

**COMMITTEE OF THE WHOLE**  
**Handouts from October 4, 2011 meeting**

1. Statement by Dr. Stacy James
2. Standard Landscaping to Best management Practice Maintenance Comparison
3. Zoning Office – September, 2011 monthly report

October 4, 2011

*Re: Statement submitted to the Champaign County Board (October 4, 2011 meeting of the Committee of the Whole)*

My name is Dr. Stacy James and I am a Water Resources Scientist at Prairie Rivers Network, Illinois' statewide river conservation organization and the state affiliate of the National Wildlife Federation. I am also the chair of the local Prairie Group of the Sierra Club. I am submitting the following comments on the Champaign County Campus Storm Water Management Project.

I encourage the County Board to consider more closely the Best Management Practices Approach because it includes green infrastructure. Green infrastructure can be an economically viable and attractive alternative to gray or traditional infrastructure. Green infrastructure focuses on using natural features to increase on-site infiltration and reduce the amount of storm water runoff leaving a property. The aesthetic attractiveness and wildlife habitat values of green infrastructure are popular with the public and can increase property values. In contrast, gray infrastructure tends to accumulate water in unattractive detention ponds and move it through pipes that discharge into streams, increasing the potential of downstream flooding and bank erosion.

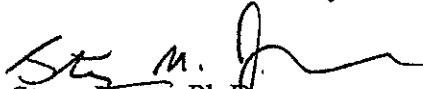
The green infrastructure approach may be the best choice for the Campus Project for a number of additional reasons:

1. Both Urbana and Champaign County have a General NPDES Permit for Small Municipal Separate Storm Sewer Systems from the Illinois Environmental Protection Agency. In this permit, the use of green infrastructure is encouraged. In reference to post-construction storm water management, the "permittee should adopt strategies that incorporate storm water infiltration, reuse and evapotranspiration of storm water into the project to the maximum extent practicable" (Part IV). I am submitting a portion of the permit with particular areas highlighted so that you can view it in more detail.
2. It is my understanding that storm water from the Campus eventually flows into the Saline Branch. In 2006, Illinois EPA listed Saline Branch as impaired by a number of pollutants, including ammonia, boron, nitrogen, and phosphorus. Since that time, a Total Maximum Daily Load (TMDL) has been established for the watershed, and it is up to entities such as Champaign County to do their part to reduce the amount of pollution entering Saline Branch. A project involving green infrastructure would likely have far greater potential to reduce pollution compared to the Storm Sewer Approach.
3. One of the most common citizen complaints I field is the complaint of widening stream channels and eroding stream banks due to increased flooding from upstream urban development involving pavement and pipes. I would imagine that those who live downstream from Urbana along the Saline Branch or the Salt Fork of the Vermilion River

would appreciate it if Champaign County did all it could to increase the on-site infiltration of storm water so that their properties do not get damaged by flooding.

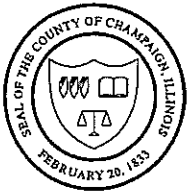
4. Green infrastructure can have lower long-term maintenance costs than gray infrastructure. Unfortunately, as appears to be happening in this instance, green infrastructure is often forgone because the gray infrastructure is cheaper to install. If this has not already been done, I encourage the County to assess both the installation costs and the long-term maintenance costs of each of these alternatives. If the Best Management Practices Approach still proves to be more expensive, then re-evaluate whether green infrastructure can still be used but in a less expensive manner.

In closing, I know that doing anything new and different feels risky and uncomfortable. Especially when you are using public funds and fall under heavy public scrutiny. A storm water management project heavily focused on green infrastructure would certainly fall into the “new and different” category for our area. But there are many examples locally and within Illinois that demonstrate green infrastructure can work very well if properly designed, implemented, and maintained. And the Illinois EPA is offering Green Infrastructure Grants to encourage increased adoption of this approach, which could provide funding for the Campus Project. So I encourage you to take the leap and use green infrastructure as much as possible in order to meet regulatory requirements, improve the Saline Branch, create attractive green space, and set an example for the rest of the community.



Stacy M. James, Ph.D.

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### Standard Landscaping to Best Management Practices (SL) (BMP) Maintenance Comparison

- Converting SL to BMP acreage will not require extra or specialized equipment to be purchased.
- The proposed conversion from SL to BMP is not significant enough to warrant reducing current equipment inventory.
- The northern watershed areas affected include approximately 24 acres. The BMP approach presented removes approximately 3 acres from the SL area, which is about 12% of the total area.
- 12% reduction in labor and equipment maintenance for this area will be a value of approximately \$2,000 annual savings.
- The initial first 3 years are the most critical and labor intensive periods in establishing the Rain Gardens and Bioswales. Removing invasive plants and weeds, checking and re-plugging as needed, etc. Our first year labor cost is estimated at 140 hours. The second year, as plants are more established the estimated labor cost is reduced to 80 hours. The third year the labor is reduced to 30 hours, as the planting is fully established.
- BMP potential savings estimate:

Year	Labor Reduction	BMP Maint. Cost	Accumulative Totals +(-)
1	\$2,000	(\$3,500)	(\$1,500)
2	\$2,000	(\$2,000)	(\$1,500)
3	\$2,000	(\$750)	(\$250)
4	\$2,000	-	\$1750
5	\$2,000	-	\$3750

# MONTHLY REPORT for SEPTEMBER 2011<sup>1</sup>

Champaign  
County  
Department of

**PLANNING &  
ZONING**

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## Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in September and one was filed in September 2010. The average number of cases filed in September in the preceding five years is 2.4.

4 ZBA meetings were held in September and no cases were finalized. One ZBA meeting was held in September 2010 and one case was completed. The average number of cases finalized in September in the preceding five years is 3.6.

By the end of September there were 11 cases pending. By the end of September 2010 there were 5 cases pending.

**Table 1. Zoning Case Activity in September 2011**

Type of Case	September 2011 4 ZBA meetings		September 2010 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	0	1	1
SFHA Variance	0	0	0	0
Special Use	0	0	0	0
Map Amendment	0	0	0	0
Text Amendment	0	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>
Total cases filed (fiscal year to date)	17 cases		18 cases	
Total cases completed (fiscal year to date)	11 cases**		19 cases	
Case pending*	11 cases**		5 cases	
* Cases pending includes all cases continued and new cases filed but not decided				
** One case has been withdrawn in FY2011 without a public hearing				

<sup>1</sup> Note that approved absences, sick days, and the continued loss of an Associate Planner resulted in an average staffing of 72% or the equivalent of about 3.6 staff members (of the 5 authorized) present for each of the 21 work days in September.

## Subdivisions

There was no County subdivision application, review, or recording in September. One municipal subdivision was reviewed for compliance with County zoning in September.

## Zoning Use Permits

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

- There were 17 permits for 14 structures in September compared to 19 permits for 18 structures in September 2010. The five-year average for permits in September in the preceding five years is 18.4.
- 4 months in the last 12 months (August 2011, February 2011, January 2011, September 2010) have exceeded the five-year average for number of permits.
- The average turnaround (review) time for complete initial residential permit applications in September was 6.0 days.
- The reported value for construction authorized in permits for September was \$1,024,300 compared to \$660,760 in September 2010. The five-year average reported value for authorized construction in September is \$1,445,841.
- 6 months (August 2011, June 2011, February 2011, August and May 2010 and March 2009) in the last 31 months have equaled or exceeded the five-year average for reported value of construction.
- The County collected \$2,718 in fees for September compared to \$3,499 in September 2010. The five-year average for fees collected in September is \$4,737.
- Fees equaled or exceeded the five-year average for collected permit fees in only four months (June 2011, August 2010, and December and March 2009) in the last 28 months.
- There were also 10 lot split inquiries and more than 267 other zoning inquiries in September.
- 4 sets of ZBA meeting minutes were prepared in September.
- Permitting staff continued to help in the absence of an Associate Planner in September particularly with the wind farm special use permit application (Case 696-S-11) for which there were four meetings in September

## Zoning Compliance Inspections

Compliance inspection activity remains less than planned in the budget due to the workload caused by the wind farm hearing and can be summarized as follows:

- 7 compliance inspections were made in September and a total of 128 compliance inspections have been made so far in FY2011 (since December 1, 2010).

TABLE 2. PERMIT ACTIVITY SEPTEMBER, 2011

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential	2	N.A.	392,000	4	N.A.	956,253
Other		N.A.		13	N.A.	747,714
SINGLE FAMILY Residential:						
New - Site Built	2	1,310	440,000	15	9,086	3,398,300
Manufactured				2	630	294,986
Additions	7	903	160,200	32	4,468	1,535,700
Accessory to Residential	3	472	32,100	31	6,206	516,884
TWO-FAMILY Residential						
Average turn-around time for permit approval			6 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural	1	33	0	9	330	0
Neighborhood	2	N.A.	0	8	N.A.	0
COMMERCIAL:						
New				4	3,788	1,806,000
Other				2	674	178,982
INDUSTRIAL:						
New						
Other						
OTHER USES:						
New						
Other				2	100	36,000
SIGNS				4	351	10,065
TOWERS (Includes Acc. Bldg.)				2	0	100,000
OTHER PERMITS				9	690	12,800
<b>TOTAL</b>	<b>17/14</b>	<b>\$2,718</b>	<b>\$1,024,300</b>	<b>137/111</b>	<b>\$26,323</b>	<b>\$9,593,684</b>

\*17 permits were issued for 14 structures during September, 2011

◇ 137 permits have been issued for 111 structures since December, 2010 (FY 12/2010 - 11/2011)

NOTE: Home occupations and other permits (change of use, temporary use) total 26 since December, 2010, (this number is not included in the total # of structures).

- 6 compliance certificates were issued in September and a total of 77 permits have been cleared by inspection so far this fiscal year which averages to about 1.8 completed compliance inspections per week for FY2011. The FY2011 budget anticipates a total of 516 compliance inspections for an average of 9.9 inspections per week.

### **Zoning and Nuisance Enforcement**

Table 3 contains the detailed breakdown of enforcement activity for September 2011 that can be summarized as follows:

- 8 new complaints were received in September compared to 16 in September 2010. One of the complaints was referred to another agency in September and none were referred in September 2010.
- 29 enforcement inspections were conducted in September compared to 47 in September 2010.
- 2 contacts were made prior to written notification in September and 1 was made in September 2010.
- 31 initial investigation inquiries were made in September for an average of 7.5 per week in September and 6.9 per week for the fiscal year. The FY2011 budget had anticipated an average of 6.5 initial investigation inquiries per week.
- No First Notice and 2 Final Notices were issued in September compared to 4 First Notices and one Final Notice in September 2010. The FY2011 budget had anticipated a total of 60 First Notices and so far there has been a total of only 19 First Notices (32% of that total) by the end of the September.
- No case was referred to the State's Attorney in September and no cases were referred in September 2010.
- 109 cases were resolved in September (no inspections were required for 100) compared to 17 cases that were resolved in September 2010.
- 435 cases remain open at the end of September compared to 556 open cases at the end of September 2010. The number of open enforcement cases on January 1, 2007, was 431.

### **APPENDICES**

- A Zoning Use Permits Authorized**
- B Zoning Compliance Certificates Issued**



TABLE 3. ENFORCEMENT ACTIVITY FOR SEPTEMBER, 2011

	FY 2010 Enforcement	December, 2010	January, 2011	February, 2011	March, 2011	April, 2011	May, 2011	June, 2011	July, 2011	August, 2011	September, 2011	TOTALS FOR FY 11
Complaints Received	99	2	6	3	10	13	7	12	8	13	8	82
Initial Complaints Referred to Other Agencies	15	0	0	0	1	0	1	7	4	1	1	15
<b>TOTAL CASES INCLUDING PREVIOUS YEARS</b>												
Inspections	347	8	15	23	27	35	15	39	45	42	29*	278
Phone or On-Site Contact Prior to Written Notification	24	0	0	1	2	0	4	6	2	3	2	20
1st Notices Issued	40	2	2	3	4	3	0	2	2	1	0	19
Final Notices Issued	14	0	0	1	0	0	1	2	0	1	2	7
Referrals to State's Attorney's Office	5	1	0	0	1	0	0	0	0	0	0	2
Cases Resolved <sup>1</sup>	119	1	0	10	32	6	6	11	9	16 <sup>3</sup>	109 <sup>3</sup>	200 <sup>3</sup>
Open Cases <sup>2</sup>	553	554	560	553	531	538	539	540	539	536	435	435 <sup>4</sup> / <sup>5</sup> **

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

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

<sup>3</sup>100 of the 109 cases that were resolved in September, 2011, and 6 of the 16 cases that were resolved in August, 2011, were complaints that were made in years prior to 2011 and were resolved without inspections. 116 cases of the total 200 cases that were resolved as of September, 2011 were complaints that were made in years prior to 2011 and were resolved without inspections.

<sup>4</sup>7 inspections of the 29 performed were done for the 8 new complaints.

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

\*\*The 435 open cases include 27 cases that have been referred to the State's Attorney's Office, some of which were referred as early as 2001, which brings the total of open cases to 408.

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2011**

<u>NUMBER</u>	<u>LOCATION</u>	<u>NAME</u>	<u>DATE IN/ DATE OUT</u>	<u>PROJECT</u>
111-05-01	Pending Special Use Permit			
221-05-01 RHO	Pending resolution of violation			
345-05-01	Under review			
26-06-02	Under review			
88-06-01 RHO	More information needed			
118-06-02	Under review			
277-06-02 FP	More information needed			
82-07-01 FP	Need IDNR response			
192-07-02 FP	More information needed			
219-07-01	More information needed			
219-07-02 RHO	More information needed			
250-07-02	More information needed			
320-07-01 FP	More information needed			
18-08-01	Under review			
137-08-01	Under review			
187-08-02	Under review			
235-08-01	More information needed, possible Variance			
235-08-02	More information needed, possible Variance			
237-08-01	Under review			
266-08-01	Variance needed			

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2011**

310-08-01	Under review, possible RRO, subdivision issues			
12-09-01	Under review			
147-09-01	Under review			
187-09-02 FP CR	Lot 3, Leonard's Farnett's, Subdivision, Section 3, Urbana Township; 3301 E. Airport Road, Urbana, IL PIN: 30-21-02-101-003	Larry Dillman	07/06/09 09/16/11	place an above ground swimming pool with fence on the subject property
357-09-01 RHO	Under review			
41-10-01	Pending Special Use Permit			
54-10-01	Under review			
251-10-01	Variance needed			
03-11-01	Zoning Case required			
10-11-01	More information required			
26-11-01	Under review			
66-11-01	More information needed			
77-11-02	More information needed, possible Variance			
168-11-01 FP	Under review			
196-11-01	Under review			
220-11-01 AG-1	A tract of land being the S ½ of the NW /4 of Section 4, Compromise Township; 2968 CR 2000E, Rantoul, Illinois PIN: 06-10-04-100-004	Rademacher Farms, Inc.	08/08/11 08/17/11	construct a single family home with attached garage

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2011**

229-11-01 R-1	Lot 11, Kienietz Subdivision, Section 33, Compromise Township; 2484 CR 2095E, Thomasboro, Illinois PIN: 06-10-33-227-006	Tammy and Michael Heath	08/17/11 09/07/11	construct a sunroom addition to an existing single family home
230-11-01 AG-1	A tract of land being a part of the North ½ of the SW 1/4 of Section 23, Crittenden Township; 250 CR 1600E, Tolono, Illinois PIN: Pt. of 08-33-23-100-010	William and Jessie Mitsdarfer	08/18/11 09/02/11	construct a single family home with attached garage
238-11-01 RHO AG-1	Lot 1, Rolling Oak Subdivision, Section 30, Ogden Township; 2459 CR 2100N, St. Joseph, Illinois PIN: 17-18-30-300-003	Anthony Joseph Remesch, owner; Jessica Jo Taylor, lessee	08/26/11 09/14/11	establish a Rural Home Occupation, <i>TJR Storage Rentals</i>
241-11-01 AG-2	A tract of land located in the NW 1/4 of the NW 1/4 of Section 33, Somer Township; 803 Olympian Drive, Urbana, Illinois PIN: 25-15-33-100-007	David Stone	08/29/11 09/20/11	construct a garage, breezeway and porch addition to an existing single family home and to authorize construction of a previously constructed storage shed
242-11-01 AG-2	Lot 12, Trailside Subdivision, Section 13, Mahomet Township; 904 Surrey Court, Mahomet, Illinois PIN: 15-13-13-379-008	Rodney Zimmerman	08/30/11 09/14/11	construct a detached garage and move an existing garden shed to meet the required yards
244-11-01 AG-1	A tract of land being a part of the W ½ of the NE 1/4 of Section 7, Newcomb Township; 63 CR 2900N, Fisher, IL PIN: 16-07-07-200-006	Roger and Theresa Adams	09/01/11 09/14/11	construct a detached garage

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2011**

244-11-02	A tract of land located in the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 20, St. Joseph Township; 1484 CR 1950E, Urbana, Illinois PIN: 28-22-20-200-006	Chad Vliet	09/01/11 09/20/11	construct a single family home with attached garage and detached storage shed
AG-1				
249-11-01	A tract of land located in the SE Corner of the SE 1/4 of Section 10, Sidney Township; 2196 CR 1000N, Sidney, Illinois PIN: 24-28-10-400-010	Danny Jenkins	09/06/11 09/16/11	construct a sun porch addition to an existing single family home
AG-1				
251-11-01	Lot 1, Seventh Day Adventist 2 <sup>nd</sup> Subdivision, Section 8, Champaign Township; 604 N. Rising Road, Champaign, Illinois PIN: 03-20-08-102-002	Lester and Hazel Williams	09/08/11 09/16/11	construct an addition to an existing detached garage
AG-2				
252-11-01	Lot 7, Wood Creek Subdivision, First Plat, Section 17, Mahomet Township; 401 Turkey Farm Rd., Mahomet, IL PIN: 15-13-17-225-001	David Ashby	09/09/11 09/21/11	construct a sunroom addition to an existing single family home
AG-2				
255-11-01	Lot 1 of Hendricks' Subdivision, Section 9, Urbana Township; 1007 Eastern Ave., Urbana, IL PIN: 30-21-09-127-065	Jerry Hendricks	09/12/11 09/20/11	construct an addition to an existing detached garage
R-3				
259-11-01	Lot 31, Windsor Park Subdivision, Section 25, Champaign Township; #6 Monterey Court, Champaign, Illinois PIN: 03-20-25-126-007	Charles Walters	09/16/11 06/30/11	construct an addition to an existing single family home
R-1				
263-11-01	Under review			

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2011**

263-11-02	A tract of land located in the NW Corner of the SW 1/4 of Section 21, Stanton Township; 2046 CR 2000E, Urbana, IL PIN: 27-16-21-300-012	Roger and Camille Miller	09/20/11 09/30/11	construct a single family home with attached garage
AG-1				
269-11-01	Under review			
270-11-01	Under review			
270-11-02	Under review			
273-11-01	Under review			

**APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING SEPTEMBER, 2011**

<b><u>DATE</u></b>	<b><u>LOCATION</u></b>	<b><u>PROJECT</u></b>
09/01/11 342-10-01	Lot 126, Wiltshire Estates 8 <sup>th</sup> Subdivision, Section 13, St. Joseph Township; 1604 Nottingham Drive, St. Joseph, IL PIN: 28-22-13-329-003	a new single family home with attached garage
09/01/11 231-05-03	Tract 2 of a Plat of Survey of Part of the SW 1/4 of Section 18 and Part of the NW 1/4 of Section 19, St. Joseph Township; 1490 CR 1800E, Urbana, Illinois PIN: 28-22-19-100-014	a detached storage shed
09/01/11 257-10-01	Lot 35, Wiltshire 4 <sup>th</sup> Subdivision, Section 13, St. Joseph Township; 1305 Peters Drive, St. Joseph, IL PIN: 28-22-13-304-004	an addition to an existing detached garage
09/01/11 253-04-01	Lot 35, Wiltshire 4 <sup>th</sup> Subdivision, Section 13, St. Joseph Township; 1305 Peters Drive, St. Joseph, IL PIN: 28-22-13-304-004	a detached garage
09/01/11 77-10-03	A tract of land located in the NW 1/4 of the NE 1/4 of Section 8, St. Joseph Township; 1957 CR 1700N, Urbana, Illinois PIN: 28-22-08-200-005	an addition to an existing single family home
09/01/11 169-09-01	A tract of land located in the SE Corner of Section 13, St. Joseph Township; 2374 CR 1500N, St. Joseph, Illinois PIN: 28-22-13-400-011	a detached garage