC to Allow a 60-Day Review Period</u>	
A. Proposed Zoning Ordinance Text Amendment to regulate the keeping of animals within 1,000 feet of a home rule municipality	6-15
IX. <u>New Business: Items to be Recommended to the County Board</u>	
A. Proposed Amendment to increase the annual solid waste hauler fees From \$35 to \$50 per vehicle	16-23
B. Zoning Case 150-AM-24. A request by Terence Conlon to amend the	24-34

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)
November 7, 2024, Agenda**

Zoning Map by changing the zoning district designation from I-2 Heavy Industry to B-4 General Business on a 2.00-acre tract in the Southeast Quarter of Section 6, Township 19 North Range 9 East of the Third Principal Meridian in Urbana Township with an address of 2306 Oak St, Urbana.

X. Other Business

A. Monthly Reports -None

B. Semi-Annual Review of Closed Session Minutes

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**

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MINUTES – Approved As Distributed

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

Committee Members

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

County Staff: Steve Summers (County Executive) John Hall (Zoning Administrator) and Liz Dillingham (Administrative Services)

Others Present: None

MINUTES

I. Call to Order

Committee Chair Thorsland called the meeting to order at 6:38 p.m.

II. Roll Call

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

III. Approval of Agenda/Addendum

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

IV. Approval of Minutes

A. August 8, 2024 – Regular Meeting

MOTION by Mr. Esry to approve the minutes of the August 8, 2024, regular meeting, seconded by Mr. Farney. Upon voice vote, the **MOTION CARRIED** unanimously to approve the minutes.

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V. Public Participation

Andrew Rehn spoke about protecting our sole source of water supply from the Mahomet Aquifer which serves a million people. Andrew is the Climate Policy Director for Prairie Rivers Network. Mr. Rehn stated if our precious water source is impacted, the users would not have a reasonable alternative for drinking water. Threat to the Mahomet Aquifer are carbon sequestration and pollutants. Ultimately, Co2 is injected into the wells. He opposes storage under the Aquifer. He explained the existing regulations, threats, leak risks such as ADM, and processes.

Mayor Diane Marlin, City of Urbana Mayor, also supports a moratorium on carbon sequestration in and under the entire Mahomet Aquifer which serves fifteen counties in Illinois. She indicated the Mahomet Aquifer is the sole source of water in the area and needs protected. The aquifer task force has been working on this issue as well. She talked about mapping of the aquifer, which is like an M.R.I. She echoed Mr. Rehn’s concerns and supports a ban on projects which would destroy the aquifer.

Chibu Asonye, Vijay Shah, Joe Hooker, Tom Yu, on behalf of City of Champaign Mayor Debra Frank Feinen, Dr. Anna Nesbitt, Ted Hartke, Elizabeth Kirby, and Harold Diamond are all in support of protecting the Mahomet Aquifer and they support a ban on carbon sequestration activity in Champaign County.

Alison Harper, resident of 2306 S. Mattis, stated she moved her hobby farm 20 minutes from her residence. She is in support of agriculture on private property and defends Champaign County residents raising their own livestock for nutritious reasons. She stated it is difficult to find farmland and discussed the challenges of obtaining water and electricity. She asked the board to think about increasing the number of chickens and allowing various species of agriculture on private property within the city.

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

VI. Communications

Mr. Stohr mentioned the Residential Electronic Collection event is this weekend.

VII. New Business: Items For Information Only

- A. Places may still be available for the Residential Electronic Collection Event at Parkland College from 8 a.m. to 12 p.m. on Saturday, October 12, 2024.**

Mr. Hall stated all time slots are full but encouraged citizens to register in case there are cancellations, and they can work additional citizens in. There will be another event next May.

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

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A. Recreation & Entertainment License for Gordyville USA, LLC d.b.a. Corner Concessions (under new ownership), 2205 CR 3000 N Gifford IL

MOTION by Mr. Farney to approve Recreation & Entertainment License and seconded by Mr. Esry. Upon voice vote, **MOTION CARRIED** unanimously.

B. Authorization for a public hearing on a proposed Zoning Ordinance text amendment to establish a safety moratorium on carbon sequestration activity in Champaign County

There was a discussion between all committee members who support the ban on carbon sequestration activity in Champaign County.

Dr. Stohr initiated and presented the Carbon sequestration topic before the board several months ago. He stated it is risky to inject the carbon dioxide beneath the sole source Aquifer. He feels there might be other safe places outside the Aquifer that would be safer. It is a matter of concern, and he agrees with some of the public speakers. He believes it deserves more time for gathering thoughtful information in Illinois and around the world. This will be a large undertaking for the Champaign County Board. He urges his fellow board members to look upon this subject favorably.

Ms. Rodriguez acknowledged Ms. Harper and thanked her for showing up consistently to all the previous board meetings and finds her presentations informative. She also thanked Vijay Shah, U of I grad student for attending tonight’s meeting. She was appreciative of both the Urbana and Champaign Mayors who were in attendance, as well as the other participants. Ms. Rodriguez is whole heartedly happy to protect the aquifer.

Mr. Owen appreciates the public participation and residents who are educated on the carbon sequestration topic. He fully supports the moratorium. He clarified with Mr. Hall this is a 365 day temporary moratorium while ensuring there will be hearings and things put in place to protect the aquifer while working on a permanent amendment.

Mr. Hall confirmed he is correct and added the moratorium will have to go through the public hearing at the ZBA. It will be a long road to develop the final amendment.

Mr. Farney echoes previous comments and fully supports the moratorium. He commented on the handout from representative Ammons. He stated the County Board is fixing problems that Springfield created.

Mr. Esry fully supports a moratorium. He does not personally use the aquifer water source. He agrees the process will be long but is necessary.

Mr. Stohr spoke about the local legislators that worked very hard to ensure sole source aquifers are exempt from the bill that was passed and signed this past summer. They were disappointed the pleas did not make the final passage. Watchdog groups told him they thought the bill provided protection. Mr. Stohr stated he has support from Representative Ammons & Senator Faraci in that they would like to see Champaign County to enact a moratorium to give them more time to enact a bill through

133 the legislature.
134

135 **Mr. Thorsland** spoke about how important it is to protect our climate as water is fundamental to life.
136 He spoke about Mclean County, IL and all the other towns over the aquifer wanting to protect it. He
137 also thanked Ms. Harper for her presentations. He appreciated Dr. Nesbitt and Vijay Shah. He
138 explained the process and the pending vote to forward the text amendment to establish a temporary
139 moratorium discussion to the ZBA. The soonest this topic would hit the Full County Board would be
140 Thursday, February 20, 2025.

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142 **Mr. Stohr** thanked Mr. Hall for his expeditious draft and hard work.
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144 **Mr. Hall** recognized the State's Attorney's office for their great help & assistance.
145

146 **MOTION by Mr. Owen** to approve a Zoning Ordinance text amendment to establish a
147 safety moratorium on carbon sequestration activity in Champaign County seconded
148 by Mr. Stohr. Upon voice vote, **MOTION CARRIED** unanimously.
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150 **IX. Other Business**

151 **A. Discussion of Solid Waste Hauler License Fee**
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153 **The ELUC committee** discussed increasing the fees due to the budget projections. The cost of the
154 license is currently \$35.00 and there has not been an increase in fees for 16 years. This fee was
155 comparable to other counties back then.
156

157 **Mr. Hall** explained the current balance from the funds we receive from Solid Waste License Fees for
158 the 2025 projections will not be enough to hold events like Household Hazardous & Electronic Waste
159 Collection. The cost is \$10,000 total.
160

161 **Mr. Summers** originally thought some members of the board would like to go with incremental
162 increases. The budget will be tight next year, and this will not work. He suggested the best course
163 of action would be to move forward with the increase as expeditiously as possible.
164

165 **Mr. Thorsland** asked Mr. Hall what the ideal rate would be to keep the events going as they are
166 popular. He also mentioned the County attempts to be very considerate of the end user.
167

168 **Mr. Hall** said the information he has from the Budget meeting indicates the stickers would go from
169 \$35.00 to \$145.00. Some companies get more than a dozen stickers. He will re-calculate the
170 amount, but he is confident each sticker will be more than \$100.00. All companies would be notified
171 before an increase is presented to the committee.
172

173 **Mr. Stohr** said \$35.00 a truck is ridiculously low. He believes at a minimum; it should be \$55.00
174 on top of the \$35.00. He agrees it is a big jump but not unreasonable.
175

176 **Mr. Farney** inquired about a list of all the fees the County collects (notary, birth certificates, etc.) to
177 see how \$145.00 fee fits into the mix. He stated all these need to be looked at due to the tight budget
178 next year and the foreseeable future. He concurs with Mr. Stohr.

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180 **Mr. Summers** stated the liquor license fee has not been raised in sixteen years. The topic will be
181 looked at soon.

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183 **Mr. Esry** has no problem requesting an increase since the cost of everything has gone up. He
184 requests whatever we do, to make the increase sustainable for the next foreseeable future of 5-10
185 years.

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187 **Mr. Owen** agrees with Mr. Esry and does not feel this is an unreasonable jump for the companies
188 involved.

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190 **Mr. Thorsland** feels it is best just to increase the fee and ensure the amount decided upon is an
191 amount that doesn't need increased in a few years.

192
193 **Mr. Summers** stated garbage hauling fees are \$100.00 per vehicle in Champaign, IL.

194
195 **Mr. Owen** suggested moving the fee all the way up now.

196
197 **Mr. Hall** will have the Solid Waste Hauler License Fee topic on the agenda next month.

198
199 **The ELUC committee** discussed the pros & cons of increasing the fees all at once due to the
200 budget projections. The cost of the license is currently \$35.00 and there has not been an increase
201 in fees for 16 years. This fee was comparable to other counties back then. Landfill locations were
202 discussed, and Mr. Ted Hartke confirmed Hoopston is closed.

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204 **B. Monthly Reports-None**

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206 **X. Chair's Report- None**

207
208 **XI. Designation of Items to be Placed on the Consent Agenda-None**

209
210 **XII. Adjournment - The meeting adjourned at 8:07 p.m.**

TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **October 28, 2024**

RE: **Proposed Zoning Ordinance Text Amendment to regulate the keeping of animals within 1,000 feet of a home rule municipality**

BACKGROUND

At the August 8, 2024, meeting the Committee requested a Zoning Ordinance text amendment to regulate the keeping of livestock in residential districts within 1,000 feet of a home rule municipality and a Nuisance Ordinance amendment prohibiting roosters in all Residential Districts. As the text amendment was developed it became clear that limiting the amendment to “livestock” left a loophole for “pets” and “just animals” so the amendment restricts “urban animals”.

A proposed amendment is included as Attachment A and the City of Champaign requirements are included as Attachment B. An excerpt of the Livestock Facilities Management Act is included as Attachment C.

OVERVIEW OF THE PROPOSED AMENDMENT

The amendment was largely based on the City of Champaign hen requirements (see Attachment B) and the Kendall County requirements for farm type animals in residential districts and the Illinois Livestock Management Facilities Act. Other standards were pulled from documents reviewed over the internet such as the Humane Society of the United States’ *Adopting and caring for backyard chickens*.

In addition to the keeping of hens in Residential Districts, the amendment also allows the keeping of Guinea fowl, ducks (including drakes), geese, turkeys, pigeons, and rabbits.

The amendment limits the keeping of hens to no more than six on a lot of up to 6,500 square feet in area and allows a greater number based on a proportional increase in lot area up to a maximum of 18 hens on a lot of 20,000 square feet or larger. It is not uncommon to find lots of 30,000 square feet and larger in the Residential Districts. The amendment also has a conversion so that any combination of hens, Guinea fowl, ducks (including drakes), geese, turkeys, pigeons, and rabbits is possible so that the equivalent is not more than the limit for hens.

The limit of 18 hens is largely based on the fact that 18 hens will require a covered run of 286 square feet (8 feet by 36 feet, for example) and a coop of not less than 72 square feet in area and both the coop and run will need to be maintained weekly and more hens would require even more space and even more labor to maintain, so the proposed limit of 18 simply to minimize possible problems arising from having too many animals to provide adequate care. The limit of 18 is not a hard number and the Committee should select whatever limit they are most comfortable with.

Attachment C is an excerpt from the Livestock Facilities Management Act (510 ILCS 77). Note that the property at 2306 South Mattis was reported to have 40 chickens, 12 ducks, three turkeys, and two hogs which total about 4.3 animal units. Eighteen chickens equals .18 animal units. Note that 18 chickens is almost equivalent to two sheep or two lambs or two goats but no hooved animals are allowed y the proposed amendment.

ATTACHMENTS

- A Proposed text amendment to regulate keeping of animals within 1,000 feet of a home rule municipality
- B City of Champaign Zoning Ordinance requirements for hens
- C Excerpt of 510 ILCS 77 Livestock Facilities Management Act

1. Add the following to Section 3. Definitions:

URBAN ANIMALS: Animals that may be kept for any reason in a Residential DISTRICT within 1,000 feet of a home rule municipality on a lot on which AGRICULTURE is not the principal USE, in addition to any dogs or cats otherwise allowed under this Ordinance and/or in addition to any other animal that may be kept as a pet that resides in the DWELLING. URBAN ANIMALS may be kept as a source of food or fiber or kept simply as a hobby or an outdoor pet. URBAN ANIMALS are hens, Guinea fowl, ducks (including drakes), pigeons, geese, turkeys, and rabbits.

2. Amend Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS															
	CR	AG-	AG-	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2	
Resource Production and Agricultural Uses																
AGRICULTURE, including customary ACCESSORY USES				32	32	32	32	32								

Footnotes

32. The keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality shall conform to the requirements of Section 7.8.

3. Add new Section 7.8 Keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a Home Rule Municipality

Section 7.8 Keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a Home Rule Municipality

7.8.1 Authorized URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. The following number of animals may be kept on a LOT in a Residential DISTRICT within 1,000 feet of a home rule municipality.
- (1) A maximum of six hens; or
 - (2) A maximum of six Guinea fowl; or
 - (3) A maximum of three ducks (including drakes); or
 - (4) A maximum of 12 pigeons; or
 - (5) A maximum of three geese; or

- (6) A maximum of three turkeys; or
- (7) A maximum of three rabbits; or
- (8) Any combination of animals listed above provided that the total number of animals does not exceed the equivalent of six hens based on the following:
 - i. One Guinea fowl is equal to one hen; and
 - ii. One duck or turkey or goose or rabbit equals two hens; and
 - iii. Two pigeons equal one hen.
- (9) The limit on URBAN ANIMALS in Section 7.8.1A.(8) may be increased proportionally based on LOT AREA for LOT AREAS greater than 6,500 square feet up to 20,000 square feet in area but no more than the equivalent of 18 hens shall be allowed on lots that are larger than 20,000 square feet in area.

- B. Roosters are prohibited in Residential DISTRICTS .
- C. The requirements of this section shall not restrict beekeeping in Residential Districts within 1,000 feet of a home rule municipality.
- D. Slaughtering of URBAN ANIMALS in Residential DISTRICTS within 1,000 feet of a home rule municipality shall be done indoors in appropriate sanitary conditions. No meat products shall be sold to the public unless in compliance with the rules and regulations of the Champaign County Public Health Department.
- E. Any sales of food items must comply with the requirements of the Champaign County Public Health Department. Any lot on which there are sales shall be registered as an NHO per Section 7.1.1.

7.8.2 Care and housing of authorized URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. No URBAN ANIMALS shall be permitted to run at large. URBAN ANIMALS shall be kept in a designated coop or hutch (building) or covered and fenced outdoor run. URBAN ANIMALS may also be allowed to exercise in a rear yard with a 6 feet (6') or higher fence with supervision.
 - (1) If the coop (or hutch) and run are not within a fenced yard, URBAN ANIMALS must be kept within the coop (or hutch) and run at all times.
 - (2) Fences must keep the URBAN ANIMALS on the property and meet the limits established in Sec. 4.3.3G.
- B. URBAN ANIMAL feed must be stored in a fully enclosed, rodent proof container.

- C. URBAN ANIMALS shall be provided clean water daily. If ducks are provided access to a pool the pool shall be cleaned daily or have an aerator or filtration system.
- D. Housing for URBAN ANIMALS shall meet the following requirements:
- (1) The coop (or hutch) and run shall be located in the REAR YARD.
 - (2) The coop (or hutch) and run shall be located at least five feet from the property line and at least twenty feet from any neighboring dwelling.
 - (3) The coop or hutch must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds, and rodents.
 - a. Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - b. Access doors must be sized and placed for ease of cleaning.
 - c. The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that keeps out predators.
 - (4) The run must be enclosed by wire on all sides, including the top or roof plane.
 - (5) Size. The coop or hutch shall provide a minimum of four square feet of floor area per animal although for pigeons there need only be four square feet per pair of breeders. The run shall provide a minimum of 16 square feet of area per animal.
 - (6) Coops or hutches must be located at least five feet from a side or rear lot line and at least 20 feet from any adjacent DWELLING on other property.
 - (7) Coops or hutches over 150 square feet will require a Zoning Use Permit.
 - (8) The coop and run or hutch and run shall be kept in a clean, dry, and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed at a minimum of once per week.
 - a. Odors from animals, manure or related substances shall be controlled and shall not be detectable at property lines.
 - b. Manure may be composted onsite provided that the odor is minimized by appropriate composting procedures and does not result in drainage onto adjacent property or into a

stream. Composting of manure shall not occur within 50 feet of a perennial stream.

- c. All manure not composted must be removed from the property a minimum of once per week.
- E. Any coop (or hutch) and run and all fencing located in a floodplain must be in compliance with the Champaign County Special Flood Hazard Areas Ordinance and a Floodplain Development Permit shall be required for any construction or fencing in the floodplain.
- F. No non-resident employees are authorized for the keeping of URBAN ANIMALS unless the property has also been registered as a NEIGHHHBORHOOD HOME OCCUPATION. If authorized as a NEIGHHHBORHOOD HOME OCCUPATION, any coop (or hutch) and/or covered run shall be allowed in addition to any other STRUCURE authorized in the NEIGHHHBORHOOD HOME OCCUPATION.

7.8.3 Registration of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. Any LOT with URBAN ANIMALS shall be registered with the Department of Planning and Zoning on forms prepared by the Zoning Administrator. A site plan shall be submitted with the registration form that shows all animal coops and/or hutches, runs, fencing, pools, and manure compost sites.
- B. Any LOT with URBAN ANIMALS that exceeds any of the standards in Sections 7.8.1 and 7.8.2 may be authorized by SPECIAL USE Permit. Any keeping of URBAN ANIMALS authorized by SPECIAL USE Permit shall be required to obtain a Zoning Use Permit in accordance with Section 9.1.2 prior to operation. The fee for the Zoning Use Permit shall be the same as the fee for a RURAL HOME OCCUPATION.

- **Sec. 7-19. - Hens.**

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(a) No person shall possess a hen unless a license has been issued as set forth in this section.

(b) The number of hens allowed shall be a maximum of six (6) hens per property.

(c) Roosters are prohibited within the City.

(d) Licenses will only be granted to persons who reside on parcels with single-family and two-family dwellings.

(e) Care for hens shall follow the following provisions:

- (1) No hen shall be permitted to run at large. Hens shall be kept in a designated coop or run. Hens may be allowed to exercise in a rear yard with a 6 foot (6') or higher fence with supervision.
 - (i) If the coop and run are not within a fenced yard, hens must be kept within the coop and run at all times.
 - (ii) Fences must meet the standards outlined in [Section 9-2 - Fences](#).
- (2) Feed must be stored in a fully enclosed, rodent proof container.
- (3) Hens must be kept in chicken coops.

(f) Housing for hens shall follow the following provisions:

- (1) The chicken coop and run shall be located in the rear of the residential structure. The coop and run are allowed in the rear yard, but not the side or front yards.
- (2) The chicken coop and run shall be located at least five feet (5') from the property line and at least twenty feet (20') from any neighboring dwelling.
- (3) Design. The coop must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds and rodents.

Attachment B. City of Champaign Zoning Requirements for Hens
OCTOBER 28, 2024

- (i) Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - (ii) Access doors must be sized and placed for ease of cleaning.
 - (iii) The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that discourages predators.
 - (iv) The run must be enclosed on all sides, including the top or roof plane.
- (4) Size. The coop shall provide a minimum of four (4) square feet of floor area per hen. The run shall provide a minimum of eight (8) square feet of floor area per hen.
 - (i) Coops will be considered an 'accessory structure' as defined in [Section 37-222](#) - Standards for Accessory Structures and must meet all standards outlined therein.
 - (ii) Coops over one-hundred and twenty (120) square feet will require a building permit.
- (5) The coop and run shall be kept in a clean, dry and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed regularly and at a minimum of once per week.
 - (i) Odors from hens, manure or related substances shall not be detectable from property lines.
 - (ii) Manure must be stored and disposed of. Manure may be composted. All manure not composted must be removed from property regularly and at a minimum of once per week.
- (g) No person shall maintain a coop without first obtaining a license from the City of Champaign. Licenses shall be issued when all conditions outlined in this section are met.
 - (1) The City may deny a license to any person who:
 - (i) owes money to the City; or
 - (ii) has, in the last five (5) years prior to application for a license under this section been convicted or plead guilty to any violation

Attachment B. City of Champaign Zoning Requirements for Hens
OCTOBER 28, 2024

of chapter 7 (animals), chapter 21 (noise), chapter 22 (property maintenance) or chapter 37 (zoning).

- (2) All licenses pursuant to this section shall be valid for one year from the date of issuance. Licenses may be automatically renewed if the licensee has been in compliance during the previous year. If the licensee is found to be in violation of the standards outlined in Section 7-19, the license will be allowed to expire at the end of the period. A new license will only be issued after the coop and run have been inspected and determined to meet all requirements outlined herein.
- (3) If the licensee is found to be in violation of Sections 7-4 - Cruelty to Animals Prohibited or 7-15 - Animals For Use in Entertainment, the license will be immediately and permanently revoked.
- (4) Only persons residing in one and two family dwelling units are eligible for a license.
- (5) Only one chicken coop license will be issued per zoning lot. A zoning lot consisting of multiple platted lots shall be considered one lot.
- (6) Coop licenses are non-transferrable.
- (7) Costs:
 - (i) The coop license shall cost \$25.00. This license shall renew automatically if the licensee is in compliance with all standards set forth in this section. No charge is incurred for licenses that renew automatically.
- (h) In addition to the general penalty previously set forth in Section 1-21, the owner of any coop is subject to the following additional penalties:
 - (1) A person found to be keeping hens without a coop license will have seven (7) days from notification to achieve compliance with these standards.
 - (2) A licensee found to be in violation of the standards outlined in Section 7-17 will have seven (7) days from notification to achieve compliance. If compliance is not achieved, the license will be revoked. The licensee may apply for a new license, subject to site inspection. If the licensee is found to be in compliance after inspection, a new license may be issued.

Attachment B. City of Champaign Zoning Requirements for Hens
OCTOBER 28, 2024

- (3) If the licensee is found to be in violation of these standards three or more times, the license will be immediately and permanently revoked.
 - (i) Hens, coops and runs not maintained according to this section shall be deemed a public nuisance.
- (C.B. No. 2013-230, § 1, 12-3-13)

Attachment C. Excerpt of 510 ILCS 77 Livestock Facilities Management Act
OCTOBER 28, 2024

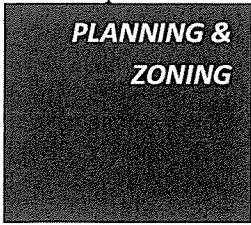
(510 ILCS 77/10.10)

Sec. 10.10. Animal unit. "Animal unit" means a unit of measurement for any animal feeding operation calculated as follows:

- (1) Brood cows and slaughter and feeder cattle multiplied by 1.0.
- (2) Milking dairy cows multiplied by 1.4.
- (3) Young dairy stock multiplied by 0.6.
- (4) Swine weighing over 55 pounds multiplied by 0.4.
- (5) Swine weighing under 55 pounds multiplied by 0.03.
- (6) Sheep, lambs, or goats multiplied by 0.1.
- (7) Horses multiplied by 2.0.
- (8) Turkeys multiplied by 0.02.
- (9) Laying hens or broilers multiplied by 0.01 (if the facility has continuous overflow watering).
- (10) Laying hens or broilers multiplied by 0.03 (if the facility has a liquid manure handling system).
- (11) Ducks multiplied by 0.02.

(Source: P.A. 89-456, eff. 5-21-96.)

Champaign County
Department of



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

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

TO: Environment and Land Use Committee

FROM: John Hall, Zoning Administrator

DATE: October 28, 2024

RE: Proposed Solid Waste Hauler License Fee Increase

BACKGROUND

The current fee for Waste Hauler License stickers is \$35 per sticker and was adopted by the County Board on 11/21/2019. See Attachment B.

Solid waste hauling fees are limited statutorily by 55 ILCS 5/ 5-8 (see Attachment A) to a maximum of \$50 per vehicle.

Increasing the Waste Hauler License sticker fee to \$50 would generate \$5,200 in fees. Champaign County's proportionate fees for one Residential Electronic Collection Event in 2024 was \$5,221.00.

Two counties (Sangamon and Rock Island) charge fees of \$152 and \$275 per vehicle, respectively. Staff contacted both counties but so far has been unable to find out how both counties have been able to charge fees that are that high.

The adopting Ordinance needs to be published in a legal advertisement 30 days before adoption but has not been placed yet.

ATTACHMENTS

- A 55 ILCS 5/5-8 Garbage Disposal
- B Ordinance No. 2019-11 Ordinance for Licensure of Waste Haulers in Champaign County

Attachment A. 55 ILCS 5/5-8 Garbage Disposal
OCTOBER 28, 2024

(55 ILCS 5/Div. 5-8 heading)
Division 5-8. Garbage Disposal

(55 ILCS 5/5-8001) (from Ch. 34, par. 5-8001)

Sec. 5-8001. Definitions. As used in this Division:
"Garbage" means any refuse products or materials including but not limited to the following: putrescible animal and vegetable wastes resulting from the handling, preparation, cooking, sale or consumption of food; animal excretion; glass or metal containers, products or objects discarded as no longer useable; paper, wood, and cardboard waste; uprooted weeds, grass clippings, leaves and the like; ashes and cinders; discarded furniture or clothing; and dead animals. The term "garbage" does not include human excretion in the form of body waste.

"Garbage disposal area" means any area within a county but outside any city, village or incorporated town in such county to which garbage is hauled for disposal. The term does not include the area on any person's land used for disposal of garbage from such person's own household, nor does it include areas maintained by any incorporated city, village or town.
(Source: P.A. 86-962.)

(55 ILCS 5/5-8002) (from Ch. 34, par. 5-8002)

Sec. 5-8002. Rules and regulations; licenses. The county board in any county is authorized to:

(1) license annually garbage disposal areas. License forms shall be supplied by the county board and shall provide for the following information: name and address of the applicant; name and address of the owner of the land where the garbage disposal area is located; a description of the location of the property to be used; the method to be used in disposing of the garbage and the approximate amount of garbage to be disposed of weekly.

(2) license annually vehicles of any kind which are used in hauling garbage to such disposal areas except such vehicles owned or operated by any incorporated city, village or town used in hauling garbage to any garbage disposal area maintained by such city, village or town. License forms shall be furnished by the county board and shall provide for the following information: name and address of hauler; a description of the vehicle; the place where such vehicle is kept when not in use.

(3) make rules and regulations pertaining to and provide for inspections of garbage disposal areas and garbage hauling vehicles to insure reasonable health standards.

(Source: P.A. 86-962.)

(55 ILCS 5/5-8003) (from Ch. 34, par. 5-8003)

Sec. 5-8003. Fees. The county board in any county may fix the annual amounts of fees, terms and manner of issuing and revoking licenses provided for in this Division and for such purpose may, by ordinance definition, subclassify the types of licenses authorized by this Division. The fees for licenses

Attachment A. 55 ILCS 5/5-8 Garbage Disposal
OCTOBER 28, 2024

shall not exceed the following:

- (1) For each garbage disposal area, \$500 per annum.
 - (2) For each vehicle used in hauling garbage to a garbage disposal area, \$50 per vehicle per annum.
- (Source: P.A. 86-962.)

(55 ILCS 5/5-8004) (from Ch. 34, par. 5-8004)

Sec. 5-8004. Local option. Any county board desiring to avail its county of the provisions of this Division may do so by ordinance. Such ordinance shall also set out the rules and regulations adopted by the county board under the authority granted in this Division. Such ordinance shall be placed on file in the office of the clerk of the county and shall be open for inspection by the public. At least 30 days prior to the enacting of such an ordinance, the county board shall cause the ordinance to be published in a newspaper of general circulation within the county.

(Source: P.A. 86-962.)

(55 ILCS 5/5-8005) (from Ch. 34, par. 5-8005)

Sec. 5-8005. Inspection. The county board or any of its authorized agents shall have authority to inspect at any time or place any vehicle used in hauling garbage or any garbage disposal area.

(Source: P.A. 86-962.)

(55 ILCS 5/5-8006) (from Ch. 34, par. 5-8006)

Sec. 5-8006. Penalties for violations. Any person who violates any ordinance, rule, or regulation adopted pursuant to this Division commits a petty offense and may be punished by a suspension of any license held.

(Source: P.A. 86-962.)

(55 ILCS 5/5-8007) (from Ch. 34, par. 5-8007)

Sec. 5-8007. In any review proceeding of a decision of the county board made pursuant to this Division, the plaintiff in the review proceeding shall pay to the county the cost of preparing and certifying the record of proceedings. Should the plaintiff in the review proceeding fail to make payment, the provisions of Section 3-109 of the Code of Civil Procedure, as now or hereafter amended, shall apply.

(Source: P.A. 86-1028; 87-435.)

ORDINANCE NO. 2019-11

**ORDINANCE RESCINDING ORDINANCE NO. 919
FOR LICENSURE OF WASTE HAULERS IN CHAMPAIGN COUNTY AND ADOPTION
OF ORDINANCE FOR LICENSURE OF WASTE HAULERS IN CHAMPAIGN COUNTY**

WHEREAS, the County Board of the County of Champaign, Illinois adopted the fifth five-year update to the Champaign County Solid Waste Plan, entitled "*Champaign County Solid Waste Plan 2017 Update*" by Resolution Number 10160 on November 21, 2017;

WHEREAS, counties are empowered by Statutes 55 ILCS 5/5-8002 through 8007, to regulate the activities of persons in the business of collecting and transporting garbage, municipal solid waste, and other non-hazardous waste or non-special waste;

WHEREAS, the County Board of the County of Champaign, Illinois adopted Ordinance No. 919, Ordinance Rescinding Ordinance No. 522, for Licensure of Waste Haulers in Champaign County and Adoption of Ordinance for Licensure of Waste Haulers in Champaign County, approved and recorded on January 24, 2013;

WHEREAS, the County Board of the County of Champaign, Illinois adopted Ordinance No. 522, Ordinance for Licensure of Waste Haulers in Champaign County, approved and recorded on November 19, 1996, and effective on and after the first day of January 1997;

NOW, THEREFORE, BE IT ORDAINED by the County Board of the County of Champaign, Illinois, as follows:

1. Prior County Board Ordinance No. 919, Ordinance Rescinding Ordinance No. 522 for Licensure of Waste Haulers in Champaign County and Adoption of Ordinance for Licensure of Waste Haulers in Champaign County, is hereby rescinded;
2. The following Ordinance is adopted as Ordinance for Licensure of Waste Haulers in Champaign County:

WHEREAS, it is in the best interests of the County and for the public good and welfare, that provision be made for appropriate waste disposal in Champaign County,

NOW, THEREFORE BE IT ORDAINED by the County Board of the County of Champaign, as follows:

Section 1. Short Title. This Ordinance shall be known and cited as the "Waste Haulers Licensure Ordinance."

Section 2. Intent and Purpose. This article shall govern the storage, collection, transportation and disposal of solid wastes and other refuse within the legal geographical limits of the County as provided by law. The purpose of this article is to eliminate vectors and nuisances and prevent the transmission of disease organisms resulting from the improper and inadequate handling of solid waste and other refuse by regulating the storage, collection, transportation, and disposal of solid waste. (Also reference Ord. 468 § 3.2.)

Section 3. Definitions. For the purpose of the Ordinance, the following definitions shall apply:

Collecting agent shall mean the person, firm or corporation engaged in the business of collecting and/or transporting solid waste and other refuse for a fee.

Commercial premises shall mean all grocery stores, service stations, food processing plants, industrial plants, trailer parks, motels and all other places refuse is or may be created or accumulate.

Collection vehicle shall mean vehicles owned, operated or leased by a collecting agent for the purpose of collecting and/or transporting of solid waste or other refuse.

Other refuse shall be interpreted to mean bottles, tin cans, broken glass, crockery, scrap metal, vehicle parts, derelict vehicles, printed matter, paper, discarded clothing, furniture and appliances, ashes, debris from fire damage, earth, sand, brick, stone, plaster and other substances that may accumulate during the construction of a building.

Solid waste shall mean garbage and all wastes resulting from the handling, preparation, processing or cooking of food including vegetables and animal offal, carcasses of small dead animals, except sewage, and other water carried waste.

Section 4. The following requirements shall apply to vehicles used for collection and transportation of solid waste and other refuse:

- (a) *Generally.* The collection and transportation of solid waste and other refuse shall be carried out in a sanitary manner which does not endanger the public health or create a public nuisance;
- (b) *License required; annual fee.* The collection vehicles of all collecting agents within Champaign County shall be licensed. All collection vehicles except those vehicles owned or leased by a municipality and operated by municipal employees that transport solid waste shall be licensed. An annual license fee of \$35 per collection vehicle is set and will include vehicle identification stickers.

The license fee for collection vehicles that transport solid waste shall be effective January 1 through December 31 of each calendar year. License fees are payable at the County Clerk's Office and shall be deposited as revenue to the Solid Waste Management Fund.

An application for said license shall include the following information:

1. Name, address and phone number of applicant.
 2. Name of collecting agent, the collecting agent's business name, if different, location of the collecting agent's business site, the business address, and the business phone number.
 3. Number, description, vehicle identification number, and license plate number of all vehicles utilized by collecting agent within Champaign County.
 4. Collection agent shall provide a listing of all towns, villages, or general areas serviced by waste collector in Champaign County.
 5. Location of all waste disposal sites utilized by the collecting agent, for the disposal of wastes collected within Champaign County. Licensure is subject to approval by the licensing entity, the Champaign County Board, after referral and recommendation from the Champaign County Solid Waste Committee.
- (c) *Vehicle identification.* The name and phone number under which the business is conducted shall be painted with legible letters at least three inches high on the side of each vehicle, and the vehicle identification sticker shall be affixed to the driver's side front window.
 - (d) *Vehicle construction.* Any vehicles used for the collection of waste within Champaign County shall be water tight, equipped with tight fitting lids or covers, and designed so no materials shall be blown, scattered or leaked from vehicles at any time.

- (e) *Proof of Insurance.* All collecting agents shall provide, with license application, proof of insurance in amounts set forth by the State of Illinois, for any vehicles used for collection of wastes within Champaign County.
- (f) *Business site(s).* All business site(s) of the collecting agent must comply with all applicable zoning and public nuisance laws.
- (g) *Complaints; inspections.* Upon receipt of a complaint regarding a vehicle used in transporting or collecting solid waste or other refuse, such vehicle shall be made available, at a reasonable time, for inspection by the County.

Section 5. Exemptions.

The following are exempt from the provisions of this ordinance:

1. A person or company that transports its own personal or business discarded materials produced by said person or business;
2. A civic, community, benevolent or charitable non-profit organization that collects, transports and markets recyclable materials solely for the purpose of raising funds for a civic, community, benevolent or charitable organization;
3. Demolition or construction contractors or landscaping companies that produce and transport discarded materials in the course of such occupations;
4. Companies that solely transport liquid wastes including sewage, sewage sludge, septic tank or cesspool pumpings; discarded or abandoned vehicles or parts thereof; discarded home or industrial appliances; materials used as fertilizers or for other productive purposes; household hazardous wastes; and hazardous materials as defined in the rules and regulations adopted by the Hazardous Materials Transportation Act; and
5. Any city, village, or township which collects and transports discarded materials.

Section 6. Enforcement.

- (a) This Ordinance shall be enforced by the County Executive and his /her authorized representatives. All violations should be reported to the County Executive and will be referred to the State's Attorney's Office for enforcement.

- (b) No person shall violate any provision of this article or abatement order made in pursuance thereof, obstruct or interfere with the executive of an abatement order, or willfully neglect to obey an abatement order.

Section 7. Penalties.

- (a) A violation of any of the provisions of this Ordinance is a petty offense punishable by a fine of not more than five hundred dollars (\$500.00) for each offense as provided by law. Each day the violation continues shall constitute a separate offense.
- (b) Two separate violations within a twelve (12) month period will result in possible suspension or revocation of the collecting agent's license. Possible suspension or revocation will be at the discretion of the licensing entity, the Champaign County Board, after referral and recommendation from the Champaign County Environment and Land Use Committee.

Section 8. Severability.

The invalidity or any Section of part of this Ordinance or any rule or regulation promulgated hereunder shall not affect the validity of the remainder of this Ordinance or any other such rule or regulation.

Section 9. Effective Date.

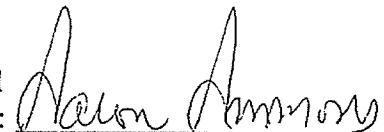
This Ordinance shall be effective on and after January 1, 2020.

PRESENTED, PASSED, APPROVED and RECORDED this 21st day of November, A.D., 2019.



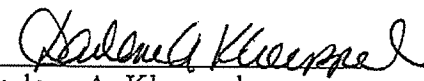
Giraldo Rosales, Chair
Champaign County Board

Recorded
& Attest:



Aaron Ammons, County Clerk
and ex-officio Clerk of the
Champaign County Board

Approved:



Darlene A. Kloeppe,
County Executive

Date: 12/6/19

Date: 12/3/19

Champaign County
Department of



Brookens Administrative
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1776 E. Washington Street
Urbana, Illinois 61802

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

To: **Champaign County Environment & Land Use Committee**
From: **John Hall, Zoning Administrator**
Charlie Campo, Senior Planner
Date: **October 28, 2024**
RE: **Recommendation for rezoning case 150-AM-24**
Request: **Amend the Zoning Map to change the zoning district designation from the I-2 Heavy Industry Zoning District to the B-4 General Business Zoning District.**
Petitioner: **Terence Conlon**

The Zoning Board of Appeals (ZBA) voted 4-0 with three members absent to “RECOMMEND ENACTMENT” of this map amendment at its October 17, 2024 meeting. The ZBA found that the rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. The subject property is located within Urbana Township, which does not have a Plan Commission. Townships with Plan Commissions have protest rights in Map Amendment cases.

No comments were received from the City of Urbana, other notified jurisdictions or the public regarding the proposed rezoning.

BACKGROUND

The petitioner seeks to rezone the subject property from I-2 Heavy Industry to B-4 General Business to allow the sale of utility trailers on the property. The property contains a 384 square foot office building, a 2,016 square foot storage building and a structure use for temporary storage. The property is currently in use as a contractors facility.

The B-4 Zoning District would allow the sale of utility trailers and a contractors facility.

The Subject property is adjacent to property within the city limits of Urbana that is zoned IN-2 Heavy Industrial. The petitioners proposed use of trailer sales is an allowed use in the City of Urbana IN-2 Heavy Industrial Zoning District. However, the Champaign County B-4 General Business Zoning District allows many other uses that are not allowed in the Urbana IN-2 Heavy Industrial Zoning District.

The Subject Property is served by private well and septic. The nearest accessible public sewer line is approximately 3000 feet away.

PROPOSED SPECIAL CONDITION

- A. **A Zoning Use Permit and applicable fees shall be required for the existing office and storage buildings and to document the change of use on the property.**

The special condition stated above is required to ensure the following:
Conformance with the Champaign County Zoning Ordinance.

ATTACHMENTS

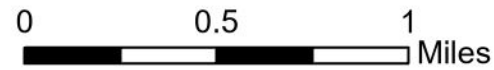
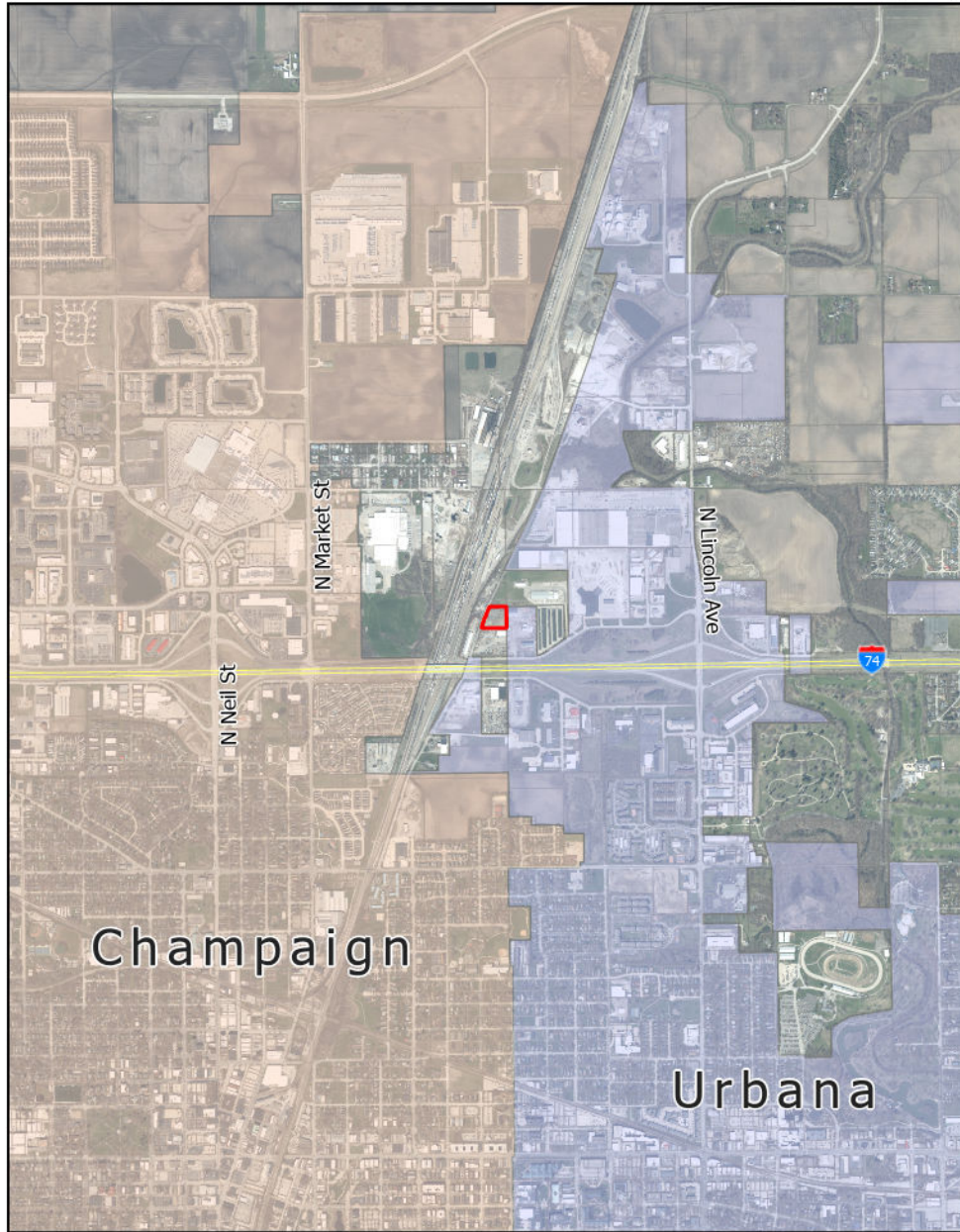
- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received August 27, 2024
- C Annotated 2023 Aerial
- D Urbana Future Land Use Map
- E Summary Finding of Fact and Final Determination for Case 150-AM-24 as approved by the ZBA on October 17, 2024

Location Map

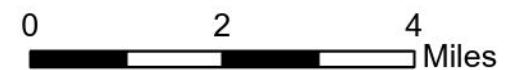
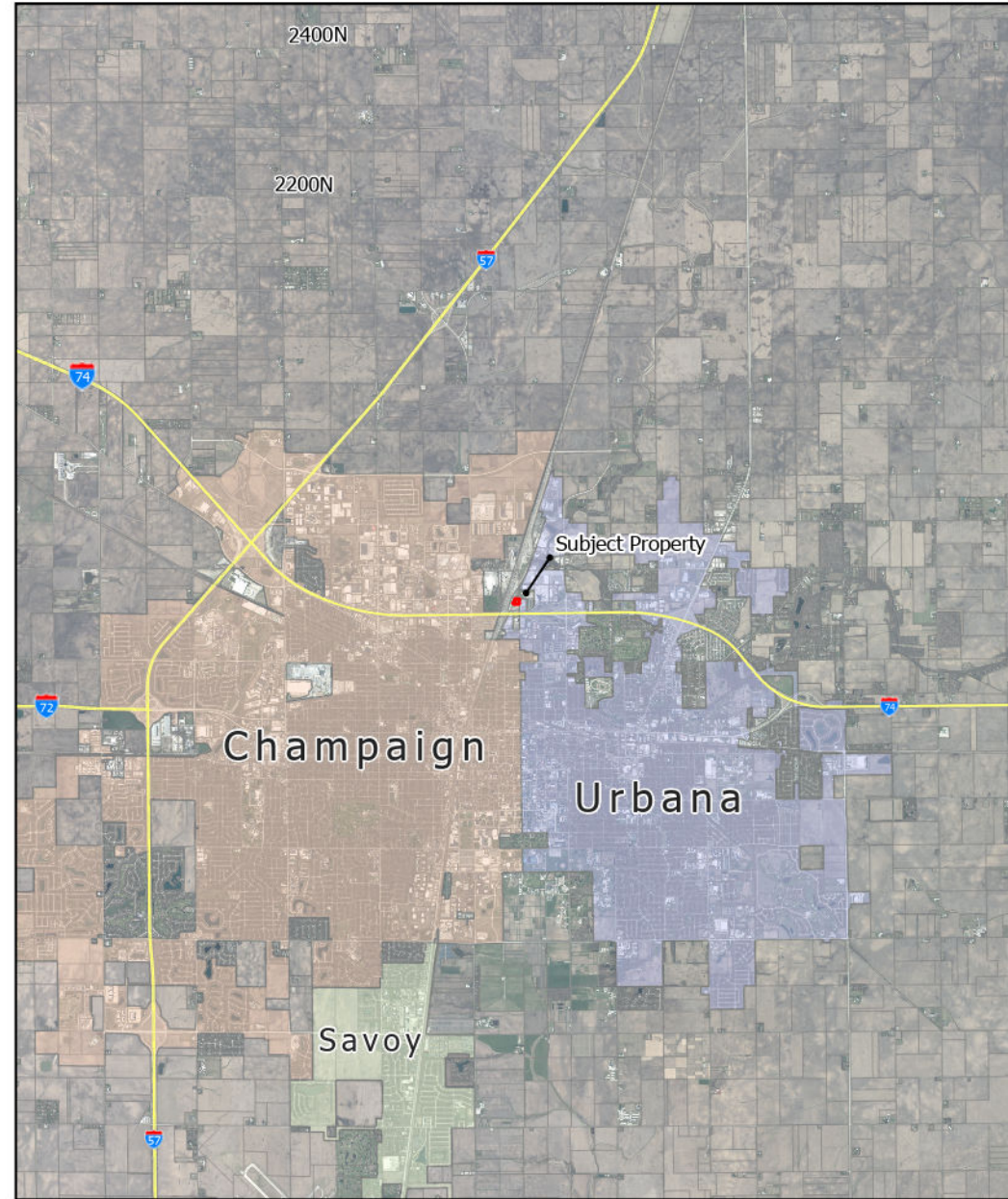
Case 150-AM-24

October 17, 2024

Subject Property



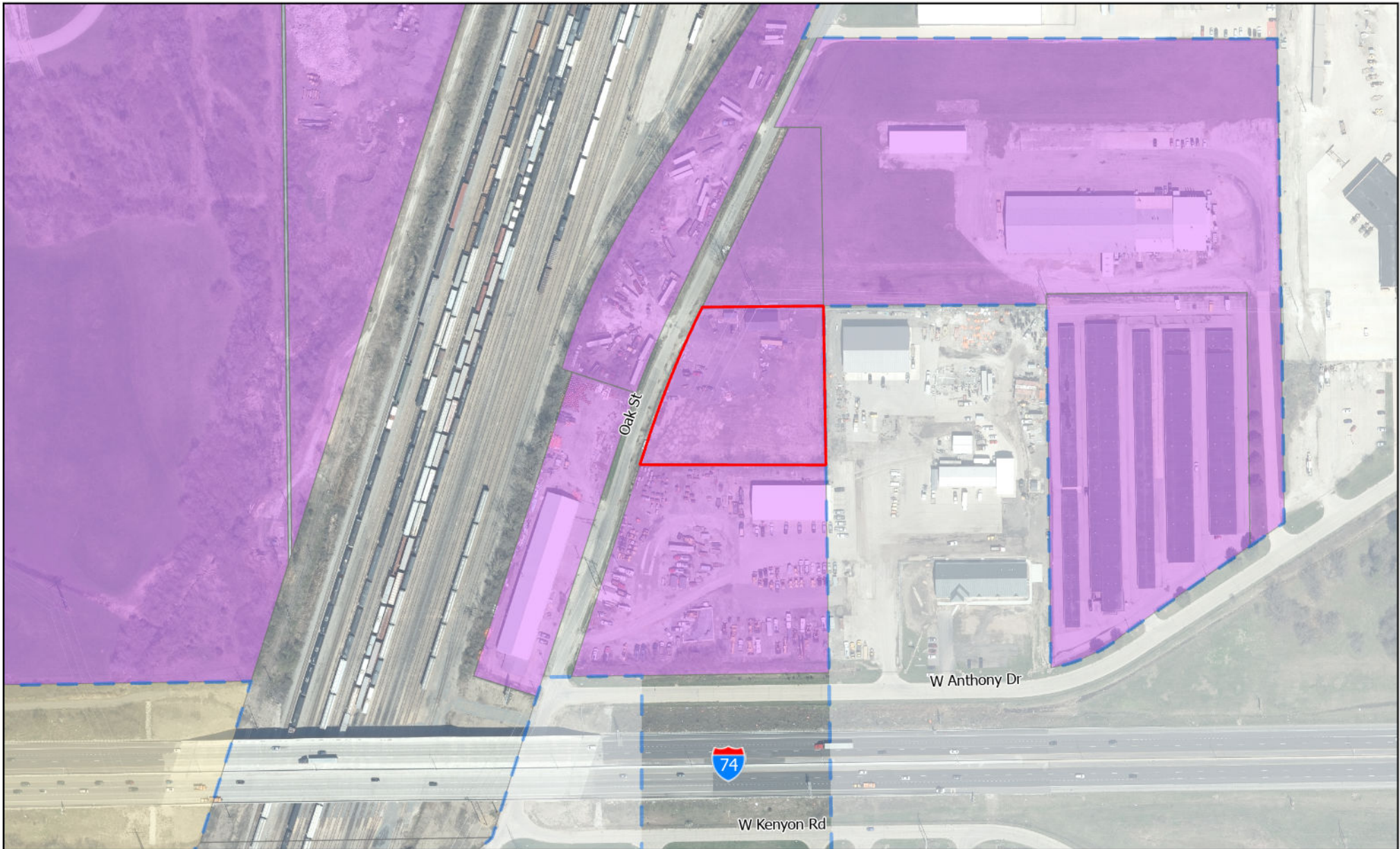
Property Location in Champaign County




Land Use Map

Case 150-AM-24


October 17, 2024

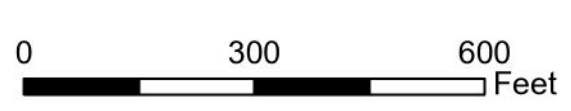


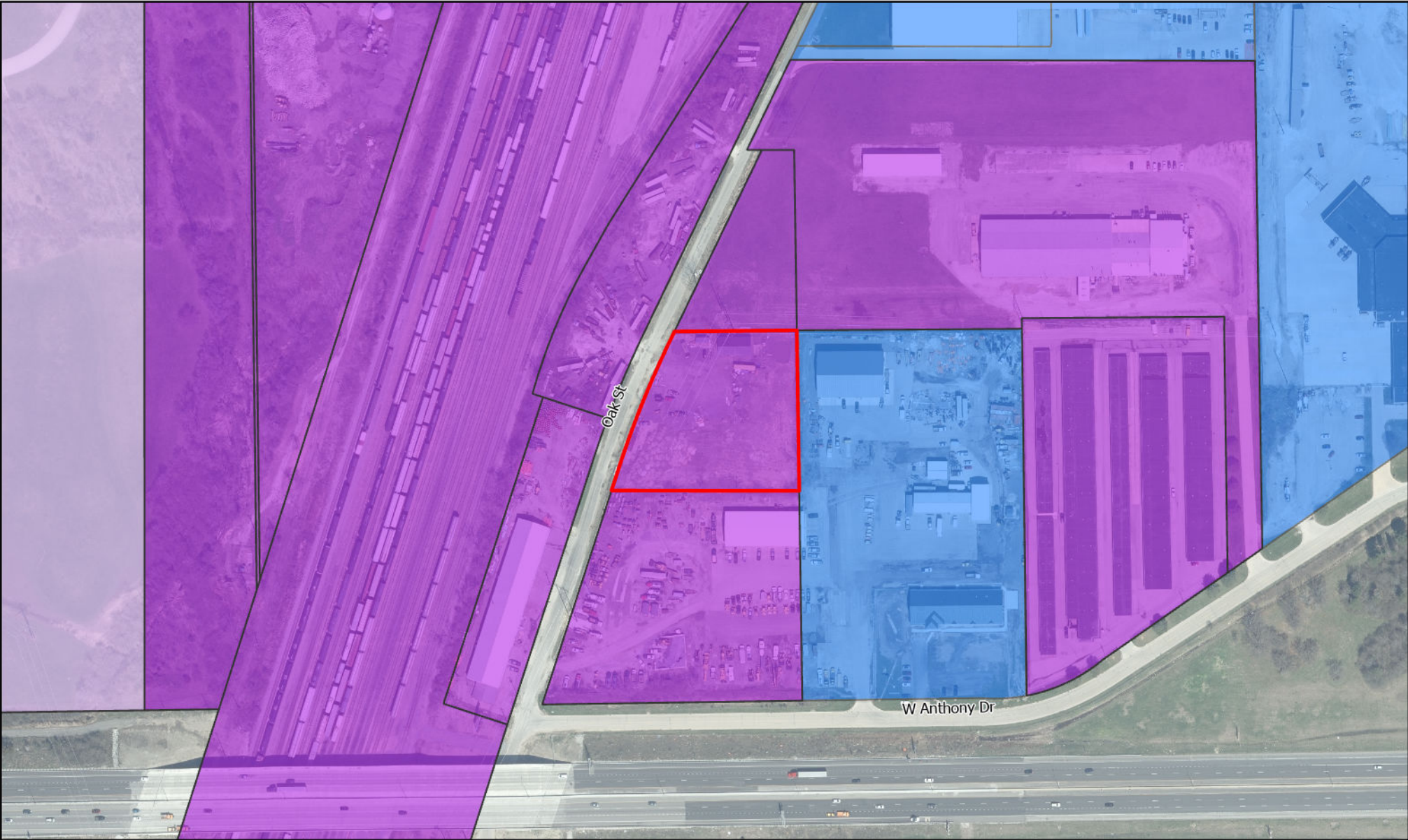
 Subject Property

 City of Champaign

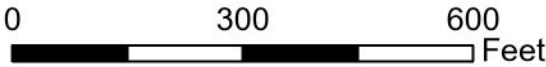
 Commercial

 City of Urbana





- I-1 Light Industry
- I-2 Heavy Industry
- City of Urbana IN-2 Heavy Industrial District



RECEIVED

AUG 27 2024

CHAMPAIGN CO. P & Z DEPARTMENT



Annotated Aerial

Case 150-AM-24
October 17, 2024



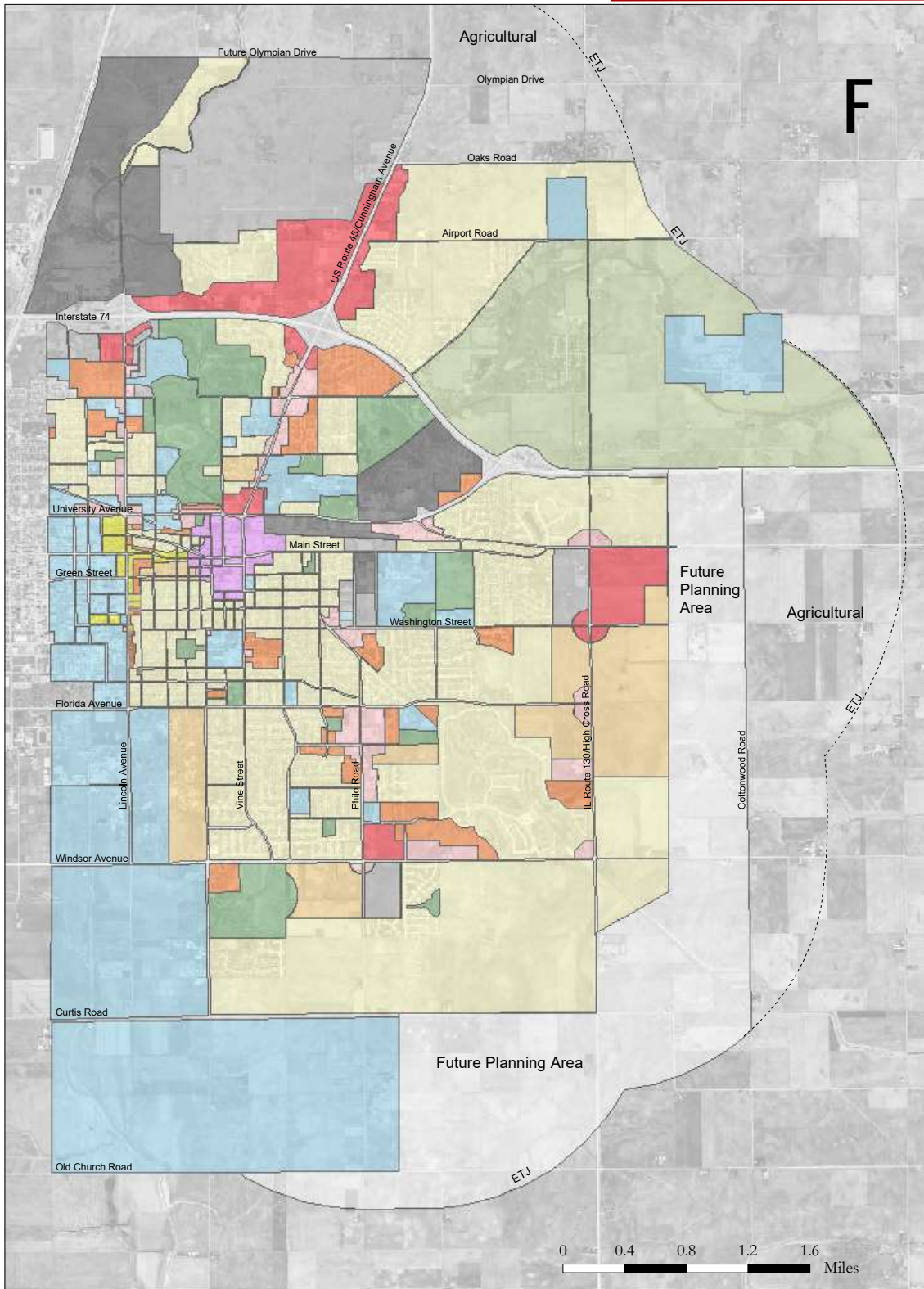
 Subject Property

 City of Urbana Jurisdiction

0 100 200
Feet



PLANNING &
ZONING



Future Land Use Categories

- | | | |
|--|---|--|
| <p>Residential
<i>Residential areas contain primarily single-family housing, but may contain a variety of compatible land uses. Urban development patterns are often found in older neighborhoods, with an emphasis on pedestrian traffic. Suburban development patterns are found in newer areas, with larger lots served by a well-connected street network with pedestrian and bicycle facilities.</i></p> <p>Mixed Residential
<i>Mixed-Residential areas contain a variety of residential land uses and encourage gradation to achieve compatible development. Urban development patterns emphasize more intensive uses that remain consistent with a neighborhood's character. Suburban development patterns are less intensive and show a gradation of densities. Both areas incorporate transit service.</i></p> <p>Multi-Family Residential
<i>Multi-Family areas consist of apartment complexes and other multi-family buildings in close proximity to business centers, downtown, and campus. These areas should include provisions for transit service and pedestrian access.</i></p> <p>Rural Residential
<i>Rural Residential areas encourage large lots and clustered development to protect unique natural amenities. Champaign County has zoning jurisdiction outside of city limits.</i></p> | <p>Regional Business
<i>Regional Business centers are highly-visible developments that range from "big boxes" to smaller outlet businesses. Site design should include facilities for pedestrian, bicycle and public transit, in addition to automobile traffic.</i></p> <p>Community Business
<i>Community Business centers are designed to serve the overall community and the immediate neighborhood. Developments should be scaled that make them compatible with adjoining neighborhoods, accommodating pedestrian and bicycle traffic.</i></p> <p>Central Business
<i>Central Business areas are exemplified by Downtown Urbana and East Campus. These areas contain a dense, highly intensive urban style of development and architecture. Pedestrian, bicycle and transit access are emphasized to ensure areas are walkable.</i></p> <p>Campus Mixed Use
<i>Campus Mixed-Use areas promote urban-style development with a mix of commercial, office and residential uses. Design guidelines emphasize the pedestrian and public transit over automobile traffic. Large-scale single-use development is discouraged in these areas.</i></p> | <p>Parks/Recreation
<i>Park/Recreation areas include all parklands, public recreation centers and golf courses not associated with residential development. Creation of new parks is encouraged in new development.</i></p> <p>Heavy Industrial
<i>Heavy Industrial areas are intense land uses heavily dependent on transportation facilities and significant amounts of land and are generally incompatible with residential uses.</i></p> <p>Light Industrial/Office
<i>Light Industrial/Office areas typically are planned developments that are less intensive than heavy industrial areas, including professional services, warehousing, and distribution facilities.</i></p> <p>Institutional
<i>Institutional areas may include governmental, educational, medical, religious, or university facilities, ranging from a single building to campuses.</i></p> <p>Future Planning Area
<i>Areas within the one-and-one-half mile extrajurisdictional area that should be studied for their growth potential and inclusion in regular updates to the Comprehensive Plan.</i></p> |
|--|---|--|

Note: Future Land Use Maps #8 and #9 identify special future land uses for the "Lincoln-Busy Corridor" in West Urbana. This area is bounded by Illinois Street on the north, Pennsylvania Avenue on the south, Lincoln Avenue on the west and Bussey Avenue on the east.

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 150-AM-24*As approved by the ZBA on October 17, 2024***SUMMARY FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **October 17, 2023**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 3:
 - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioners to establish a mix of business uses that could benefit Champaign County's business climate.
 - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE** Goal 3 Prosperity.
 - C. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
 - Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination
 - Goal 4 Agriculture
 - Goal 5 Urban Land Use
 - Goal 6 Public Health and Public Safety
 - Goal 7 Transportation
 - Goal 8 Natural Resources
 - Goal 9 Energy Conservation
 - Goal 10 Cultural Amenities
 - D. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:
 - A. This area has a mix of land uses. The subject property was used as a junkyard for many years and has been in the process of being cleaned up over the last several years.
 - B. It is impossible to establish property values without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
 - C. The gain to the public of the proposed rezoning is positive because it will provide a service to Champaign County residents for which there is demand.
 - D. The petitioners proposed trailer sales use is an allowed use in the City of Urbana's IN-2 Heavy Industrial District.
 - E. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 150-AM-24

As approved by the ZBA on October 17, 2024

3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
 - A. The rezoning would achieve Purpose 2.0 (a), (f), (g) and (h) to secure adequate light, air, and safety from fire and other dangers as well as limiting height, setback bulk of buildings and intensity of use because the proposed change of zoning will bring the existing buildings into conformance with the yard requirements identified in the zoning ordinance.
 - B. The rezoning would achieve Purpose 2.0 (c) to lessen and avoid congestion in the public streets because there would be no significant increase in traffic.
 - C. The rezoning would achieve Purpose 2.0 (d) of the Ordinance to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters because the development does not trigger the need for stormwater management and there is no proposed construction.
 - D. Establishing the B-4 District at this location **WILL** help classify, regulate, and restrict the location of the uses authorized in the B-4 District (Purpose 2.0 (i), see Item 21.G.).

4. The following is a proposed special condition of approval:
 - A. **A Zoning Use Permit and applicable fees shall be required for the existing office and storage buildings and to document the change of use on the property.**

The special condition stated above is required to ensure the following:
Conformance with the Champaign County Zoning Ordinance.

SUMMARY FINDING OF FACT AND FINAL DETERMINATION FOR CASE 150-AM-24

As approved by the ZBA on October 17, 2024

FINAL DETERMINATION

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County recommends that:

The Zoning Ordinance Amendment requested in **Case 150-AM-24 BE ENACTED** by the County Board in the form attached hereto.

SUBJECT TO THE FOLLOWING SPECIAL CONDITION:

- A. **A Zoning Use Permit and applicable fees shall be required for the existing office and storage buildings and to document the change of use on the property.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Cynthia Cunningham, Interim Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date