



CHAMPAIGN COUNTY BOARD
ENVIRONMENT and LAND USE COMMITTEE (ELUC)
County of Champaign, Urbana, Illinois
Thursday, November 7, 2013 - 6:00 p.m.

Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington St., Urbana

Committee Members:

Ralph Langenheim – Chair
Aaron Esry – Vice-Chair
Astrid Berkson
Stan Harper

Alan Kurtz
Pattsi Petrie
Jon Schroeder

AGENDA

	Page(s)
I. Call to Order	
II. Roll Call	
III. Approval of Minutes	
A. ELUC Committee meeting – October 3, 2013	1-4
IV. Approval of Agenda/Addenda	
V. Public Participation	
VI. Communications	
VII. <u>Items to be Approved by ELUC for Recommendation to the County Board</u>	
A. Case 762-AM-13 – Recommendation to Approve a Zoning Map Amendment for Edgar Busboom to change zoning district from B-5 Central Business to R-1 Single Family Residence on property located at 2501 CR 2100E, Thomasboro (Flatville)	5-12
B. Case 732-AT-12 – Amend Zoning Ordinance by amending the Requirements of Section 7.1.2 for Rural Home Occupations	13-20
C. Case 756-AT-13 – Amend the Zoning Ordinance by adding Requirement to Section 7.1.2 that any New Exterior Lighting for a Rural Home Occupation must be Full-Cutoff	21-22
D. Comments on Proposed Update to the Champaign County Greenways & Trails Plan by CUUATS	
VIII. <u>Item to Receive & Place on File by ELUC to allow for 30 day Review Period</u>	
A. Preliminary review of proposed <i>Storm Water Management and Erosion Control Ordinance</i> to comply with part of Champaign County's MS4 Obligations	23-154

- IX. **Items to be Approved by ELUC for Referral to ZBA**
 - A. Direction to Zoning Administrator to amend Zoning Ordinance to add Standard Conditions for minimum separation of RLA and HRLA from
 - a. Dwelling under Other Ownership
 - b. Property under different ownership
 - c. Conservation Recreation (CR) District

- X. Monthly Reports
 - A. September 2013

- XI. Other Business

- XII. Chair's Report

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

- XIV. Adjournment

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

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MINUTES – SUBJECT TO REVIEW AND APPROVAL

DATE: Thursday, October 3, 2013
TIME: 6:00 p.m.
PLACE: Lyle Shields Meeting Room
Brookens Administrative Center
1776 E Washington, Urbana, IL 61802

Committee Members

Present	Absent
Ralph Langenheim (Chair)	
Aaron Esry (Vice Chair)	
Astrid Berkson	
	Stan Harper
Alan Kurtz	
Pattsi Petrie	
Jon Schroeder	

County Staff: Deb Busey (County Administrator), John Hall (Director of Planning & Zoning), Andy Kass (Planning & Zoning), Beth Brunk (Recording Secretary)

Others Present: John Jay (Champaign Co Board), Susan Monte & Gabe Lewis (CCRPC)

MINUTES

I. Call to Order

Committee Chair Langenheim called the meeting to order at 6:01 p.m.

II. Roll Call

A verbal roll call was taken and a quorum was declared present.

III. Approval of Minutes

A. ELUC Committee meeting – September 5, 2013

MOTION by Mr. Schroeder to approve the minutes of the September 5, 2013 meeting as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**

IV. Approval of Agenda

MOTION by Mr. Kurtz to approve the agenda as distributed; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**

V. Public Participation

Charles Jesse supported changing the zoning district at 3702 West Old Church Road, Champaign, to B-1 Rural Trade Center – Case 758-AM-13.

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2 **VI. Communications**

3 None

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5 **VII. For Information Only**

6 A. Greenways & Trails Plan 2013: Active Choices – Project Status

7 Ms. Monte updated the Committee on the progress of the Greenways & Trails Plan. She noted
8 that there have been several opportunities for public input throughout this project. Future trail
9 and bike routes proposed for unincorporated Champaign County were displayed on a map. This
10 plan update should be completed by 12/31/13.

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12 Ms. Petrie commented that the Greenways & Trails Technical Committee meetings are not open
13 meetings and therefore limit public participation. At the last public meeting, Ms. Petrie noted
14 that most the attendees were either planners or bicyclists so this is not true public input on this
15 plan. She proposed that CUUATS should come up with other ways to reach a more diverse
16 population.

17
18 Mr. Lewis noted that outreach for public input is achieved through several venues including public
19 meetings, Greenways & Trails website, flyers, advertisements in the News Gazette, Facebook and
20 Twitter exposure and advertising through the 11 member agencies. He was open to suggestions
21 for other methods of communications to the public.

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23 Mr. Esry asked how the right-of-way will work on rural roads in the County with bike lanes and
24 traffic. Mr. Lewis explained that these are plans. The exact treatment of the trail has yet to be
25 determined by the specific agency responsible for the road.

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27 **VIII. Item to be Approved by ELUC Committee**

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29 A. Recreation & Entertainment License: Egyptian Collectors Association By-Sell-Trade,
30 Champaign County Fairgrounds, 1302 N Coler, Urbana – October 19-20, 2013

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32 **MOTION** by Mr. Kurtz to approve the Recreation & Entertainment license for the Egyptian Collectors
33 Association By-Sell-Trade at the Champaign County Fairgrounds on October 19-20, 2013; seconded Mr.
34 Esry. Upon vote, the **MOTION CARRIED unanimously.**

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36 **IX. Items to be Approved by ELUC Committee for Recommendation to the County Board**

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38 A. Case 758-AM-13 – Recommendation to Approve a Zoning Map Amendment for Charles Jesse to
39 change the zoning district from AG-1 to B-1 Rural Trade Center on a property located a 3702 West
40 Old Church Road, Champaign

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42 **MOTION** by Mr. Kurtz to recommend for approval a zoning map amendment for Charles Jesse’s property
43 at 3702 West Old Church Road, Champaign to change from AG-1 to B-1 Rural Trade Center; seconded Mr.
44 Esry.

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46 Ms. Petrie asked to suspend the rules so she could ask Mr. Jesse a few questions. Mr. Langenheim
47 affirmed the request. Ms. Petrie inquired if any business research had been done to determine the
48 need for storage area in this part of the County. Mr. Jesse used a formula that took into account the
49 total square footage of storage area and local population numbers. Ms. Petrie asked if there were
50 any figures on the percentage of unused storage units. Mr. Jesse replied that the information was
51 not available.

1 Upon vote:
2 Aye: 5 – Langenheim, Berkson, Esry, Kurtz, Schroeder
3 Nay: 1 – Petrie

4 **MOTION CARRIED.**

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6 B. Case 761-AT-13 – Amend the Zoning Ordinance by amending the Champaign County Land Evaluation and Site Assessment (LESA) System in Section 3; Section 5.3 – Footnote 13; and Subsection 5.4

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9 **MOTION** by Mr. Esry to recommend approval of the amendment to the Champaign County Zoning Ordinance for changes the Champaign County Land Evaluation and Site Assessment (LESA) System as discussed; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED unanimously.**

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13 **x. Items to Receive & Place on File by ELUC to allow for 30 day Review Period**

14 *Preliminary Recommendation from Zoning Board of Appeals (ZBA) for Zoning Ordinance Text Amendment*

- 15 A. Case 732-AT-12 – Amend Zoning Ordinance by amending the Requirements of Section 7.1.2 for Rural Home Occupations

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18 **MOTION** by Mr. Esry to receive and place on file the amendment to the Champaign County Zoning Ordinance for changes to the requirements of Section 7.1.2 for Rural Home Occupation; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**

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22 B. Case 756-AT-13 – Amend Zoning Ordinance by adding a Requirement to Section 7.1.2 that any new Exterior Lighting for a Rural Home Occupation must be Full-Cutoff

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25 **MOTION** by Mr. Esry to receive and place on file the amendment to the Champaign County Zoning Ordinance by adding a requirement to Section 7.1.2 that any new exterior lighting for a rural home occupation must be full-cutoff; seconded by Mr. Schroeder.

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29 Mr. Hall explained that this change limits light pollution. He clarified that existing rural home occupations that replace existing light fixtures do not have to be full-cutoff. This amendment is only for new lighting for new areas/buildings. Mr. Esry questioned the maximum wattage of 250 per fixture as there may be needs for greater exterior illumination. A homeowner could put up two fixtures at 250 watts each and end up using more energy than installing a higher wattage fixture. Mr. Hall acknowledged the difficulty in enforcing this measure and indicated that the standard came from the Dark Sky Association which is concerned with light pollution and not energy usage.

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37 Mr. Jay inquired about the definition of full-cutoff light. Mr. Hall explained that the lamp is so far recessed into the light fixture that no light escapes above the horizontal plane. These standards do not apply to agricultural buildings.

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41 Upon vote, the **MOTION CARRIED unanimously.**

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44 **xI. Monthly Reports**

- 45 A. August 2013

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47 **MOTION** by Mr. Esry to receive and place on file the Planning & Zoning Monthly Reports for August 2013; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED unanimously.**

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50 **xII. Other Business**

51 None
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- 1 **XIII. Chair's Report**
- 2 None
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- 4 **XIV. Designation of Items to be Placed on the Consent Agenda**
- 5 IX B
- 6
- 7 **XV. Adjournment**
- 8 **MOTION** by Mr. Esry to adjourn; seconded by Ms. Berkson. Upon vote, the **MOTION CARRIED unanimously.**
- 9 There being no further business, Mr. Langenheim adjourned the meeting at 6:27 p.m.

Champaign County
Department of

**PLANNING &
ZONING**

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

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

To: **Environment and Land Use Committee**

From: **Andy Kass**, Associate Planner
John Hall, Director & Zoning Administrator

Date: **October 25, 2013**

RE: **Zoning Ordinance Map Amendment Case 762-AM-13**

Request: **Amend the Zoning Map to change the zoning district designation from the B-5 Central Business Zoning District to the R-1 Single Family Residence Zoning District.**

Petitioner: **Edgar Busboom**

STATUS

The Zoning Board of Appeals voted 5 to 0 (with one member absent) to RECOMMEND ENACTMENT of this amendment at the October 17, 2013, public hearing. The memorandum and other relevant materials for this case are posted on the County website under the October 17, 2013, ZBA hearing.

The ZBA found that the proposed map amendment will help achieve the Land Resource Management Plan; is consistent with the *LaSalle* and *Sinclair* factors; and will help achieve the Purpose of the Zoning Ordinance.

This amendment is ready for a final recommendation to the County Board for the meeting on November 21, 2013.

BACKGROUND

The subject property was formerly the site of a grocery store that has been closed since the 1970s and has been in residential use ever since. Since the adoption of zoning the property has been split zoned between R-1 Single Family Residence (.96 acre of the property) and B-5 Central Business (3.04 acres of the property). The existing home is zoned B-5, which prohibits a new residential use as the principal use. A prospective buyer intends to demolish the existing home and construct a new home.

The area being proposed for rezoning will be contiguous with the R-1 District to the north and will be large enough to accommodate a new septic system and meet all other Zoning Ordinance requirements.

BEST PRIME FARMLAND

The subject property is 4 acres in area and is triangular in shape with a drainage ditch on the west side and public streets on the east and south sides. The property is best prime farmland with an LE of 100. Approximately .40 acre of the area proposed to be rezoned is in agricultural production. The remaining portion (2.8 acres) of the 4 acre lot will remain in agricultural production. The ZBA found that the proposed rezoning will help achieve all LRMP Objectives related to Best Prime Farmland.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Summary Finding of Fact

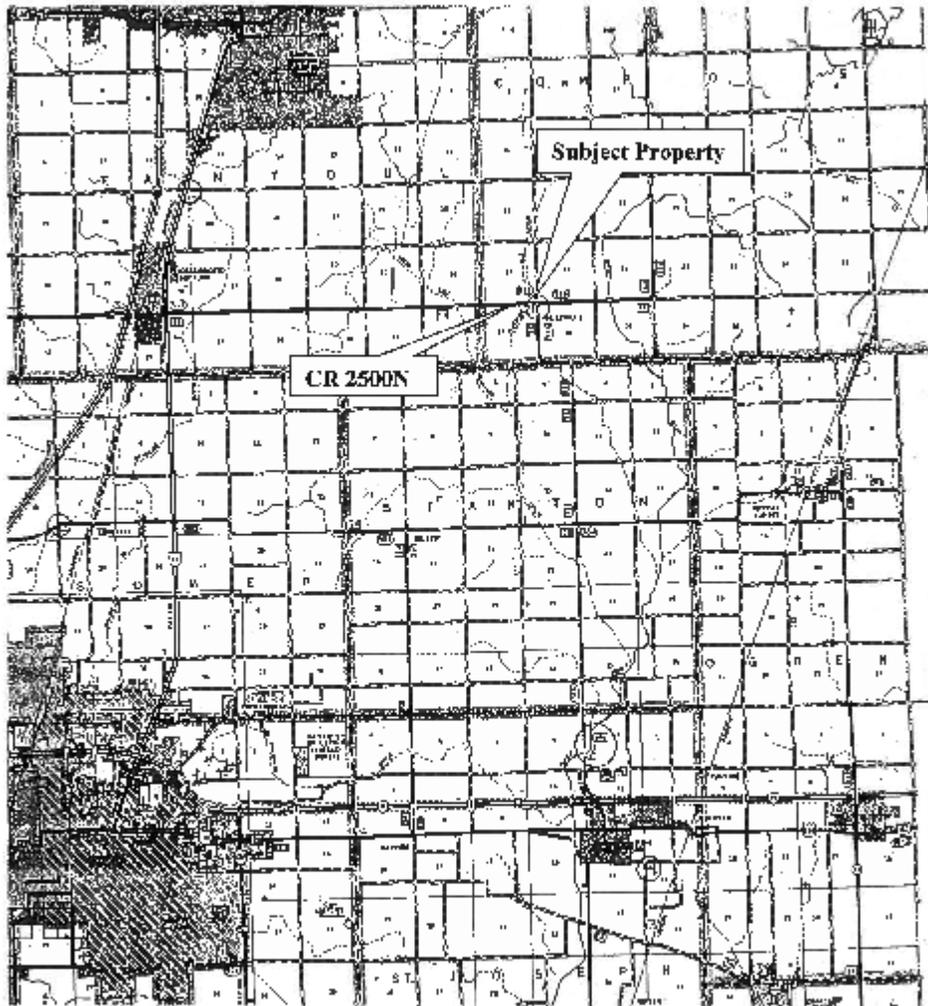
Attachment A. Case Maps (Location, Land Use, Zoning)

October 25, 2013

ATTACHMENT A. LOCATION MAP

Case: 762-AM-13

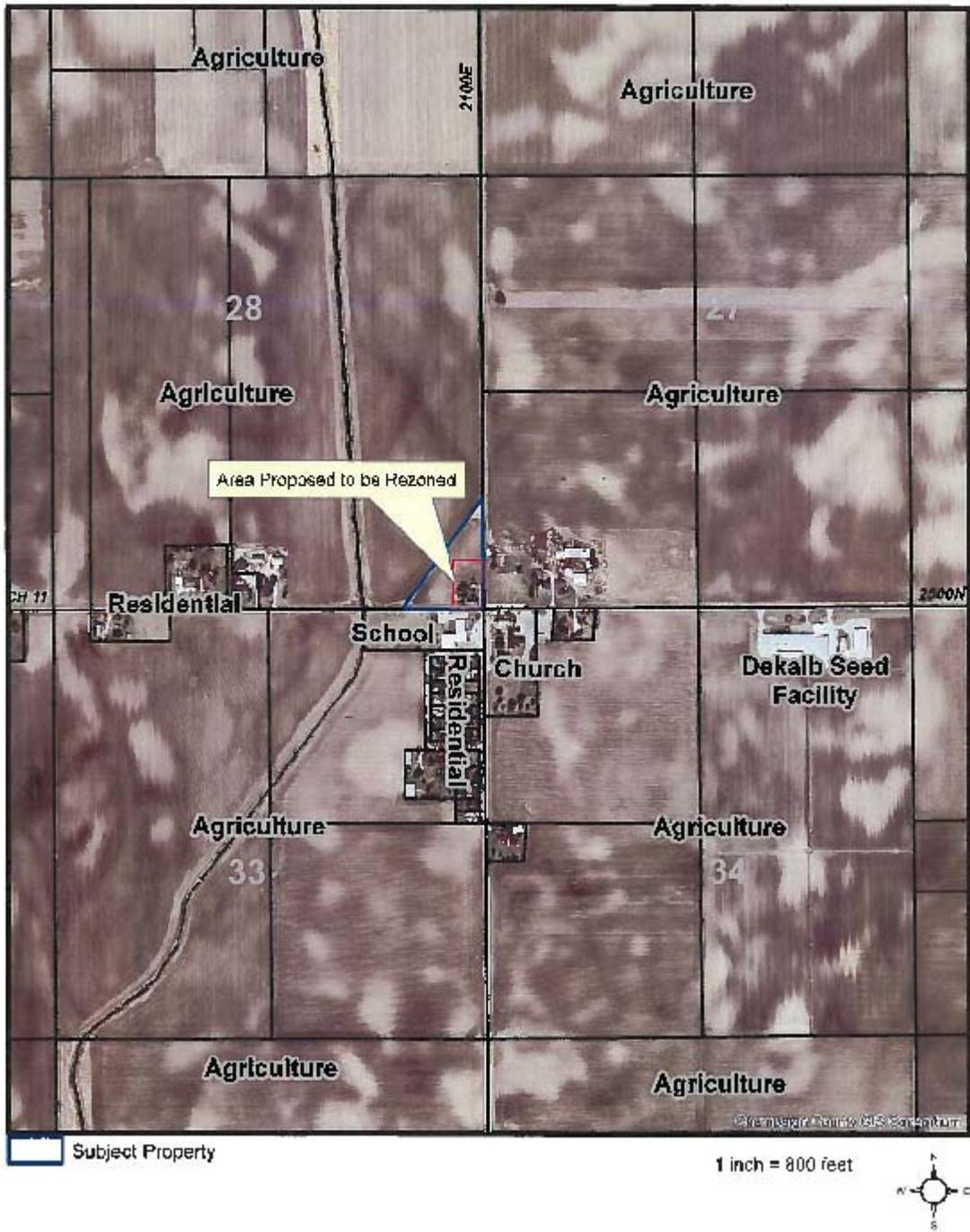
October 11, 2013



Attachment A. Case Maps (Location, Land Use, Zoning)

October 25, 2013

Land Use Map
Case 762-AM-13
October 11, 2013



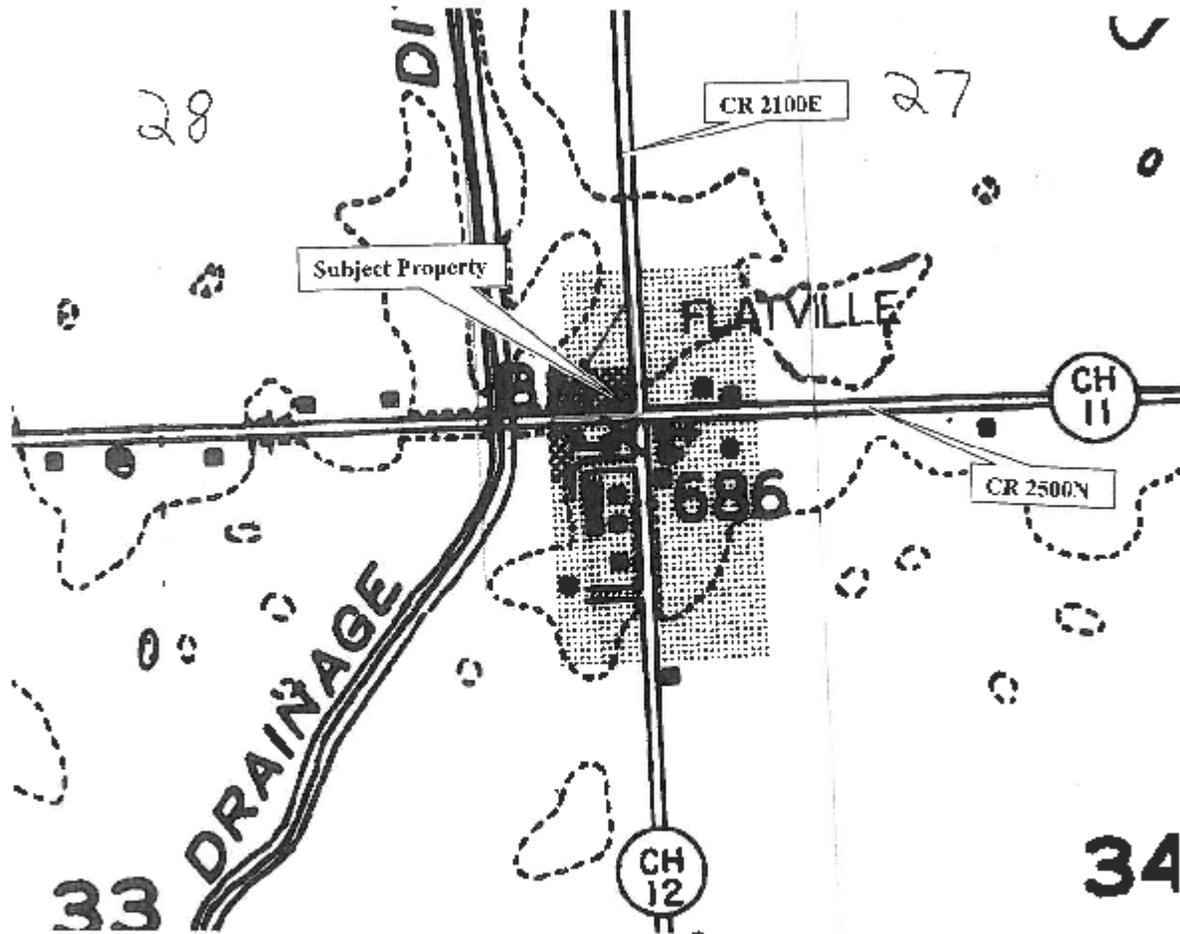
Attachment A. Case Maps (Location, Land Use, Zoning)

October 25, 2013

ATTACHMENT A. ZONING MAP

Case: 762-AM-13

October 11, 2013



AG-1 Agriculture	R-1 Single Family Residence	R-4 Multiple Family Use	B-1 Neighborhood Business	B-3 General Business	CH Community Center
AG-2 Agriculture	R-2 Single Family Residence	R-5 Mobile Home Park	B-2 Highway Business	I-1 Light Industry	CH Community Center
CA Conservation-Appreciation	R-3 Two-Family Residence	R-3 Retail Trade Center	B-4 Regional Business	I-2 Heavy Industry	CH Community Center

 NORTH
 Chicago, Ohio
 Department of
 Planning & Zoning

Attachment B. Summary Finding of Fact

October 25, 2013

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **October 17, 2013**, the Zoning Board of Appeals of Champaign County finds that:

1. Regarding the effect of the proposed amendment on the Land Resource Management Plan (LRMP):

A. **Regarding Goal 4:**

- Objective **4.3** requiring any discretionary development to be on a suitable site because it will **HELP ACHIEVE** the following:
 - Policy **4.3.4** requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(3)).
 - Policy **4.3.3** requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(2)).
 - Policy **4.3.2** requiring a discretionary development on best prime farmland to be well-suited overall (see Item 13.C.(1)).
- Objective **4.2** requiring discretionary development to not interfere with agriculture because it will **HELP ACHIEVE** the following:
 - Policy **4.2.2** requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 13.B.(1)).
- Objective **4.1** requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland because it will **HELP ACHIEVE** the following:
 - Policy **4.1.6** requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 13.A.(2)).
 - Policy **4.1.1** requiring that other land uses only be accommodated under very restricted conditions or in areas of less productive soils (see Item 13.A.(1)).
- Based on achievement of the above Objectives and Policies 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 4 Agriculture**.

B. **Regarding Goal 5:**

- Objective **5.3** requiring County opposition to new urban development unless adequate infrastructure and public services are provided because it will **HELP ACHIEVE** the following:

Attachment B. Summary Finding of Fact

October 25, 2013

- Policy 5.3.2 require that new urban development be adequately served by public infrastructure without undue public expense (Item 14.C.(2)).
 - Policy 5.3.1 require that new urban development be adequately served by public services without undue public expense (Item 14.C.(1)).
 - Objective 5.2 encourage any urban development to demonstrate good stewardship of natural resources because it will **HELP ACHIEVE** the following:
 - Policy 5.2.2 ensure that urban development on best prime farmland is efficiently designed to avoid unnecessary conversion and encourage other jurisdictions to do the same (Item 14.B.(2)).
 - Policy 5.2.1 encourage the reuse and redevelopment of older and vacant properties within urban land (Item 14.B.(1)).
 - Objective 5.1 ensure that the population growth and economic development is accommodated by new urban development in or adjacent to existing population centers because it will **HELP ACHIEVE** the following:
 - Policy 5.1.6 reduce the occurrence of agricultural land use and non-agricultural land use conflicts (Item 14.A.(3)).
 - Policy 5.1.5 encourage urban development to recognize and provide for the right of agricultural activities on adjacent land (Item 14.A.(2)).
 - Policy 5.1.2 encourage compact and contiguous development within or adjacent to unincorporated settlements or villages without a comprehensive plan (Item 14.A.(1)).
 - Based on achievement or non-achievement of the above Objectives and Policies 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 5 Urban Land Use.**
- C. **Regarding Goal 6:**
- Objective 6.1 ensuring that development does not endanger public health or safety because it will **HELP ACHIEVE** the following:
 - Policy 6.1.2 ensure that wastewater disposal and treatment will not endanger public health, create nuisance conditions for adjacent uses, or negatively impact surface or groundwater quality (see Item 15.A.(2)).
 - Policy 6.1.1 establishing minimum lot dimensions for rural residential development to provide adequate area for wastewater systems (see Item 15.A.(1)).

Attachment B. Summary Finding of Fact

October 25, 2013

- Based on achievement of the above Objectives and Policies 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 6 Public Health and Public Safety.**
- D. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
- **Goal 1 Planning and Public Involvement**
 - **Goal 2 Governmental Coordination**
 - **Goal 3 Prosperity**
 - **Goal 7 Transportation**
 - **Goal 8 Natural Resources**
 - **Goal 9 Energy Conservation**
 - **Goal 10 Cultural Amenities**
- E. 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:
- The amendment will allow the subject property to be redeveloped
 - The subject property is suitable for the existing and proposed use.
 - The proposed amendment minimizes the amount of agricultural land from being rezoned.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE the purpose of the Zoning Ordinance** because:
- Establishing the B-1 District at this location will help classify, regulate, and restrict the location of the uses authorized in the B-1 District (Purpose 2.0 (i) see Item 21.I.).
 - Establishing the B-1 District at this location will help divide the entire County into districts of such number, shape, area, and such different classes according to the use of land, buildings, and structures, intensity of the use of lot area, area of open spaces, and other classification (Purpose 2.0 (j) see Item 21.J.).
 - Establishing the B-1 District at this location will help fix regulations and standards to which buildings, structures, or uses therein shall conform (Purpose 2.0 (i) see Item 21.K.).
 - Establishing the B-1 District at this location will help prohibit uses, buildings, or structures incompatible with the character of such districts (Purpose 2.0 (i) see Item 21.L.).
 - Establishing the B-1 District at this location will help protect the most productive farmland from unplanned intrusions of urban uses (Purpose 2.0 (i) see Item 21.N.).

Attachment B. Summary Finding of Fact

October 25, 2013

4. Regarding the error in the present Ordinance that is to be corrected by the proposed change:
 - The subject property has been zoned as it is since 1973 and the commercial zoning of the property is no longer necessary.

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1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
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To: **Environment and Land Use Committee**

From: **Andy Kass**, Associate Planner
John Hall, Director & Zoning Administrator

Date: **October 29, 2013**

RE: **Zoning Ordinance Map Amendment Case 732-AT-12**

Request: **Revise Section 7.1.2 to amend the standards for Rural Home Occupations.**

Petitioner: **Zoning Administrator**

STATUS

The Committee made a preliminary recommendation for approval of this recommended text amendment at the October 3, 2013, meeting.

No comments have been received from municipalities. Hensley Township has filed an official protest (see Attachment B). Because of the protest from Hensley Township a ¾ majority (17 affirmative votes) will be required at the County Board to override the township protest.

Recall that this amendment was authorized by the COW-ELUC in October 2012 and the ZBA unanimously “RECOMMENDS APPROVAL”. Other relevant information:

- The amendment recommended by the ZBA is substantially the same as that authorized by the Committee but many relatively minor (though still important) changes have been made.
- The ZBA has also reviewed updated Rural Home Occupation (RHO) handouts with four completely new example RHO site plans and updated RHO application forms intended to improve the communication of requirements for Rural Home Occupations to prospective applicants.

This text amendment is ready for a final recommendation to the County Board for the meeting on November 21, 2013.

PROTEST FROM HENSLEY TOWNSHIP

On October 28, 2013, Hensley Township filed an official protest to Case 732-AT-12. The reasoning by the Township Board and Plan Commission for the protest was stated in the Letter of Protest as follows:

- The text amendment will adversely affect LRMP Goal 3 “Prosperity” by limiting economic growth and development within the County.

ATTACHMENTS

- A Proposed Amendment
- B Letter of Protest from Hensley Township received October 29, 2013

Attachment A. Proposed Amendment

October 29, 2013

- 1. Revise existing paragraph 7.1.2E. and merge with a revised existing paragraph 7.1.2 H. (and reletter as required) to read as follows:**
 - E. Non-farm MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers used and parked at any RURAL HOME OCCUPATION shall be limited as follows:
 1. The number of MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers displaying the name of the RURAL HOME OCCUPATION and/ or used at any RURAL HOME OCCUPATION shall be within the limits established in this paragraph.
 2. No more than three MOTOR VEHICLES that are either a truck tractor and/ or a MOTOR VEHICLE with tandem axles, both as defined by the Illinois Vehicle Code (625 ILCS 5/1 et seq), shall be authorized and all MOTOR VEHICLE loads and weights shall conform to the Illinois Vehicle Code (625 ILCS 5/15-111).
 3. No more than 10 MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers in total shall be authorized excluding patron or employee or owner personal MOTOR VEHICLES.
 4. All MOTOR VEHICLES and licensed semitrailers and licensed pole trailers shall be stored in an enclosed BUILDING or parked outdoors subject to the following:
 - a. No more than one MOTOR VEHICLE that conforms to paragraph 7.1.1 K. may be parked outdoors no less than five feet from a SIDE or REAR LOT LINE nor less than 10 feet from a FRONT LOT LINE; and
 - b. Outdoor parking for more than one MOTOR VEHICLE and any licensed semitrailer and any licensed pole trailer shall be at least 10 feet from any LOT LINE; and
 - c. In addition to parking spaces for MOTOR VEHICLES and/ or licensed semitrailers and/ or licensed pole trailers that are parked outdoors at a RURAL HOME OCCUPATION, off-street parking spaces shall also be provided in the minimum size and number required by Section 7.4 for all onsite employees and onsite patrons, subject to the following:
 - (1) No parking shall occur in the STREET RIGHT OF WAY.

Attachment A. Proposed Amendment

October 29, 2013

- (2) The requirements of Section 7.4 notwithstanding, all off- street parking and outside STORAGE of MOTOR VEHICLES and/ or any licensed semitrailer and/ or any licensed pole trailer that is visible from and located within 100 feet from either a residential DISTRICT or the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming to USE, shall be subject to the following SCREEN requirements:
 - (a) Any required SCREEN shall meet the requirements of paragraph 4.3.3 H.
 - (b) More than four MOTOR VEHICLES of no more than 15,000 pounds each shall be screened by a Type A SCREEN except that a Type B SCREEN may be erected along the REAR LOT LINE.
 - (c) A Type D SCREEN shall be required for more than one MOTOR VEHICLE that weighs more than 15,000 pounds gross vehicle weight or a combination of MOTOR VEHICLE and connected trailer that weighs more than 15,000 pounds gross vehicle weight or four or more licensed semitrailers and/ or licensed pole trailers.
- (3) The requirements of Section 7.4 notwithstanding, loading berths are not required for Rural Home Occupations.
- (4) The requirements of Section 7.4 notwithstanding, paragraph 7.4.1 D. 2. shall not be applicable to any parking at a RURAL HOME OCCUPATION.

2. Insert new paragraph 7.1.2F. (and renumber as required) to read as follows:

- F. Non-farm equipment and supplemental equipment attachments that may be stored and/ or used at any RURAL HOME OCCUPATION shall be limited as follows:
 1. The number of complete pieces of equipment that are motorized or non-motorized and/ or the number of supplemental equipment attachments that may be stored and/ or used outdoors at a RURAL HOME OCCUPATION shall be within the limits established in this paragraph and subject to the following:
 - a. Equipment shall include any motorized or non-motorized device or implement; trailers, except for licensed

Attachment A. Proposed Amendment

October 29, 2013

- semitrailers and licensed pole trailers; devices mounted on trailers; and any agricultural equipment used for non-agricultural uses.
- b. Equipment does not include **MOTOR VEHICLES** or licensed semitrailers or licensed pole trailers; hand tools or bench tools or tools mounted on a table or wheel barrows or similar tools.
 - c. A supplemental equipment attachment is any specialized device that attaches to equipment such as any device that attaches to a tractor by a 3-point hitch; or an extra loader bucket; or a snow blade attachment; or any similar device that attaches to either equipment or to a **MOTORIZED VEHICLE**.
 - d. There is no limit to the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept stored inside or used inside a **BUILDING** but at no time may the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept in outdoor **STORAGE** and/ or used outdoors exceed the limits of paragraphs 7.1.2 F.2. and 3.
 - e. All equipment and supplemental equipment attachments kept in outdoor **STORAGE** or used outdoors must be operable.
2. No more than 10 complete pieces of equipment may be kept in outdoor **STORAGE** and/ or used outdoors subject to the following:
- a. The number of complete pieces of equipment that may be kept in outdoor **STORAGE** and/ or used outdoors shall be reduced by the number of **MOTOR VEHICLES** and / or licensed semitrailers and/ or licensed pole trailers also parked or used outdoors and all other complete pieces of equipment must be kept in an enclosed **BUILDING**.
 - b. When equipment is on a trailer other than a semitrailer or pole trailer, the trailer and all equipment on the trailer are all counted as only one piece of equipment.
 - c. When equipment is on a trailer other than a semitrailer or pole trailer, and the trailer is connected to a **MOTOR VEHICLE** the entire unit shall be considered to be only one **MOTOR VEHICLE**.

Attachment A. Proposed Amendment

October 29, 2013

- d. Each piece of equipment that is on a semitrailer or pole trailer shall be considered as one piece of equipment in addition to the semitrailer or pole trailer whether or not the semitrailer or pole trailer is connected to a MOTOR VEHICLE.
3. Supplemental equipment attachments may also be kept in outdoor STORAGE and/ or used outdoors
 4. Complete pieces of equipment and supplemental equipment attachments kept in outdoor STORAGE and/ or used outdoors must be stored or used at least 10 feet from any LOT LINE and screened as required by paragraph 7.1.2 K. except as follows:
 - a. Equipment and any supplemental equipment attachment carried on a MOTOR VEHICLE or on a trailer connected to a MOTOR VEHICLE, in which case the required SCREEN shall be as required in paragraph 7.1.2 E.
 - b. When there is no more than two complete pieces of equipment (each weighing less than 15,000 pounds gross weight), in which case no SCREEN is required unless the total number of MOTOR VEHICLES (each weighing less than 15,000 pounds gross vehicle weight) and equipment is more than four in which case the required SCREEN shall be as required by 7.1.2 E.4.c.
- 3. Insert new paragraph 7.1.2M. (and renumber as required) to read as follows:**
- M. Applicability and nonconformities.
 1. The requirements of paragraphs 7.1.2E. and F. shall apply to any RURAL HOME OCCUPATION for which an application is received after September 1, 2012, and to the expansion of any RURAL HOME OCCUPATION for which an application had been received on or before September 1, 2012.
 2. The requirements of paragraphs 7.1.2E. and F. and the requirements of Section 8 notwithstanding:
 - a. Any MOTOR VEHICLE or licensed trailer or piece of equipment that was included in any application for, or present and noted in any inspection thereof by the Zoning Administrator or designee, or included in any authorization of a Zoning Compliance Certificate for any RURAL HOME OCCUPATION on or before September 1, 2012, and which would have, if considered in total, exceeded the

Attachment A. Proposed Amendment

October 29, 2013

applicable limits for MOTOR VEHICLES and equipment at that time may continue to be at that RURAL HOME OCCUPATION.

- b. Any RURAL HOME OCCUPATION that complies with subparagraph 7.1.2 M.2.a. shall be authorized to have that same number and type of MOTOR VEHICLES or licensed trailers or pieces of equipment as long as it continues in business at that location and any such MOTOR VEHICLE or licensed trailer or piece of equipment may be replaced with a similar MOTOR VEHICLE or licensed trailer or piece of equipment.

4. Revise paragraph 7.1.2 K. to read as follows:

K. Outdoor STORAGE used in any RURAL HOME OCCUPATION shall be limited to SIDE YARDS or the REAR YARD and shall be screened as follows:

- (1) Outdoor STORAGE shall not be located in any required off-street PARKING SPACES.
- (2) A Type D SCREEN shall be located so as to obscure or conceal any part of any YARD used for outdoor STORAGE which is visible within 1,000 feet from any of the following circumstances:
 - (a) Any point within the BUILDING RESTRICTION LINE of any lot located in any R DISTRICT or any lot occupied by a DWELLING conforming as to USE or occupied by a SCHOOL; church or temple; public park or recreational facility; public library, museum, or gallery; public fairgrounds; nursing home or hospital; recreational business use with outdoor facilities; or
 - (b) Any designated urban arterial street or MAJOR STREET.

5. Revise paragraph 7.1.2 B. to read as follows:

- B. Non-resident employees shall only be authorized subject to the following limitations:
- i. on lots smaller than two acres in area no more than one employee may be present on the premises and no more than one additional employee may report to the site for work performed off the premises; but
 - ii. on lots that are two acres in area or larger no more than two employees may be present on the premises and no more than three additional employees may report to the site for work performed off the premises; and

Attachment A. Proposed Amendment

October 29, 2013

- iii. all employees may be present and working on the premises for no more than five days within any 30 day period due to inclement weather or as necessitated by other business considerations; and
- iv. family members who are resident on the property while the HOME OCCUPATION is operating but who mature and subsequently move from the premises may remain active in the home occupation and shall not be counted as a non-resident employee as long as their participation in the HOME OCCUPATION continues.

Attachment B. Letter of Protest from Hensley Township

October 29, 2013

FILED

OCT 28 2013

Donna Miller
CHAMPAIGN COUNTY CLERK

Hensley Township, Illinois
3001 W. Hensley Rd
Champaign IL 61822

Champaign County Clerk

October 27,

County Board Members,

Re: Case no. 732-AT-12

Hensley Township Board and Planning Commission members respectfully protest Text Amendment 732-AT-12 regarding Rural Home Occupancy. We believe that this text amendment will adversely affect IRMP goal #3 entitled "prosperity" by limiting economic growth and development within the county.

Kelly D Dillaro

K.D. Dillaro

Hensley Township Supervisor

John Collins

John Collins

Hensley Township Planning Commission
Chairman

RECEIVED

OCT 29 2013

CHAMPAIGN CO. P & Z DEPARTMENT

Page 1 of 2

Champaign County
Department of

**PLANNING &
ZONING**

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

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

To: **Environment and Land Use Committee**

From: **Andy Kass**, Associate Planner
John Hall, Director & Zoning Administrator

Date: **October 25, 2013**

RE: **Zoning Ordinance Map Amendment Case 756-AT-13**

Request: **Amend Paragraph 7.1.2L. to add a requirement that any new RURAL HOME OCCUPATION with any new exterior lighting for an outdoor storage area, and/or outdoor operations area, and/or parking area, and/or new building with exterior lighting or any wholly new outdoor storage area that is lighted or wholly new outdoor operations area that is lighted or parking area that is lighted, and/or new building with exterior lighting, that is added to any existing RURAL HOME OCCUPATION, shall have exterior lighting that is full-cutoff type lighting fixtures with limited light output and other relevant restrictions.**

Petitioner: **Zoning Administrator**

STATUS

The Committee made a preliminary recommendation for approval of this recommended text amendment at the October 3, 2013, meeting.

No comments have been received from municipalities or townships.

Recall that this amendment was not authorized by ELUC but was undertaken at the strong request of the ZBA and in full understanding that the County Board might not accept the recommendation. Other relevant information:

- The proposed amendment will require exterior lighting at new RHOs to be “full cutoff” so as to minimize glare onto adjacent properties, as is required for all Special Use Permits.

This text amendment is ready for a final recommendation to the County Board for the meeting on November 21, 2013.

ATTACHMENTS

A Proposed Amendment

Attachment A. Proposed Amendment

October 25, 2013

1. **Add new paragraph 7.1.2 L. (and reletter as required) to read as follows:**
 - L. Any exterior lighting for Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or new building with exterior lighting authorized after {EFFECTIVE DATE OF THE ORDINANCE} for any RURAL HOME OCCUPATION shall be required to minimize glare from exterior lighting onto adjacent properties and roadways by the following means:
 1. All exterior lighting shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass onto adjacent properties. Full-cutoff means that the lighting fixture emits no light above the horizontal plane.
 2. No lamp in any exterior lighting fixture be greater than 250 watts.
 3. Locations and numbers of exterior lighting fixtures used to illuminate the RHO shall be indicated on the site plan (including floor plans and building elevation).
 4. The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all light fixtures.
 5. The requirements of this paragraph 7.1.2 L. shall only apply to lighting for any Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or building exterior that is part of a RURAL HOME OCCUPATION established after {EFFECTIVE DATE OF THE ORDINANCE} or any new Outdoor STORAGE, and/or-OPERATIONS, and/or parking area, and/or building exterior that is added after {EFFECTIVE DATE OF THE ORDINANCE} to any existing RURAL HOME OCCUPATION and shall not apply to any existing Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or building exterior that existed at any duly authorized RURAL HOME OCCUPATION on {EFFECTIVE DATE OF THE ORDINANCE}.

To: **Environment and Land Use Committee**

From: **John Hall**, Director & Zoning Administrator
Andrew Levy, RPC Planner

Date: **October 29, 2013**

RE: **Preliminary review of a proposed *Storm Water Management and Erosion Control Ordinance* to meet part of Champaign County's MS4 Obligations**

BACKGROUND

The FY2012 County Planning Contract with the Regional Planning Commission authorized development of a Draft erosion control ordinance to fulfill part of Champaign County's Notice of Intent (NOI) for the Illinois Environmental Protection Agency's (IEPA) Municipal Separate Storm Sewer System (MS4) storm water permit. See Attachment A for a brief review of Champaign County's designation as an MS4 by the IEPA. A Draft Ordinance was submitted on September 10, 2012, and since that time the Draft ordinance has been under review by the Department and/ or the State's Attorney.

No action is requested at the November 7, 2013, ELUC meeting. At the December 5, 2013, meeting the Committee will be asked to authorize a Zoning Ordinance text amendment to adopt the proposed *Storm Water Management and Erosion Control Ordinance* that is included as Attachment F.

DRAFT STORM WATER MANAGEMENT AND EROSION CONTROL ORD.

The proposed Ordinance is based on the existing Champaign County *Storm Water Management Policy* and the proposed changes are the minimum necessary changes to meet the MS4 requirements except for those changes indicated as "Optional". New text is underlined in Attachment F. Attachments B and C review the major changes proposed in the new Ordinance which can be summarized as follows:

- **A new "Land Disturbance Erosion Control (LDEC) Permit" (either Major or Minor) is proposed to be required only in the Champaign County MS4 Jurisdictional Area.** See Section 12 of the proposed Ordinance.
- **New standards for "Land Disturbance Erosion Control" are proposed for LDEC Permits.** See Section 11 of the proposed Ordinance.
- **Optional for Committee Consideration: A new \$50 fee is proposed for the "Minor LDEC Permit".** See Section 12.4 of the proposed Ordinance.
- **Optional for Committee Consideration: "minimum" erosion control requirements for the entire unincorporated area for the following** (See Section 6 of the proposed Ordinance):
 - **prohibits erosion and sedimentation onto adjacent properties;**
 - **requires proper disposal of construction waste and debris;**
 - **requires minimum separation between stockpiles of earth and sensitive areas.**

IMPACT OF THE PROPOSED ORDINANCE ON LANDOWNERS

The estimated cost of compliance with the proposed Ordinance varies, as follows:

Zoning Administrator
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- For the proposed Major Land Disturbance Erosion Control Permit (1 acre or more of land disturbance), the IEPA already requires erosion and sediment controls and the only new requirement is to copy the Department of Planning and Zoning on all reports sent to the IEPA.
- The proposed Minor Land Disturbance Erosion Control (LDEC) Permit adds a new requirement for erosion and sediment controls for land disturbance of less than 1 acre. Attachment D is an evaluation of the estimated cost for a similar ordinance prepared by the City of Bloomington Engineering Department in 2004, and includes certain adjustments for differences in the proposed Draft Ordinance. The Minor LDEC Permit is expected to have the following impact:
 - \$2,322 to \$3,093 of added cost for 10,400 square feet of land disturbance (comparable to the disturbance caused by constructing a new dwelling served by sewer and public water).
 - \$3,898 to \$5,493 of added cost for 20,000 square feet of land disturbance (comparable to the disturbance caused by constructing a new dwelling in the RRO District).
 - No added requirement or cost for a new “by-right” dwelling in a rural zoning district in the MS4 area so long as there is no erosion or sedimentation on adjacent property.

IMPACT OF THE PROPOSED ORDINANCE ON COUNTY STAFFING

As proposed, the new “Land Disturbance Erosion Control Permit” is only required in the MS4 Jurisdictional Area. Based on recent permitting trends, the number of new LDEC Permits in the MS4 Area should be no more than five per year. Provided that the number of LDEC Permits does not greatly exceed that amount, the staffing impact for the Department should be minimal and no additional staffing will be required.

The County Board could expand the area where LDEC Permits are required but that would have more impact on staffing. And any significant increase in the size of the MS4 Jurisdictional Area (as may occur in 2020 after the decennial Census) would also have a significant impact.

ZONING ORDINANCE TEXT AMENDMENT REQUIRED

In addition to adopting the (Draft) *Storm Water Management and Erosion Control Ordinance*, the County Board will also have to amend the *Zoning Ordinance* so that it will require compliance with the new Ordinance. Therefore, a *Zoning Ordinance* Text Amendment with a public hearing is required at the Zoning Board of Appeals. The ZBA will review both the Draft *Storm Water Management and Erosion Control Ordinance* and the actual amendment to the *Zoning Ordinance*. If authorized by ELUC a public hearing could begin within 30 days and will take at least 3 to 4 months to complete.

STAKEHOLDER PARTICIPATION

Local civil engineers, contractors, and home builders were provided notice of this meeting and a copy of this memorandum. An online survey will also be put in place for those willing to participate and provide comments. The same group will receive notice of the public hearing.

COUNTY BOARD MUST APPROVE “WATER POLLUTION CONTROL AUTHORITY”

The State’s Attorney recommends that in order for the County Board to have legal authority to adopt the proposed Ordinance it should first adopt authority to control water pollution as provided in 55ILCS 5-15015. See Attachment D for relevant excerpts.

Note that 55ILCS 5-15 authorizes a county board to adopt many different authorities related to provision of water and sewer services, waste management, water and flood control, and water pollution control, but 55ILCS 5-15015 specifically only relates to water pollution control.

55ILCS 5-15001 requires a county board to adopt the specific authority (water pollution control in this instance) in a Resolution approved by a two-thirds vote of that county board. Adoption of such a

Zoning Administrator
OCTOBER 25, 2013

Resolution will have to be approved by an affirmative vote of 15 members of the County Board before the Draft Ordinance can be adopted.

The Resolution to adopt the water pollution control authority under 55ILCS 5-15015 is not required to have a public hearing. The Draft Resolution should proceed in parallel with the text amendment after the ZBA makes a recommendation regarding the text amendment.

ATTACHMENTS

- A Background to the National Pollutant Discharge Elimination System (NPDES) Storm Water Program**
- B Summary of Proposed Major Changes to the Storm Water Management Policy**
- C Proposed Requirements for Typical Land Disturbance Under Proposed Ordinance in Addition to Existing Requirements**
- D Review of Erosion and Sediment Control Compliance Cost Evaluation by the City of Bloomington Engineering Department**
- E Excerpts from 55ILCS 5-15 Water Supply, Drainage and Flood Control**
- F Draft *Storm Water Management and Erosion Control Ordinance* (with new text underlined)**

Attachment A.
Background to the National Pollutant Discharge Elimination System (NPDES)
Storm Water Program

Champaign County was identified as a small Municipal Separate Storm Sewer System (MS4) in March 2003 as part of the expanded Phase II of the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. Champaign, Urbana, Savoy, the University of Illinois, and Fountainhead Drainage District are also MS4s .

Mandated by Congress under the Clean Water Act, the NPDES Storm Water Program is a comprehensive two-phased national program for addressing the non-agricultural sources of storm water discharges which adversely affect the quality of our nation's waters. The Clean Water Act prohibits anybody from discharging pollutants through a point source into a water of the United States unless they have an NPDES permit. A point source is any discernible, confined and discrete conveyance, such as a pipe, ditch, channel, or container.

Phase II required small MS4s in urbanized areas to obtain NPDES permits and implement six minimum control measures by using selected best management practices (BMPs).

Urbanized areas are delineated by the Census Bureau and are defined as a central place or places and the adjacent densely settled surrounding area, that together have a residential population of at least 50,000 people and an overall population density of at least 500 people per square mile. Only about 10 square miles (about 1%) of the approximately 1,000 square miles that make up Champaign County are included in the urbanized area (see the attached map).

Champaign County is not a municipality but the regulatory definition of MS4 also includes any County owned road with a drainage system. County Highway roadside ditches are currently the only point source discharges in the urbanized area that are maintained by Champaign County.

Champaign County must maintain compliance with the MS4 requirements of the NPDES Storm Water Program. MS4 compliance requires that an updated Notice of Intent (NOI) be on file with the Illinois Environmental Protection Agency (IEPA) at all times. Each NOI is only for a five year term and a new NOI must be filed before the current NOI expires.

The NOI must explain which best management practices Champaign County will use to implement the six required *minimum control measures*. *The six required minimum control measures* are the following:

- **Public Education and Outreach.** Selected BMPs should educate the public on the various ways to reduce storm water pollution.
- **Public Participation and Involvement.** Selected BMPs should involve the public in developing, implementing, and reviewing MS4 best management practices.
- **Illicit Discharge Detection and Elimination (IDDE) .** Selected BMPs should identify improper discharges and spills to drainage systems and include enforcement mechanisms.
- **Construction Site Runoff Control.** Selected BMPs should enable construction site operators (builders and MS4s) to manage storm water runoff so as to reduce pollution.
- **Post-Construction Runoff Control.** Selected BMPs should enable property owners (developers and MS4s) to manage storm water runoff so as to reduce pollution from a site after construction activities have ended.

Attachment A.
Background to the National Pollutant Discharge Elimination System (NPDES)
Storm Water Program

- **Pollution Prevention and Good Housekeeping.** Selected BMPs should enable the MS4 entity to minimize pollution from its own property and facilities by reducing pollution from streets, parking lots, open spaces, and storage and vehicle maintenance areas and is discharged into local waterways or that results poor maintenance of storm sewer systems.

Champaign County has worked in cooperation with the other MS4s in the Champaign County Urbanized Area to share costs and expertise and common efforts to develop a regional consistency towards fulfilling the NPDES Phase II MS4 requirements.

Adoption of an erosion control ordinance has been included in Champaign County's Notice of Intent (NOI) for the Illinois Environmental Protection Agency's (IEPA) Municipal Separate Storm Sewer System (MS4) storm water permit since the first NOI was adopted by the County Board in 2003.

Champaign County staff participated in the development of an Erosion and Sediment Control Ordinance that was principally developed by the staffs of Urbana and Champaign. Urbana and Champaign both adopted erosion control ordinances in 2007 and 2008.

IEPA staff is expected to audit the Champaign County MS4 program in 2013. The results of that audit will largely depend upon showing substantial progress toward adopting an erosion and sedimentation control ordinance.

Attachment B.
Summary of Proposed Major Changes to the Storm Water Management Policy

- A. A new “Land Disturbance Erosion Control (LDEC) Permit” is proposed for any non-exempt land disturbance in the Champaign County MS4 Jurisdictional Area.** See Section 12. Important points to consider are the following:
1. **Two types of LDEC Permits** are proposed, the **Minor** (Section 12.2) and the **Major** (see Section 12.3) depending upon the amount of land disturbance:
 - **The Major LDEC Permit is for one or more acres of land disturbance.** This much land disturbance is already required to have an ILR10 permit from the Illinois Environmental Protection Agency and the only new requirement in the Major LDEC Permit is to copy the County on all IEPA reports.
 - **The Minor LDEC Permit is required for less than an acre of impervious area. This will be a significant change for those who must apply, but professional preparation will not be required for the Minor LDEC Permit.**
 2. **Exemptions are as broad as possible** so as to limit applicability to only what is absolutely required for compliance with the IEPA requirements (see Section 4.3).
 3. **The proposed LDEC Permit will be required prior to approval of any required Zoning Use Permit** (see Section 5.2). The Zoning Use Permit authorizes construction and the required erosion controls must be in place before construction can be authorized.
 4. **Demolition and/or Grading not related to other construction** will be required to have an LDEC Permit. No Zoning Use Permit is required for either Demolition or Grading that is not related to other construction.
 5. **New Administrative and Enforcement rules** are also proposed for the LDEC Permit (see Sections 13, 14, and 15) to supplement what is already in the Zoning Ordinance.
 6. **New “technical appendices”** are proposed to help applicants prepare the necessary “Erosion and Sediment Control Plan (ESCP)” (see Appendices X and X). These Appendices are based on those adopted by the Cities of Champaign and Urbana.
 7. **Cost impacts to landowners** for the erosion controls are anticipated to vary as follows:
 - **Very little cost impact for the proposed Major Permit** (1 acre or more of land disturbance). The IEPA already requires erosion and sediment controls and the only new requirement is to copy the Department of Planning and Zoning on all reports sent to the IEPA.
 - **A Very significant cost impact for the Minor Permit.** Attachment D is an evaluation of the estimated cost for a similar ordinance prepared by the City of Bloomington Engineering Department in 2004, and includes certain adjustments for differences in the proposed Draft Ordinance. The Minor LDEC Permit is expected to have the following impact:
 - **\$2,322 to \$3,093 of added cost for 10,400 square feet of land disturbance** (comparable to the disturbance caused by constructing a new dwelling served by sewer and public water).
 - **\$3,898 to \$5,493 of added cost for 20,000 square feet of land disturbance** (comparable to the disturbance caused by constructing a new dwelling in the RRO District).

Attachment B.
Summary of Proposed Major Changes to the Storm Water Management Policy

- No added requirement or cost for a new “by-right” dwelling in a rural zoning district in the MS4 area so long as there is no erosion or sedimentation on adjacent property.

8. **Impact on County staffing should be minimal**, as proposed. The new “Land Disturbance Erosion Control Permit” is only required in the MS4 Jurisdictional Area. Based on recent permitting trends, the number of new LDEC Permits in the MS4 Area should be no more than five per year. Provided that the number of LDEC Permits does not greatly exceed that amount, the staffing impact for the Department should be minimal and no additional staffing will be required.

The County Board could expand the area where LDEC Permits are required but that would have more impact on staffing. And any significant increase in the size of the MS4 Jurisdictional Area (as may occur in 2020 after the decennial Census) would also have a significant impact.

B. New requirements are proposed for “Land Disturbance Erosion Control” that will apply to any “Land Disturbance Erosion Control Permit”. See Section 11.

1. **These requirements also apply to Storm Water Drainage Plans** but the Draft Ordinance is based on the same erosion control guidelines (the Illinois Urban Manual by the National Resources Conservation Service) as the current Storm Water Management Policy so this is not a substantive change for projects that would have been required to have a Storm Water Drainage Plan.
2. Other than the changes proposed in Section 6 (see the “Optional for Committee Consideration ” below), the proposed Draft does not require erosion control to protect sensitive areas like Forest Preserve properties, streams, or drainage ditches outside of the MS4 Jurisdictional Area.

C. Optional for Committee Consideration: A new \$50 fee is proposed for the “Minor LDEC Permit”. See Section 12.4 of the proposed Ordinance.

1. This small fee is to pay a portion of County costs for permitting and inspection. The required “erosion and sediment control plan” for the Minor Permit will not be required to be prepared by a Professional Engineer. County Zoning Staff will spend as much time as it takes to assist applicants for the Minor LDEC Permit. At least two extra inspections will also be required compared to what is required for a Zoning Use Permit.

D. Optional for Committee Consideration: New erosion control requirements are also proposed for the entire unincorporated area for the following (See Section 6):

- **protecting existing drainage by prohibiting erosion and sedimentation onto adjacent properties;**
 - **requiring proper disposal of construction waste and debris;**
 - **minimum erosion control standards for stockpiles of earth that are near sensitive areas such as Forest Preserve properties, streams, and drainage ditches.**
1. These changes are not required by the IEPA outside of the MS4 Area and are optional for the County Board to adopt but are consistent with the Land Resource Management Plan.
 2. These changes can be removed from the Draft now or after the public hearing if necessary, but will have to apply in the MS4 Area.

Attachment C.

Proposed Requirements for Typical Land Disturbance Under Proposed Ordinance in Addition to Existing Requirements

**Proposed Requirements for Typical Land Disturbance Under Proposed Ordinance
in Addition to Existing Requirements ¹**

Type of proposed development or land disturbance	Amount of land disturbance	Proposed Ordinance Requirements	
		Outside the MS4 Area ²	Inside the MS4 Area ²
Agriculture ³	STATUTORILY EXEMPT	STATUTORILY EXEMPT	STATUTORILY EXEMPT
Mass grading ⁴ not related to other construction	Less than 10,000 SF	OPTIONAL MINIMUM REQUIREMENTS⁵	NO LDEC PERMIT REQUIRED⁶
	10,000 SF or more but less than 1 AC		NO LDEC PERMIT REQUIRED IF NOT PART OF COMMON PLAN⁶
	1 AC or more		MINOR LDEC PERMIT REQUIRED IF PART OF COMMON PLAN
Demolition ⁷ of existing building in Residential, Business or Industrial District	Less than 10,000 SF	OPTIONAL MINIMUM REQUIREMENTS⁵	NO LDEC PERMIT REQUIRED⁶
	10,000 SF or more but less than 1 AC		MINOR LDEC PERMIT REQUIRED
	1 AC or more		MAJOR LDEC PERMIT REQUIRED
Demolition ⁷ of existing building and/or construct new “by-right” building in the Rural Zoning Districts	Less than 10,000 SF	OPTIONAL MINIMUM REQUIREMENTS⁵	NO LDEC PERMIT REQUIRED⁶
	10,000 SF or more but less than 1 AC		NO LDEC PERMIT REQUIRED⁶
	1 AC or more		MAJOR LDEC PERMIT REQUIRED
Construct new building in RRO District ⁸ , Residential District ⁹ , or Business ⁹ or Industrial District ⁹	Less than 10,000 SF	OPTIONAL MINIMUM REQUIREMENTS⁵	NO LDEC PERMIT REQUIRED⁶
	10,000 SF or more but less than 1 AC		MINOR LDEC PERMIT REQUIRED
	1 AC or more		MAJOR LDEC PERMIT REQUIRED
Construct new subdivision with new street	Less than 10,000 SF	OPTIONAL MINIMUM REQUIREMENTS⁵	NO LDEC PERMIT REQUIRED⁶
	10,000 SF or more but less than 1 AC		MINOR LDEC PERMIT REQUIRED
	1 AC or more		MAJOR LDEC PERMIT REQUIRED

Attachment C.

Proposed Requirements for Typical Land Disturbance Under Proposed Ordinance in Addition to Existing Requirements

NOTES

1. This table does not indicate when a Zoning Use Permit is required or when a Storm Water Drainage Plan is required, nor does it include information for any rezoning approval, Special Use Permit approval, or subdivision plat approval that may be required. Also does not include approvals related to the Special Flood Hazard Area. Storm Water Drainage Plan requirements are unchanged in the proposed Ordinance.
2. The MS4 Jurisdictional Area is that portion of Champaign County in which Champaign County has responsibility for a Municipal Separate Storm Sewer System (MS4) under the National Pollutant Discharge Elimination System (NPDES) administered by the Illinois Environmental Protection Agency (IEPA). See the attached map. Except for the “Optional Minimum Requirements” in Section 6 of the Ordinance that are proposed to be required throughout the unincorporated area, the proposed Ordinance is the minimum requirement in the MS4 Jurisdictional Area for compliance with IEPA MS4.
3. Agriculture as defined in the Champaign County Zoning Ordinance. No change is proposed.
4. Mass grading is not regulated by the Zoning Ordinance and no Zoning Use Permit is required for mass grading.
5. Section 6 of the proposed Ordinance includes General and Minimum Erosion Controls proposed to be required for any land disturbance in the unincorporated area. Requiring the Minimum Erosion Controls in the entire unincorporated area is optional but consistent with the Land Resource Management Plan. The Minimum Erosion Controls are necessary for the MS4 Area and if the Minimum Erosion Controls are not included in Section 6 of the final Ordinance they will have to be added to Section 11 as requirements for LDEC Permits in the MS4 Area.
6. The Minimum Erosion Requirements of Section 6 apply when no LDEC Permit is required.
7. Demolition is not regulated by the Zoning Ordinance and no Zoning Use Permit is required for demolition.
8. The only location in the MS4 Jurisdictional Area where a municipal comprehensive plan provides for “rural residential development” is northeast of Urbana.
9. A new building must connect to a sanitary sewer if feasible and in the MS4 Jurisdictional Area connection to a sewer generally requires annexation or an annexation agreement with a municipality which would remove the construction from the Champaign County permitting jurisdiction.

Attachment D.
Review of Erosion and Sediment Control Compliance Cost Evaluation by the
City of Bloomington Engineering Department

The City of Bloomington Engineering Department prepared an evaluation of the estimated cost for a similar erosion and sedimentation ordinance in 2004. See the attached “Erosion And Sediment Control Compliance Cost Evaluation”.

The City of Bloomington evaluation is most relevant to the anticipated costs for erosion and sediment controls for the “Minor Land Disturbance Erosion Control Permit”. Note the following regarding the City of Bloomington evaluation:

1. The City of Bloomington evaluation anticipates the use of straw bales which are not authorized for use in either Champaign or Urbana and are not authorized in the Draft Ordinance for Champaign County. The City of Bloomington evaluation also includes costs for silt fencing.

The cost for the proposed Champaign County Ordinance should be based on the use of silt fencing and not straw bales.

2. The City of Bloomington evaluation was prepared for urban development using an assumed lot size of 10,400 square feet and an assumption that erosion and sediment controls encompass the entire 10,400 square feet of lot area except for the 1,200 square feet footprint of the assumed dwelling and the driveway which is assumed to be 20 feet wide and 30 feet long.

The Draft Ordinance for Champaign County may apply to urban lots of similar size and also with a sidewalk but could also apply to rural lots with a disturbed area larger than 10,400 square feet and no sidewalk.

The cost for the proposed Champaign County Ordinance should also include a rural lot and when the size of a septic tank leach field is included the minimum disturbed area for a rural lot is probably 20,000 square feet. For the rural lot, assume a disturbed area of 20,000 square feet in area with dimensions of 100 feet wide by 200 feet deep .

A rural driveway will also have to be at least 45 feet in length and the cost should be adjusted proportionately to length by adding 50% to the cost for the extra 15 feet of length. See the driveway discussion below.

3. For the Stabilized Construction Entrance Costs, the City of Bloomington analysis identified the cost of a 6 inch deep base for a standard concrete driveway of dimensions 20 feet wide by 30 feet long, to be \$222.60 to \$337.80; and the “stabilized construction entrance” necessary to meet MS4 requirements plus an additional 4 inches of gravel fill to be \$458.90 to \$742.70, for a difference of \$236.30 to \$520.10. However, the Total Cost Summary inexplicably reports the total cost for the stabilized construction entrance (\$458.90 and \$742.70, respectively), rather than simply the cost difference (\$236.30 and \$520.10, respectively). The Total Cost Summary for the City of Bloomington analysis appears to overstate the “costs of compliance”.

Attachment D.
Review of Erosion and Sediment Control Compliance Cost Evaluation by the
City of Bloomington Engineering Department

The cost for the proposed Champaign County Ordinance should use the difference in cost between the standard 6-inch base versus the stabilized construction entrance including the additional 4-inch gravel base and for the rural lot should include an additional 50% of the cost for the extra 15 feet of driveway length.

4. The City of Bloomington analysis included the cost for either “permanent seeding” or “sod” as part of the costs of the proposed regulations. It should be assumed that homeowners will install permanent seeding even if not required by Ordinance but the proposed Ordinance will probably require a more thorough application of permanent seeding than is otherwise like to occur and so the cost for permanent seeding is retained. The proposed Ordinance will never require sod to be installed.

It should be noted that the cost of sod in the City of Bloomington example exceeded the total cost of all other required erosion and sedimentation controls.

The cost for the proposed Champaign County Ordinance should only include the cost of permanent seeding and not sod.

5. The City of Bloomington evaluation was prepared in 2004 and the costs need to be projected to the present time. The U.S. Census Bureau provides a national Construction Price Index for single family homes. The Census Bureau’s Construction Price Index for 2012 is about 6% higher than the Construction Price Index for 2004. It is likely that the Construction Price Index for 2013 will be even higher but it is not yet available.

The costs used for the proposed Champaign County Ordinance should be 6% higher than the costs used in the City of Bloomington evaluation and reported in whole dollars. The estimated “costs of compliance” for the proposed Ordinance are as follows:

Item	Assumed Urban Lot	Assumed Rural Lot
LEAST EXPENSIVE METHOD:		
Stabilized Construction Entrance, lowest cost differential	251	377
Silt fence along front and back dimensions	764	764
Initial temporary seeding	331	636
Temporary seeding after grading	273	579
Permanent seeding	703	1,542
TOTAL, Least Expensive Method	\$ 2,322	\$ 3,898
MOST EXPENSIVE METHOD:		
Stabilized Construction Entrance, highest cost differential	552	828
Silt fence along all dimensions of disturbed area	1,234	1,908
Initial temporary seeding	331	636
Temporary seeding after grading	273	579
Permanent seeding	703	1,542
TOTAL, Least Expensive Method	\$ 3,093	\$ 5,493

Attachment D.
Review of Erosion and Sediment Control Compliance Cost Evaluation by the
City of Bloomington Engineering Department

6. The cost of erosion and sedimentation controls should also be considered in terms of the percent of the total construction cost. There is no identified average cost of a new home for unincorporated Champaign County and the various :
 - A. As reported by the U.S. Census and supported by a review of Zoning Use Permit Applications in the Department of Planning and Zoning, so far in 2013 there have been 12 new permits for new dwellings in unincorporated Champaign County with a reported average cost of construction of \$283,417. The 12 new dwellings were all rural. The cost of compliance with the proposed Ordinance for rural dwellings, based on that average cost ranges from 1.4% to 1.9%.
 - B. The Illinois Association of Realtors reports the “median sales price” (includes both new homes and existing homes) of homes in each Illinois county. The Median Sales price in Champaign County for the second quarter of 2013 was \$142,250. The cost of compliance with the proposed Ordinance based on the Median sales price for Champaign County ranges from 1.6% to 2.2% for urban dwellings and 2.7% to 3.9% for rural dwellings.

Erosion And Sediment Control Compliance Cost Evaluation

Stabilized Construction Entrance Costs

The Engineering Department determined cost of installing a 2 car wide, 30 foot long, 6 inch deep stabilized construction entrance per specifications sited in 1307k1 and 1307k2 equates to 11.5 cubic yards needed. All prices computed using 12 cubic yards of material required. Filter fabric figured at 2 strips 12.5 feet wide 30 feet long for standard 20 foot wide drive with 2 strips 3 feet wide 10 feet long for flared drive approach for a total of 660 square feet of drive. This equates to 73.3 square yards of filter fabric required under the driveway at a cost of fifty (50) cents per square yard with an installation cost of fifty (50) cents per square yard as well. If the building contractor installed the stabilized construction entrance in the location of the structure's driveway, approximately 4 inches of pea gravel would be used as fill between the stabilized construction entrance rock and the bottom of the concrete to be poured as the permanent drive. This equates to the need for 8 cubic yards of pea gravel to be used as fill for this purpose. The filter fabric used is a standard 4 oz nonwoven style filter fabric available at a price of fifty (50) cents per square yard for a 12 ½ feet wide by 360 feet long roll that contains 500 square yards of material. The installed price of the filter fabric is approximately fifty (50) cents per square yard. Therefore the cost of filter fabric including labor is approximately \$80 in materials and labor:

Item	Cost per ton Company A	Cost per ton Company B	Tons per Cubic Yard	Trucking	Sub Total	Filter Fabric	Total Cost
Pea Gravel - 6 inch	14.60	00.00	1.5	75	337.80	000	337.80
Pea Gravel - 6 inch	00.00	8.20	1.5	75	222.60	000	222.60
Pea Gravel - 4 inch (8 cubic yds for fill)	14.60	00.00	1.5	75	250.20	000	250.20
Pea Gravel - 4 inch (8 cubic yds for fill)	00.00	8.20	1.5	75	173.40	000	173.40
CA-3 Oversized	15.85	00.00	1.5	75	360.30	80	440.30
CA-3 Recycled	7.25	00.00	1.5	75	205.50	80	285.50
CA-4	15.00	15.00	1.5	75	412.50	80	492.50
CA-1 - CA-4 Mix	00.00	12.00	1.5	75	345.00	80	425.00

The costs for installing the above specified stabilized construction entrance with the 4 inch pea gravel fill would range from \$458.90 to \$742.70 as compared to the range of \$222.60 to \$337.80 for a standard driveway with a 6 inch pea gravel base. The resulting cost of compliance with the proposed City Ordinance for the driveway alone would range from \$236.30 to \$520.10, depending upon which materials were used for the drive.

The figures above do not include the approximate costs of labor for excavating the stabilized construction entrance as this cost would be the same as the cost for excavating a regular 2 car driveway.

Erosion and Sediment Control Measure Costs

The cost of installing erosion and sediment control measures varies from lot to lot depending on the contours of the lot and the materials the building contractor decides to use. The average lot size in Bloomington is approximately 10,400 square feet. A default lot with the following criteria was used to determine the cost of installing erosion and sediment control measures:

- Lot has a slope of 1% slope with water being diverted both towards the front and rear of the lot with a side yard slope of 4%
- 100 feet wide and 104 feet in depth
- 2 car driveway, 20 feet wide, with 24 foot wide approach
- 3 foot wide sidewalk, 100 feet long, total sidewalk area: 300 square feet
- Total Perimeter Distance: 408 linear feet
- Total Perimeter Distance Excluding Stabilized Construction Entrance :
 $408 - 20 = 388$ lineal feet

Examples of Erosion and Sediment Control Measure options:

1. Perimeter Silt Fencing - \$3 per linear foot cost for material and installation X 388 linear feet = \$1,164
2. Silt Fencing along front and rear property lines only with 10 foot turn up each side lot line
 - \$3 per linear foot cost for material and installation X 248 linear feet = \$744
3. Straw Bales - 3 feet in length, buried 4 inches into ground per specification, cost of \$6 per bale installed, placed around perimeter of lot except at stabilized construction entrance, 388 linear feet, total of 131 bales required, 131 bales x \$6 per bale installed = \$786
4. Straw Bales - 3 feet in length, buried 4 inches into ground per specification, cost of \$6 per bale installed, placed along front and rear property lines only with 10 foot turn up each side lot line, 248 linear feet, total of 84 bales required, 84 bales x \$6 per bale installed = \$504
5. Initial Temporary Seeding of Lot at 3 cents per square foot:
 - 10,400 square feet * 3 cents per square foot = \$312.00
6. Temporary Seeding of lot after excavating and rough grading work complete, prior to final grading:
 - Note: Lot is no longer 10,400 square feet in size due to addition of foundation and stabilized construction entrance. Foundation size will be based upon a 1,200 square foot foundation area (including garage). Stabilized construction entrance has a total area of 620 square feet (20 feet wide X 30 feet long plus approach area consisting of 2 - 2 foot wide by 10 feet long flared approach ends.)
Therefore the new area to be seeded would be: $10,400 - 1,200 - 620 = 8,580$ square feet of lot area to be seeded.
 - 8,580 square feet * 3 cents per square foot = \$257.40
7. Permanent Seeding of Lot after final grading, sidewalk installed, permanent driveway installed:

- Note: Total area to receive permanent seeding must be determined by using the area to be temporarily seeded and removing the square footage of the installed side walk. We will use a sidewalk that is 3 feet wide with a length of 100 feet in our example, which has a total square footage of 300 square feet. Therefore the area to receive permanent seeding would be $8,580 - 300 = 8,280$ square feet.

- $8,280 \text{ square feet} * 8 \text{ cents per square foot} = \662.40

8. Lawn has sod installed instead of grass seed:

- Sod has an installed cost of \$2.50 per square yard
- $8,280 \text{ square feet} / 9 \text{ square feet per square yard} = 920 \text{ square yards of sod required for lawn}$
 - allow 5% extra sod for waste, unusable pieces, etc.
 $\text{Extra Sod} = 920 \text{ square yards of sod} * 0.05 = 46 \text{ extra square yards of sod}$
 - Total Amount of Sod Required = $920 \text{ square yards of sod} + 46 = 966 \text{ square yards of sod}$
- Total Expense for sod installation, without watering:
 $= 966 \text{ square yards of sod} * \$2.50 \text{ per square yard} = \$2,415$

Total Cost Summary

The Total Cost associated with installing the erosion and sediment control measures required by the proposed erosion and sediment control ordinance ranges from \$2194.70 - \$4891.10 depending upon which method of permanent soil stabilization method is used (seed vs sod).

Least expensive method:

<u>Item</u>	<u>Cost</u>
Stabilized Construction Entrance, lowest cost	458.90
Straw Bales used along rear and front property lines only	504.00
Initial Temporary Seeding	312.00
Temporary Seeding after grading	257.40
<u>Permanent seeding</u>	<u>662.40</u>
Total for Least Expensive Method	\$2,194.70

Most expensive method:

<u>Item</u>	<u>Cost</u>
Stabilized Construction Entrance, lowest cost	742.70
Straw Bales used along rear and front property lines only	1,164.00
Initial Temporary Seeding	312.00
Temporary Seeding after grading	257.40
<u>Sod</u>	<u>2,415.00</u>
Total for Most Expensive Method	\$4,891.10

Information maintained by the Legislative Reference Bureau

Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as Public Acts soon after they become law. For information concerning the relationship between statutes and Public Acts, refer to the Guide.

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

COUNTIES
(55 ILCS 5/) Counties Code.

(55 ILCS 5/Div. 5-15 heading)

Division 5-15. Water Supply, Drainage and Flood Control

(55 ILCS 5/5-15001) (from Ch. 34, par. 5-15001)

Sec. 5-15001. Applicability. This Division shall apply to any county upon the adoption of a resolution by the county board of any such county, by at least two-thirds of the elected members, accepting the provisions hereof.

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

(55 ILCS 5/5-15002) (from Ch. 34, par. 5-15002)

Sec. 5-15002. Definitions. When used in this Division the term "waterworks system" means and includes a waterworks system in its entirety, or any integral part thereof, including mains, hydrants, meters, valves, standpipes, storage tanks, pumps, tanks, intakes, wells, impounding reservoirs, machinery, purification plants, softening apparatus, and all other elements useful in connection with a water supply or water distribution system.

The term "sewerage system" means and includes any or all of the following: Sewerage treatment plant or plants, collecting, intercepting, and outlet sewers, lateral sewers and drains, including combined storm water and sanitary drains, force mains, conduits, pumping stations, ejector stations, and all other appurtenances, extensions and improvements necessary, useful or convenient for the collection, treatment and disposal in a sanitary manner of storm water, sanitary sewage and industrial wastes.

The term "combined waterworks and sewerage system" means and includes a waterworks and sewerage system, as hereinabove defined, which any county shall determine to operate in combination.

The term "waste management" means the process of storage, treatment or disposal, but not the hauling or transport, of "waste" as defined in Section 3.535 of the Environmental Protection Act, but excluding "hazardous waste" as defined in that Act.

(Source: P.A. 92-574, eff. 6-26-02.)

(55 ILCS 5/5-15003) (from Ch. 34, par. 5-15003)

Sec. 5-15003. Department of public works. The county board may establish a department of public works with authority to exercise complete supervision in such county over any of the

Sec. 5-15014. Flood control. The county board may cooperate and enter into agreements with the proper agencies of the United States Government, municipal corporations of this State, political subdivisions and persons and associations, for the formulation of plans, and for the construction of any and all improvements for the control of destructive floods, and for the conservation, regulation, development and utilization of water, waterways and water resources, or other purposes of this Division. Such agreements may assign to the several cooperating agencies particular projects or portions of projects for the purposes herein stated and may provide for joint understandings for said purposes and for contribution to execute any works agreed upon with any other of the above mentioned agencies in the State of Illinois to carry out the provisions of this Division.
(Source: P.A. 86-962.)

(55 ILCS 5/5-15015) (from Ch. 34, par. 5-15015)

Sec. 5-15015. Pollution of streams. The county board shall have authority to prevent pollution of any stream or any other body of water within the county and to cause any and all parties, persons, firms and corporations to cease any and all pollution of any such streams or body of water within such county; provided that the authority of the Pollution Control Board of the State of Illinois shall not be superseded.
(Source: P.A. 86-962.)

(55 ILCS 5/5-15016) (from Ch. 34, par. 5-15016)

Sec. 5-15016. Groundwater protection. The county board of any county which is served by a community water supply well may perform a groundwater protection needs assessment, and may by ordinance adopt a minimum or maximum setback zone around a wellhead pursuant to Sections 14.2, 14.3, 14.4 and 17.1 of the Environmental Protection Act.
(Source: P.A. 86-962.)

(55 ILCS 5/5-15017) (from Ch. 34, par. 5-15017)

Sec. 5-15017. Revenue bonds. In order to pay the cost of the construction, acquisition by condemnation, purchase or otherwise of any waterworks properties, or sewage facilities, or a combination thereof, or waste management facilities, as the case may be, and the improvement or extension from time to time thereof, including engineering, inspection, legal and financial fees and costs, working capital, interest on such bonds during construction and for a reasonable period thereafter, establishment of reserves to secure such bonds and all other expenditures of such county incidental and necessary or convenient thereto, the county board may issue and sell revenue bonds payable solely from the income and revenue derived from the operation of the waterworks properties, or sewage facilities, or a combination thereof, or waste management facilities, as the case may be, and may also from time to time issue revenue bonds for the purpose of paying, refunding or redeeming revenue bonds before, after or at their maturity, including paying redemption premiums or interest accruing or to accrue on the bonds being paid or redeemed or for paying any other costs in connection with any such payment or redemption. All such bonds shall be authorized by ordinance to be adopted by the board, which shall be separate and distinct as applies to waterworks properties and as applied to

Storm Water Management and Erosion Control Ordinance

Champaign County, Illinois

10/29/2013
Draft

The Storm Water Management and Erosion Control Ordinance is part of Champaign County's National Pollution Discharge Elimination System (NPDES) program to comply with State and Federal requirements for storm water discharge.

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1. AUTHORITY

1.1 Title

This Ordinance shall be known, and may be cited as, the Champaign County Storm Water Management and Erosion Control Ordinance.

1.2 Illinois Compiled Statutes

This Ordinance has been adopted pursuant to Champaign County's authority to zone land (55 ILCS 5/5-12001); Champaign County's authority to adopt rules and regulations for subdivisions (55 ILCS 5/5-1041); and Champaign County's authority to prevent water pollution (55 ILCS 5/5-15015); and other applicable authority, all as amended from time to time.

2. PURPOSE

The purpose of this ordinance is to accomplish the following:

- A. Protect the existing agricultural and natural drainage infrastructure.
- B. Provide for adequate drainage of development sites and surrounding areas.
- C. Guide DEVELOPERS' and builders' attempts to control the movement of STORM WATER and reduce damage to property.
- D. Conserve, preserve and enhance the natural resources of the County, including its SOILS, waters, vegetation, fish and wildlife.
- E. Promote public welfare by guiding, regulating and controlling the design, CONSTRUCTION, use and maintenance of any development or other activity that disturbs SOIL on land situated within the County.
- F. Safeguard persons and protect property from the hazards and negative impacts of SOIL EROSION created by land disturbing activities.
- G. Prevent flooding caused by silt clogging STORM WATER management infrastructure, such as storm sewers, inlets and receiving channels or streams.
- H. Control the rate of release of STORM WATER RUNOFF and require temporary storage of STORM WATER RUNOFF from development sites.
- I. Preserve and enhance water quality by preventing silt-laden water from reaching creeks, channels, streams, WETLANDS and other public waterways.
- J. Fulfill the applicable requirements of the NPDES Phase II Storm Water permit.

3. DEFINITIONS

AGRICULTURE: The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards, forestry, and the keeping, raising, and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm BUILDINGS used for growing, harvesting, and preparing crop products for market, or for use on the farm; roadside stands, farm BUILDINGS for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm DWELLINGS occupied by farm OWNERS, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of AGRICULTURE all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning, or

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slaughterhouse, wherein agricultural products produced primarily by others are stored or processed. Agricultural purposes include, without limitation, the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats, or other farm seeds.

APPLICANT: The legal entity who submits an application to the County for a LDEC PERMIT pursuant to this ordinance.

BEST MANAGEMENT PRACTICES (BMP's): A technique or series of techniques which are proven to be effective in controlling runoff, erosion, and sedimentation.

BORROW: The earth material acquired from an off-site location for use in grading on a site.

CERTIFIED PROFESSIONAL EROSION CONTROL SPECIALIST: A person who is certified as a Certified Professional Erosion Control Specialist according to the policy and procedures as defined by Certified Professional Erosion Control Specialist Inc. (CPESC Inc.)

CLEARING AND GRUBBING: The cutting and removal of trees, shrubs, bushes, windfalls and other vegetation including removal of stumps, roots, and other remains in the designated areas.

COMMON PLAN OF DEVELOPMENT OR SALE OF RECORD: All or part of a parcel of land that existed on {effective date} where multiple separate and distinct CONSTRUCTION activities may be taking place at different times on different schedules, and possibly (not necessarily) under different ownership. Examples include: 1) phased projects and projects with multiple filings or lots, even if the separate phases or filings/lots will be constructed under separate contract or by separate OWNERS (e.g., a development where lots are sold to separate builders); 2) a development plan that may be phased over multiple years but is still under a consistent plan for long-term development; and 3) projects in a contiguous area that may be unrelated but still under the same contract, such as CONSTRUCTION of a building extension and a new parking lot at the same facility and any development or CONSTRUCTION under a Rural Residential Overlay District. The disturbed area of the entire plan shall be used in determining LDEC PERMIT requirements. Development on by-right lots created from any single parcel that existed on 1/1/2009 in the AG-1, AG-2 and CR Districts is not included under this definition.

CONSTRUCTION: The excavation of earth to provide for a foundation, basement or cellar; and/or, the addition to or removal from a LOT or tract of land of earth or water so as to prepare said LOT or tract of land for the CONSTRUCTION of a STRUCTURE; and/or, the act of placing or affixing a component of a STRUCTURE upon the ground or upon another such component; and/or, the placing of CONSTRUCTION materials in a permanent position and fastening in a permanent manner; and /or, the demolition, elimination, and./ or removal of an existing STRUCTURE in connection with such CONSTRUCTION and/or the CONSTRUCTION or placement of STORMWATER MANAGEMENT facilities or EROSION control BMP's.

CONTIGUOUS URBAN GROWTH AREA (CUGA): Areas outside of municipal limits and within municipal one and one-half mile extraterritorial jurisdiction destined for urban type land uses.

CONTRACTOR: The person who contracts with the PERMITTEE, OWNER, DEVELOPER, or another CONTRACTOR (subcontractor) to undertake any or all the land disturbing activities covered by this Ordinance.

CONTRACTOR'S CERTIFICATION STATEMENT: is a document required by the IEPA as part of the ILR10 construction site activity permit.

DEMOLITION: Any act or process of wrecking or destroying a building or STRUCTURE.

DETENTION BASIN: A temporary or permanent natural or manmade STRUCTURE that provides for the temporary storage of STORM WATER RUNOFF.

DEVELOPER: Any person, firm, corporation, sole proprietorship, partnership or political subdivision engaged in a LAND DISTURBANCE activity.

EROSION: The wearing away of the ground surface as a result of the movement of wind, water, ice, and/or LAND DISTURBANCE activities.

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EROSION AND SEDIMENT CONTROL PLAN (ESCP): A plan which includes a set of BMP's or equivalent measures designed to control surface runoff and erosion and to retain sediment on a particular site during the period in which pre-CONSTRUCTION and CONSTRUCTION-related land disturbances, fills, and soil storage occur, and before final improvements are completed, all in accordance with the specific requirements set forth in Section 11 of this Ordinance.

EROSION CONTROL: means any measures taken to temporarily or permanently prevent or manage EROSION in a way that minimizes undesirable impacts.

EROSION CONTROL INSPECTOR: The ZONING ADMINISTRATOR or representative who has the authority to inspect sites for compliance with the standards set forth in this Ordinance.

EROSION CONTROL INSPECTION REPORT (ECIR): The compliance report as defined by the Illinois Environmental Protection Agency in the General NPDES permit ILR10.

EXCAVATION: The mechanical removal of earth material.

FILL: A deposit of SOIL or other earth materials placed by artificial means.

FINAL EROSION CONTROL STRUCTURES: all SOIL disturbing activities at the site have been completed, and either of the two following conditions is met:

- A. A uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent STRUCTURES, or
- B. Equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

For individual lots in residential CONSTRUCTION, FINAL STABILIZATION means that either:

- A. The homebuilder has completed FINAL STABILIZATION as specified above, or
- B. The homebuilder has established temporary stabilization including perimeter controls for an individual lot prior to occupation of the home by the homeowner and informing the homeowner of the need for, and benefits of, FINAL STABILIZATION.

FINAL EROSION AND SEDIMENT CONTROL PLAN (FINAL ESCP): a plan which includes permanent measures and best management practices to control surface runoff and control sediment if such permanent measures are not included in the ESCP.

FINAL STABILIZATION: shall mean that: (1) All land disturbing activities at the site have been completed; (2) There are no areas of active erosion evident; and (3) A uniform perennial vegetative cover with a density of seventy (70) per cent of the cover for the area has been established or equivalent stabilization measures (i.e., mulches or geotextiles) have been employed.

FLOODPLAIN: The area adjoining a WATERCOURSE which could be inundated by a flood that has a one (1) percent change of being equaled or exceeded in any given year and is delineated on Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM).

GRADE: The vertical elevation of the ground surface.

- (a) Existing grade is the grade prior to grading.
- (b) Rough grade is the stage at which the grade approximately conforms to the approved plan.
- (c) Finish grade is the final grade of the site which conforms to the approved process.

INCIDENT OF NONCOMPLIANCE (ION): A document required by the IEPA as part of the ILR-10 construction site activity permit. This document reports violations of the ILR-10 permit.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA): The Illinois Environmental Protection Agency.

ILR10: The Illinois Environmental Protection Agency's general National Pollutant Discharge Elimination System (NPDES) CONSTRUCTION STORM WATER permit covering anyone conducting a land disturbing activity which disturbs one (1) or more acres of total land area.

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LAND DISTURBANCE: Any land change that may result in SOIL EROSION from wind, water and/or ice and the movement of SEDIMENT unto or upon waters, lands, or rights-of-way within the County, including but not limited to DEMOLITION, CLEARING AND GRUBBING, GRADING , excavating, transporting and filling of land. LAND DISTURBANCE is not limited to a single instance of LAND DISTURBANCE, but is the total LAND DISTURBANCE that has occurred or may reasonably be expected to occur to any part of a given tract of land. LAND DISTURBANCE does not include the following:

- (a) AGRICULTURE.
- (b) Land disturbance activities including, but not limited to, underground utility repairs, home gardens, minor repairs.
- (c) Installation of fence, sign, telephone, and electric poles and other kinds of posts or poles.
- (d) Emergency work to protect life, limb, or property and emergency repairs. If the emergency land disturbing activity would have required and approved ESCP, then the land area disturbed shall be shaped and stabilized in accordance with the requirements of this Ordinance.

LAND DISTURBANCE EROSION CONTROL PERMIT (LDEC PERMIT): Includes both LAND DISTURBANCE EROSION CONTROL PERMIT – MAJOR and LAND DISTURBANCE EROSION CONTROL PERMIT – MINOR as defined in this Ordinance and issued by the County Zoning Administrator pursuant to this Ordinance.

LAND DISTURBANCE EROSION CONTROL PERMIT – MAJOR: A class of the LDEC PERMIT required where 1 acre or more of land will be disturbed.

LAND DISTURBANCE EROSION CONTROL PERMIT – MINOR: A class of LDEC PERMIT required where less than one acre of land that is part of a COMMON PLAN OF DEVELOPMENT OR SALE OF RECORD will be disturbed.

LETTER OF NOTIFICATION: A letter from the IEPA stating that the PERMITTEE has the authority to construct.

LETTER OF TERMINATION: A document required by Champaign County as part of the Land Disturbance Erosion Control and Storm Water Management Ordinance. This document notifies the ZONING ADMINISTRATOR of the request to end coverage for CONSTRUCTION under the terms of the ILR-10 permit when no STORM WATER DRAINAGE PLAN is required. This is submitted to the Zoning Administrator.

LOT: A designated parcel, tract or area of land established by plat, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.

NON-STRUCTURAL CONTROLS: institutional and pollution prevention type practices through education and source control, recycling, and maintenance that prevent pollutants from entering STORM WATER RUNOFF or reduce the volume of STORM WATER requiring management.

NOTICE OF INTENT (NOD): A document required by the IEPA as part of the ILR-10 construction site activity permit. This document is the application for an ILR-10 construction site activity permit from the IEPA.

NOTICE OF TERMINATION (NOT): A document required by the IEPA as part of the ILR-10 construction site activity permit. This document requests the end of coverage for CONSTRUCTION under the terms of the ILR-10 permit.

OWNER: Any person with a legal or equitable interest in the land for which a LDEC PERMIT has been issued.

PERMITTEE: The APPLICANT in whose name a valid LDEC PERMIT is duly issued pursuant to this Ordinance and his/her agents, employees, and others, acting under his/her direction.

PROFESSIONAL ENGINEER: A person licensed under the laws of the State of Illinois to practice professional engineering.

RUNOFF: Rainfall, snowmelt, or irrigation water flowing over the ground surface.

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SEDIMENT: Soils or other surficial materials transported by SURFACE WATER as a product of EROSION.

SEDIMENTATION: The process or action of depositing SEDIMENT that is determined to have been caused by EROSION.

SITE: The entire area of land on which the LAND DISTURBANCE activity is proposed in the LDEC PERMIT application.

SITE PLAN: A plan or set of plans showing the details of any LAND DISTURBANCE activity of a site including, but not limited to, the CONSTRUCTION of: STRUCTURES, open and enclosed drainage facilities, STORM WATER MANAGEMENT facilities, parking lots, driveways, curbs, pavements, sidewalks, bike paths, recreational facilities, ground covers, plantings, and landscaping.

SLOPE: The incline of a ground surface expressed as a ratio of horizontal distance to vertical distance.

SOIL: Naturally occurring surface deposits overlying bedrock.

STOP-WORK ORDER: A document issued by the Zoning Administrator that directs work to stop on a CONSTRUCTION site if LAND DISTURBANCE activities are in violation of this Ordinance.

STORM WATER: Rain runoff, snow melt runoff, and surface runoff and drainage.

STORM WATER MANAGEMENT: means any measures taken to permanently reduce or minimize the negative impacts of STORM WATER RUNOFF after land development activities.

STORM WATER DRAINAGE PLAN: a written document which identifies the STORM WATER DRAINAGE characteristics and controls for flow, storage and other components of STORM WATER management.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP): a document required by the IEPA as part of the ILR-10 construction site activity permit. This document is a written description of the erosion and sediment control plan for a CONSTRUCTION site.

STRIPPING: Any activity which removes or significantly disturbs the vegetative surface cover including clearing, grubbing of stumps and root mat, and topsoil removal.

STRUCTURE: Anything manufactured, constructed or erected which is normally attached to or positioned on land, including buildings, portable or earthen constructs, roads, parking lots, and paved storage areas.

STRUCTURAL CONTROLS: practices to divert flows from exposed SOILS, store flows or otherwise limit RUNOFF and the discharges of pollutants from exposed areas of a CONSTRUCTION site.

SUBDIVISION: any division, development, or re-subdivision of any part, LOT, area or tract of land by the OWNER or agent, either by LOTS or by metes and bounds into LOTS two or more in number, for the purpose, whether immediate or future, of conveyance, transfer, improvement, or sale with the appurtenant streets, alleys, and easements, dedicated or intended to be dedicated to public use or for the use of the purchasers or OWNERS within the tract subdivided. The division of land for AGRICULTURAL purposes not involving any new street, alley, or other means of access shall not fall under this definition for the purpose of the regulations and standards of this ordinance.

SURFACE WATER: includes waters upon the surface of the earth in bounds created naturally or artificially including, but not limited to, streams, other water courses, lakes and reservoirs.

SURVEYOR: A person duly registered or authorized to practice land surveying in the State of Illinois.

TOPSOIL: The upper layer of SOIL.

USE: The specific purpose for which land is designed arranged, intended, or for which it is or may be occupied or maintained. This shall not include and nonconforming use.

WASHOUT FACILITY: A location where CONSTRUCTION waste such as concrete asphalt or similar material can be temporarily stored until final disposal of the material. WASHOUT FACILITIES shall be designated by the LDEC PERMIT holder before work begins and shall be located in an appropriate area where the waste resulting from the washout cannot enter sewer systems or local waterways. Waste from the WASHOUT FACILITIES shall be disposed of in an approved manner according to state laws.

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WATERCOURSE: Any natural or improved stream, river, creek, ditch, channel, canal, conduit, gutter, culvert, drain, gully, swale, or wash in which waters flow either continuously or intermittently.

WATERSHED: A region draining to a specific river, river system, or body of water.

WETLANDS: A lowland area such as a marsh, that is saturated with moisture, as defined in Section 404, Federal Water Pollution Control Act Amendments of 1987.

ZONING ADMINISTRATOR: The county personnel with the authority and duty to administer adopted ordinances including the Erosion and Sediment Control Ordinance.

ZONING DISTRICT: A section of the County/City/Village in which zoning regulations and standards are uniform.

4. SCOPE

4.1 Applicability

A. This Ordinance applies to the following types of LAND DISTURBANCE, SUBDIVISION and/or CONSTRUCTION:

1. All sections of this Ordinance apply to LAND DISTURBANCE activities within the Champaign County MS4 JURISDICTIONAL AREA (see Appendix C) except those activities exempted by Section 4.3;

2. All Sections of this Ordinance, except Sections 12, 13, 14, and 15, apply to that part of the County not subject to the requirements of Section 4.2 A.1 and where the following occurs:

a. All SUBDIVISIONS which require the approval of the Champaign County Board pursuant to the provisions of the Illinois Plat Act, 765 ILCS 205/0.01 et. seq., and the Champaign County Subdivision Regulations; and

b. All CONSTRUCTION requiring a Zoning Use Permit.

B. Notwithstanding the exempted activities listed in Sections 4.2 and 4.3, the requirements of Sections 6 and 7 shall apply to all SUBDIVISIONS and to all Zoning Use Permits and to all LAND DISTURBANCE regardless of the amount of area involved or the percent of impervious surface area, but shall not apply to AGRICULTURE.

4.2 Storm Water Drainage Plan Exemptions

All SUBDIVISIONS or CONSTRUCTION meeting any of the following conditions are exempt from the STORM WATER DRAINAGE PLAN requirements in Section 9:

A. CONSTRUCTION on LOTS in SUBDIVISIONS platted subject to municipal SUBDIVISION regulations containing standards for the detention and controlled release of STORM WATER, for provision of adequate site drainage, and for the protection of existing drainage facilities or on lots subject to the application of such standards by means of an annexation agreement; or

B. CONSTRUCTION of additions to existing STRUCTURES when the total increase in impervious area is less than 10,000 square feet relative to the impervious area that existed on February 20, 2003; or

C. CONSTRUCTION located on a lot no more than one acre in area that existed on December 17, 1991; or

D. individual single family and two-family detached dwellings and related accessory STRUCTURES on a single lot; or

E. SUBDIVISIONS or CONSTRUCTION on lots when the cumulative total of all impervious areas from all developed lots created from a lot or lots in common ownership on January 1, 1998, including any specific impervious area addition to the adjacent public streets that is required to accommodate the SUBDIVISION or CONSTRUCTION, is less than the criteria shown in Table 1 - Maximum Exempt Impervious Area:

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Table 1 - Maximum Exempt Impervious Area

Lot area*	Maximum exempt impervious area*
a. No more than .25 acre	Up to 100% of the lot may be impervious area
b. More than .25 acre but less than 2.0 acres	The limit on percent impervious area declines from 100% to 50% of the total lot or lots area plus 0.14 acres. See the graph of Exempt Impervious Area (Appendix B) or use the Mathematical Expressions on the graph to determine the limit for impervious area on a specific lot size.
c. More than 2.0 acres but not more than 6.25 acres	No more than 1 acre of the lot or lots shall be impervious surface area
d. More than 6.25 acres	No more than 16% of the total area of the lot or lots shall be impervious area provided that no exemption shall apply to any part of a lot when that part contains more than one acre of impervious surface area within a rectangular area of 90,000 square feet with a minimum dimension of 150 feet.

* “Lot area” refers to a single lot and to the cumulative total area of lot or lots that are created out of a larger tract. See paragraph 8.2 for other rules of application for exemptions.

- F. The following rules govern the application of the exemptions stated in Section 4.2, but shall not affect how the impervious area is calculated or determined for engineering design purposes.
1. Measurement of the total area and impervious area of a LOT or SUBDIVISION is based on the entire area designated by the legal description of the tract for which the approval is requested, together with that of other contiguous LOTS, when required pursuant to Section 4.2 F.4. except for the area of adjacent public street right-of-ways as required by Section 4.2 F.2.c.
 2. Measurement of the total area and impervious area shall exclude the following:
 - a. Portions of the LOT or LOTS that are devoted to cropland and that will remain devoted to cropland; and
 - b. Portions of public street right-of-ways adjacent to any such areas of cropland.
 - c. Portions of public street right-of-ways not containing any specific impervious area addition to the adjacent public streets that is required to accommodate the SUBDIVISION or construction. When specific additions of public street impervious area are required to accommodate a specific SUBDIVISION or construction, the specific addition of public street impervious area shall not be excluded.
 3. Areas that are comprised of a permanent vegetative cover that is generally at least equivalent to “Poor condition (grass cover less than 50 percent)” using the TR-55 Design Method shall be considered non-impervious.
 4. Impervious area limits and exemptions shall be applied separately for different portions of the lot or SUBDIVISION in the following instances:
 - a. For each portion of the lot or SUBDIVISION that drains to a common point on the boundary of the total site (drainage sub-basin).

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- b. For each portion of the lot or SUBDIVISION that drains to a drainage way that serves upstream areas that are under different ownership and that divides that portion of the lot or SUBDIVISIONS from the remainder of the lot or SUBDIVISIONS.
- 5. Pursuant to Section 4.2 A.5., LOTS shall be considered as developed when the LOT or LOTS are:
 - a. Occupied by other than farm structures; or
 - b. Covered in whole or in part by any impervious area except for driveways or parking areas used for agricultural purposes and existing public streets; or
 - c. Included in a plat or legal description and marketed for sale.

4.3 LDEC Permit Exemptions

All LAND DISTURBANCE activities meeting the following requirements are exempt from obtaining a LDEC PERMIT:

- A. AGRICULTURE
- B. LAND DISTURBANCE of less than one acre of land on all or part of a parcel of land that existed on {effective date} provided that the land is not part of any of the following:
 - 1. a COMMON PLAN OF DEVELOPMENT OR SALE OF RECORD; or
 - 2. in a Residential, Business, or Industrial ZONING DISTRICT as defined in the Zoning Ordinance; or
 - 3. in an existing subdivisions of more than four LOTS including any subsequent replat in the AG-1, AG-2, or CR ZONING DISTRICT as defined in the Zoning Ordinance.
- C. Digging activities related to cemetery grave sites
- D. Emergencies posing an immediate danger to life or property, or substantial flood or fire hazards.
- E. LAND DISTURBANCE less than 10,000 square feet in area
- F. Activities on LOTS and SUBDIVISIONS subject to annexation agreements, unless limited by applicable intergovernmental agreements.
- G. CONSTRUCTION or LAND DISTURBANCE pursuant to a statewide or regional permit administered by the Illinois Department of Natural Resources Office of Water Resources (IDNR/OWR) and provided that information sufficient to document compliance with the relevant statewide or regional permit is submitted to the ZONING ADMINISTRATOR at least one week prior to the start of LAND DISTURBANCE. This exemption is only applicable to that portion of CONSTRUCTION or LAND DISTURBANCE that is eligible for the statewide or regional permit.

5. AUTHORIZATIONS AND PROJECT TERMINATION

5.1 Reviewing Authorities

For the purposes of this Ordinance the Reviewing Authorities are as follows:

- A. For all subdivisions, the Environment and Land Use Committee of the Champaign County Board.
- B. For Zoning Use Permits, Easements, as-built drawings and Storm Water Drainage Plans, the Champaign County Zoning Administrator.

5.2 Authorizations

This Ordinance provides for the following:

- A. Authorization for CONSTRUCTION when a STORM WATER DRAINAGE PLAN is not required by this Ordinance shall include the following acts in order:
 - 1. Approval of Engineering Drawings required for any Plat of SUBDIVISION if applicable; and

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2. Approval of a LDEC PERMIT if required by Section 4 and written approval of the inspection required by Section 13.5; and
3. Approval of a Zoning Use Permit, if required by the Zoning Ordinance
- B. Authorization for CONSTRUCTION when a STORM WATER DRAINAGE PLAN is required by this Ordinance shall include the following acts in order:
 1. The relevant Reviewing Authority has duly approved the STORM WATER DRAINAGE PLAN as described in Section 9.5; and
 2. The APPLICANT or other necessary party files with the Champaign County Recorder of Deeds any required easement or other legal instrument that is needed to implement or maintain the STORM WATER DRAINAGE PLAN, except for a Final Plat of SUBDIVISION, Owner's Certificate, or private SUBDIVISION covenants, and except as provided for in Section 7; and
 3. Approval of Engineering Drawings required for any Plat of Subdivision, if applicable; and
 4. Approval of a LDEC PERMIT if required by Section 4 and written approval of the inspection required by Section 13.5; and
 5. Approval of a Zoning Use Permit, if required by the Zoning Ordinance.

5.3 Project Termination

This Ordinance provides for the following:

- A. Project termination when a STORM WATER DRAINAGE PLAN is not required by this Ordinance shall include the following acts in order:
 1. Any required as-built drawings or other documentation has been accepted by the Reviewing Authority as evidence that the requirements of Section 9.6 have been met; and;
 2. The APPLICANT or other necessary party files any required easement or other legal instrument with the Champaign County Recorder of Deeds that is needed to implement the requirements of Section 7, except for a Final Plat of Subdivision, Owners Certificate, or private subdivision covenants; and
 3. The following acts related to CONSTRUCTION related to any Final Plat of Subdivision, if applicable
 - a. Approval of a Final Plat of Subdivision after the CONSTRUCTION of all physical improvements required by the Subdivision Regulations; and
 - b. Full and complete release of any Performance Guarantee related to any Final Plat of Subdivision; and
 4. Full approval and unconditional issuance of a Zoning Compliance Certificate, if required by the Zoning Ordinance; and
 5. If a LDEC PERMIT is required by Section 4, A NOTICE OF TERMINATION shall be submitted to the IEPA and/or the ZONING ADMINISTRATOR, whichever is applicable.
- B. Project termination when a STORM WATER DRAINAGE PLAN is required by this Ordinance shall include the following acts:
 1. Any required as-built drawings or other documentation has been accepted by the Reviewing Authority as evidence that the requirements of Section 9.6 have been met; and;
 2. the APPLICANT or other necessary party files any required easement or other legal instrument with the Champaign County Recorder of Deeds, needed to implement the requirements of Section 7, except for a Final Plat of Subdivision, Owner's Certificate, or private subdivision covenants; and
 3. The following acts related to CONSTRUCTION related to any Final Plat of Subdivision, if applicable:

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- a. Approval of a Final Plat of SUBDIVISION after the CONSTRUCTION of all required physical improvements required by the SUBDIVISION Regulations, and
 - b. Full and complete release of any Performance Guarantee related to any Final Plat of SUBDIVISION; and
4. Acceptance by the ZONING ADMINISTRATOR of the certifications required by Section 9.6; and
 5. Full approval and unconditional issuance of a Zoning Compliance Certificate, if required by the Zoning Ordinance; and
 6. If a LDEC PERMIT is required by Section 4, a NOTICE OF TERMINATION shall be submitted to the IEPA and/or the ZONING ADMINISTRATOR, whichever is applicable.

6. PROTECT EXISTING DRAINAGE AND WATER RESOURCE

6.1 General Requirement

The requirements of Section 11 of this Ordinance notwithstanding, no CONSTRUCTION or LAND DISTURBANCE shall cause EROSION on any property or allow SEDIMENT to be deposited on any adjacent property or any adjacent street or adjacent drainage ditch, roadside ditch, or stream.

6.2 Natural Drainage

- A. Existing perennial streams shall not be modified to accommodate on-site flows of STORM WATER. Stream banks may be modified, however, incident to the installation of excess STORM WATER RUNOFF outfalls, necessary to ensure safety or bank stabilization, and/or for the improvement of aquatic habitats, and subject to any required local, state, and federal permits.
- B. Other natural drainage features such as depressional storage areas and swales shall be incorporated into the drainage system.
- C. No sump pump discharge or discharge from any private wastewater treatment system shall discharge directly into or within 10 feet of a roadside ditch, off-site drainage swale, stream, property line, or in such a way that it creates a nuisance condition at any time of year or contributes to erosion.
- D. No sump pump discharge or storm water flow shall be directed to any sanitary sewer.

6.3 Agricultural Drainage Improvements

- A. The outlet for existing agricultural drainage tile will be located and the capacity of the outlet shall be maintained for the WATERSHED upstream of the development area.
- B. Existing easements for any agricultural drainage tile located underneath areas that will be developed shall be preserved. If no easement exists an easement shall be granted for access and maintenance as provided in Section 7. Such easements shall be of sufficient width and located to provide for continued functioning and necessary maintenance of drainage facilities. No buildings or permanent STRUCTURES including paved areas but excluding streets, sidewalks, or driveways, which cross the easement by the shortest possible route may be located within the easement without the consent and approval of any public body to which the easement is granted.
- C. All agricultural drainage tile located underneath areas that will be developed shall be replaced with non-perforated conduit to prevent root blockage provided however that drainage district tile may remain with the approval of the drainage district.
- D. Agricultural drainage tile which, due to development, will be located underneath roadways, drives, or parking areas as allowed by Paragraph C above shall be replaced with ductile iron, or reinforced concrete pipe or equivalent material approved by the reviewing authority as needed to prevent the collapse of the agricultural drainage conduit.

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- E. Agricultural drainage tile may be relocated within development areas upon approval of the reviewing authority. Such relocation shall maintain sufficient SLOPE and capacity to prevent SEDIMENTATION and to prevent an increase in scouring or structural damage to the conduit. Such relocation shall only be with the consent and approval of the drainage district which is responsible for maintaining the tile. If the tile is not under the authority of a drainage district the reviewing authority shall consider the interests of those landowners who are served by the tile.
- F. No storm sewer inlet, outlet, or DETENTION BASIN outlet shall be connected to farm drainage tile unless flow is restricted to an amount equal to or less than the discharge capacity of the tile. Such connection shall only be made with the consent and approval of the drainage district responsible for maintaining the tile. If the tile is not under the authority of a drainage district the reviewing authority shall consider the interests of those landowners who are served by the tile.
- G. No FILL shall be placed nor GRADE altered in such a manner that it will cause SURFACE WATER upstream of the development to pond or direct surface flows in such a way as to create a nuisance.
- H. All surface RUNOFF water shall exit the development at non-erosive velocities. All subsurface flows shall exit the development at such a velocity so as to prevent an increase in scouring or structural damage to off-site tile drains.
- I. Sizing of culvert crossings shall consider entrance and exit losses as well as tail water conditions on the culvert.

6.4 Minimum Erosion Control and Water Quality Requirements

- A. All CONSTRUCTION or LAND DISTURBANCE shall be provided with EROSION and SEDIMENT controls as necessary to prevent EROSION on any adjacent property or prevent SEDIMENT from being deposited on any adjacent property or any adjacent street or adjacent drainage ditch, roadside ditch, or stream. However, the lack of EROSION and SEDIMENT controls shall not itself be a violation of this Ordinance unless such controls are required pursuant to either the requirements of section 6.4 D, or a LAND DISTURBANCE EROSION CONTROL PERMIT, or a STORM WATER DRAINAGE PLAN, or as such controls may be required by the ZONING ADMINISTRATOR pursuant to an enforcement action.
- B. No EROSION AND SEDIMENT CONTROL PLAN shall be required for any CONSTRUCTION or LAND DISTURBANCE unless required pursuant to either a LAND DISTURBANCE EROSION CONTROL PERMIT or a STORM WATER DRAINAGE PLAN or as such controls may be required by the ZONING ADMINISTRATOR pursuant to an enforcement action.
- C. All waste and debris generated as a result of CONSTRUCTION activities including discarded building materials or packaging materials, concrete truck washout, chemicals, litter, sanitary waste, or any other waste, shall be placed in an appropriate waste container in a timely manner, and shall be properly disposed of and shall be prevented from being carried off the site by either wind or water.
- D. The following practices shall be applied to LAND DISTURBANCE activities to minimize impacts from stockpiles containing more than 100 cubic yards of material;
 - 1. Stockpiles of soil and other erodible building material (such as sand) shall not be located less than 30 feet from a drainage ditch, roadside ditch, drainage swale, or stream or in a drainage ditch easement. There shall be adequate distance between the stockpile and the ditch, easement, swale, or stream to allow stabilization and maintenance on the stockpile without accessing the ditch, swale, or stream.

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2. A stockpile with 100 cubic yards of material shall be provided with appropriate EROSION and SEDIMENT control consistent with Section 11 of this Ordinance except that the EROSION and SEDIMENT controls shall be in place prior to beginning the stockpile.
- E. No CONSTRUCTION or LAND DISTURBANCE pursuant to CONSTRUCTION shall occur within 30 feet of the top of the bank of a drainage ditch or stream or within 30 feet of the centerline of a drainage swale that is indicated as an intermittent stream on a United States Geological Survey 7.5 Minute Quadrangle Map except for the following:
 1. Repair and replacement of any lawful CONSTRUCTION that existed on {effective date}.
 2. Establishment of a filter strip or other landscape maintenance practice or standard that is consistent with Section 11 of this Ordinance and provided that the establishment of the filter strip is coordinated with the Champaign County Soil and Water District Resource Conservationist or an Illinois Licensed Professional Engineer. No permit shall be required pursuant to either this Ordinance or the Zoning Ordinance provided that no other CONSTRUCTION is undertaken and provided that no LAND DISTURBANCE EROSION CONTROL PERMIT is otherwise required.
 3. CONSTRUCTION or LAND DISTURBANCE pursuant to a statewide or regional permit administered by the Illinois Department of Natural Resources Office of Water Resources (IDNR/OWR) and provided that information sufficient to document compliance with the relevant statewide or regional permit is submitted to the ZONING ADMINISTRATOR at least one week prior to the start of LAND DISTURBANCE.
- F. Adjacent streets shall be kept free of SEDIMENT and nuisance soil. Any soil or SEDIMENT tracked onto a public or private street shall be removed before the end of each workday or sooner if directed by the relevant Authority.

6.5 General Enforcement

In the event that any CONSTRUCTION or LAND DISTURBANCE that is not subject to the requirement for a LAND DISTURBANCE EROSION CONTROL PERMIT causes EROSION or SEDIMENTATION on any adjacent property or any adjacent street or adjacent drainage ditch, roadside ditch, or stream, the ZONING ADMINISTRATOR shall take such enforcement actions as are necessary and authorized by Section 9.1.1 and Section 10 of the Zoning Ordinance and consistent with Section 11 of this Ordinance to prevent continued EROSION or SEDIMENTATION.

7. EASEMENTS

- A. Easements to the County, township, drainage district or other public authority to provide for maintenance of public drainage facilities which serve the SITE and which are or are to be dedicated to, owned by, or under the control of such public authority shall be granted when the need for such facility is in whole or in part specifically and uniquely attributable to the proposed development.
- B. All known agricultural drainage tile located underneath areas to be developed shall be granted an easement if no written easement exists prior to development.
- C. Such easement shall be approved in writing by the public body to which they are granted and recorded in the Champaign County Recorder's Office before the reviewing authority issues any final approval except in the case of SUBDIVISIONS where such easements are shown on the plat.

8. STORM WATER DRAINAGE SYSTEM

8.1 Minor

The minor drainage component of the drainage system shall consist of storm sewers, street gutters, small open channels, and swales designed to store and convey the RUNOFF from the 5-year, 24-hour precipitation event utilizing the Illinois State Water Survey Bulletin 70.

8.2 Major

The major drainage components shall be designed to store and convey STORM WATER flows beyond the capacity of the minor drainage component. Information depicting STORM WATER flow paths (including cross-sectional data), velocities, rates, and elevations and maps of flooding shall be included in the submittal as identified in Section 9.5.

8.3 Hierarchy of Best Management Practices

The drainage system shall be based on the use of appropriate BEST MANAGEMENT PRACTICES as presented in the Technical Appendices and the following hierarchy of preference with items near the beginning of the hierarchy preferred over items near the end.

1. Preserve the natural resource features of the development site (e.g. BEST PRIME FARMLAND, floodplains, wetlands, existing native vegetation as much as practicable).
2. Preserve the existing natural streams, channels and drainage ways.
3. Minimize impervious surfaces created at the site (e.g. using minimum acceptable road width, minimizing driveway length and width, and clustering homes).
4. Use native vegetation as an alternative to turf grass as much as practicable.
5. Use of open vegetated channels, filter strips, and infiltration to convey, filter, and infiltrate STORM WATER RUNOFF as much as practicable.
6. Preserve the natural infiltration and storage characteristics of the site (e.g. disconnection of impervious cover and on-lot bioretention facilities) as much as practicable.
7. Use structural measures that provide STORM WATER quality and quantity control.
8. Use structural measures that provide only STORM WATER quantity control and conveyance.

9. STORM WATER DRAINAGE PLAN

9.1 General Design

A. Design Methods

1. Calculation of Drainage Capacity - The Rational Method may be used to size the minor components for any development
2. Calculation of Required Storage - The volume of required STORM WATER storage shall be calculated on the basis of the maximum value achieved from the RUNOFF of a design event less the volume of water released through the outlet structure.
 - a. Development Watershed Area Less Than or Equal to 10 Acres -The Modified Rational Method shall be acceptable for development WATERSHEDs equal to or less than 10 acres in area. In determining the volume of storage required when using the Modified Rational Method, the release rate of the outlet structure shall be assumed to be constant and equal to the release rate through the outlet structure when one half of the storage volume is filled. In determining the maximum allowable release rate for the 50-year event, a runoff coefficient value of 0.25 shall be used for assumed land cover conditions. Roughness coefficients most closely matching those of the TR-55 Method shall be used to determine time of concentration.

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- b. Development Watershed Area Less Than or Equal to 2,000 Acres -The method utilized for calculation of required volume of storage shall be the Soil Conservation Service TR-55 Methodology for development WATERSHEDS less than or equal to 2,000 acres in area. In determining the maximum allowable release rate for the 50-year event, a curve number shall be used corresponding to the actual SOIL types found on the development SITE provided, however, that the land cover "Row crops, SR + CR" in "good" hydrologic condition are assumed. A roughness coefficient of 0.17 and a ponding adjustment factor of 0.72 shall also be assumed in calculating the maximum allowable release rate.
 - c. Development Watershed Area Greater Than 2,000 Acres -Developments and drainage designs for development WATERSHEDS larger than 2,000 acres shall use the Soil Conservation Service TR-20 Methodology. Other routing techniques may be used in determining required storage volume upon the approval of the reviewing authority.
 - d. When applying Soil Conservation Service methods, a SCS Type II rainfall distribution shall be assumed.
- B. Design Event
- 1. Precipitation values for all return period storms shall be determined utilizing the Illinois State Water Survey Bulletin 70.
 - 2. A 50-year return period storm with a 24-hour duration shall be used.
 - 3. When using the Modified Rational Method, the critical storm duration (that requiring the largest detention volume) for any design event shall be identified and used in determining storage volume.
- C. Release Rates
- 1. Release Rate for Design Event - Outlet structure maximum release rate for the 50-year precipitation event shall be equal to the rate of discharge from the development area assuming row crop agricultural land cover and a 5-year return frequency precipitation event. See Section 9.1 A for the required assumptions for the row crop agricultural conditions.
 - 2. Effective Discharge for Frequent Storm Events - The outlet structure maximum discharge for each of the 1-year, 2-year and 5-year precipitation events shall be no greater than the rate of discharge from the development area, assuming row crop agricultural land cover with the required assumptions described in Section 9.1 A.
 - 3. For all methods of calculating a maximum allowable release rate, the effect of any depressional storage that actually exists on a given SITE shall be included in determination of the time of concentration.
- D. Each STORM WATER storage facility shall be provided with a means of overflow. This overflow structure shall be constructed to function without special maintenance attention and can become a part of the excess STORM WATER passageway for the entire development.
- E. The entire STORM WATER storage facility shall be designed and constructed to fully protect the public health, safety, and welfare. The minimum building SITE elevation adjacent to wet or dry basins shall be set at a minimum of 1 foot above the maximum created head. The maximum created head will include the energy head at the emergency overflow structure.
- F. STORM WATER storage facilities shall not receive run-off from tributary areas outside the development SITE unless the reviewing authority determines that run-off from such areas can be accommodated in the storage area in a manner that will protect immediate downstream properties.
- G. Where portions of the OWNER's land are tributary to the same drain for an outlet, but which are within two or more tributary areas to that drain, the OWNER may construct, upon site specific approval by the reviewing authority, compensatory STORM WATER detention facilities within

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one tributary area which offset the lack of CONSTRUCTION of STORM WATER detention facilities in another tributary area. Such compensatory storage shall be designed and constructed such that the net effect of these facilities shall be to limit the rate at which STORM WATER RUNOFF is released into the drain to that rate which would have occurred had STORM WATER detention facilities been constructed for all the tributary areas.

9.2 Dry Bottom Storm Water Storage Areas

- A. Dry bottom STORM WATER storage facilities should be designed where possible to serve a secondary purpose for recreation, open space, or similar types of uses which will not be adversely affected by occasional intermittent flooding and will not interfere with STORM WATER MANAGEMENT.
- B. Minimum grades for turf areas within the basin shall be 2 percent (50 units horizontal to one unit vertical) except that the minimum GRADE shall be 1 percent (100 units horizontal to one unit vertical) if tile underdrains are adequately installed underneath the turf areas. Storage facility side SLOPES shall not exceed 3:1 (three units horizontal to one unit vertical), shall provide for the reasonably safe approach of persons and reasonably safe maintenance practices. Side SLOPES steeper than 3:1 may be allowed upon a determination by the reviewing authority that adequate precautions are taken to avoid unreasonable hazard. Storage basin excavations shall follow the natural land contours as closely as practicable. The geometry of dry bottom STORM WATER storage basins shall be approved by the reviewing authority.
- C. Temporary seeding or other SOIL stabilization measures shall be established in the STORM WATER storage basin and excess STORM WATER passageway immediately following the CONSTRUCTION or RECONSTRUCTION of these facilities. These measures shall conform to Section 11. During the construction of the overall development, it is recognized that a limited amount of SEDIMENT buildup may occur in the STORM WATER storage facility due to EROSION. In no case, shall the volume of the storage basin be reduced to less than 90 percent of the required volume during the CONSTRUCTION phase of the development. Basins may be over-excavated to provide additional storage volume for anticipated SEDIMENTATION during CONSTRUCTION activities.
- D. Permanent EROSION control measures such as hydro seeding, conventional seeding, nurse crops, fertilizing, or sod installation and associated stabilization techniques such as mulching shall be utilized to control SOIL movement and EROSION within the storage area and excess STORM WATER passageway as required. These measures shall conform to Section 11. The installation of these permanent measures shall take place only after the majority of CONSTRUCTION and other silt and SEDIMENT producing activities have been completed.
- E. Prior to the establishment of permanent EROSION control measures, the required capacity of the STORM WATER storage area and the excess STORM WATER passageway shall, if necessary, be restored by EXCAVATION of SEDIMENT materials to provide 100 percent of the required storage volume. Upon completion of CONSTRUCTION activities, the storage volume shall be certified in writing by an Illinois Registered Professional Engineer prior to the issuance of any Compliance Certificate required by Section 9.1.3 of the Champaign County Zoning Ordinance for any development served by such basin. The specific EROSION control measures to be employed shall be included in an ESCP to be approved by the reviewing authority.
- F. The outlet control structure shall be provided with an interceptor for trash and debris, and it shall be designed and constructed to minimize EROSION and not to require manual adjustments for its proper operation. The control structure shall be designed to operate properly with minimal maintenance or attention. The control structure shall be provided with safety screens for any pipe or opening, other than a weir, to prevent children or large animals from crawling into structures.

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The control structure shall be constructed to allow access to it at all times, including times of flood flow.

- G. Paved low flow conduits shall be provided in STORM WATER storage basins. These conduits shall be so constructed that they will not unnecessarily interfere with any secondary use of the storage area and will reduce the frequency of time that the storage area will be covered with water and facilitate dewatering of the SOILS in the STORM WATER storage area to avoid saturated SOIL conditions. Low flow conduits shall facilitate complete interior drainage of the STORM WATER storage area. Tile underdrain systems may be combined with the low flow conduits or channel systems.
- H. Pipe outlets of less than 10 inches in diameter shall not be allowed unless specifically approved by the reviewing authority. Multiple outlet pipes from a STORM WATER storage area shall be avoided if they are designed to be less than 12 inches in diameter.
- I. Warning signs shall be placed at appropriate locations to warn of deep water, possible flood conditions during storm periods, and of other dangers that exist to pedestrian and vehicular traffic.

9.3 Wet Bottom Storm Water Storage Areas

Wet bottom STORM WATER storage facilities shall be designed in compliance with all the applicable regulations which govern the CONSTRUCTION of dry bottom STORM WATER storage facilities. The following additional regulations shall apply to wet bottom STORM WATER storage facilities:

- A. The water surface area of the permanent pool shall not exceed one-fifth of the area of the tributary WATERSHED, or as approved by the reviewing authority.
- B. Minimum normal water depth (excluding safety ledges and side SLOPES) shall be eight feet provided, however, that if fish are to be maintained in the pond, at least one-quarter of the pond area shall be a minimum of ten feet deep.
- C. Measures shall be included in the design to minimize pond stagnation and to help ensure adequate aerobic pond conditions.
- D. All wet bottom STORM WATER storage areas shall comply with the requirements for some combination of vertical barrier or safety ledge for all pools as required by Section 4.3.6 of the Champaign County Zoning Ordinance.

9.4 Alternative Storm Water Storage Areas

The use of STORM WATER storage facilities as described in Sections 9.2 and 9.3 are the preferred means of STORM WATER storage. The following alternative means of STORM WATER storage may be used on development sites under 2 acres in area or where practical necessity makes the use of STORM WATER storage facilities infeasible. The use of such alternative STORM WATER storage areas is only permitted upon the specific approval of the reviewing authority. Storage of STORM WATER RUNOFF in public streets will not be allowed.

- A. Paved STORM WATER Storage - Design and CONSTRUCTION of the pavement base must insure that there is minimal pavement damage due to flooding. Control structures in paved areas must be readily accessible for maintenance and cleaning. Flow control devices will be required unless otherwise approved by the reviewing authority.
- B. Street Pavement Surface Ponding - Street pavement surface ponding shall not exceed 9 inches in depth in the gutter line nor over the roadway crown if no gutter is present under all rainfall conditions up to and including the 50-year storm event. Open waterways such as surface overflow swales shall be designed into the grading plan to receive all excess STORM WATER RUNOFF. Depressing sidewalks across such overflow swales to meet this requirement shall be acceptable. Street ponding shall be allowed only for the conveyance of STORM WATER RUNOFF and will be subject to approval by the public body accepting dedication of the street.

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- C. Rooftop STORM WATER Storage - Rooftop storage of excess STORM WATER shall be designed and constructed to provide permanent control inlets and parapet walls to contain excess STORM WATER. Adequate structural roof design must be provided to ensure that roof deflection does not occur which could cause the roofing material to fail and result in leakage. Overflow areas must be provided to ensure that the weight of STORM WATER will never exceed the structural capacity of the roof. Any rooftop storage of excess STORM WATER shall be approved only upon submission of building plans signed and sealed by a licensed structural engineer or architect attesting to the structural adequacy of the design.
- D. Automobile Parking Lot Storage Areas - Automobile parking lots may be designed to provide temporary detention storage on a portion of their surfaces. Automobile parking facilities used to store excess STORM WATER may be constructed having a maximum depth of stored STORM WATER of 0.6 feet; and these areas shall be located in the most remote, least used areas of the parking facility. Design and CONSTRUCTION of automobile parking in STORM WATER areas must insure that there is minimal damage to the parking facility due to flooding, including minimal damage to the sub base. Warning signs shall be mounted at appropriate locations to warn of possible flood conditions during storm periods.
- E. Underground STORM WATER Storage - Underground STORM WATER storage facilities must be designed for easy access in order to remove accumulated SEDIMENT and debris. These facilities must be provided with a positive gravity outlet unless otherwise approved by the reviewing authority.

9.5 Submittals

Two copies of a STORM WATER DRAINAGE PLAN prepared by an Illinois Professional Engineer must be submitted with any zoning petition or SUBDIVISION application where required by this Ordinance. Such plan must at a minimum contain the following:

- A. The SUBDIVISION name or other project identification, engineer's firm, the engineer's name, and date shall all be indicated.
- B. Full description of before and after development topography, existing drainage (including locations of agricultural drainage tile serving the area to be developed as well as serving off-site areas but which crosses the area to be developed as well as the efforts to identify and locate underground tile), grading, and environmental characteristics of the property.
- C. An explanation of the minor and major drainage systems' performance under storm events up to and including the 100-year precipitation event and of the provisions for handling drainage from any tributary off-site areas.
- D. The potential impacts of the development on water resources both upstream and downstream.
- E. STORM WATER Detention or Retention System Designs - Calculations shall be submitted with all assumptions, coefficients, and other parameters identified and their sources noted.
- F. For detention systems for developments of more than 10 acres in area, a plot or tabulation of storage volumes with corresponding water surface elevations (stage storage table) and of the basin outflow rates for those water surface (stage discharge) elevations shall be furnished for the 1-year, 2-year, 5-year and 50-year precipitation events. These tabulations shall be listed for water surface elevation intervals not exceeding 1.0 foot.
- G. ESCP as required by Section 11 of this Ordinance.

9.6 Certifications

The following certifications shall be submitted prior to the issuance of any Certificate of Compliance, final plat approval, or release of performance guarantee for development on the SITE as provided in the applicable provisions of the Champaign County Zoning Ordinance or Champaign County Subdivision Regulations:

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- A. Certification of storage volume as required in Section 9.1 A.2.d.
- B. As-built drawings of the drainage system including the storage facility in sufficient detail to determine that the constructed facility is substantially the same as that presented in the approved STORM WATER DRAINAGE PLAN with certification to that effect by an Illinois Professional Engineer.

10. JOINT CONSTRUCTION

STORM WATER storage areas may be planned and constructed jointly by two or more landowners so long as compliance with this Ordinance is maintained.

11. LAND DISTURBANCE EROSION CONTROL

11.1 General Requirement

- A. The requirements of this Section shall apply to any STORM WATER DRAINAGE PLAN and/ or to any LDEC PERMIT.
- B. The design, testing, installation, and maintenance of EROSION and SEDIMENT control operations and facilities shall adhere to the requirements of this Ordinance and the standards and specifications contained in the Technical Appendices; and to the Illinois Urban Manual (1995); and to the Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois (revised, July 1988; also known as the Green Book), Chapters 1-5. This Ordinance shall prevail where any of those requirements conflict and the Illinois Urban Manual shall prevail when the requirements of it conflict with the Green Book. The EROSION and SEDIMENT control standards specifically included in this Ordinance may not be adequate for every situation that may be encountered and in those situations the most appropriate standard(s) from the Illinois Urban Manual (1995) and the Green Book should be utilized.

11.2 Minimize Soil Erosion

The following practices shall be applied to LAND DISTURBANCE activities to minimize Soil Erosion.

- A. LAND DISTURBANCE shall be minimized to the extent practical and shall be conducted in such a manner as to minimize soil EROSION.
- B. Prior to any LAND DISTURBANCE on the site, EROSION control facilities shall be installed to divert storm water runoff from upstream areas so as to protect that part of the site where the LAND DISTURBANCE will occur.
- C. Areas of LAND DISTURBANCE shall be stabilized with temporary or permanent measures of EROSION control within 14 calendar days following the end of DISTURBANCE or final grading or when left idle for more than 21 days.
- D. Appropriate temporary or permanent stabilization measures shall include seeding, mulching, sodding, and/or non-vegetative measures.
- E. Areas of LAND DISTURBANCE with a slope equal to or greater than three feet horizontal to one foot vertical shall be stabilized with staked in place sod or erosion control blanket in combination with seeding.
- F. To the extent practicable, ditches and swales which are to convey off-site flows through the site shall be stabilized upon construction.
- G. The condition of the LAND DISTURBANCE and/ or construction site for the winter shutdown period shall address proper EROSION and SEDIMENT control early in the fall growing season so that all LAND DISTURBANCE areas may be stabilized with temporary or permanent vegetative cover.

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1. All non-active construction areas that are to remain idle throughout the winter shall receive temporary erosion control measures including temporary seeding, mulching, and/or erosion control blanketing prior to the end of the fall growing season that is approximately October 15.
2. Those active construction areas to be worked beyond October 15 shall incorporate soil stabilization measures that do not rely on vegetative cover such as erosion control blanketing and heavy mulching.

11.3 Minimize Sediment

The following practices shall be applied to LAND DISTURBANCE activities to minimize SEDIMENT.

- A. SEDIMENT control facilities shall be utilized to prevent SEDIMENT from leaving the site or from being moved on the site.
- B. Common SEDIMENT control facilities or structures are SEDIMENT traps, SEDIMENT basins, and silt fences. Straw bale dikes are not authorized SEDIMENT control facilities.
- C. SEDIMENT control facilities shall be in place for all drainage leaving the site prior to mass grading.
- D. Adjacent streets shall be kept free of SEDIMENT and nuisance soil. A Stabilized LOT or construction entrance (driveway) and vehicle wash down facilities, if necessary, shall be provided to prevent soil and SEDIMENT from being tracked onto public or private streets. Any soil or SEDIMENT tracked onto a public or private street shall be removed before the end of each workday or sooner if directed by the relevant Authority.
- E. When a proposed LAND DISTURBANCE is tributary to a storm drain inlet, that storm drain inlet shall be protected by an appropriate SEDIMENT control device prior to the LAND DISTURBANCE.

11.4 Construction Dewatering

Water that is pumped or otherwise discharged on or from the site during construction dewatering shall be filtered to remove SEDIMENT and erosion shall be prevented.

11.5 Stockpiles

Stockpiles of soil and other erodible building material (such as sand) of 100 cubic yards or more shall be stabilized with temporary or permanent measures of EROSION and SEDIMENT control within 14 calendar days and shall not be located less than 30 feet from a drainage ditch, roadside ditch, drainage swale, or stream or in a drainage ditch easement. There shall be adequate distance between the stockpile and the ditch, easement, swale, or stream to allow stabilization and maintenance on the stockpile without accessing the ditch, swale, or stream.

11.6 Required Maintenance of Erosion and Sediment Control Measures

All temporary EROSION and SEDIMENT control measures shall be inspected regularly and maintained in an effective working condition at least as frequently (and more often if needed) as follows:

- A. Repair, replace, or maintain EROSION and SEDIMENT control measures after a singular or cumulative rainfall event of 0.5 inches or more over a 24 hour period.
- B. All temporary EROSION and SEDIMENT control measures shall be removed within 30 days after final stabilization is achieved with permanent soil stabilization measures.
- C. Trapped SEDIMENT and other disturbed soil resulting from temporary measures shall be properly disposed of and the area shall be stabilized.

12. LDEC PERMITS

- A. Within that part of Champaign County identified in Section 4.1 where all parts of this Ordinance apply and except as otherwise provided in Section 4.3, a LDEC PERMIT shall be required for any LAND DISTURBANCE.
- B. The requirements and review procedures to authorize a particular LAND DISTURBANCE depends upon the classification of that particular LAND DISTURBANCE. LDEC PERMITS shall be of the following types:
 - 1. A MINOR LDEC PERMIT shall be required for any LAND DISTURBANCE of less than one acre of land that is part of a COMMON PLAN OF DEVELOPMENT OR SALE OF RECORD or that is part of any other USE, DISTRICT, or LOT described in Section 4.1. that is not otherwise exempted from this Ordinance by Section 4.3
 - 2. A MAJOR LDEC PERMIT shall be required for any LAND DISTURBANCE of one acre or more of land or any LAND DISTURBANCE that requires an IEPA ILR-10 permit.

12.1 Application for LDEC Permit

Application for a LDEC PERMIT shall be filed in written form with the ZONING ADMINISTRATOR on such forms as the ZONING ADMINISTRATOR prescribes and shall include the following:

- A. Name and address of the OWNER, the APPLICANT, contractor, engineer and architect when applicable;
- B. Location, including township and section, street number, lot block and or tract comprising the legal description of the site;
- C. Permanent Index Number (PIN);
- D. LOT Area;
- E. ZONING DISTRICT;
- F. Special Flood Hazard Area, if applicable;
- G. Use of existing property and structures;
- H. Proposed use and any proposed structures;
- I. Estimated cost of proposed construction;
- J. SITE PLAN indicating all existing and proposed uses and structures;
- K. Extent and nature of proposed LAND DISTURBANCE;
- L. An EROSION AND SEDIMENT CONTROL PLAN(ESCP) meeting the requirements of this Ordinance;
- M. Application for a Major LDEC PERMIT shall also include the Supplemental Application Form in Technical Appendix E.

12.2 LDEC Permit - Minor

The following forms and procedures are required:

- A. The APPLICANT shall submit a completed Application Form. Copies of the completed and approved Application Form and LETTER OF NOTIFICATION shall be kept on the project SITE and made available for public viewing during CONSTRUCTION hours.
- B. Submission of an ESCP consistent with the guidelines and standards in Technical Appendix D.
- C. Upon approval of the ESCP by the ZONING ADMINISTRATOR, the ESCP shall be implemented by the PERMITTEE consistent with the guidelines and standards in Technical Appendix D.
- D. The PERMITTEE shall allow inspections of the LAND DISTURBANCE by the ZONING ADMINISTRATOR as required by Section 13.5 of this Ordinance.

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- E. When the LAND DISTURBANCE is completed and all LAND DISTURBANCE on the project SITE has received FINAL STABILIZATION, a LETTER OF TERMINATION shall be submitted by the PERMITTEE to the ZONING ADMINISTRATOR.

12.3 LDEC Permit - Major

The following forms and procedures are required:

- A. Submission of a completed Application Form and Supplemental Land Disturbance Erosion Control Permit Application Form. Copies of the completed and approved Application Form, SWPPP and ESCP shall be kept on the project SITE and made available for public viewing during CONSTRUCTION hours.
- B. The APPLICANT shall complete a NOTICE OF INTENT according to the ILR-10 requirements and submit the NOI to the IEPA and the County.
- C. The APPLICANT shall complete a CONTRACTOR'S CERTIFICATION STATEMENT (CCS) according to the ILR-10 requirements and submit the CCS to the IEPA and the County.
- D. The APPLICANT shall prepare a SWPPP according to the ILR-10 requirements and submit the written SWPPP to the IEPA and the County.
- E. The APPLICANT shall submit an ESCP that has been prepared by a licensed PROFESSIONAL ENGINEER or a CERTIFIED PROFESSIONAL EROSION CONTROL SPECIALIST, for approval by the ZONING ADMINISTRATOR. The ESCP shall be as follows:
1. The ESCP shall be drawn to an appropriate scale and shall include sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed grading on water resources, and measures proposed to minimize SOIL EROSION and offsite SEDIMENTATION.
 2. The following information shall be included in any ESCP:
 - a. A letter of transmittal, which includes a project narrative.
 - b. An attached vicinity map showing the location of the SITE in relationship to the surrounding area's WATERCOURSES, water bodies and other significant geographic features, roads and other significant STRUCTURES.
 - c. An indication of the scale used and a north arrow.
 - d. The name, address, and telephone number of the OWNER and/or DEVELOPER of the property where the land disturbing activity is proposed.
 - e. Suitable contours for the existing and proposed topography.
 - f. Types of SOILS present on the SITE, as defined by the "Soil Survey of Champaign County, Illinois", prepared by the United States Department of Agriculture Soil Conservation Service.
 - g. The proposed grading or LAND DISTURBANCE activity including; the surface area involved, excess spoil material, use of BORROW material, and specific limits of disturbance.
 - h. Location of WASHOUT FACILITIES for concrete and asphalt materials indicated on the SITE PLAN. Provide details of proposed WASHOUT FACILITIES.
 - i. A clear and definite delineation of any areas of vegetation or trees to be saved.
 - j. A clear and definite delineation of any WETLANDS, natural or artificial water storage detention areas, and drainage ditches on the SITE.
 - k. A clear and definite delineation of any 100-year FLOODPLAIN on or near the SITE.
 - l. Storm drainage systems, including quantities of flow and SITE conditions around all points of SURFACE WATER discharge from the SITE.
 - m. EROSION and SEDIMENT control provisions to minimize on-site EROSION and prevent off-site SEDIMENTATION, including provisions to preserve TOPSOIL and

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- limit disturbance. Provisions shall be in accordance with the standards presented in the appropriate Technical Appendix.
- n. Design details for both temporary and permanent EROSION control structures. Details shall be in accordance with the standards presented in the appropriate Technical Appendix.
 - o. Details of temporary and permanent stabilization measures including a note on the plan stating: "Following initial SOIL disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven (7) calendar days on all perimeter dikes, swales, ditches, perimeter SLOPES, and all SLOPES greater than three (3) horizontal to one (1) vertical (3:1); embankments of ponds, basins, and traps; and within fourteen (14) days on all other disturbed or graded areas. The requirements of this section do not apply to those areas which are shown on the plan and are currently being used for material storage or for those areas on which actual CONSTRUCTION activities are currently being performed."
 - p. A chronological schedule and time frame (with estimated month) including, as a minimum, the following activities:
 - i. CLEARING AND GRUBBING for those areas necessary for installation of perimeter EROSION control devices.
 - ii. CONSTRUCTION of perimeter EROSION control devices.
 - iii. Remaining interior site CLEARING AND GRUBBING.
 - iv. Installation of permanent and temporary stabilization measures.
 - v. Road grading.
 - vi. Grading for the remainder of the SITE.
 - vii. Building, parking lot, and SITE CONSTRUCTION.
 - viii. Final grading, landscaping or stabilization.
 - ix. Implementation and maintenance of FINAL EROSION CONTROL STRUCTURES.
 - x. Removal of temporary EROSION control devices.
 - q. A statement on the plan noting that the CONTRACTOR, DEVELOPER, and OWNER shall request the EROSION CONTROL INSPECTOR to inspect and approve work completed in accordance with the approved ESCP, and in accordance with the ordinance.
 - r. A description of, and specifications for, SEDIMENT retention structures.
 - s. A description of, and specifications for, surface RUNOFF and EROSION control devices.
 - t. A description of vegetative measures.
 - u. A proposed vegetative condition of the SITE on the 15th of each month between and including the months of April through October.
 - v. The seal of a licensed PROFESSIONAL ENGINEER in the State of Illinois, if applicable.
 - w. The APPLICANT may propose the use of any erosion and sediment control techniques in a FINAL ESCP, provided such techniques are proved to be as or more effective than the equivalent best management practices as contained in the manual of practices.
- F. The PERMITTEE shall prepare an EROSION CONTROL INSPECTION REPORT (ECIR) on a weekly basis or after any rainfall event one-half (1/2) inch or greater in twenty-four (24) hours, as recorded at the nearest United States Geologic Survey or Illinois State Water Survey rain gauge nearest the site. Submit the ECIR to the ZONING ADMINISTRATOR. Inspections may be

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reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

- G. The PERMITTEE shall prepare an INCIDENCE OF NONCOMPLIANCE (ION) report within forty-eight (48) hours for any incident that allows sediment to leave the project site. The ION report shall meet all ILR-10 requirements. Submit the ION to the IEPA and the County.
- H. Copies of the documents listed above shall be kept on the project site and shall be made available for public viewing during CONSTRUCTION hours.
- I. The PERMITTEE shall prepare a NOTICE OF TERMINATION (NOT) upon FINAL STABILIZATION of the project site. Submit the NOT to the IEPA and the County.

12.4 Fee

At the time the application is filed a fee shall be paid in accordance with the following schedule of fees in addition to any Zoning Use Permit fees that may apply:

- A. LDEC PERMIT - MINOR.....\$50.00
- B. LDEC PERMIT - MAJOR
 - 1. No additional fee is required if a STORM WATER DRAINAGE PLAN is required and a fee has been paid in accordance with Section 9.3.4 of the Zoning Ordinance.
 - 2. If no STORM WATER DRAINAGE PLAN is required the fee shall be the Engineering Review Fee established by Section 9.3.4 of the Zoning Ordinance.

12.5 LDEC Permit Authorization

The issuance of a LDEC PERMIT shall constitute an authorization to do only the work described in the PERMIT or shown on the approved SITE PLANS and specifications, all in strict compliance with the requirements of this ordinance and conditions determined by the Zoning Administrator.

12.6 LDEC Permit Duration

- A. LDEC PERMITS shall be issued for a specific period of time, up to one (1) year. The LDEC PERMIT duration shall reflect the time the proposed land disturbing or filling activities and SOIL storage are scheduled to take place. If the PERMITTEE commences permitted activities later than one hundred eighty (180) days of the scheduled commencement date for grading, the PERMITTEE shall resubmit all required application forms, maps, plans, and schedules to the ZONING ADMINISTRATOR. The PERMITTEE shall fully perform and complete all of the work required in the sequence shown on the plans within the time limit specified in the LDEC PERMIT.
- B. LAND DISTURBANCE activities that require schedules in excess of one (1) year shall be reviewed and authorized by the ZONING ADMINISTRATOR in accordance with paragraph 9.1.2 D. of the Zoning Ordinance.

12.7 Responsibility of the Permittee

- A. The PERMITTEE shall maintain a copy of the LDEC PERMIT, approved plans and reports required under the LDEC PERMIT on the work SITE and available for public inspection during all working hours. The PERMITTEE shall, at all times, ensure that the property is in conformity with the approved grading plan, ESCP's, and with the following:
 - 1. General - Notwithstanding other conditions or provisions of the LDEC PERMIT, or the minimum standards set forth in this Ordinance, the PERMITTEE is responsible for the prevention of damage to adjacent property arising from LAND DISTURBANCE activities. No person shall GRADE on land in any manner, or so close to the property lines as to endanger or damage any adjoining public street, sidewalk, alley or any other public or private

- property without supporting and protecting such property from settling, cracking, EROSION, SEDIMENTATION or other damage or personal injury which might result.
2. Public ways - The PERMITTEE shall be responsible for the prompt removal of any SOIL, miscellaneous debris or other materials washed, spilled, tracked, dumped or otherwise deposited on public streets, highways, sidewalks, public thoroughfare or public sanitary or STORM WATER conveyance systems, incident to the CONSTRUCTION activity, or during transit to and from the SITE and shall promptly correct any damages resulting therefrom.
 - B. Compliance with this Ordinance does not ensure compliance with ILR10 requirements. APPLICANT and/or PERMITTEE is responsible for ensuring compliance with ILR10 requirements.

12.8 Required Maintenance During and After Construction

On any property on which grading or other work has been performed pursuant to a LDEC PERMIT granted under the provisions of this Ordinance, the PERMITTEE or OWNER, their agent, CONTRACTOR, and employees shall, at a minimum, daily inspect, maintain and repair all graded surfaces and EROSION control facilities, drainage structures or means and other protective devices, plantings, and ground cover installed while CONSTRUCTION is active. After CONSTRUCTION is complete, the OWNER or their agent shall continue to regularly inspect the vegetation until adequate turf establishment or other suitable vegetative cover is established.

13. ADMINISTRATION OF LDEC PERMITS

13.1 Zoning Administrator

- A. Administration and enforcement of this Ordinance shall be governed by the requirements of this Ordinance and Section 9 of the Champaign County Zoning Ordinance. This Ordinance shall prevail where there is a conflict but the Zoning Ordinance shall prevail where this Ordinance is silent.
- B. The ZONING ADMINISTRATOR, as defined in Section 9.1.1 of the Zoning Ordinance, shall have the duty to administer and enforce this Ordinance.
- C. The ZONING ADMINISTRATOR representative is authorized to make inspections of any SITE on which there is a LAND DISTURBANCE that is regulated by this Ordinance. The intent of entering premises is to inspect the SITE before, during and after CONSTRUCTION to determine compliance with this Ordinance.

13.2 Conditions of Approval

In granting any LDEC PERMIT pursuant to this Ordinance, the ZONING ADMINISTRATOR may impose such conditions as may be reasonably necessary to prevent the creation of a nuisance or unreasonable hazard to persons or to a public or private property. Such conditions may include, but need not be limited to:

- A. The granting (or securing from others) and the recording in county land records of easements for drainage facilities, including the acceptance of their discharge on the property of others, and for the maintenance of SLOPES or EROSION control facilities.
- B. Adequate control of dust by watering, or other control methods acceptable to the ZONING ADMINISTRATOR, and in conformance with applicable air pollution ordinances.
- C. Improvements of any existing grading, ground surface or drainage condition on the SITE (not to exceed the area as proposed for work or development in the application) to meet the standards required under this Ordinance for new grading, drainage and EROSION control.

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- D. SEDIMENT traps and basins located within a densely populated area or in the proximity of an elementary school, playground or other area where small children may congregate without adult supervision, may be required to install additional safety-related devices.
- E. Any other EROSION and SEDIMENT control technique necessary, in the opinion of the ZONING ADMINISTRATOR, to avoid a public safety hazard.

13.3 LDEC Permit Denial

- A. If the ZONING ADMINISTRATOR determines that an ESCP does not meet the requirements of this Ordinance, the application for the LDEC PERMIT shall not be approved.
- B. The ESCP must be resubmitted and approved before any LAND DISTURBANCE activity may be authorized.
- C. All land use and building permits shall be suspended on a SITE until there is an approved ESCP and the ZONING ADMINISTRATOR has approved a LDEC PERMIT.

13.4 Changes to LDEC Permits and Plans

- A. No work associated with any proposed modification to a LDEC PERMIT or plan shall occur without prior written approval by the ZONING ADMINISTRATOR.
- B. Administrative changes such as contact information or schedule changes must be submitted prior to, or together with, any reports, information, or applications to be signed by and authorized representative, but does not require review or approval by the ZONING ADMINISTRATOR.
- C. Changes to an approved ESCP can be authorized in two (2) ways:
 - 1. Changes within the scope of the applicable Technical Appendix may be approved and documented on a field inspection report signed and dated by the EROSION CONTROL INSPECTOR.
 - 2. Changes outside of the scope of the applicable Technical Appendix shall be submitted to the ZONING ADMINISTRATOR for approval.

13.5 Required Inspection

- A. All work for which a LDEC PERMIT is required shall be subject to inspection and approval by the ZONING ADMINISTRATOR. Refusal to allow entry of the ZONING ADMINISTRATOR or his/her representative to inspect for compliance with this Ordinance, or interference with such inspection, shall be grounds for the issuance of a STOP-WORK ORDER.
- B. The PERMITTEE and/or their agents shall conduct a pre-CONSTRUCTION meeting on SITE with the EROSION CONTROL INSPECTOR on each SITE which has an approved ESCP.
- C. Before commencing grading or land disturbing activities, the PERMITTEE shall obtain written inspection approvals by the EROSION CONTROL INSPECTOR at the following stages in the development of the site, or of each SUBDIVISION thereof:
 - 1. Upon completion of installation of perimeter erosion and SEDIMENT controls and prior to proceeding with any other LAND DISTURBANCE or grading. Other building or grading inspection approvals, including approval of any related Zoning Use Permit, shall not be authorized until approval by the EROSION CONTROL INSPECTOR.
 - 2. Upon completion of stripping, the stockpiling of TOPSOIL, the CONSTRUCTION of temporary EROSION and SEDIMENT control facilities, disposal of all waste material, and preparation of the ground and completion of rough grading, but prior to placing TOPSOIL, permanent drainage or other SITE development improvements and ground covers.
 - 3. Upon completion of FINAL STABILIZATION, including grading, permanent drainage and EROSION control facilities, including established ground covers and plantings, and all other work of the LDEC PERMIT.

4. The ZONING ADMINISTRATOR may require additional inspections as may be deemed necessary.
- D. Work shall not proceed beyond the stages outlined above until the EROSION CONTROL INSPECTOR inspects the SITE and approves the work previously completed.
- E. Requests for inspections shall be made at least twenty-four (24) hours in advance (exclusive of Saturdays, Sundays, and holidays) of the time the inspection is desired. Upon request for inspections, the EROSION CONTROL INSPECTOR shall perform the inspection within forty-eight (48) hours of the request.
- F. The inspection to determine compliance with this Ordinance shall not normally include a new building which was completed and which has been secured, but shall include inspection of any area of the property where land disturbing activity is occurring, or is thought to be planned.

14. LIABILITY RELATED TO LDEC PERMITS

- A. Neither the issuance of a LDEC PERMIT under the provisions of this Ordinance, nor the compliance with the provisions hereto or with any condition imposed by the ZONING ADMINISTRATOR, shall relieve any person from responsibility for damage to persons or property resulting from the activity of the PERMITTEE.
- B. Compliance with the conditions imposed by this Ordinance, or conditions imposed by the ZONING ADMINISTRATOR, shall not create liability on the County resulting from such compliance.

15. ENFORCEMENT OF LDEC PERMITS

15.1 Compliance

The PERMITTEE shall carry out the proposed work in accordance with the approved plans and specifications, and in compliance with all the requirements of the LDEC PERMIT, including those documents referenced in this Ordinance.

15.2 Deficiency

A SITE is deficient when regular maintenance of EROSION and SEDIMENT CONTROLS has not been completed and can generally be resolved during weekly inspections or inspections following storm events. The ZONING ADMINISTRATOR may send a letter encouraging the PERMITTEE to fix the deficiency before the next rain event when the SITE may become non-compliant.

15.3 Non-Compliance

INCIDENTS OF NON-COMPLIANCE (ION) shall be reported to the IEPA as required by ILR10 and to the ZONING ADMINISTRATOR. The ION shall include statements regarding: the cause of Non-compliance, actions taken to prevent any further non-compliance, environmental impact resulting from the non-compliance, actions taken to reduce the environmental impact from the non-compliance.

- A. If non-compliance occurs and an ION is not filed, the site is in violation of the LDEC PERMIT.
- B. Recurring non-compliance could be a violation of the LDEC PERMIT.

15.4 Notice of Violation

- A. If the ZONING ADMINISTRATOR finds any conditions not as stated in the application or approved plans, the ZONING ADMINISTRATOR may issue a Notice of Violation or a STOP-WORK ORDER on the entire project, or any specified part thereof, until a revised plan is

Attachment F
Draft Storm Water Management and Erosion Control Ordinance

submitted conforming to current site conditions. Failure to obtain a LDEC PERMIT for activities regulated under this Ordinance constitutes a violation.

- B. If the ZONING ADMINISTRATOR issues a Notice of Violation or a STOP-WORK ORDER on the entire project, or any specified part thereof, pursuant to a MAJOR LDEC PERMIT, the ZONING ADMINISTRATOR shall also notify the IEPA that the project may not be in compliance with the ILR-10 permit.

15.5 Prevention of Hazard

Whenever the ZONING ADMINISTRATOR determines that any LAND DISTURBANCE on any private property is an imminent hazard to life and limb, or endangers the property of another, or adversely affects the safety, use, SLOPE, or SOIL stability of a public way, publicly controlled WETLAND, or WATERCOURSE, then the ZONING ADMINISTRATOR shall issue a Stop-Work Order and require that all LAND DISTURBANCE activities cease and the corrective work begin immediately.

15.6 Stop-Work Order

- A. The ZONING ADMINISTRATOR may require that, on a SITE, all work which is being performed contrary to the provisions of this Ordinance or is being performed in an unsafe or dangerous manner shall immediately stop.
- B. STOP-WORK ORDERS do not include work as is directed to be performed to remove a violation or dangerous or unsafe condition as provided in the STOP-WORK ORDER..
- C. The ZONING ADMINISTRATOR may issue a STOP-WORK ORDER for the entire project or any specified part thereof if any of the following conditions exist:
1. Any LAND DISTURBANCE activity regulated under this Ordinance is being undertaken without a LDEC PERMIT.
 2. The ESCP or SWPPP is not being fully implemented.
 3. Any of the conditions of the LDEC PERMIT are not being met.
 4. The work is being performed in a dangerous or unsafe manner.
 5. Refusal to allow entry for inspection.
- D. A STOP-WORK ORDER shall be issued as follows:
1. The STOP-WORK ORDER shall be in writing and shall be posted and served upon the OWNER and PERMITTEE, as provided below. In addition, a copy of the STOP-WORK ORDER may be given to any person in charge of or performing work on drainage improvements in the development, or to an agent of any of the foregoing.
 2. The STOP-WORK ORDER shall state the conditions under which work may be resumed.
 3. No person shall continue any work after having been served with a STOP-WORK ORDER.
 4. For the purposes of this section, a STOP-WORK ORDER is validly posted by posting a copy of the STOP-WORK ORDER on the SITE of the LAND DISTURBANCE in reasonable proximity to a location where the LAND DISTURBANCE is taking place. Additionally, in the case of work for which there is a LDEC PERMIT, a copy of the STOP-WORK ORDER, shall be mailed by first class mail to the address listed by the PERMITTEE and in the case of work for which there is no LDEC PERMIT, a copy of the STOP-WORK ORDER shall be mailed to the person to whom real estate taxes are assessed, or if none, to the taxpayer shown by the records of the Supervisor of Assessment.
 5. If the LAND DISTURBANCE continues more than 24 hours after the STOP-WORK ORDER is posted on the SITE, the ZONING ADMINISTRATOR may do the following:
 - a. If there is a LDEC PERMIT the ZONING ADMINISTRATOR may revoke the LDEC PERMIT
 - b. If there is no LDEC PERMIT, the ZONING ADMINISTRATOR may request the State's Attorney to obtain injunctive relief.

Attachment F
Draft Storm Water Management and Erosion Control Ordinance

6. The ZONING ADMINISTRATOR may retract the revocation.
7. Ten (10) days after posting a STOP-WORK ORDER, the ZONING ADMINISTRATOR may issue a notice to the OWNER and/or PERMITTEE of the intent to perform the work necessary to prevent EROSION and institute SEDIMENT control. The ZONING ADMINISTRATOR or his/her designated representative may go on the land and commence work after fourteen (14) days from issuing the notice. The costs incurred to perform this work shall be paid by the OWNER or PERMITTEE. In the event no LDEC PERMIT was issued, the costs, plus a reasonable administrative fee, shall be billed to the OWNER.
8. Compliance with the provisions of this Ordinance may also be enforced by injunction.

15.7 Legal Proceedings

- A. A complaint may be filed with the Circuit Court for any violation of this Ordinance. A separate violation shall be deemed to have been committed on each day that the violation existed.
- B. In addition to other remedies, the State's Attorney may institute any action or proceeding which:
 1. Prevents the unlawful CONSTRUCTION, alteration, repair, maintenance, or removal of drainage improvements in violation of this Ordinance or the violation of any LDEC PERMIT issued under the provisions of this Ordinance.
 2. Prevents the occupancy of a building, STRUCTURE or land where such violation exists.
 3. Prevents any illegal act, conduct, business, or use in or about the land where such violation exists.
 4. Restrains, corrects or abates the violation.
- C. In any action or proceeding under this section, the State's Attorney may request the court to issue a restraining order or preliminary injunction, as well as a permanent injunction, upon such terms and conditions as will enforce the provisions of this Ordinance. A lien may also be placed on the property in the amount of the cleanup costs.

15.8 Penalties

- A. Penalties for violation of this Ordinance shall be governed by the requirements of this Ordinance and Section 10 of the Champaign County Zoning Ordinance. This Ordinance shall prevail where there is a conflict but the Zoning Ordinance shall prevail where this Ordinance is silent.
- B. Any person, firm, corporation or agency acting as principal, agent, employee or otherwise, who fails to comply with the provisions of this Ordinance shall be punishable by a fine of not less than one hundred dollars (\$100.00) per day and not more than five hundred dollars (\$500.00) per day for each separate offense. Each day there is a violation of any part of this Ordinance shall constitute a separate offense.

16. RULES OF CONSTRUCTION

This Ordinance shall be construed liberally in the interests of the public so as to protect the public health, safety, and welfare.

17. APPEAL, WAIVER OR VARIANCE

- A. Any part here of or this entire Ordinance may be waived or varied by the by the relevant reviewing authority in accord with the relevant provision of Article 18 of the Champaign County Subdivision Regulations or Section 9.1.9 of the Champaign County Zoning Ordinance except for specific requirements of the ILR10.
- B. When the ZONING ADMINISTRATOR is the reviewing authority, the PERMITTEE, or its designee, may appeal a decision of the ZONING ADMINISRATOR pursuant to this Ordinance

Attachment F
Draft Storm Water Management and Erosion Control Ordinance

as authorized in Section 9.1.8 of the Zoning Ordinance. The filing of an appeal shall not operate as a stay of a Notice of Violation or STOP-WORK ORDER. The County shall grant the appeal and issue the appropriate instructions to the Department of Planning and Zoning upon a finding of fact that there is no violation of the Ordinance or the LDEC PERMIT issued.

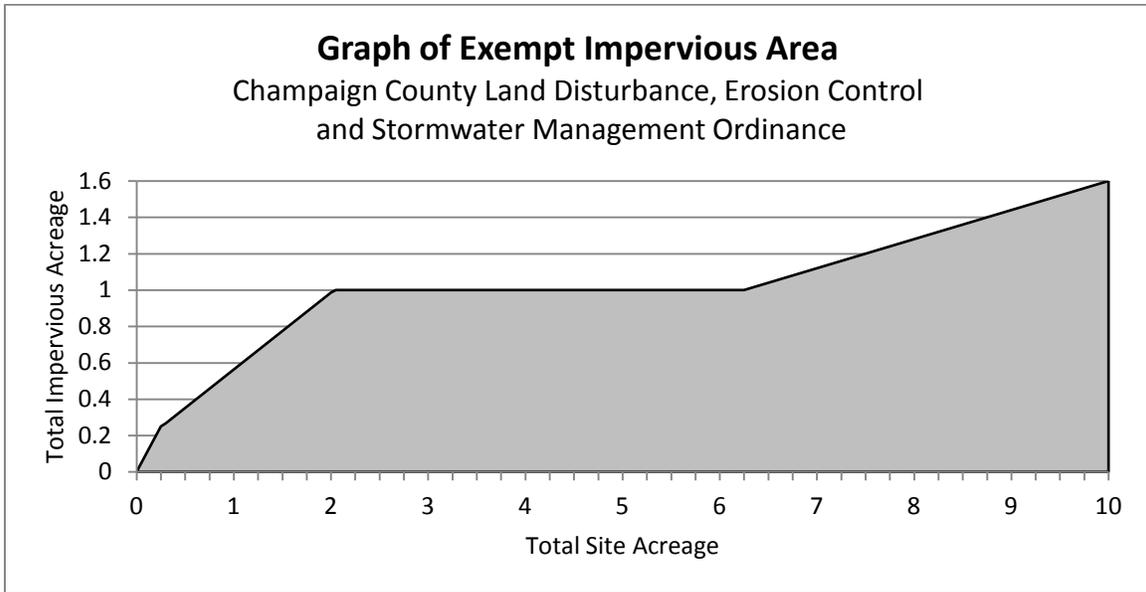
18. EFFECTIVE DATE

This ordinance shall become effective upon adoption.

Appendix A – Adopting Resolution and Amendments

Appendix B – Exempt Impervious Area

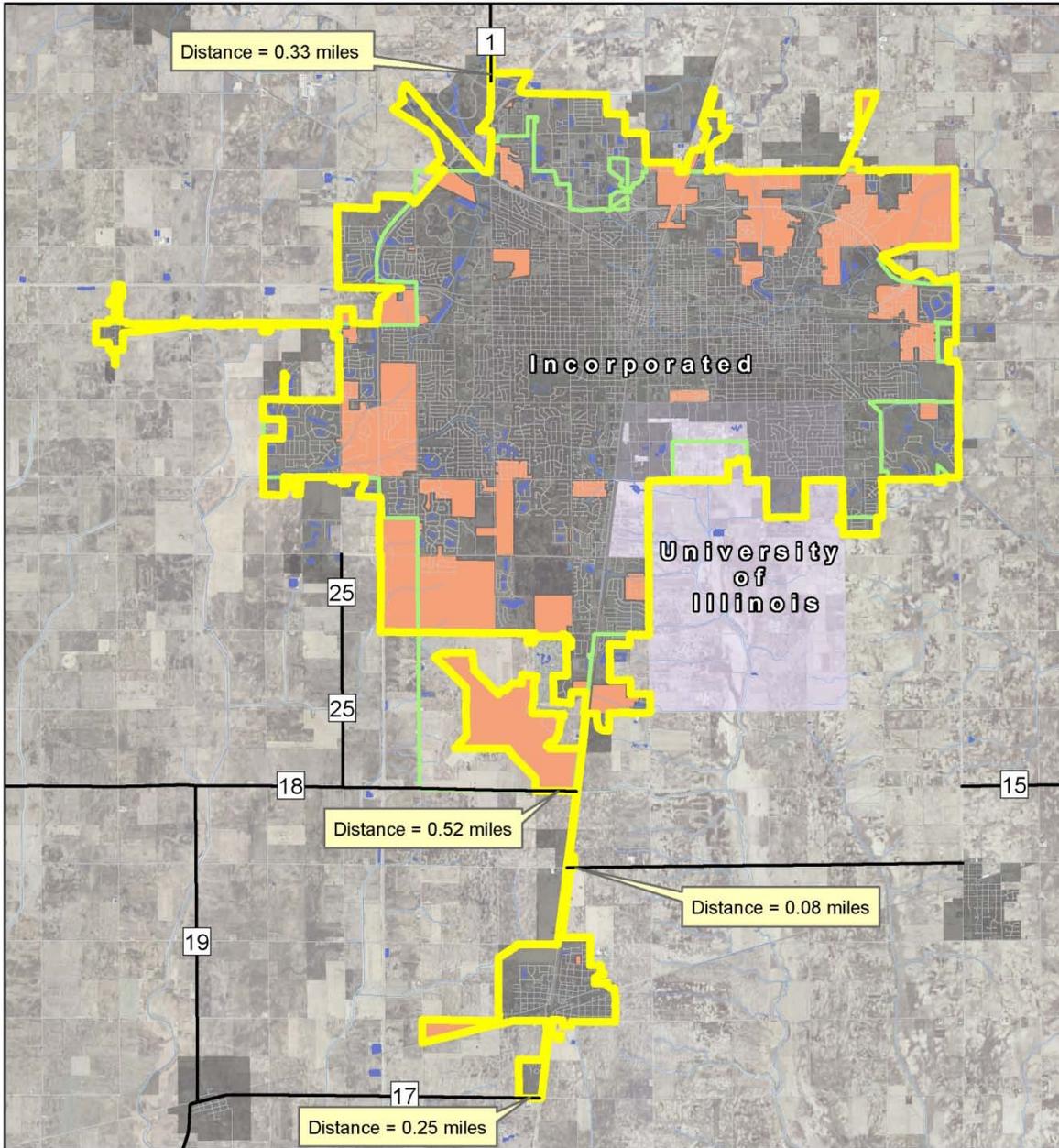
The following graph illustrates the impervious area exemption established in Subparagraph 8.2.A.5. The mathematical expressions for the different portions of the graph are also included. Exemption status can either be read directly from Subparagraph 8.2.A.5. or the graph or determined mathematically using the mathematical expressions.



Mathematical Expressions for Exempt Impervious Area

Site Area	Project is Exempt if:
Less than or equal to 0.25 acres	Impervious Area is less than or equal to Site Area
Greater than 0.25 acres or equal to 2.0 acres	Impervious Area is less than or equal to 0.14 acres plus $0.423 \times \text{Site Area}$
Greater than 2.0 acres or equal to 6.25 acres	Impervious Area is less than or equal to 1.0 acres
Greater than 6.25 acres	Impervious Area is less than or equal to $0.16 \times \text{Site Area}$

Appendix C – Champaign County MS4 Jurisdictional Area



Map Created
 10/1/13

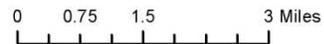
Champaign County MS4 Jurisdiction

Urbanized Area based on the 2010 Census

This map shows the defined MS4 jurisdiction including 10.4 square miles of unincorporated County. Location and size of County stormwater facilities are noted.

MS4 Related Boundaries

-  County Hwys
-  Urbanized Area 2010
-  Urbanized Area 2000
-  County MS4 Area 2012



CHAMPAIGN COUNTY, ILLINOIS

**Storm Water Management
and
Erosion Control
Ordinance**

Appendix D

Technical Manual

**Minor Land Disturbance Erosion Control Permit
Standards and Standard Details**

DRAFT

October 25, 2013

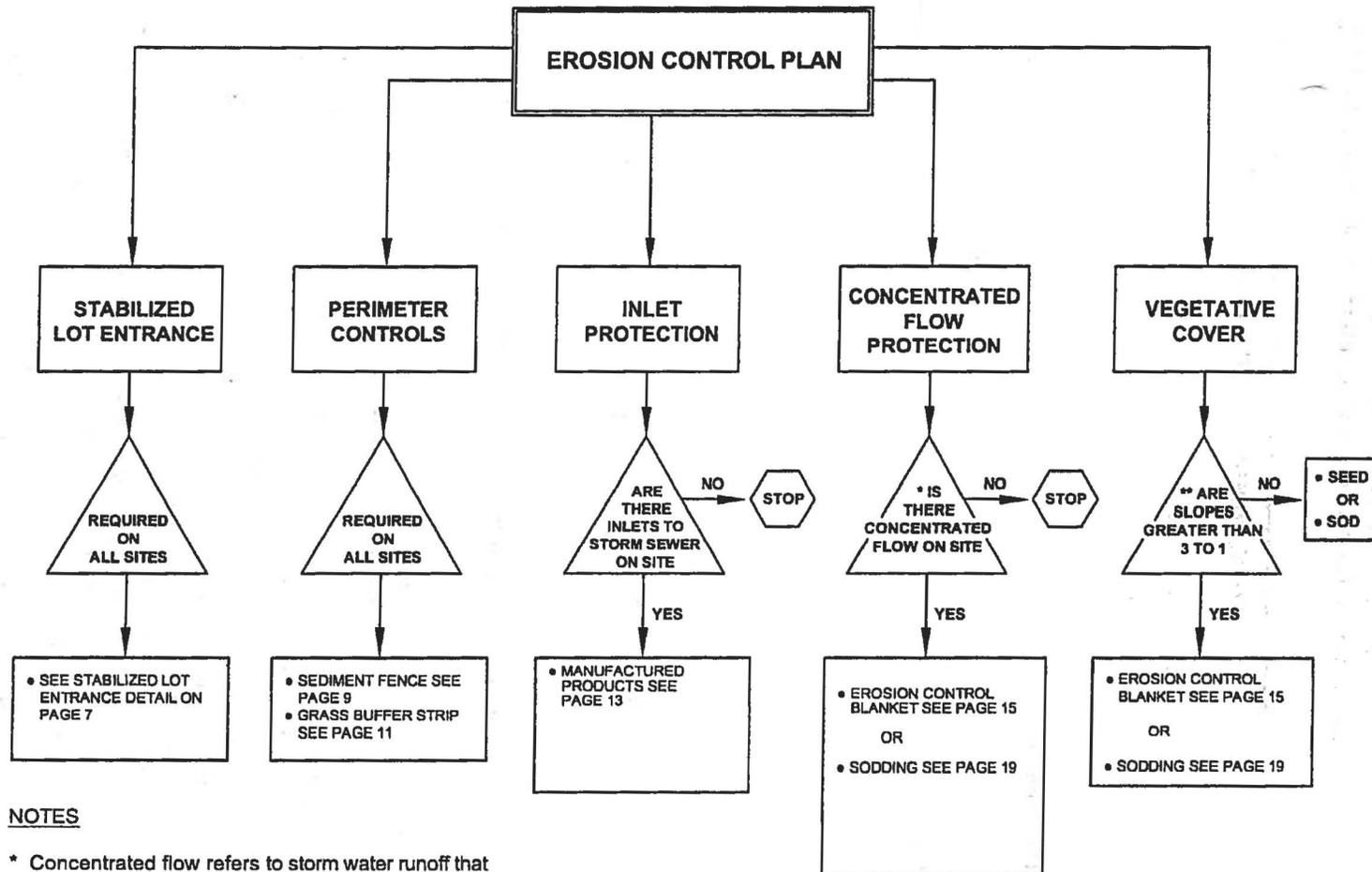
Champaign County Land Disturbance Erosion Control and Storm Water Management Ordinance
Appendix D

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Minor Land Disturbance Erosion Control Permit

EROSION CONTROL PRACTICES FLOW CHART



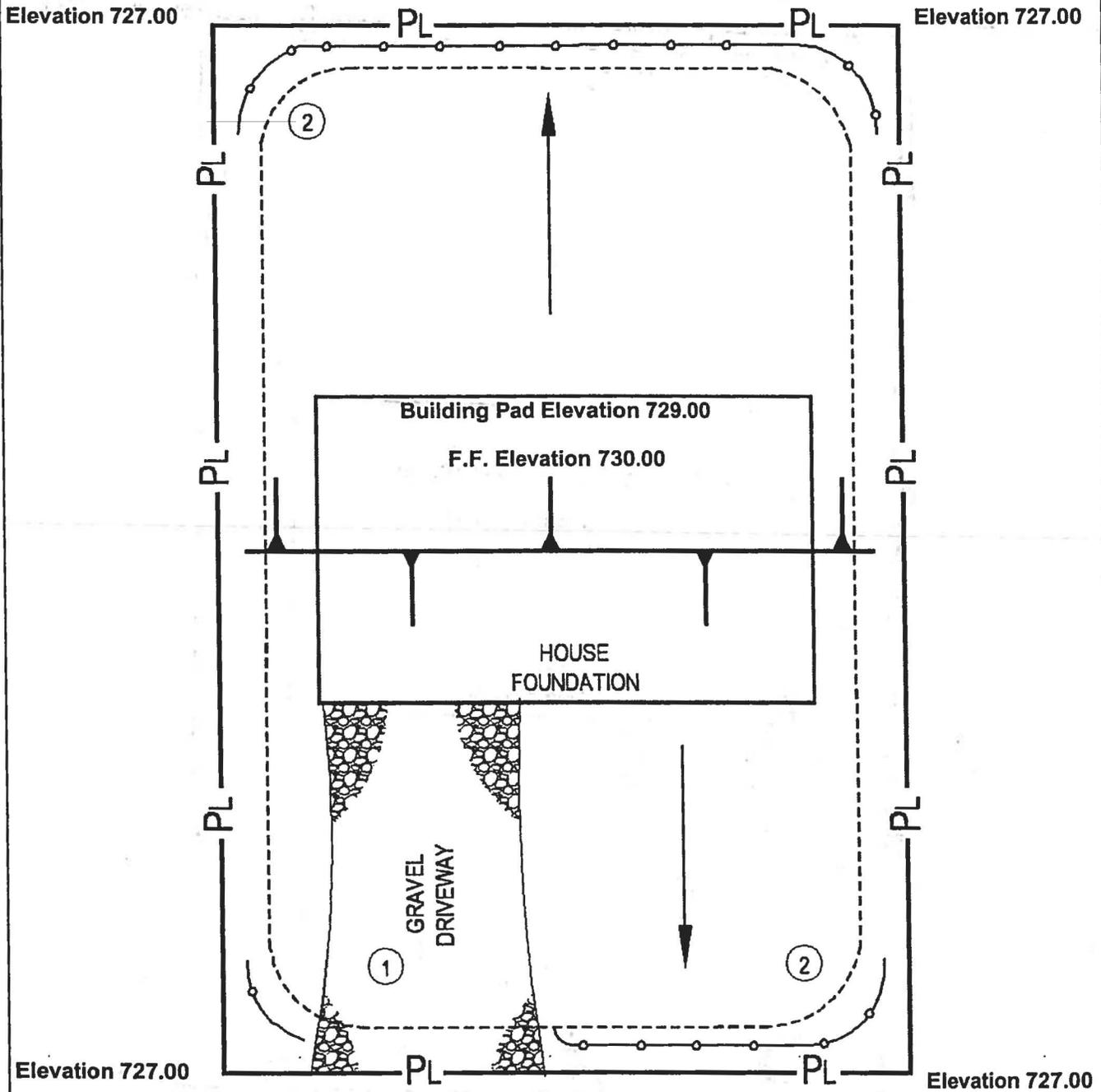
NOTES

* Concentrated flow refers to storm water runoff that has been concentrated and is flowing through small depressions, rills, gullies, ditches or swales.

** 3 to 1 refers to 3 feet horizontal to to 1 foot vertical on slopes.



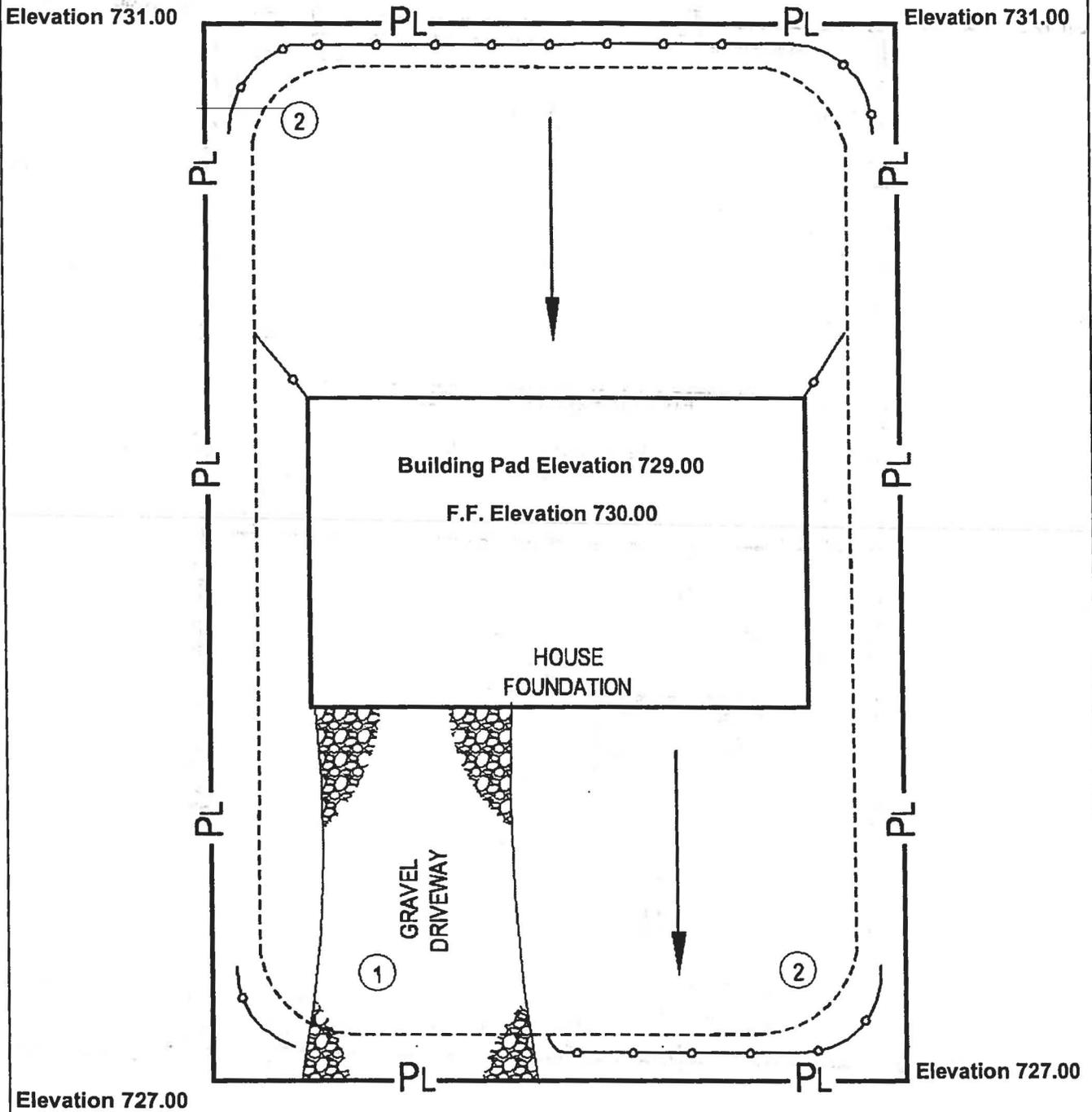
SAMPLE EROSION CONTROL PLAN DRAWING #1



LEGEND:

- SEDIMENT BARRIER
- - - - - LIMITS OF DISTURBANCE
- ▲ DIRECTION OF SURFACE WATER RUNOFF
- ▲ TOP OF SLOPE INDICATOR

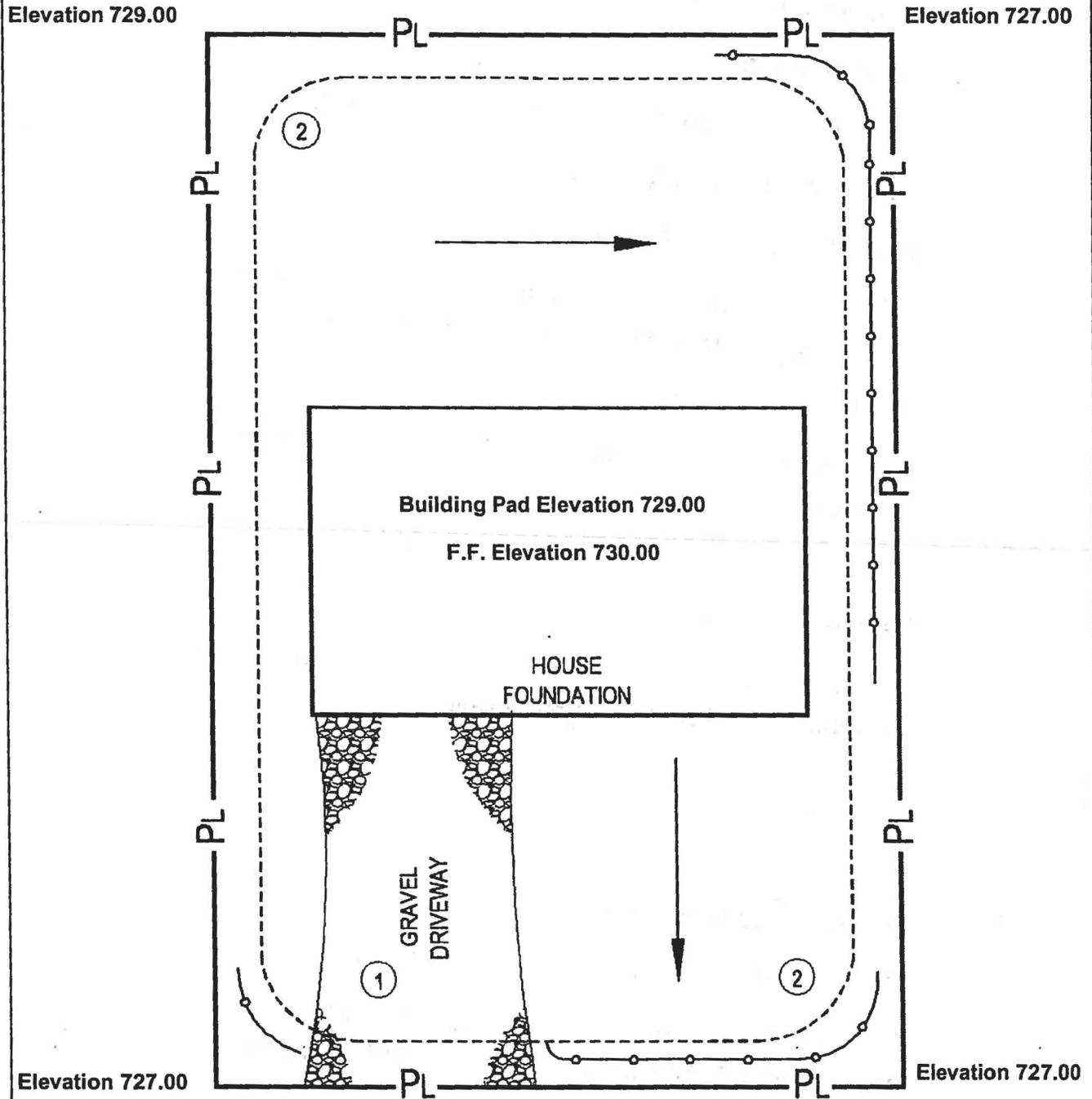
SAMPLE EROSION CONTROL PLAN DRAWING #2



LEGEND:

- SEDIMENT BARRIER
- - - - - LIMITS OF DISTURBANCE
- ← DIRECTION OF SURFACE WATER RUNOFF

SAMPLE EROSION CONTROL PLAN DRAWING #3



LEGEND:

- SEDIMENT BARRIER
- - - - - LIMITS OF DISTURBANCE
- ← DIRECTION OF SURFACE WATER RUNOFF

GENERAL INSTALLATION/CONSTRUCTION SEQUENCE:

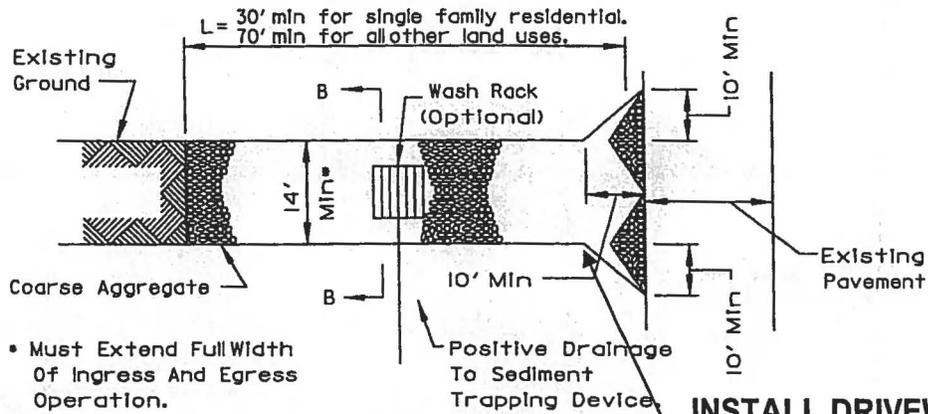
- 1.) Stabilized lot entrance
- 2.) Perimeter controls
 - Place where stormwater runoff leaves the site.
 - Inspect and maintain controls.
- 3.) Excavate and backfill foundations
 - Spoil pile must remain a minimum of 5 FT. from back of curb and do not extend beyond property line.
- 4.) Construction activities
 - Maintain and repair all controls until final certificate of occupancy is issued.
- 5.) Final grading and sod or seed placement.
- 6.) Perimeter controls removed
 - Remove after permanent ground cover is obtained at a density sufficient to control erosion.

CONCENTRATED FLOW:

- 1.) Provide erosion blanket or sod for concentrated flow areas.
- 2.) Provide soil protection and energy dissipation at gutter downspouts if they are in place prior to full vegetative cover over the area.
- 3.) Provide inlet protection at all storm sewer inlets, grates, drains, and manholes.

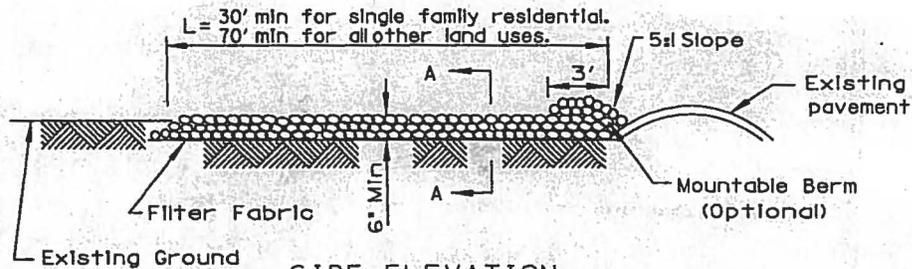
STABILIZED LOT ENTRANCE:

STABILIZED CONSTRUCTION ENTRANCE DETAIL



PLAN VIEW

**INSTALL DRIVEWAY
CULVERT IF ROADSIDE
DITCH IS PRESENT**



SIDE ELEVATION

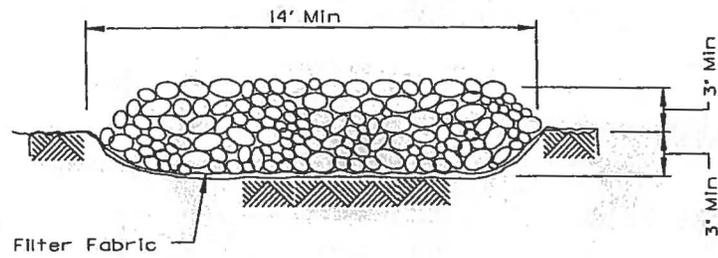
NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method I and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

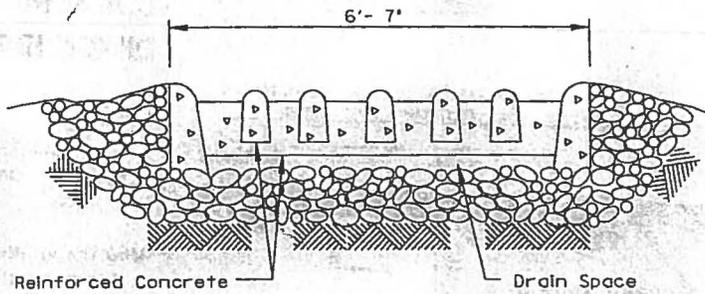
STABILIZED LOT ENTRANCE

STABILIZED LOT ENTRANCE:

STABILIZED CONSTRUCTION ENTRANCE DETAIL



SECTION A-A



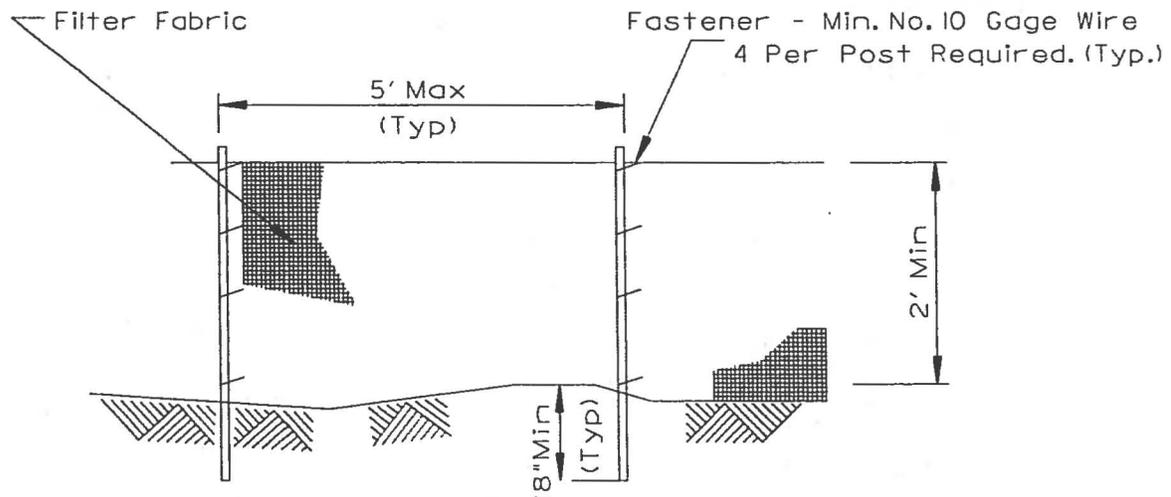
SECTION B-B

MAINTENANCE:

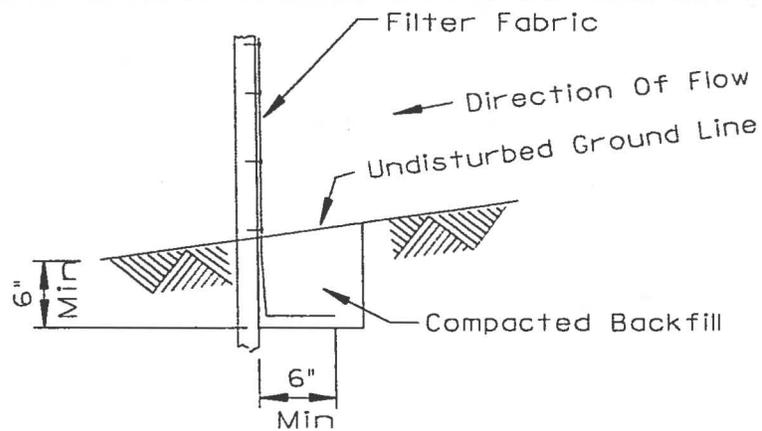
- 1.) Inspect on a daily basis or as necessary.
- 2.) Immediately remove mud or sediment tracked onto road.
- 3.) Add additional stabilized material as necessary.

PERIMETER CONTROL

PERIMETER BARRIER - SILT FENCE DETAIL



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

SEDIMENT FENCE NOTES:

INSTALLATION:

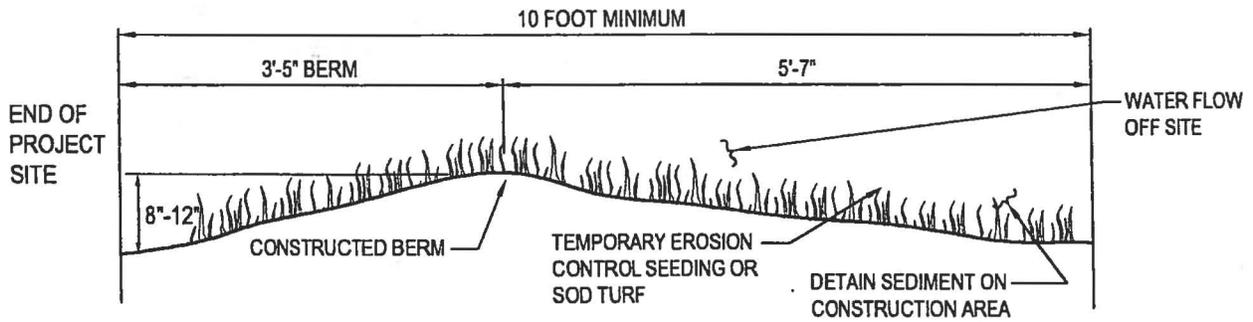
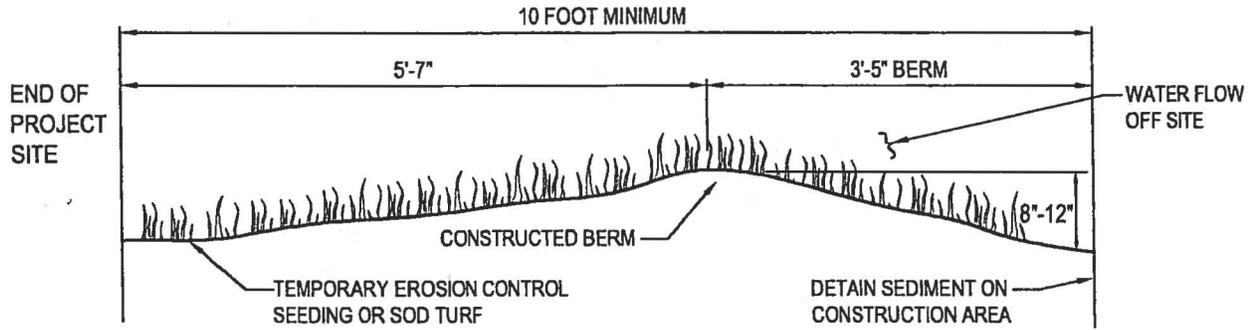
1. Sediment fence shall be a minimum of 24 inches above the original ground surface and shall not exceed 36 inches above ground surface.
2. Excavate a trench approximately 6 inches wide and 6 inches deep on the upslope side of the proposed location of the fence. A slicing machine may be used in lieu of trenching.
3. Posts shall be placed a maximum of 5 feet apart. Fabric shall be fastened securely to the upslope side of posts using min. One-inch long, heavy-duty wire staples or tie wires. Eight inches of the fabric shall be extended into the trench. The fabric shall not be stapled to existing trees.
4. The 6 inch by 6 inch trench shall be backfilled and the soil compacted over the textile unless a slicing machine is used.

MAINTENANCE:

1. Inspect on a daily basis or as necessary.
2. Any damage shall be repaired immediately.
3. Sediment must be removed when it reaches 6 inches high on the fence.
4. If geotextile has deteriorated due to ultraviolet breakdown, it shall be replaced.
5. Sediment fence shall be removed when it has served its useful purpose, but not before the upslope area has been permanently stabilized.

PERIMETER CONTROL

GRASS BUFFER STRIP



GRASS BUFFER STRIP

DESCRIPTION:

These are wide strips of undisturbed vegetation consisting of grass or other erosion resistant plants surrounding the disturbed site. They provide infiltration, intercept sediment and other pollutants, and reduce stormwater flow and velocity. They can also act as a screen for visual pollution and reduce construction noise.

PLANNING CONSIDERATIONS:

Grass strips should be fenced off prior to construction. Avoid storing debris from clearing and grubbing, and other construction waste material in these strips during construction.

DESIGN CRITERIA:

The minimum length of strip must be at least as long as the contributing runoff area. The minimum width should conform to Table below.

MINIMUM WIDTHS OF FILTER STRIPS

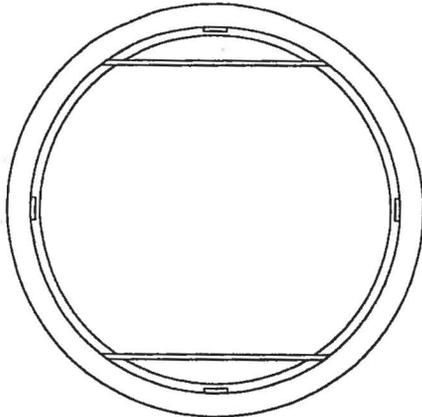
SLOPE OF LAND %	WIDTH OF FILTER STRIP FOR GRASSED AREAS (FT)
0	10
2	12
4	14
6	16
8	18
10	20
15	25

INSPECTION AND MAINTENANCE

1. Maintain moist soil conditions immediately after seeding and/or sod installation.
2. Maintain moist soil conditions throughout vegetation establishment period.
3. Sediment deposits should be removed after each storm event.

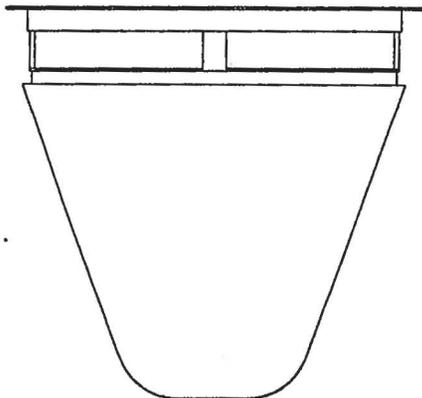
INLET FILTER PROTETOR

IPP INLET FILTERS



IDOT Type 1 Round Inlet Filter Depicted

NOTE: Round and Square/Rectangular Inlet Filters Available for most Neenah and East Jordan Beehive, Roll Curb and Curb Box Frame Types



GALVANIZED STEEL FRAME

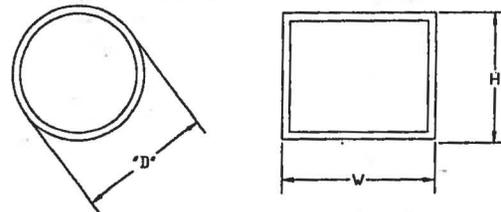
LIFT HANDLES

STAINLESS STEEL LOCKING BAND

OVERFLOW FEATURE

GEOTEXTILE FILTER BAG WITH REINFORCED POLYESTER OUTER MESH

INLET FILTER SPECIFICATION



Note: Inlet Filters are slightly smaller than the inlet grate sizes. When identifying or specifying filters/castings please refer to the diameter "D" or width "W" and height "H" of filter frames or casting grates. You may also refer to our casting cross reference guide for IDOT standards.

All Products Manufactured by Inlet & Pipe Protection, Inc
www.inletfilters.com
 (847) 722-0690 ph
 (847) 364-5262 fx
sales@inletfilters.com

**** Certification: All IPP Inlet Filters conform to IDOT Specifications as outlined in Article 1081.15 of IDOT's Standard Specifications Guide**

INLET FILTER PROTECTORS

THE FOLLOWING PRODUCTS ARE
APPROVED FOR INLET PROTECTION

IPP INLET FILTERS

3535 Stackinghay
Naperville, IL 60564
847-722-0690 Telephone
847-364-5262 Fax

www.inletfilters.com

CATCH-ALL INLET PROTECTOR

MARATHON MATERIALS, INC.

25523 WEST SCHULTZ STREET
PLAINFIELD, ILLINOIS 60544

(630) 983-9494 Tel
(800) 983-9493 Toll Free
(630) 983-9580 Fax

www.marathonmaterials.com

OTHER PRODUCTS CAN BE SUBMITTED
FOR REVIEW AND APPROVAL

INLET FILTER PROTECTORS

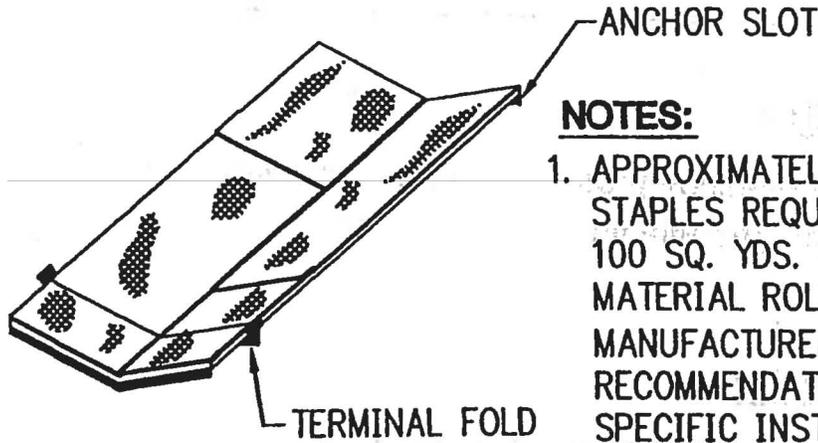
INSTALLATION:

All inlet protection products shall be installed in accordance with manufacturer's instructions.

MAINTENANCE

1. Inspect on a daily basis or as necessary.
2. Any damage to products shall be repaired immediately.
3. Sediment must be removed when it reaches $\frac{1}{3}$ the height of the product.
4. Inlet protection shall be removed when it has served its useful purpose, but not before upslope area has been permanently stabilized.

EROSION CONTROL BLANKET



NOTES:

1. APPROXIMATELY 200 STAPLES REQUIRED PER 100 SQ. YDS. OF MATERIAL ROLL. CHECK MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIC INSTALLATION AND STAPLING REQUIREMENTS.

12" MAX. 4H:1V OR FLATTER

6" MAX. STEEPER THAN 4H:1V

OVERLAP ENDS AND EDGES A MINIMUM OF 6 INCHES AND STAPLE EVERY 6 INCHES

5' MAX. 4H:1V OR FLATTER

3' MAX. STEEPER THAN 4H:1V

CHECK SLOT *



PLAN VIEW

STAPLING DIAGRAM:

* CHECK SLOTS AT MIN. 50' INTERVALS; NOT REQ'D WITH ALL "COMBINATION" BLANKETS.

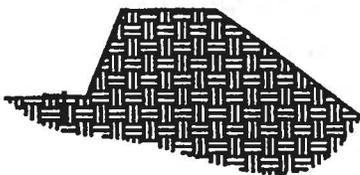
TYPICAL ORIENTATION OF EROSION CONTROL BLANKET

SHALLOW SLOPE:



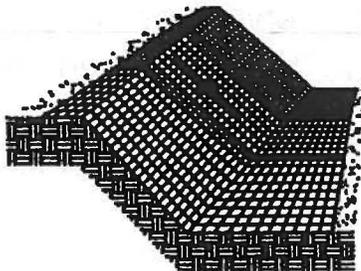
ON SHALLOW SLOPES, STRIPS OF PROTECTIVE COVERINGS MAY BE APPLIED PARALLEL TO DIRECTION OF FLOW.

BERM:



WHERE THERE IS A BERM AT THE TOP OF THE SLOPE, BRING THE MATERIAL OVER THE BERM AND ANCHOR IT BEHIND THE BERM.

STEEP SLOPE:



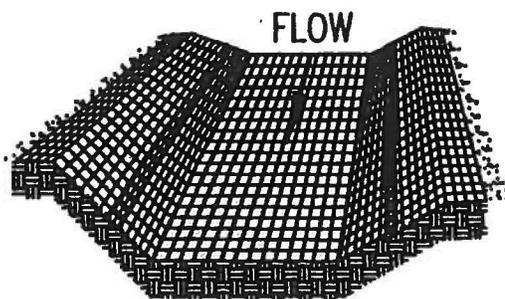
ON STEEP SLOPES, APPLY PROTECTIVE COVERING PERPENDICULAR TO THE DIRECTION OF FLOW AND ANCHOR SECURELY.

STEEP SLOPE:



BRING MATERIAL DOWN TO A LEVEL AREA BEFORE TERMINATING INSTALLATION. TURN THE END UNDER 4" AND STAPLE AT 12" INTERVALS.

DITCH:



IN DITCHES, APPLY PROTECTIVE COVERING PARALLEL TO THE DIRECTION OF FLOW. AVOID JOINING MATERIAL IN THE CENTER OF THE DITCH IF AT ALL POSSIBLE.

EROSION CONTROL BLANKET

LAYING AND STAPLING:

Place the erosion control blanket on a friable seedbed free of clods, rocks, and roots that might impede good contact.

1. Start placing the protective covering from the top of the channel or slope and unroll down-grade.
2. Allow to rest loosely on soil; do not stretch.
3. Upslope ends of the protective covering should be buried in an anchor slot no less than 6 inches deep. Tamp earth firmly over the material. Staple the material at a minimum of every 12 inches across the top end.
4. Edges of the material shall be stapled every 3 feet. The multiple widths are placed side by side, the adjacent edges shall be overlapped a minimum of 6 inches and stapled together. Staples shall be placed down the center, staggered with the edges at 3 foot intervals.

NOTE:

Study manufacturer's recommendations and site conditions for correct installation and stapling of product.

EROSION CONTROL BLANKET NOTES (CONTINUED):

JOINING PROTECTIVE COVERINGS:

Insert a new roll of material into an anchor slot as with upslope ends. Overlap the end of the previous roll a minimum of 12 inches, and staple across the end of the roll just below the anchor slot and across the material every 12 inches.

TERMINAL END:

Where the material is discontinued or where the ends under 4 inches, and staple across end every 12 inches.

AT BOTTOM OF SLOPES:

Roll onto a level surface before anchoring, turn ends under 4 inches, and staple across end every 12 inches.

FINAL CHECK:

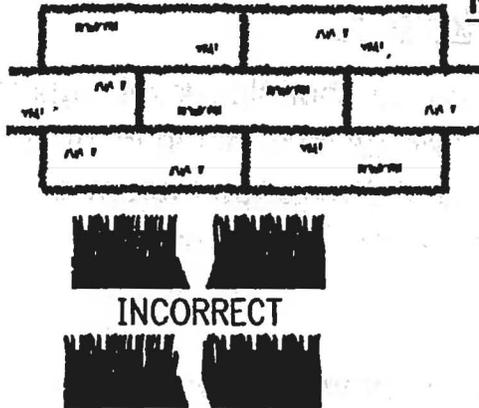
These installation criteria must be met:

1. Protective blanket is in uniform contact with the soil.
2. All lap joints are secure.
3. All staples are driven flush with the ground.
4. All disturbed areas have been seeded.

MAINTENANCE:

All soil stabilization blankets and matting should be inspected periodically following installation, particularly after storms, to check for erosion and undermining. Any dislocation or failure should be repaired immediately. If washouts or breakage occurs, reinstall the material after repairing damage to the slope or ditch. Continue to monitor these areas until they become permanently stabilized; at that time an annual inspection should be adequate.

SODDING:



INCORRECT

CORRECT

NOTE:

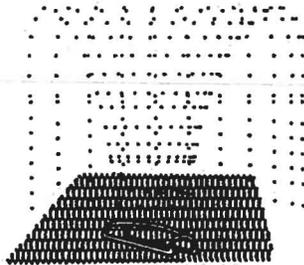
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING:

ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

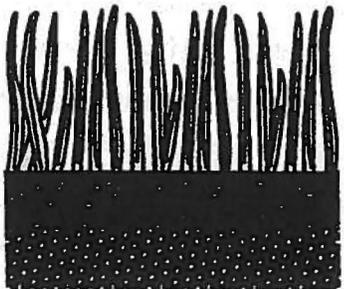


WATER SOD TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS INSTALLED.



MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HEIGHT AT 2"-3".

APPEARANCE OF GOOD SOD:



SHOOTS:

GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

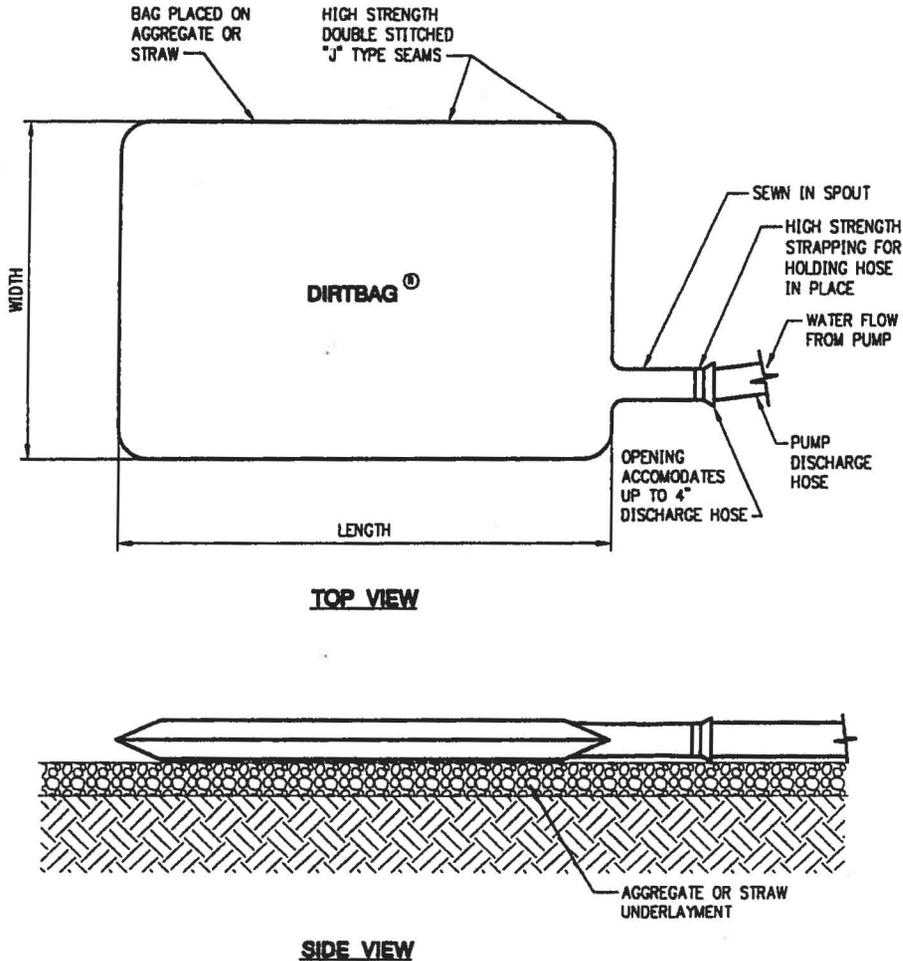
THATCH:

GRASS CLIPPINGS AND DEAD LEAVES UP TO 1/2" THICK.

ROOT ZONE:

SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

PUMP DISCHARGE FILTER BAG:



DIRTBAG® PUMP-SILT CONTROL SYSTEM NOTES:

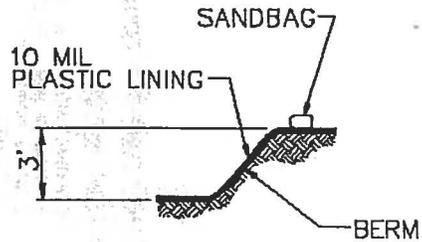
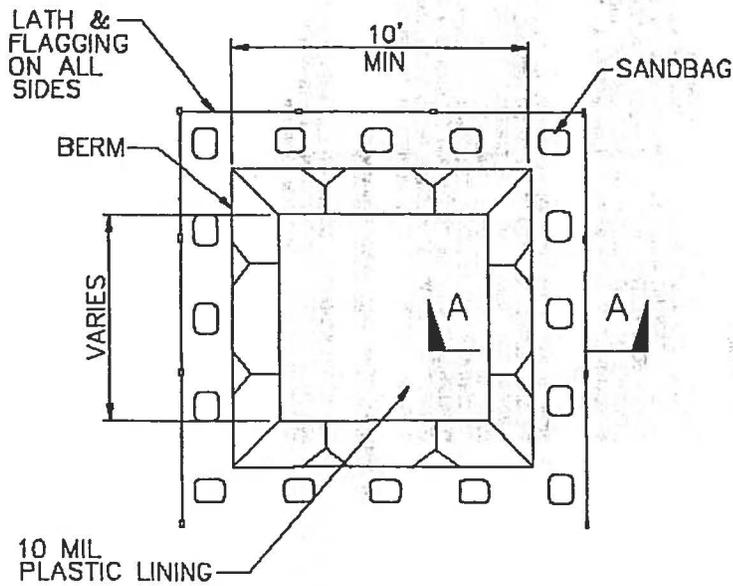
A) GENERAL NOTES:

1. THE DIRTBAG® WILL HAVE AN OPENING LARGE ENOUGH TO ACCOMMODATE A 4" DISCHARGE HOSE WITH ATTACHED STRAP TO TIE OFF THE HOSE TO PREVENT THE PUMPED WATER FROM ESCAPING THE DIRTBAG® WITHOUT BEING FILTERED.
2. INSTALL THE DIRTBAG® ON A SLOPE. IT SHOULD BE PLACED SO THE INCOMING WATER FLOWS THROUGH THE DIRTBAG® SHOULD BE TIED OFF TIGHTLY TO STOP THE WATER FROM FLOWING OUT OF THE OPENING WITHOUT BEING FILTERED THROUGH THE FABRIC TO INCREASE THE EFFICIENCY OF THE FILTRATION, THE BAG SHOULD BE PLACED ON AN AGGREGATE BED TO ALLOW WATER TO FLOW THROUGH ALL SURFACES OF THE BAG.
3. DISPOSAL MAY BE ACCOMPLISHED AS DIRECTED BY THE ENGINEER. IF THE SITE ALLOWS, THE DIRTBAG® MAY BE CUT OPEN AND SEEDED, REMOVING THE VISIBLE FABRIC. THE DIRTBAG® IS STRONG ENOUGH TO BE LIFTED IF IT MUST BE HAULED AWAY. IF THE JOBSITE REQUIRES THE DIRTBAG® TO BE RELOCATED TO LANDFILL FOR DISPOSAL, IT MAY BE HELPFUL TO PLACE THE DIRTBAG® IN THE BACK OF A DUMP TRUCK OR FLATBED PRIOR TO USE, ALLOWING THE WATER TO DRAIN WITH BAG IN PLACE, THEREBY DISMISSING THE NEED TO LIFT THE DIRTBAG®.

B) INSPECTION AND MAINTENANCE:

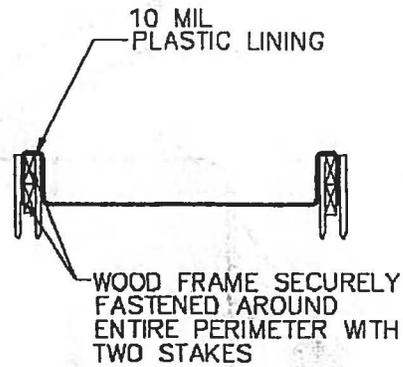
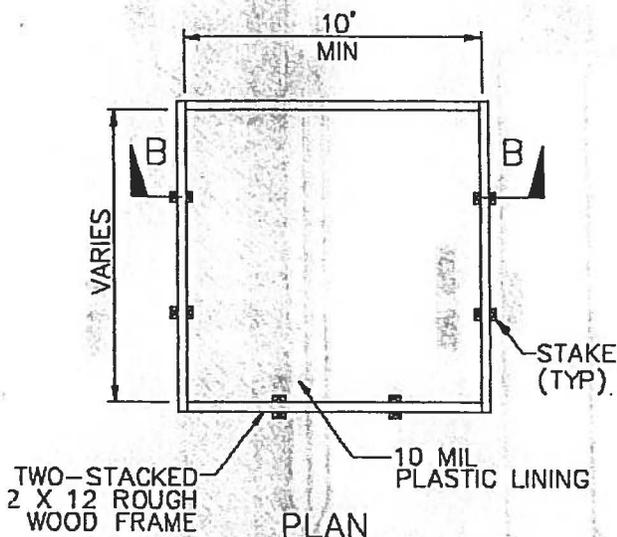
1. THE DIRTBAG® SHOULD BE CONSIDERED FULL WHEN IT IS IMPRACTICAL FOR THE BAG TO FILTER OUT SEDIMENT AT A REASONABLE RATE, AND SHOULD BE REPLACED WITH A NEW DIRTBAG®.

CONCRETE WASHOUT FACILITIES



SECTION A-A
NOT TO SCALE

PLAN
NOT TO SCALE
TYPE "BELOW GRADE"



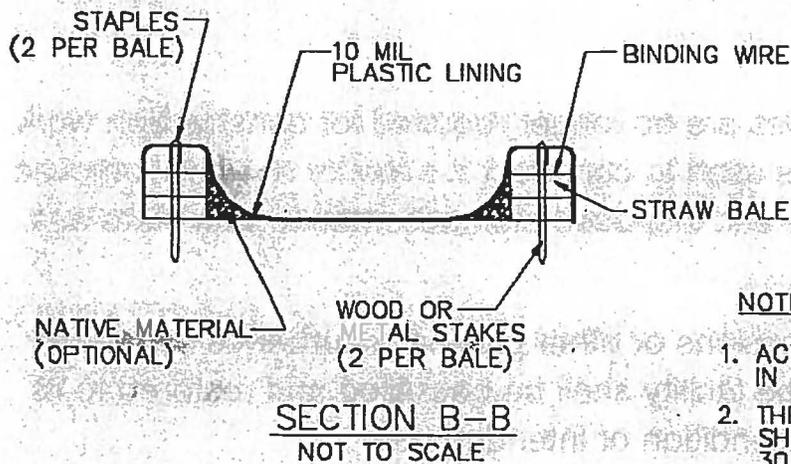
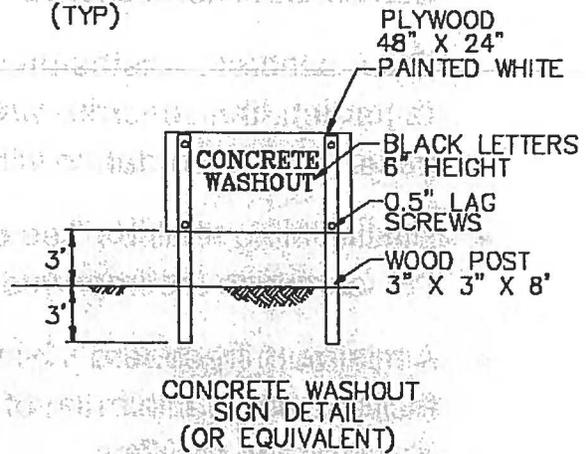
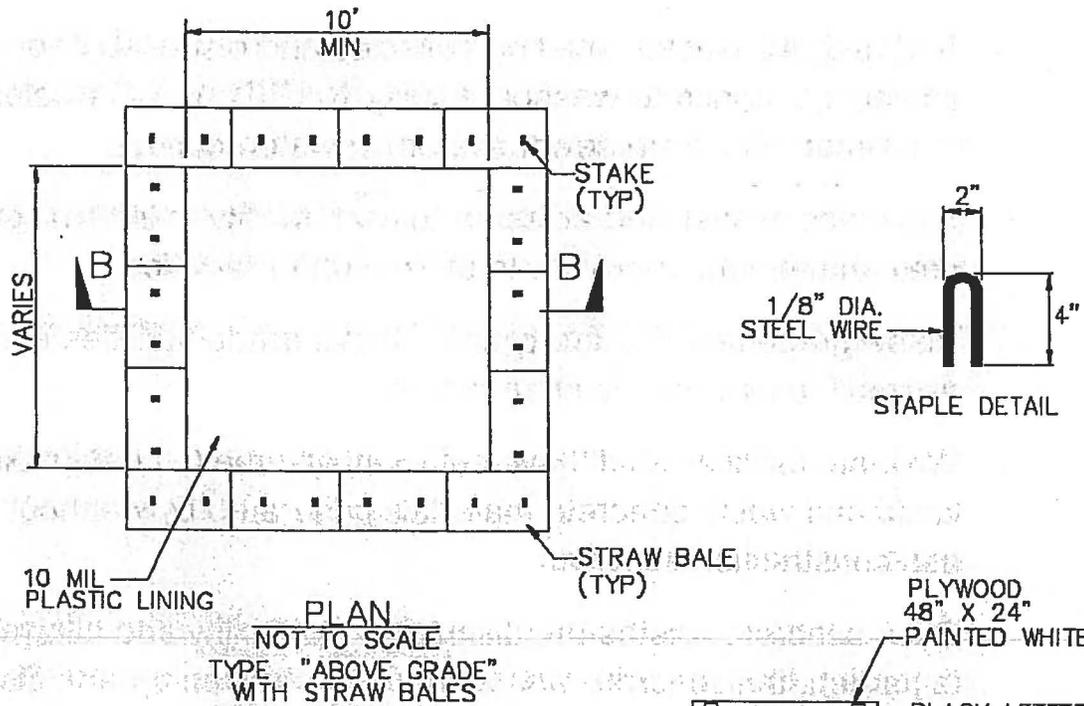
SECTION B-B
NOT TO SCALE

PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT FACILITIES



NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT FACILITIES NOTES

GENERAL

- PCC and AC wastes shall be collected and disposed of or placed in a concrete washout facility. No PCC or AC wastes shall enter the storm sewer system or watercourses.
- Sign shall be installed adjacent to each facility to inform concrete equipment operators to utilize proper facilities.
- Below grade facilities are typical. Above grade facilities are utilized if excavation is not practical.
- Washout facilities shall have sufficient volume to contain all liquid and waste concrete materials generated by washout and construction activities.
- Once concrete wastes are discharged to facility and allowed to harden, the concrete waste should be broken up and disposed of in accordance with state and local law.
- Plastic lining shall be free of holes, tears, or other defects that comprise the impermeability of the material.
- A minimum freeboard 12-inches is required for below grade facilities and a minimum of 4-inches freeboard is required for above grade facilities.

REMOVAL

- When facilities are no longer required for construction work, the materials used to construct the facility shall be removed from the site and disposed of in accordance with state and local law.
- Holes, depressions or other ground disturbance caused by removal of the facility shall be backfilled and restored to its pre-existing condition or intended use.

CONCRETE WASHOUT FACILITIES NOTES

MAINTENANCE

- Facilities must be cleaned or new facilities constructed once the washout is 75% full.
- Remove and dispose of hardened concrete materials to return facilities to a functional condition.
- Inspect washout facility on a weekly basis.

CHAMPAIGN COUNTY, ILLINOIS

**Storm Water Management
and
Erosion Control
Ordinance**

Appendix E

Technical Manual

**Major Land Disturbance Erosion Control Permit
Forms, Standards, and Standard Details**

DRAFT

October 25, 2013

DRAFT Champaign County Storm Water Management and Erosion Control Ordinance
Appendix E

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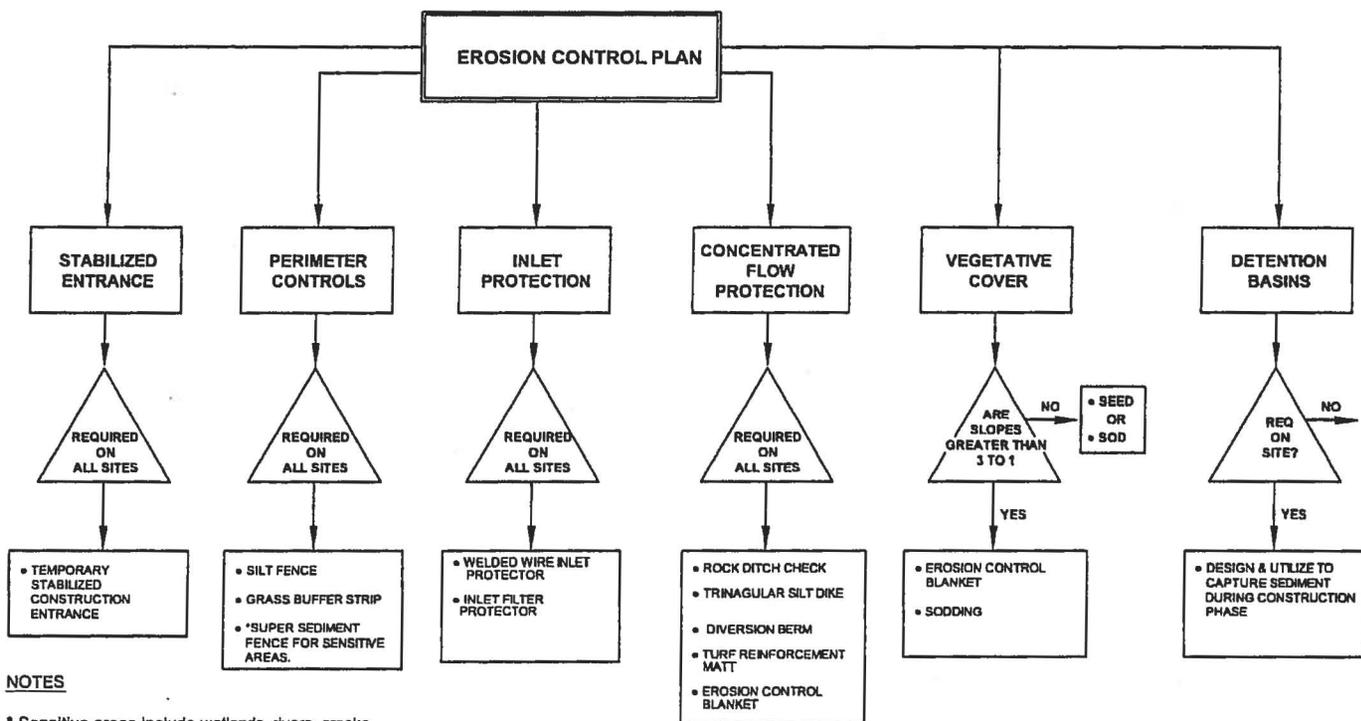
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Major Land Disturbance Erosion Control Permit

EROSION CONTROL PRACTICES FLOW CHART



NOTES

* Sensitive areas include wetlands, rivers, creeks, natural areas, and other areas designated

Champaign County Land Disturbance Erosion Control and Storm Water Management Ordinance
Technical Appendix B

Supplemental Land Disturbance Erosion Control Permit Application Form
Major Land Disturbance Erosion Control Permit

14. ILR-10 Permit Number _____

Attach copies of the following documents submitted to the IEPA for compliance with ILR-10:

- Notice of Intent (NOI)
- Storm Water Pollution Prevention Plan (SWPPP)

Also provide Champaign County with copies of all IEPA documents required for compliance with ILR-10.

15. Name and Telephone Number of Onsite Responsible Person

Name: _____

Company: _____

Telephone Number: _____

I (we) affirm that the above information is accurate and that I (we) shall conduct the above described land disturbance in accordance with Part 91 Soil Erosion and Sedimentation Control, of the Natural Resource and Environmental Protection Act, 1994 PA No. 451 as amended, and all applicable local ordinances and the documents accompanying this application.

Landowner's Signature	Print Landowner Name	Date
-----------------------	----------------------	------

Designated Agent's Signature	Print Agent Name	Date
------------------------------	------------------	------

16. Complete the following checklist and include the drawings, specifications, and supporting documentation with the completed Land Use Permit Application.

EROSION AND SEDIMENT CONTROL PLAN CHECKLIST

Project: _____

Sheet/Page No.

I. Project Narrative Description

- A. Description of proposed development _____
- B. Past, present and proposed land uses including adjacent properties _____
- C. Surface area involved, use of excess spoil material, use of borrow material _____

II. Vicinity Map – 500 ft around site

- A. 8½" x 11" copy of a USGS map with the outline of the project area. _____
- B. Scale indicated on map _____
- C. Streets and significant structures properly labeled on map. _____
- D. Watercourses, water bodies, wetlands, and other significant geographic features in the vicinity of the project area properly identified and labeled on the maps _____

III. Site Drawing(s)

- A. Sealed by licensed professional engineer _____
- B. Existing and proposed contours shown and labeled -100 ft around site. _____
- C. Property lines shown and labeled _____

- D. Scale, legend, and north arrow shown and labeled. _____
- E. 100 year flood elevation and floodplain delineation shown and labeled _____
- F. Delineation of any wetlands, natural or artificial water storage detention areas, and drainage ditches on the site. _____
- G. Delineation of any storm drainage systems including quantities of flow and site conditions around all points of surface water discharge from the site. _____
- H. Delineation of any areas of vegetation or trees to be preserved _____
- I. Delineation of any grading or land disturbance activity including specific limits of disturbance and stockpile locations _____
-
- J. Stabilized construction entrance provisions shown and labeled _____
- K. Perimeter erosion control provisions shown and labeled _____
- Silt Fence
 - Grass Buffer Strip
 - Super Sediment Fence for Sensitive Areas
- L. Inlet protection provisions shown and labeled _____
- Stone Bags
 - Welded Wire Inlet Protectors
 - Approved Manufacturers Product
- M. Concentrated flow provisions shown and labeled _____
- Diversion Berms
 - Erosion Control Blanket
 - Turf Reinforcement Matt
 - Stone Ditch Check

- N. Vegetative restoration provisions shown and labeled _____
 - Seed
 - Erosion Control Blanket
 - Sod

- O. Sediment traps or basins shown and labeled _____

- P. Plan note stating "Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven (7) calendar days on all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); embankments of ponds, basins, and traps; and within fourteen (14) days on all other disturbed or graded areas. The requirements of this section do not apply to those areas which are shown on the plan and are currently being used for material storage or for those areas on which actual construction activities are currently being performed." _____

- Q. Erosion control provision details in accordance with standards presented in the Manual of Practice. _____

IV. Chronological Construction Schedule and Time Frame including the following:

- A. Clearing and grubbing those areas necessary for installation of perimeter erosion control devices _____

- B. Construction of perimeter erosion control devices _____

- C. Remaining interior site clearing and grubbing. _____

- D. Installation of permanent and temporary stabilization measures. _____

- E. Road grading _____

- F. Grading for remainder of the site _____

- G. Building, parking lot, and site construction _____

- H. Final grading, landscaping, or stabilization _____
- I. Implementation and maintenance of final erosion control structures _____
- J. Removal of temporary erosion control devices _____

V. Specifications

- A. Sediment retention structure specifications _____
- B. Surface runoff and erosion control devices specifications _____

VI. Vegetative Measures

- A. Description of vegetative measures _____
- B. Proposed vegetative conditions of the site on the 15th of each month between and including the months of April through October _____

VII. Concrete Washout Facilities

- A. Location of Concrete Washout Facility shown on Site Plan _____
- B. Details of Concrete Washout Facility _____

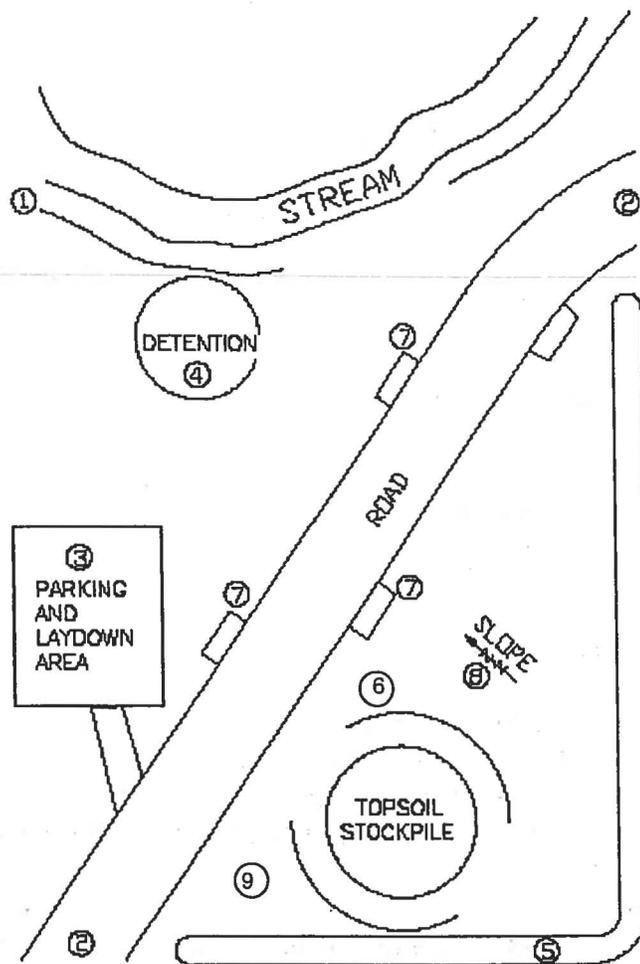
SAMPLE PERMIT PLAN

TYPICAL EROSION CONTROL PLAN ELEMENTS

- ① SUPER SEDIMENT FENCE TO PROTECT SENSITIVE AREAS.
- ② STABILIZED CONSTRUCTION ENTRANCES.
- ③ STABILIZE PARKING AND LAY DOWN AREA WITH GRAVEL PAD AND SILT FENCE AROUND DOWNHILL SIDES.
- ④ BUILD DETENTION PONDS AND SEDIMENT TRAPS
- ⑤ DIVERT UPSTREAM SITE WATER AROUND SITE WITH DIVERSION BERMS
- ⑥ PROTECT STOCKPILE WITH TEMPORARY VEGETATION AND SILT FENCE.
- ⑦ INLET PROTECTION ONCE STORM SEWERS ARE IN PLACE.
- ⑧ STABILIZE SOIL WITHIN 14 DAYS OF ROUGH GRADING WITH SOD, SEED BLANKETS, HYDRO MULCH, ETC.
- ⑨ SLOPES GREATER THAN 3:1 MUST RECEIVE EROSION CONTROL PROTECTION OF BLANKET OR SOD WITHIN 7 DAYS OF BEING PLACED OR STRIPPED.

LEGEND

— SILT FENCE OR OTHER LIKE CONTROL



**ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
NOTICE OF INTENT (NOI)
GENERAL PERMIT TO DISCHARGE STORM WATER
CONSTRUCTION SITE ACTIVITIES**

OWNER INFORMATION

NAME:	LAST	FIRST	MI.	(SEE INSTRUCTIONS)	OWNER TYPE: (SELECT ONE AND TYPE "X")		
MAILING ADDRESS:					<input type="checkbox"/> PRIVATE	<input type="checkbox"/> COUNTY	<input type="checkbox"/> STATE
CITY:		ST:		ZIP:	<input type="checkbox"/> CITY	<input type="checkbox"/> SPECIAL DISTRICT	
CONTACT PERSON:					TELEPHONE NUMBER:	AREA CODE	NUMBER

CONTRACTOR INFORMATION

NAME	LAST	FIRST	MI.	(SEE INSTRUCTIONS)	TELEPHONE NUMBER:	AREA CODE	NUMBER
MAILING ADDRESS:					CITY:	ST:	ZIP:

CONSTRUCTION SITE INFORMATION

SELECT ONE:	<input type="checkbox"/> EXISTING SITE	<input type="checkbox"/> NEW SITE	<input type="checkbox"/> CHANGE OF INFORMATION	GENERAL NPDES PERMIT NO.		I	L	R	1	0			
FACILITY NAME:					OTHER NPDES PERMIT NUMBERS:								
FACILITY ADDRESS:					TELEPHONE NUMBER:		AREA CODE	NUMBER					
CITY:		ST:	IL	ZIP:	LATITUDE:	DEG.	MIN.	SEC.	LONGITUDE:	DEG.	MIN.	SEC.	
COUNTY:	SECTION:				TOWNSHIP:	RANGE:							
START OF CONSTRUCTION DATE:	MM/DD/YY			END OF CONSTRUCTION DATE:	MM/DD/YY			TOTAL SIZE OF CONSTRUCTION SITE IN ACRES:					

TYPE OF CONSTRUCTION (TYPE "X" FOR ALL THAT APPLY)

RESIDENTIAL COMMERCIAL INDUSTRIAL RECONSTRUCTION TRANSPORTATION OTHER

HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE (OPTIONAL)

HAS THIS PROJECT SATISFIED APPLICABLE REQUIREMENTS FOR COMPLIANCE WITH ILLINOIS LAW ON:

HISTORIC PRESERVATION YES NO, AND

ENDANGERED SPECIES YES NO?

I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage this system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. In addition, I certify that the provisions of the permit, including the development and implementation of a storm water pollution prevention plan and a monitoring program plan, will be complied with.

OWNER SIGNATURE: _____

DATE: _____

MAIL COMPLETED FORM TO:
(DO NOT SUBMIT ADDITIONAL DOCUMENTATION UNLESS REQUESTED)

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTN: PERMIT SECTION
POST OFFICE BOX 19276
SPRINGFIELD, Illinois 62794-9276

FOR OFFICE USE ONLY

LOG:
PERMIT: ILR00
DATE:

Information required by this form must be provided to comply with 415 ILCS 5/39(1996). Failure to do so may prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center.

GUIDELINES FOR COMPLETION OF NOTICE OF INTENT (NOI) FORM

Please adhere to the following guidelines to allow automated forms processing using Optical Character Recognition (OCR) technology.

- Submit original forms. Do not submit photocopies. Original forms can be obtained from:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Permits Section
2200 Churchill Road
P.O. Box 19276
Springfield, IL 62794-9276
or call (217)782-0610

- Reports must be typed and signed. Do not staple.
- Center your information by typing within the allocated areas avoiding all lines which border the areas.
- Provide only one line of type per allocated area.
- Replace typewriter ribbons and clean as necessary to avoid smeared, faint or illegible characters.
- Use the formats given in the following examples for correct form completion.

	<u>EXAMPLE</u>	<u>FORMAT</u>
NAME:	Smith John C	Last First Middle Initial
	Taylor T J Mfg Co	Surname First (or initials) and remainder
	LJ Trucking Co	Initials and remainder
DATE:	06/30/92	Month/day/year
SECTION:	12	1 or 2 numerical digits
TOWNSHIP:	12N	1 or 2 numerical digits followed by "N" or "S"
RANGE:	12W	1 or 2 numerical digits followed by "E" or "W"
AREA CODE:	217	3 numerical digits
TELEPHONE NUMBER:	782-0610	3 numerical digits followed by a hyphen and 4 more numerical digits
ZIP CODE:	62546	5 numerical digits only



**Illinois Department
of Transportation**

Contractor Certification Statement

This certification statement is a part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with NPDES Permit No. ILR10, issued by the Illinois Environmental Protection Agency on May 14, 1998.

Project Information:

Route _____

Marked _____

Section _____

Project No. _____

County _____

I certify under penalty of law that I understand the terms of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR 10) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature

Date

Title

Name of Firm

Street Address

City

State

Zip Code

Telephone Number



**ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
CONSTRUCTION SITE STORM WATER DISCHARGE
INCIDENCE OF NON-COMPLIANCE (ION)**

**IMPORTANT: FORM MUST BE TYPED TO ENABLE AUTOMATED OPTICAL PROCESSING.
SUBMIT ORIGINAL FORM - DO NOT SUBMIT PHOTOCOPY**

PERMITTEE NAME:		LAST		FIRST		MI.		(SEE INSTRUCTIONS)							
STREET:						CITY:		ST:		ZIP:					
CONSTRUCTION SITE NAME:															
COUNTY:		SECTION:			TOWNSHIP:			RANGE:							
NPDES PERMIT NUMBER:	ILR 10				TELEPHONE NUMBER:	AREA CODE	NUMBER	LATITUDE: NEAREST 10 SECONDS	DEG.	MIN.	SEC.	LONGITUDE: NEAREST 10 SECONDS	DEG.	MIN.	SEC.
DATE(S) OF NON-COMPLIANCE:															

CAUSE OF NON-COMPLIANCE

ACTIONS TAKEN TO PREVENT ANY FURTHER NON-COMPLIANCE

ENVIRONMENTAL IMPACT RESULTING FROM THE NON-COMPLIANCE

ACTIONS TAKEN TO REDUCE THE ENVIRONMENTAL IMPACT RESULTING FROM THE NON-COMPLIANCE

Signature: _____ Title: _____ Date: _____

Return completed form to:
 Illinois Environmental Protection Agency
 Division of Water Pollution Control
 Compliance Assurance Section #19
 2200 Churchill Road
 P.O. Box 19276
 Springfield, IL 62794-9276

FOR OFFICE USE ONLY	
LOG	
PERMIT	ILR10
DATE	

This Agency is authorized to require this information under Illinois Revised Statutes, 1991, Chapter 111 1/2, Section 1036. Disclosure of this information is required. Failure to do so may result in a civil penalty up to \$10,000.00 per day of violation or a fine up to \$25,000.00 per day of violation and imprisonment up to three years. This form has been approved by the Forms Management Center.

GUIDELINES FOR COMPLETION OF INCIDENCE OF NON-COMPLIANCE (ION) FORM

Complete and submit this form for any violation of the Storm Water Pollution Prevention Plan observed during any inspection conducted, including those not required by the Plan. Please adhere to the following guidelines to allow automated forms processing using Optical Character Recognition (OCR) technology.

- Submit original forms. Do not submit photocopies. Original forms can be obtained from:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Permits Section
2200 Churchill Road
P.O. Box 19276
Springfield, IL 62794-9276
or call (217)782-0610

- Reports must be typed and signed. Do not staple.
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RANGE:	12W	1 or 2 numerical digits followed by "E" or "W"
AREA CODE:	217	3 numerical digits
TELEPHONE NUMBER:	782-0610	3 numerical digits followed by a hyphen and 4 more numerical digits
ZIP CODE:	62546	5 numerical digits only



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

NOTICE OF TERMINATION (NOT) OF COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES

OWNER INFORMATION

Form with fields for NAME (LAST, FIRST, MI.), MAILING ADDRESS, CITY, STATE, ZIP, CONTACT PERSON, TELEPHONE NUMBER, AREA CODE, NUMBER, and OWNER TYPE (PRIVATE, COUNTY, STATE, CITY, SPECIAL DISTRICT, FEDERAL).

CONTRACTOR INFORMATION

Form with fields for NAME (LAST, FIRST, MI.), MAILING ADDRESS, CITY, STATE, ZIP, TELEPHONE NUMBER, AREA CODE, and NUMBER.

CONSTRUCTION SITE INFORMATION

Form with fields for FACILITY NAME, MAILING ADDRESS, CITY, STATE, ZIP, COUNTY, SECTION, TOWNSHIP, RANGE, NPDES STORM WATER GENERAL PERMIT NUMBER (ILR10), LATITUDE (DEG. MIN. SEC.), and LONGITUDE (DEG. MIN. SEC.).

I certify under penalty of law that disturbed soils at the identified facility have been finally stabilized or that all storm water discharges associated with industrial activity from the identified facility that are authorized by an NPDES general permit have otherwise been eliminated. I understand that by submitting this notice of termination, that I am no longer authorized to discharge storm water associated with industrial activity by the general permit, and that discharging pollutants in storm water associated with industrial activity to Waters of the State is unlawful under the Environmental Protection Act and the Clean Water Act where the discharge is not authorized by an NPDES permit.

OWNER SIGNATURE: _____ DATE: _____

MAIL COMPLETED FORM TO:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL ATTN: PERMIT SECTION 2200 CHURCHILL ROAD POST OFFICE BOX 19276 SPRINGFIELD, IL 62794-9276

(DO NOT SUBMIT ADDITIONAL DOCUMENTATION UNLESS REQUESTED)

FOR OFFICE USE ONLY

Table with columns LOG, PERMIT (ILR10), and DATE.

This Agency is authorized to require this information under Illinois Revised Statutes, 1991, Chapter 111 1/2, Section 1039. Disclosure of this information is required under that Section. Failure to do so may prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center.

GUIDELINES FOR COMPLETION OF NOTICE OF TERMINATION (NOT) FORM

Please adhere to the following guidelines to allow automated forms processing using Optical Character Recognition (OCR) technology.

- Submit original forms. Do not submit photocopies. Original forms can be obtained from:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Permits Section
2200 Churchill Road
P.O. Box 19276
Springfield, IL 62794-9276
or call (217)782-0610

- Reports must be typed and signed. Do not staple.
- Center your information by typing within the allocated areas avoiding all lines which border the areas.
- Provide only one line of type per allocated area.
- Replace typewriter ribbons and clean as necessary to avoid smeared, faint or illegible characters.
- Use the formats given in the following examples for correct form completion.

	<u>EXAMPLE</u>	<u>FORMAT</u>
NAME:	Smith John C	Last First Middle Initial
	Taylor T J Mfg Co	Surname First (or initials) and remainder
	LJ Trucking Co	Initials and remainder
SECTION:	12	1 or 2 numerical digits
TOWNSHIP:	12N	1 or 2 numerical digits followed by "N" or "S"
RANGE:	12W	1 or 2 numerical digits followed by "E" or "W"
AREA CODE:	217	3 numerical digits
TELEPHONE NUMBER:	782-0610	3 numerical digits followed by a hyphen and 4 more numerical digits
ZIP CODE:	62546	5 numerical digits only

SWPPP INSPECTION REPORT

PROJECT NAME: _____

EROSION CONTROL PERMIT NO. _____

INSPECTION TYPE: *Routine Weekly* *Post Rain*

DATE: _____ **FOR WEEK ENDING:** _____

WEATHER: _____

DATE AND TIME OF LAST STORM EVENT: _____

INSPECTOR INFORMATION: _____
(PRINT NAME) (TITLE)

 (SIGNATURE)

NO.	DESCRIPTION	YES	NO	N/A
1.	Are all erosion control devices in-place and functioning in accordance with the SWPPP and erosion control site map?			
2.	Are all sediment traps, barriers, and basins clean and functioning properly?			
3.	Are sediment controls in place at the site perimeter and storm drain inlets?			
4.	Are all discharge points free of any noticeable pollutants?			
5.	Are construction accesses stabilized adequately?			
6.	Is sediment, debris, or mud being cleaned from public roads where they intersect with site access roads?			
7.	Are all exposed slopes protected from erosion?			
8.	Are all temporary stockpiles or construction materials located in approved areas (as shown on map) and protected from erosion?			
9.	Are dust control measures being appropriately implemented?			
10.	Are all materials and equipment properly covered?			
11.	Are all material (paint, fuel, oil, etc.) handling and storage areas clean and free of spills and leaks?			
12.	Are all equipment storage and maintenance areas clean and free of spills and leaks?			
13.	Is concrete washing conducted on-site? If so, are wash-out areas defined and maintained properly?			
14.	Are there areas where construction activities have temporarily or permanently ended?			
15.	Is construction debris or other litter being blown off-site?			
16.	Are off-site material storage areas being managed properly?			
17.	Is the Notice of Permit Coverage posted in a location where the public can view it without entering the site?			
18.	Other:			

If any answer is "No", describe needed corrections on reverse side. Indicate the location of needed corrections and date corrections are made on attached site map.



Route _____
Section _____
County _____

Marked _____
Project No. _____

This plan has been prepared to comply with the provisions of the NPDES Permit Number ILR10, issued by the Illinois Environmental Protection Agency for storm water discharges from Construction Site Activities.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature Date

Title

1. Site Description

a. The following is a description of the construction activity which is the subject of this plan (use additional pages, as necessary):

b. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grubbing, excavation and grading (use additional pages, as necessary):

c. The total area of the construction site is estimated to be _____ acres.

The total area of the site that it is estimated will be disturbed by excavation, grading or other activities is _____ acres.

- d. The estimated runoff coefficients of the various areas of the site after construction activities are completed are contained in the project drainage study which is hereby incorporated by reference in this plan. Information describing the soils at the site is contained either in the Soils Report for the project, which is hereby incorporated by reference, or in an attachment to this plan.
- e. The design/project report, hydraulic report, or plan documents, hereby incorporated by reference, contain site map(s) indicating drainage patterns and approximate slopes anticipated after major grading activities, areas of major soil disturbance, the location of major structural and nonstructural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands), and locations where storm water is discharged to a surface water.
- f. The names of receiving water(s) and area extent of wetland acreage at the site are in the design/project report or plan documents which are incorporated by reference as a part of this plan.

2. Controls

This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1.b. above. For each measure discussed, the contractor that will be responsible for its implementation is indicated. Each such contractor has signed the required certification on forms which are attached to, and a part of, this plan:

a. Erosion and Sediment Controls

- (i) **Stabilization Practices.** Provided below is a description of interim and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices may include: temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided in 2.a.(i).(A) and 2.b., stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased on all disturbed portions of the site where construction activity will not occur for a period of 21 or more calendar days.
 - (A) where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover, stabilization measures shall be initiated as soon as practicable thereafter.

Description of Stabilization Practices (use additional pages, as necessary):

- (ii) **Structural Practices.** Provided below is a description of structural practices that will be implemented, to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include silt fences, earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions and temporary or permanent sediment basins. The installation of these devices may be subject to Section 404 of the Clean Water Act.

Description of Structural Practices (use additional pages, as necessary):

b. Storm Water Management

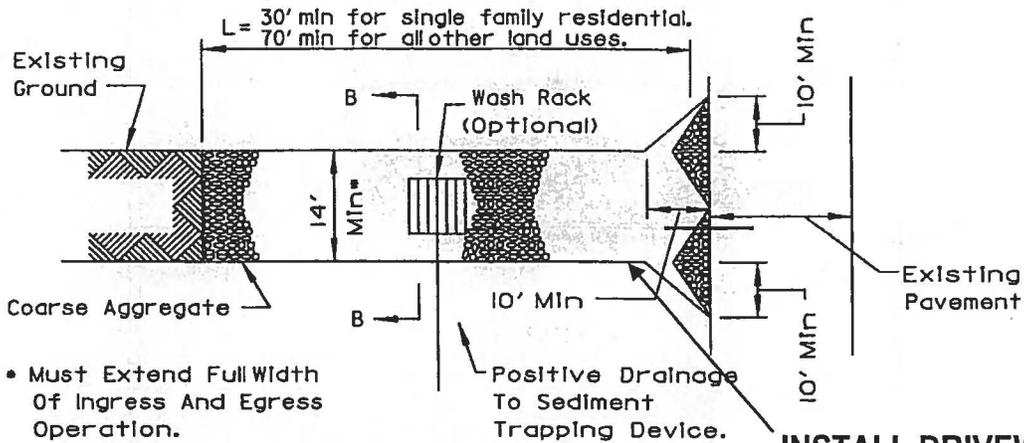
Provided below is a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

- (i) Such practices may include: storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetated swales and natural depressions; infiltration of runoff on site; and sequential systems (which combine several practices). **The practices selected for implementation were determined on the basis of the technical guidance in Section 10-300 (Design Considerations) in Chapter 10 (Erosion and Sedimentation Control) of the Illinois Department of Transportation Drainage Manual. If practices other than those discussed in Section 10-300 are selected for implementation or if practices are applied to situations different from those covered in Section 10-300, the technical basis for such decisions will be explained below.**
- (ii) Velocity dissipation devices will be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

Description of Storm Water Management Controls (use additional pages, as necessary):

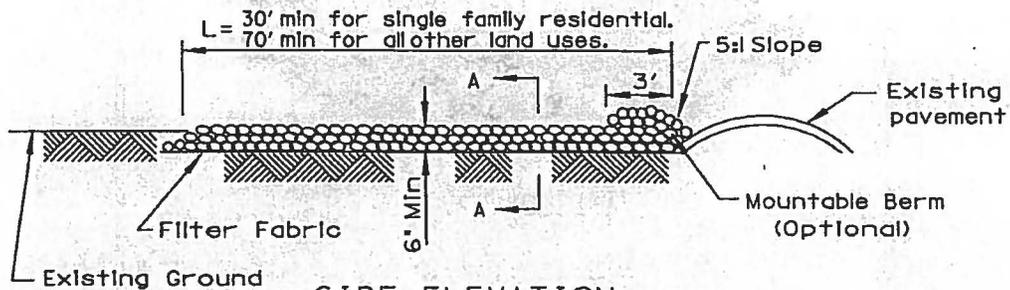
STABILIZED CONSTRUCTION ENTRANCE:

STABILIZED CONSTRUCTION ENTRANCE DETAIL



PLAN VIEW

**INSTALL DRIVEWAY
CULVERT IF ROADSIDE
DITCH IS PRESENT**



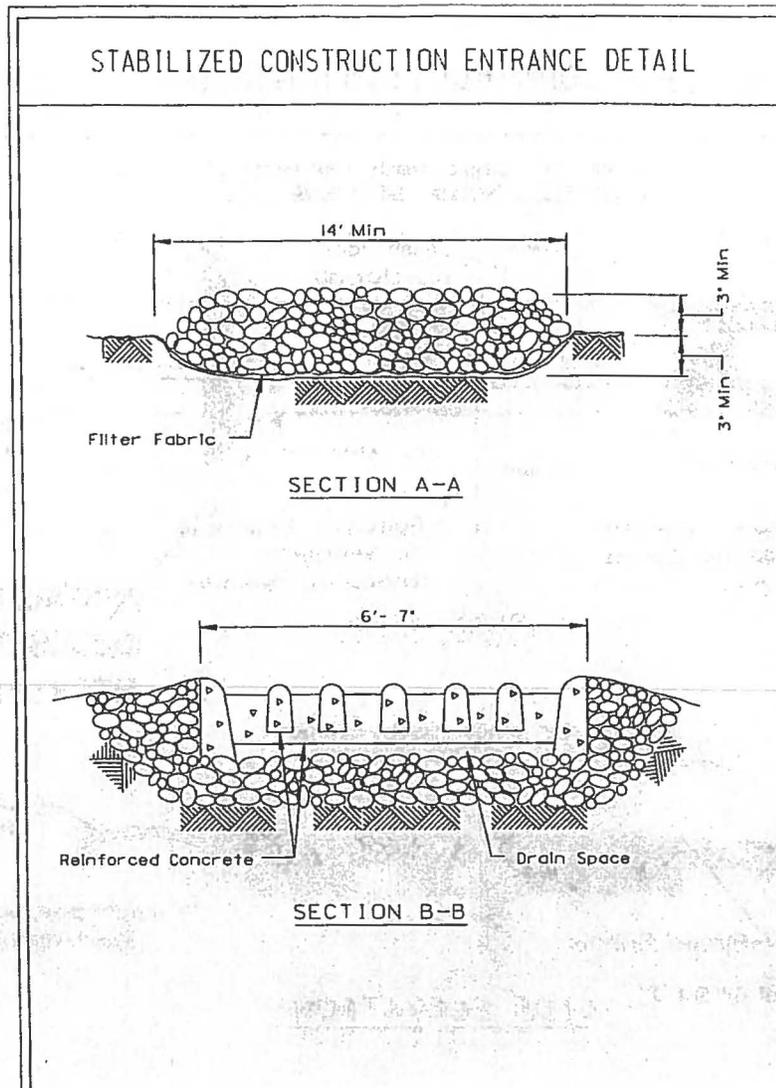
SIDE ELEVATION

NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method I and Class I I I compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

STABILIZED LOT ENTRANCE

STABILIZED LOT ENTRANCE:



MAINTENANCE:

- 1.) Inspect on a daily basis or as necessary.
- 2.) Immediately remove mud or sediment tracked onto road.
- 3.) Add additional stabilized material as necessary.

SILT FENCE NOTES:

INSTALLATION:

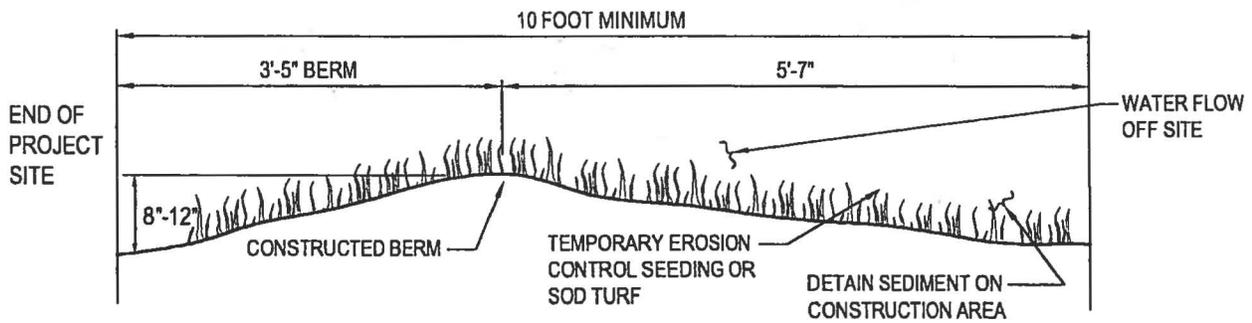
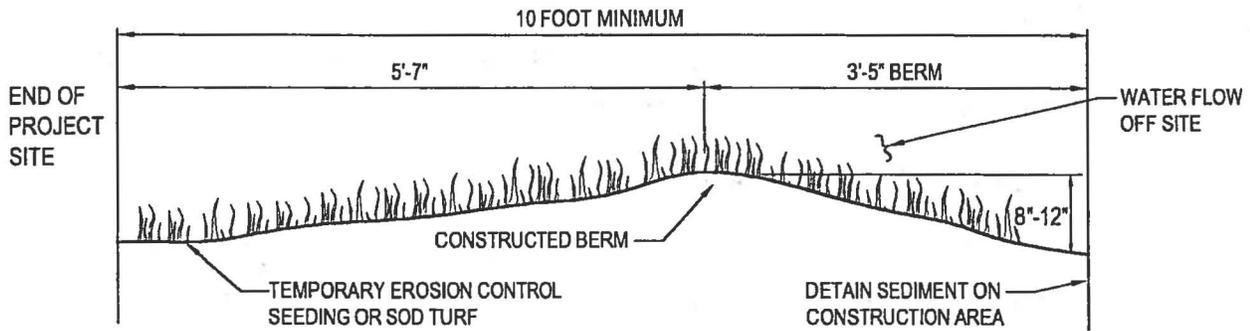
1. Silt fence shall be a minimum of 24 inches above the original ground surface and shall not exceed 36 inches above ground surface.
2. Excavate a trench approximately 6 inches wide and 6 inches deep on the upslope side of the proposed location of the fence. A slicing machine may be used in lieu of trenching.
3. Posts shall be placed a maximum of 5 feet apart. Fabric shall be fastened securely to the upslope side of posts using min. One-inch long, heavy-duty wire staples or tie wires. Eight inches of the fabric shall be extended into the trench. The fabric shall not be stapled to existing trees.
4. The 6 inch by 6 inch trench shall be backfilled and the soil compacted over the textile unless a slicing machine is used.

MAINTENANCE:

1. Inspect on a daily basis or as necessary.
2. Any damage shall be repaired immediately.
3. Sediment must be removed when it reaches 6 inches high on the fence.
4. If geotextile has deteriorated due to ultraviolet breakdown, it shall be replaced.
5. Silt fence shall be removed when it has served its useful purpose, but not before the upslope area has been permanently stabilized.

PERIMETER CONTROL

GRASS BUFFER STRIP



NOTES

GRASS BUFFER STRIP

DESCRIPTION:

These are wide strips of undisturbed vegetation consisting of grass or other erosion resistant plants surrounding the disturbed site. They provide infiltration, intercept sediment and other pollutants, and reduce stormwater flow and velocity. They can also act as a screen for visual pollution and reduce construction noise.

PLANNING CONSIDERATIONS:

Grass strips should be fenced off prior to construction. Avoid storing debris from clearing and grubbing, and other construction waste material in these strips during construction.

DESIGN CRITERIA:

The minimum length of strip must be at least as long as the contributing runoff area. The minimum width should conform to Table below.

MINIMUM WIDTHS OF FILTER STRIPS

SLOPE OF LAND %	WIDTH OF FILTER STRIP FOR GRASSED AREAS (FT)
0	10
2	12
4	14
6	16
8	18
10	20
15	25

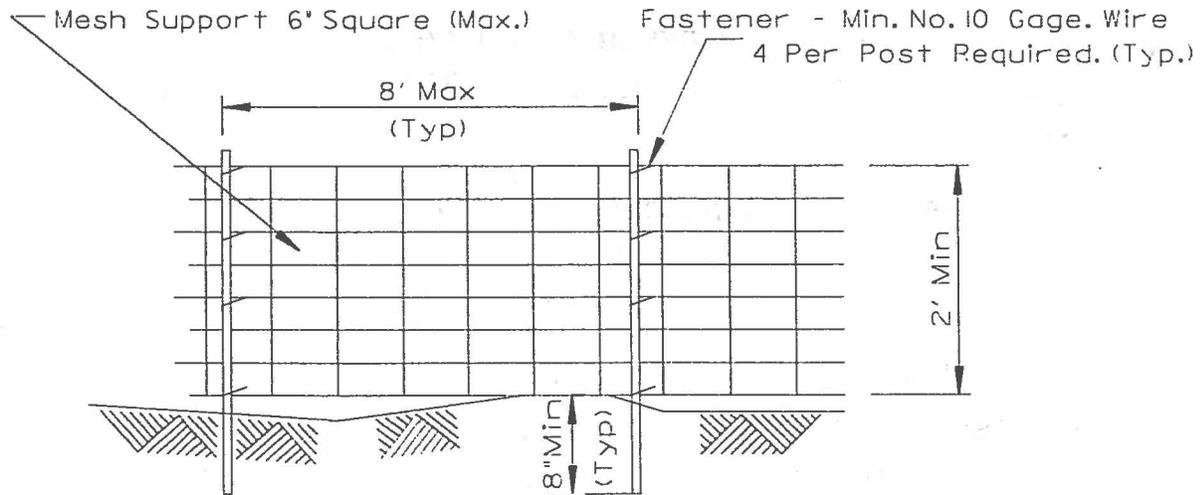
INSPECTION AND MAINTENANCE

1. Maintain moist soil conditions immediately after seeding and/or sod installation.
2. Maintain moist soil conditions throughout vegetation establishment period.
3. Sediment deposits should be removed after each storm event.

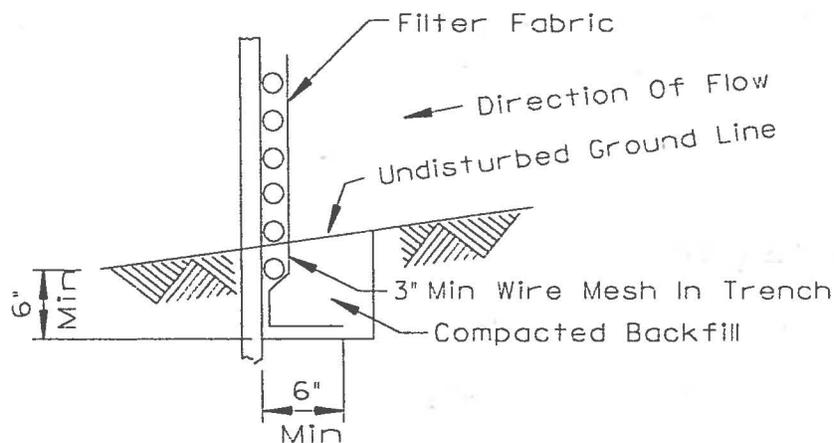
PERIMETER CONTROL

SUPER SILT FENCE

PERIMETER BARRIER - SILT FENCE WITH WIRE SUPPORT DETAIL



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:

1. Wires of mesh support shall be min. gage no. 12.
2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

SUPER SILT FENCE NOTES:

INSTALLATION:

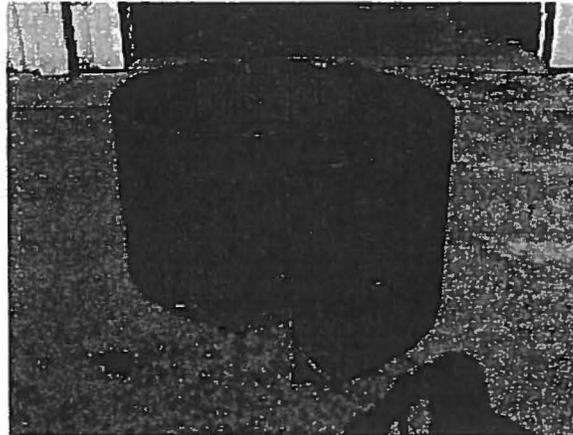
1. Silt fence shall be a minimum of 24 inches above the original ground surface and shall not exceed 36 inches above ground surface.
2. Excavate a trench approximately 6 inches wide and 6 inches deep on the upslope side of the proposed location of the fence. A slicing machine may be used in lieu of trenching.
3. Posts shall be placed a maximum of 5 feet apart. Fabric shall be fastened securely to the upslope side of posts using min. One-inch long, heavy-duty wire staples or tie wires. Eight inches of the fabric shall be extended into the trench. The fabric shall not be stapled to existing trees.
4. The 6 inch by 6 inch trench shall be backfilled and the soil compacted over the textile unless a slicing machine is used.

MAINTENANCE:

1. Inspect on a daily basis or as necessary.
2. Any damage shall be repaired immediately.
3. Sediment must be removed when it reaches 6 inches high on the fence.
4. If geotextile has deteriorated due to ultraviolet breakdown, it shall be replaced.
5. Silt fence shall be removed when it has served its useful purpose, but not before the upslope area has been permanently stabilized.

WELDED WIRE INLET PROTECTION

WELDED WIRE / MONOFILAMENT INLET PROTECTORS



SPECIFICATIONS

Description: Inlet protector shall consist of three (3) parts:

1. 35' wide geotextile fabric shall be Mirañ® FF101. Mirañ® FF101 is composed of high-tenacity monofilament polypropylene yarns, which are woven into a stable network such that the yarns retain their relative position. FF101 is inert to biological degradation and resistant to naturally encountered chemicals, alkalis, and acids.
2. 6" x 6" welded wire mesh geotextile composite, shall be 30" tall, formed and secured into a 42" minimum diameter circle.
3. Fastening rings shall be constructed of wire conforming to ASTM A-641, A-309, A-370, and A-958.

Assembly

Geotextile shall be wrapped three inches over the top member of the 6" x 6" welded wire mesh and secured with fastening rings at six inches on center. Geotextile shall be secured to the sides of the welded wire mesh with fastening rings at a spacing of one per square foot. The fastening rings shall penetrate both layers of geotextile and securely close around a steel member.

Geotextile

Mechanical/Physical Properties	Description/Minimum Average Roll Values	Test Method
Structure	Woven Monofilament	
Polymer	Polypropylene	
U.V. Resistance (@ 500hrs)	80% Strength Retained	ASTM D4355
Permittivity	2.9 Sec-1	ASTM D4491
Flow Rate	100 gpm ft ²	ASTM D4491
Grab Tensile Strength (md)	130 lbs	ASTM D4632
AOS (U.S. Sieve)	30	ASTM D4751
Mullen Burst Strength	175 psi	ASTM D3786
Color	Orange or Black	

Welded Wire Mesh

6" x 6" welded wire mesh shall be formed of 10 gauge steel conforming to ASTM A-185.

SILT FENCE FABRICATORS, LLC
PHONE: (317) 388-0599

P.O. BOX 36

GREENWOOD, IN 46142
Rev. 2/12/05

WELDED WIRE INLET PROTECTION NOTES:

MAINTENANCE:

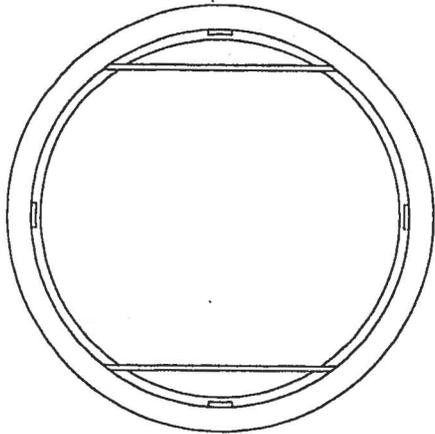
1. Excavate a trench approximately 6 inches wide and 6 inches deep the proposed location of the inlet protector.
2. The 6 inch by 6 inch trench shall be backfilled and the soil compacted over the textile

MAINTENANCE:

1. Inspect on a daily basis or as necessary.
2. Any damage shall be repaired immediately.
3. Sediment must be removed when it reaches 6 inches high on the basket.
4. If geotextile has deteriorated due to ultraviolet breakdown, it shall be replaced.
5. Inlet protector shall be removed when it has served its useful purpose, but not before the upslope area has been permanently stabilized.

INLET FILTER PROTECTOR

IPP INLET FILTERS

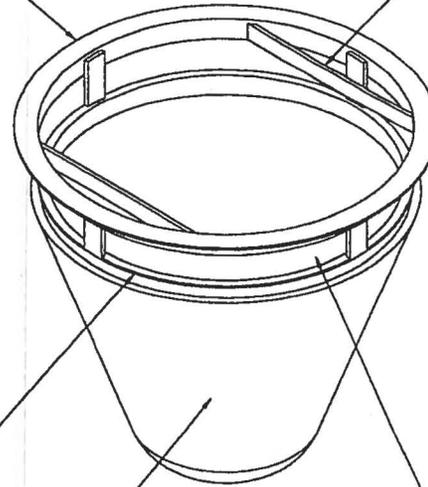


IDOT Type 1 Round Inlet Filter Depicted

NOTE: Round and Square/Rectangular Inlet Filters Available for most Neenah and East Jordan Beehive, Roll Curb and Curb Box Frame Types

GALVANIZED STEEL FRAME

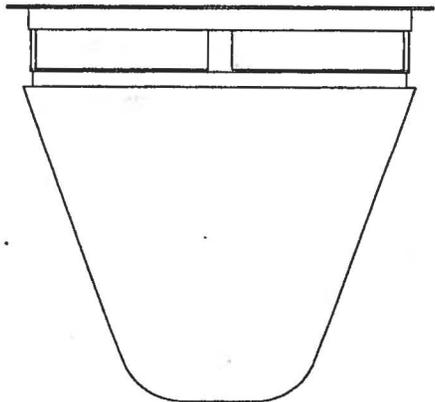
LIFT HANDLES



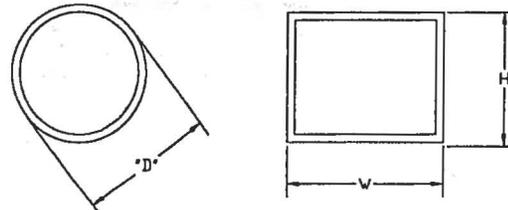
STAINLESS STEEL LOCKING BAND

OVERFLOW FEATURE

GEOTEXTILE FILTER BAG WITH REINFORCED POLYESTER OUTER MESH



INLET FILTER SPECIFICATION



Note: Inlet Filters are slightly smaller than the inlet grate sizes. When identifying or specifying filters/castings please refer to the diameter "D" or width "W" and height "H" of filter frames or casting grates. You may also refer to our casting cross reference guide for IDOT standards.

All Products Manufactured by Inlet & Pipe Protection, Inc
www.inletfilters.com
 (847) 722-0690 ph
 (847) 364-5262 fx
sales@inletfilters.com

**** Certification: All IPP Inlet Filters conform to IDOT Specifications as outlined in Article 1081.15 of IDOT's Standard Specifications Guide**

INLET FILTER PROTECTOR

THE FOLLOWING PRODUCTS ARE
APPROVED FOR INLET PROTECTION

IPP INLET FILTERS

3535 Stackinghay
Naperville, IL 60564
847-722-0690 Telephone
847-364-5262 Fax

www.inletfilters.com

CATCH-ALL INLET PROTECTOR

MARATHON MATERIALS, INC.

25523 WEST SCHULTZ STREET
PLAINFIELD, ILLINOIS 60544
(630) 983-9494 Tel
(800) 983-9493 Toll Free
(630) 983-9580 Fax

www.marathonmaterials.com

OTHER PRODUCTS CAN BE SUBMITTED
FOR REVIEW AND APPROVAL

INLET FILTER PROTECTORS

INSTALLATION:

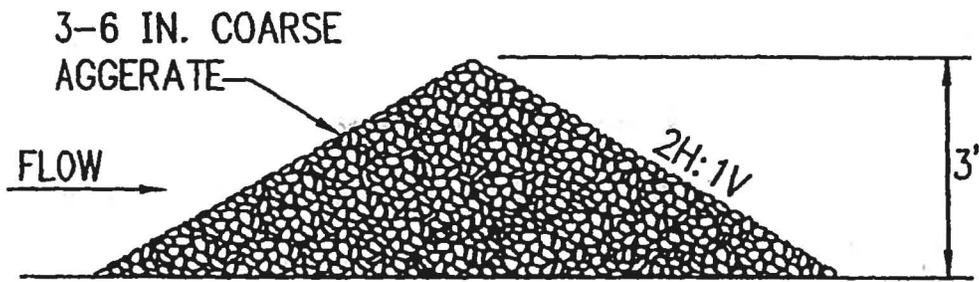
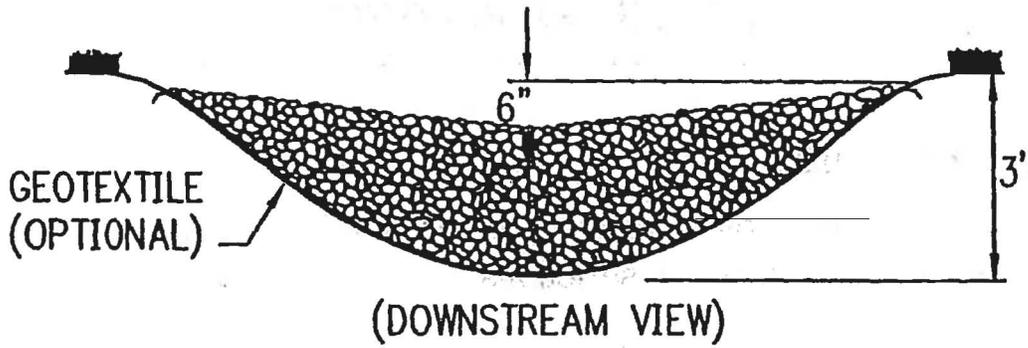
All inlet filter protectors shall be installed in accordance with manufacturer's instructions.

MAINTENANCE

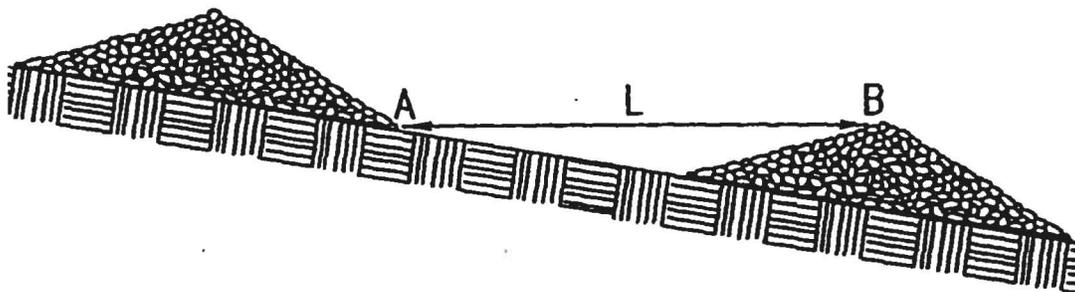
1. Inspect on a daily basis or as necessary.
2. Any damage to products shall be repaired immediately.
3. Sediment must be removed when it reaches 1/3 the height of the product.
4. Inlet protection shall be removed when it has served its useful purpose, but not before upslope area has been permanently stabilized.

CONCENTRATED FLOW CONTROLS

ROCK CHECK DAM:



SPACING BETWEEN CHECK DAMS:



L = DISTANCE SUCH THAT POINTS
A AND B ARE OF EQUAL ELEVATION.

ROCK CHECK DAM:

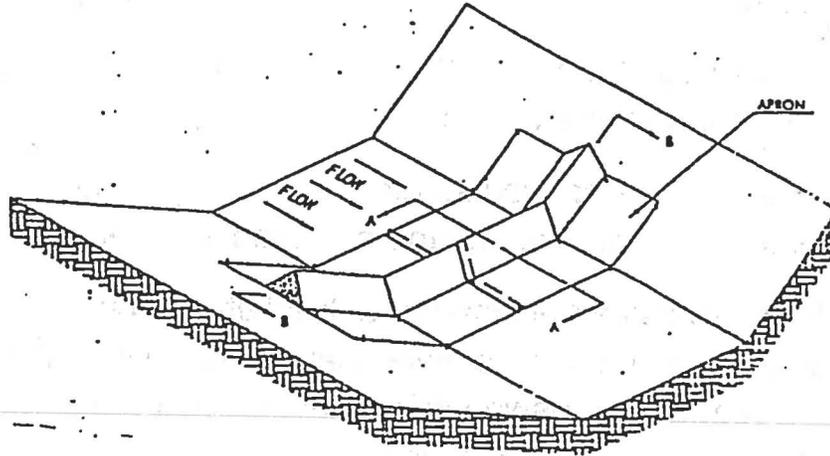
NOTES:

1. The maximum height of the dam shall be 3.0 feet.
2. The center of the check dam must be at least 6 inches lower than the outer edges.
3. For added stability, the base of the check dam can be keyed into the soil approximately 6 inches.
4. The dams should be spaced so the toe of the upstream dam is at the same elevation as the top of the downstream dam.
5. Stone should be placed according to the detail. Hand or Mechanical placement will be necessary to achieve complete coverage of the ditch or swale and to ensure that the center of the dam is lower than the edges.
6. Geotextile may be used under the stone to provide a stable foundation and to facilitate removal of the stone.
7. Check dams should be inspected for sediment accumulation after each runoff producing storm event. Sediment should be removed when it reaches half of the original height of the measure.
8. Regular inspection should be made to ensure that the center of the dam is lower than the edges. Erosion caused by high flows around the edges of the dam should be corrected immediately.

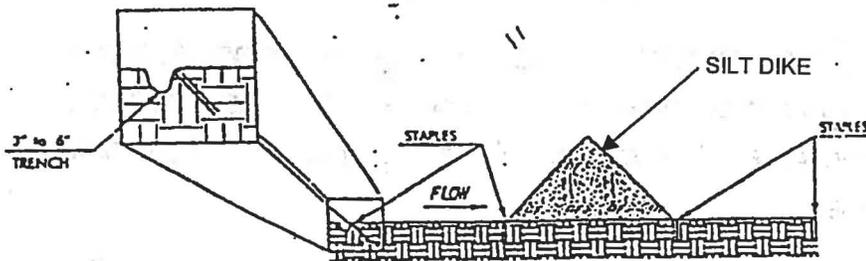
CONCENTRATED FLOW CONTROLS

TRIANGULAR SILT DIKE:

TRIANGULAR SILT DIKE INSTALLATION FOR ROADWAY DITCH OF DRAINAGE DITCH

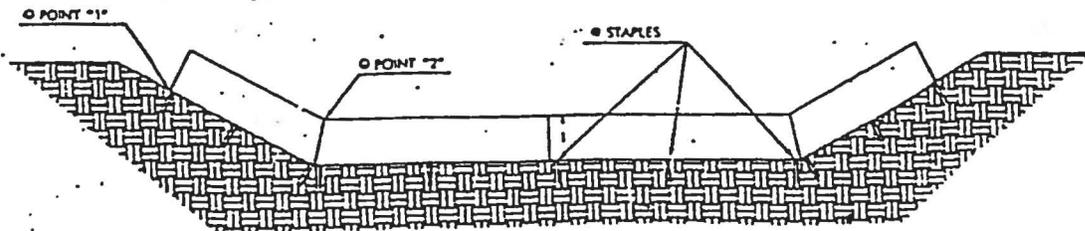


SILT DIKE UNIT
CUT SECTION



DETAIL A-A

● STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF THE 3" UNIT AS SHOWN ON THE DIAGRAM.



DIKE SECTION
DETAIL B-B

POINT "1" MUST BE HIGHER THAN POINT "2" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

TRIANGULAR SILT DIKE NOTES:

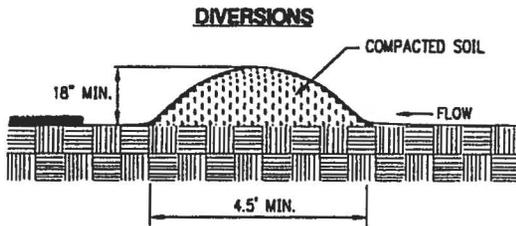
INSTALLATION:

1. Excavate a trench approximately 3-6 inches wide and 3-6 inches deep on the upslope side of the proposed location of the dike.
2. The 3-6 inch by 3-6 inch trench shall be backfilled and the soil compacted over the textile .

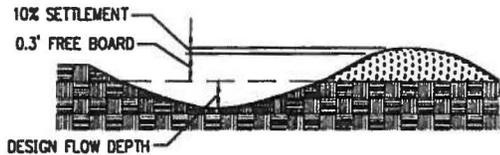
MAINTENANCE:

1. Inspect on a daily basis or as necessary.
2. Any damage shall be repaired immediately.
3. Sediment must be removed when it reaches 6 inches high on the dike.
4. If geotextile has deteriorated due to ultraviolet breakdown, it shall be replaced.
5. Dike shall be removed when it has served its useful purpose, but not before the upslope area has been permanently stabilized.

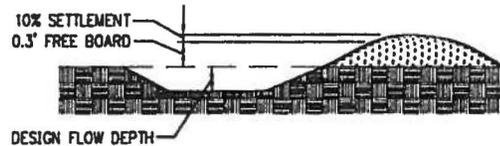
DIVERSION BERMS:



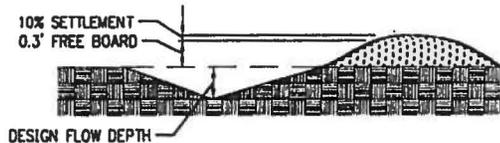
TEMPORARY DIVERSION DIKE
NOT TO SCALE



TYPICAL PARABOLIC DIVERSION

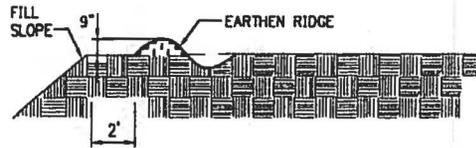


TYPICAL TRAPEZOIDAL DIVERSION

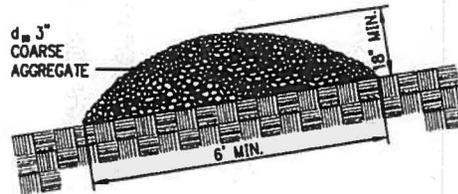


TYPICAL VEE-SHAPED DIVERSION

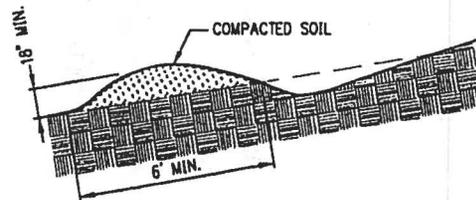
TEMPORARY RIGHT-OF-WAY DIVERSIONS



TEMPORARY FILL DIVERSION
NOT TO SCALE



TYPICAL GRAVEL STRUCTURE



TYPICAL EARTHEN STRUCTURE

TEMPORARY DIVERSION DIKE NOTES:

1. TEMPORARY DIVERSION DIKES MUST BE INSTALLED AS A FIRST STEP IN THE LAND-DISTURBING ACTIVITY AND MUST BE FUNCTIONAL PRIOR TO UPSLOPE LAND DISTURBANCE.
2. THE DIKE SHOULD BE ADEQUATELY COMPACTED TO PREVENT FAILURE.
3. TEMPORARY OR PERMANENT SEEDING AND MULCH SHALL BE APPLIED TO THE DIKE IMMEDIATELY FOLLOWING ITS CONSTRUCTION.
4. THE DIKE SHOULD BE LOCATED TO MINIMIZE DAMAGES BY CONSTRUCTION OPERATIONS AND TRAFFIC.

TEMPORARY FILL DIVERSION NOTES:

1. THE DIVERSION SHALL BE CONSTRUCTED AT THE TOP OF THE FILL AT THE END OF EACH WORK DAY AS NEEDED.
2. THE DIVERSION SHALL BE LOCATED AT LEAST 2 FEET INSIDE THE TOP EDGE OF THE FILL.
3. THE SUPPORTING RIDGE SHALL BE CONSTRUCTED WITH A UNIFORM HEIGHT ALONG ITS ENTIRE LENGTH. WITHOUT UNIFORM HEIGHT, THE FILL DIVERSION MAY BE SUSCEPTIBLE TO BREACHING.

RIGHT-OF-WAY DIVERSION DETAIL NOTES:

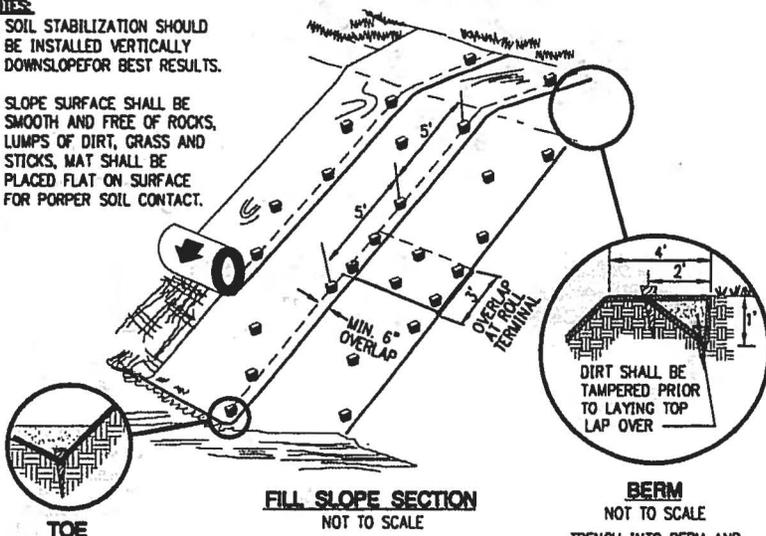
1. THE DIVERSION SHALL BE INSTALLED AS SOON AS THE RIGHT-OF-WAY HAS BEEN CLEARED AND/OR GRADED.
2. ALL EARTHEN DIVERSIONS SHALL BE MACHINE- OR HAND-COMPACTED IN 8-INCH LIFTS.
3. THE OUTLET OF THE DIVERSION SHALL BE LOCATED ON AN UNDISTURBED AND STABILIZED AREA WHEN AT ALL POSSIBLE. THE FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED OUTLET.
4. EARTHEN DIVERSIONS WHICH WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHOULD BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING.

DIVERSION DETAIL NOTES:

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS-SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, FREE OF IRREGULARITIES WHICH WILL IMPEDE FLOW.
3. FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED DIVERSION. FILL SHALL BE COMPOSED OF SOIL WHICH IS FREE FROM EXCESSIVE ORGANIC DEBRIS, ROCKS OR OTHER OBJECTIONABLE MATERIALS.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. PERMANENT STABILIZATION OF DISTURBED AREAS SHALL BE DONE IN ACCORDANCE WITH SECTION 2151.

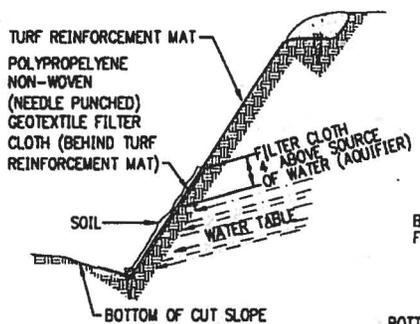
TURF REINFORCEMENT MAT INSTALLATION ON A SLOPE

- NOTES:**
1. SOIL STABILIZATION SHOULD BE INSTALLED VERTICALLY DOWNSLOPE FOR BEST RESULTS.
 2. SLOPE SURFACE SHALL BE SMOOTH AND FREE OF ROCKS, LUMPS OF DIRT, GRASS AND STICKS, MAT SHALL BE PLACED FLAT ON SURFACE FOR PROPER SOIL CONTACT.

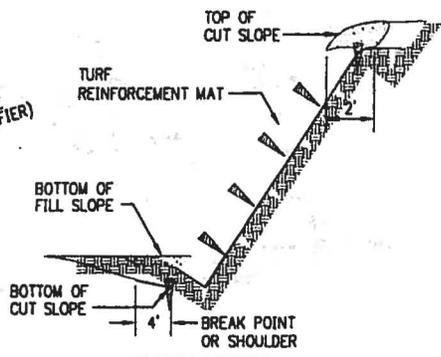


FILL SLOPE SECTION
NOT TO SCALE

BERM
TRENCH INTO BERM AND PROGRESS DOWNSLOPE
NOT TO SCALE



SLOPE LINING (WET SLOPE)
NOT TO SCALE



SLOPE LINING (DRY SLOPE)
NOT TO SCALE

TURF REINFORCEMENT MAT SLOPE INSTALLATION NOTES:

A) TURF REINFORCEMENT MAT:

1. THE MAJORITY OF THESE PRODUCTS PROVIDE A THREE DIMENSIONAL GEOMATRIX OF NYLON, POLYETHYLENE, OR RANDOMLY ORIENTED MONOFILAMENTS, FORMING A MAT. THESE PRODUCTS CONTAIN ULTRA VIOLET (UV) INHIBITING STABILIZERS, ADDED TO THE COMPOUNDS TO ENSURE ENDURANCE AND PROVIDE "PERMANENT ROOT REINFORCEMENT." THE THREE DIMENSIONAL FEATURE CREATES AN OPEN SPACE WHICH IS ALLOWED TO FILL WITH SOIL. THE ROOTS OF THE GRASS PLANT BECOME ESTABLISHED WITHIN THE MAT ITSELF, FORMING A SYNERGISTIC ROOT AND MAT SYSTEM. AS THE GRASS BECOMES ESTABLISHED, THE TWO ACTUALLY "REINFORCE" EACH OTHER, PREVENTING MOVEMENT OR DAMAGE TO THE SOIL. ALLOWABLE VELOCITIES ARE INCREASED CONSIDERABLY OVER NATURAL TURF STANDS. SELECTION OF THE APPROPRIATE MATTING MATERIALS ALONG WITH PROPER INSTALLATION BECOME CRITICAL FACTORS IN THE SUCCESS OF THIS PRACTICE. CONSULTATION WITH THE SUPPLIER OR THE MANUFACTURER AND THOROUGH EVALUATION OF PERFORMANCE DATA TO ENSURE PROPER SELECTION OF A SOIL STABILIZATION MATTING ARE ALSO ESSENTIAL. ALTHOUGH MANY MANUFACTURERS CLAIM THEIR PRODUCTS MAY INHIBIT EROSION ASSOCIATED WITH CHANNEL VELOCITIES OF UP TO 20 FT./SEC., IT IS RECOMMENDED THAT ANY VELOCITIES THAT EXCEED 10 FT./SEC. BE PROPERLY PREVENTED WITH SOME FORM OF STRUCTURAL LINING.

B) INSTALLATION REQUIREMENTS:

1. SITE PREPARATION:

AFTER SITE HAS BEEN SHAPED AND GRADED TO APPROVED DESIGN, PREPARE A FRIABLE SEEDBED RELATIVELY FREE FROM CLODS AND ROCKS MORE THAN 1-INCH IN DIAMETER, AND ANY FOREIGN MATERIAL THAT WILL PREVENT CONTACT OF THE SOIL STABILIZATION MAT WITH THE SOIL SURFACE. IF NECESSARY, REDIRECT ANY RUNOFF AWAY FROM THE DITCH OR SLOPE DURING INSTALLATION.

2. PLANTING:

LIME, FERTILIZE AND SEED IN ACCORDANCE WITH THE APPROVED PLAN, PAYING SPECIAL ATTENTION TO THE PLANT SELECTION THAT MAY HAVE BEEN CHOSEN FOR THE MATTED AREA. IF THE AREA HAS BEEN SEEDED PRIOR TO INSTALLING THE MAT, MAKE SURE AND RESEED ALL AREAS DISTURBED DURING INSTALLATION.

3. LAYING AND SECURING:

SIMILAR TO INSTALLING OTHER EROSION CONTROL BLANKETS, BUT PLAN APPROVING AUTHORITY'S REQUIREMENTS OR MANUFACTURER'S RECOMMENDATIONS MUST BE FOLLOWED AS DETAILED. THE KEY TO ACHIEVING DESIRED PERFORMANCE IS DEPENDENT UPON PROPER INSTALLATION.

4. CHECK SLOTS:

BLANKET MANUFACTURERS VARY SIGNIFICANTLY IN THEIR CHECK SLOT REQUIREMENTS. SIMILAR TO THE INSTALLATION OF OTHER BLANKETS, A CHECK SLOT MAY BE REQUIRED WHEN LAYING TURF REINFORCEMENT MAT TO "CORRECT" THE FLOW OF WATER IF IT HAS THE POTENTIAL TO UNDERMINE THE BLANKET. MOST AUTHORITIES REQUIRE THAT THE SIDES OF THE BLANKET ALSO BE ENTRENCHED, CREATING A SLOPE SHELF FOR THE MATERIAL TO REST ON, PREVENTING WATER FROM ENTERING UNDER THE BLANKET ON THE SIDES.

5. SECURING THE MATERIAL AND JOINING BLANKETS:

AGAIN, PRODUCT SPECIFICATIONS VARY - UPSTREAM AND DOWNSTREAM TERMINAL SLOTS, NEW ROLL OVERLAPS AND MULTIPLE WIDTH INSTALLATIONS DIFFER BY VARIOUS PRODUCTS AND MANUFACTURERS.

6. FINAL CHECK:

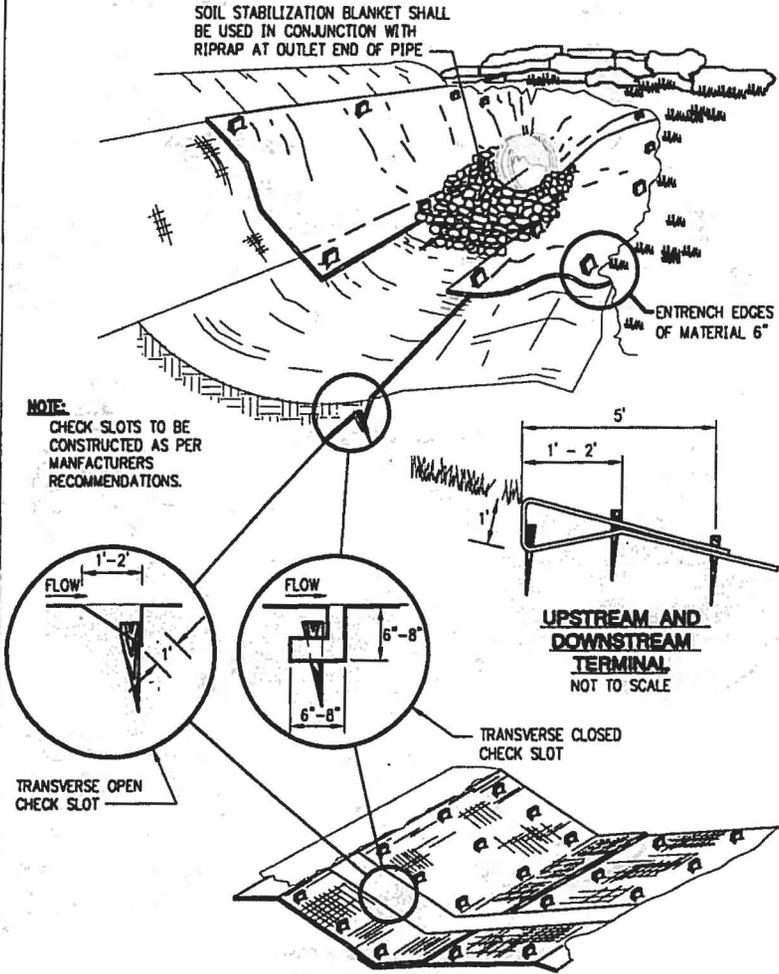
THESE INSTALLATION TECHNIQUES MUST BE ADHERED TO:

- a. SOIL STABILIZATION BLANKET IS IN UNIFORM CONTACT WITH THE SOIL
- b. ALL REQUIRED SLOTS AND LAPPED JOINTS ARE IN PLACE.
- c. THE MATERIAL IS PROPERLY ANCHORED.
- d. ALL DISTURBED AREAS ARE SEEDED.

SOURCE: MODIFIED FROM VA. DCR, 1992

TURF REINFORCEMENT MAT:

**TURF REINFORCEMENT MAT
INSTALLATION IN A CHANNEL**



TURF REINFORCEMENT MAT CHANNEL INSTALLATION NOTES:

A) TURF REINFORCEMENT MAT:

1. THE MAJORITY OF THESE PRODUCTS PROVIDE A THREE DIMENSIONAL GEOMATRIX OF NYLON, POLYETHYLENE, OR RANDOMLY ORIENTED MONOFILAMENTS, FORMING A MAT. THESE PRODUCTS CONTAIN ULTRA VIOLET (UV) INHIBITING STABILIZERS, ADDED TO THE COMPOUNDS TO ENSURE ENDURANCE AND PROVIDE "PERMANENT ROOT REINFORCEMENT." THE THREE DIMENSIONAL FEATURE CREATES AN OPEN SPACE WHICH IS ALLOWED TO FILL WITH SOIL. THE ROOTS OF THE GRASS PLANT BECOME ESTABLISHED WITHIN THE MAT ITSELF, FORMING A SYNERGISTIC ROOT AND MAT SYSTEM. AS THE GRASS BECOMES ESTABLISHED, THE TWO ACTUALLY "REINFORCE" EACH OTHER, PREVENTING MOVEMENT OR DAMAGE TO THE SOIL. ALLOWABLE VELOCITIES ARE INCREASED CONSIDERABLY OVER NATURAL TURF STANDS. SELECTION OF THE APPROPRIATE MATTING MATERIALS ALONG WITH PROPER INSTALLATION BECOME CRITICAL FACTORS IN THE SUCCESS OF THIS PRACTICE. CONSULTATION WITH THE SUPPLIER OR THE MANUFACTURER AND THOROUGH EVALUATION OF PERFORMANCE DATA TO ENSURE PROPER SELECTION OF A SOIL STABILIZATION MATTING ARE ALSO ESSENTIAL. ALTHOUGH MANY MANUFACTURERS CLAIM THEIR PRODUCTS MAY INHIBIT EROSION ASSOCIATED WITH CHANNEL VELOCITIES OF UP TO 20 FT./SEC. FOR SHORT PERIODS OF TIME, IT IS RECOMMENDED THAT ANY VELOCITIES THAT EXCEED 10 FT./SEC. BE PROPERLY ARMORED WITH SOME FORM OF STRUCTURAL LINING.

B) INSTALLATION REQUIREMENTS:

1. SITE PREPARATION:

AFTER SITE HAS BEEN SHAPED AND GRADED TO APPROVED DESIGN, PREPARE A FRIABLE SEEDBED RELATIVELY FREE FROM CLODS AND ROCKS MORE THAN 1-INCH IN DIAMETER, AND ANY FOREIGN MATERIAL THAT WILL PREVENT CONTACT OF THE SOIL STABILIZATION MAT WITH THE SOIL SURFACE. IF NECESSARY, REDIRECT ANY RUNOFF AWAY FROM THE DITCH OR SLOPE DURING INSTALLATION.

2. PLANTING:

LIME, FERTILIZE AND SEED IN ACCORDANCE WITH THE APPROVED PLAN, PAYING SPECIAL ATTENTION TO THE PLANT SELECTION THAT MAY HAVE BEEN CHOSEN FOR THE MATTED AREA. IF THE AREA HAS BEEN SEEDED PRIOR TO INSTALLING THE MAT, MAKE SURE AND RESEED ALL AREAS DISTURBED DURING INSTALLATION.

3. LAYING AND SECURING:

SIMILAR TO INSTALLING OTHER EROSION CONTROL BLANKETS, BUT PLAN APPROVING AUTHORITY'S REQUIREMENTS OR MANUFACTURER'S RECOMMENDATIONS MUST BE FOLLOWED AS DETAILED. THE KEY TO ACHIEVING DESIRED PERFORMANCE IS DEPENDENT UPON PROPER INSTALLATION.

4. CHECK SLOTS:

BLANKET MANUFACTURERS VARY SIGNIFICANTLY IN THEIR CHECK SLOT REQUIREMENTS. SIMILAR TO THE INSTALLATION OF OTHER BLANKETS, A CHECK SLOT MAY BE REQUIRED WHEN LAYING TURF REINFORCEMENT MAT TO "CORRECT" THE FLOW OF WATER IF IT HAS THE POTENTIAL TO UNDERMINE THE BLANKET. MOST AUTHORITIES REQUIRE THAT THE SIDES OF THE BLANKET ALSO BE ENTRENCHED, CREATING A SLOPE SHELF FOR THE MATERIAL TO REST ON, PREVENTING WATER FROM ENTERING UNDER THE BLANKET ON THE SIDES.

5. SECURING THE MATERIAL AND JOINING BLANKETS:

AGAIN, PRODUCT SPECIFICATIONS VARY - UPSTREAM AND DOWNSTREAM TERMINAL SLOTS, NEW ROLL OVERLAPS AND MULTIPLE WIDTH INSTALLATIONS DIFFER BY VARIOUS PRODUCTS AND MANUFACTURERS.

6. FINAL CHECK:

THESE INSTALLATION TECHNIQUES MUST BE ADHERED TO:

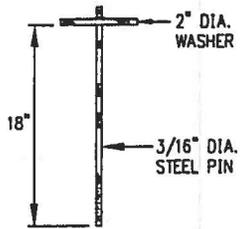
- a. SOIL STABILIZATION BLANKET IS IN UNIFORM CONTACT WITH THE SOIL
- b. ALL REQUIRED SLOTS AND LAPPED JOINTS ARE IN PLACE.
- c. THE MATERIAL IS PROPERLY ANCHORED.
- d. ALL DISTURBED AREAS ARE RESEED

TURF REINFORCEMENT MAT:

STAKES, STAPLES, AND PINS NOTES:

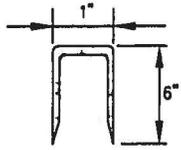
A) GENERAL NOTES:

1. 1x4 TRIANGULAR SURVEY STAKE - MINIMUM 10" IN LENGTH. PLACEMENT OF THE STAKE ACROSS THE FLOW OF THE WATER IS THOUGHT TO PROVIDE A "PINBALL EFFECT" TO HELP SLOW THE VELOCITY.
2. 11 GAUGE STEEL - MINIMUM 1" WIDE BY 6" IN LENGTH STEEL STAPLE - 2"x8" STAPLE MAY BE REQUIRED IN CERTAIN SOIL CONDITIONS.
3. STEEL PINS - 3/16 DIAMETER STEEL PIN BY 18" IN LENGTH WITH A 2" DIAMETER WASHER ON TOP. (SEE ILLUSTRATION)
4. STAPLES OR ANCHORING METHODS AND RECOMMENDATIONS VARY BY MANUFACTURERS. THE EXPECTATIONS OF HIGH VELOCITIES SHOULD DICTATE THE USE OF MORE SUBSTANTIAL ANCHORING.



3. PIN

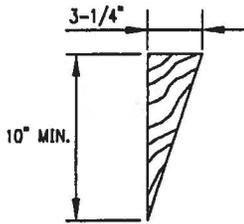
SEE NOTE 3



2. STAPLE
11 GAUGE STEEL 6"x1"x6"
STAPLE

2. STAPLE

SEE NOTE 2

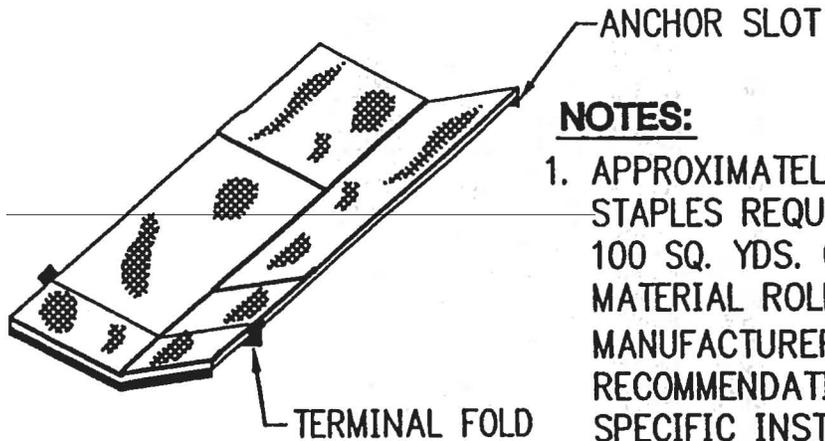


1. STAKE

SEE NOTE 1

**STAKES, STAPLES, AND PINS
FOR INSTALLATION OF
ROLLED EROSION CONTROL PRODUCTS
NOT TO SCALE**

EROSION CONTROL BLANKET



NOTES:

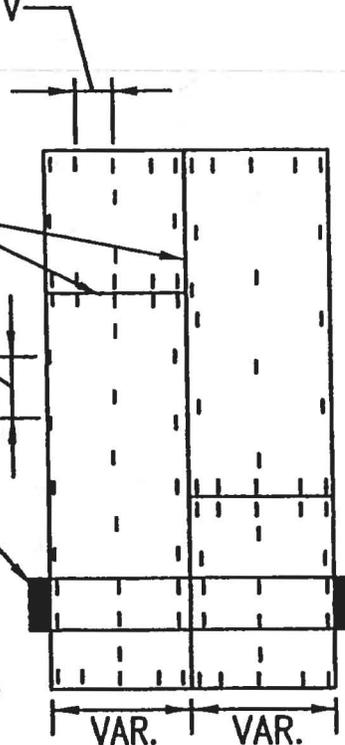
1. APPROXIMATELY 200 STAPLES REQUIRED PER 100 SQ. YDS. OF MATERIAL ROLL. CHECK MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIC INSTALLATION AND STAPLING REQUIREMENTS.

12" MAX. 4H:1V OR FLATTER
6" MAX. STEEPER THAN 4H:1V

OVERLAP ENDS AND EDGES A MINIMUM OF 6 INCHES AND STAPLE EVERY 6 INCHES

5' MAX. 4H:1V OR FLATTER
3' MAX. STEEPER THAN 4H:1V

CHECK SLOT *

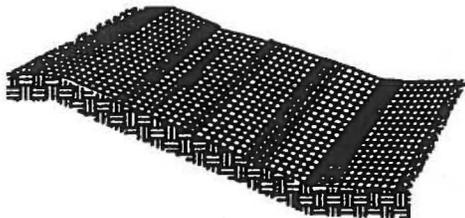


PLAN VIEW STAPLING DIAGRAM:

* CHECK SLOTS AT MIN. 50' INTERVALS; NOT REQ'D WITH ALL "COMBINATION" BLANKETS.

TYPICAL ORIENTATION OF EROSION CONTROL BLANKET

SHALLOW SLOPE:



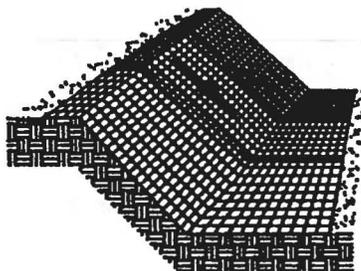
ON SHALLOW SLOPES, STRIPS OF PROTECTIVE COVERINGS MAY BE APPLIED PARALLEL TO DIRECTION OF FLOW.

BERM:



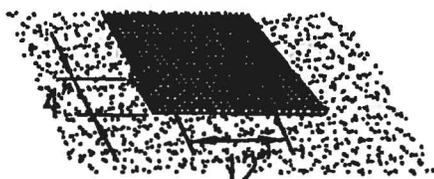
WHERE THERE IS A BERM AT THE TOP OF THE SLOPE, BRING THE MATERIAL OVER THE BERM AND ANCHOR IT BEHIND THE BERM.

STEEP SLOPE:



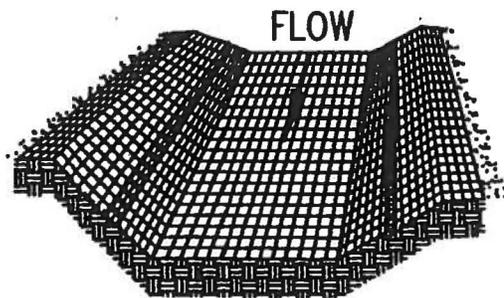
ON STEEP SLOPES, APPLY PROTECTIVE COVERING PERPENDICULAR TO THE DIRECTION OF FLOW AND ANCHOR SECURELY.

STEEP SLOPE:



BRING MATERIAL DOWN TO A LEVEL AREA BEFORE TERMINATING INSTALLATION. TURN THE END UNDER 4" AND STAPLE AT 12" INTERVALS.

DITCH:



IN DITCHES, APPLY PROTECTIVE COVERING PARALLEL TO THE DIRECTION OF FLOW. AVOID JOINING MATERIAL IN THE CENTER OF THE DITCH IF AT ALL POSSIBLE.

EROSION CONTROL BLANKET

LAYING AND STAPLING:

Place the erosion control blanket on a friable seedbed free of clods, rocks, and roots that might impede good contact.

1. Start placing the protective covering from the top of the channel or slope and unroll down-grade.
2. Allow to rest loosely on soil; do not stretch.
3. Upslope ends of the protective covering should be buried in an anchor slot no less than 6 inches deep. Tamp earth firmly over the material. Staple the material at a minimum of every 12 inches across the top end.
4. Edges of the material shall be stapled every 3 feet. The multiple widths are placed side by side, the adjacent edges shall be overlapped a minimum of 6 inches and stapled together. Staples shall be placed down the center, staggered with the edges at 3 foot intervals.

NOTE:

Study manufacturer's recommendations and site conditions for correct installation and stapling of product.

EROSION CONTROL BLANKET NOTES (CONTINUED):

JOINING PROTECTIVE COVERINGS:

Insert a new roll of material into an anchor slot as with upslope ends. Overlap the end of the previous roll a minimum of 12 inches, and staple across the end of the roll just below the anchor slot and across the material every 12 inches.

TERMINAL END:

Where the material is discontinued or where the ends under 4 inches, and staple across end every 12 inches.

AT BOTTOM OF SLOPES:

Roll onto a level surface before anchoring, turn ends under 4 inches, and staple across end every 12 inches.

FINAL CHECK:

These installation criteria must be met:

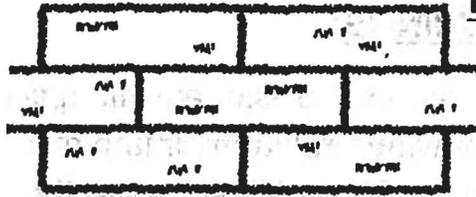
1. Protective blanket is in uniform contact with the soil.
2. All lap joints are secure.
3. All staples are driven flush with the ground.
4. All disturbed areas have been seeded.

MAINTENANCE:

All soil stabilization blankets and matting should be inspected periodically following installation, particularly after storms, to check for erosion and undermining. Any dislocation or failure should be repaired immediately. If washouts or breakage occurs, reinstall the material after repairing damage to the slope or ditch. Continue to monitor these areas until they become permanently stabilized; at that time an annual inspection should be adequate.

SODDING:

NOTE:



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.



INCORRECT



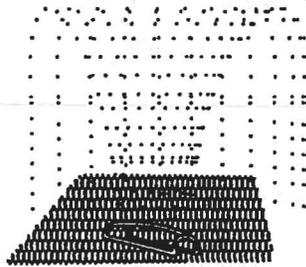
CORRECT

BUTTING:

ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.



WATER SOD TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS INSTALLED.



MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HEIGHT AT 2"-3".

APPEARANCE OF GOOD SOD:

SHOOTS:

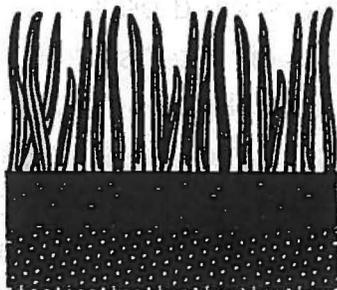
GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

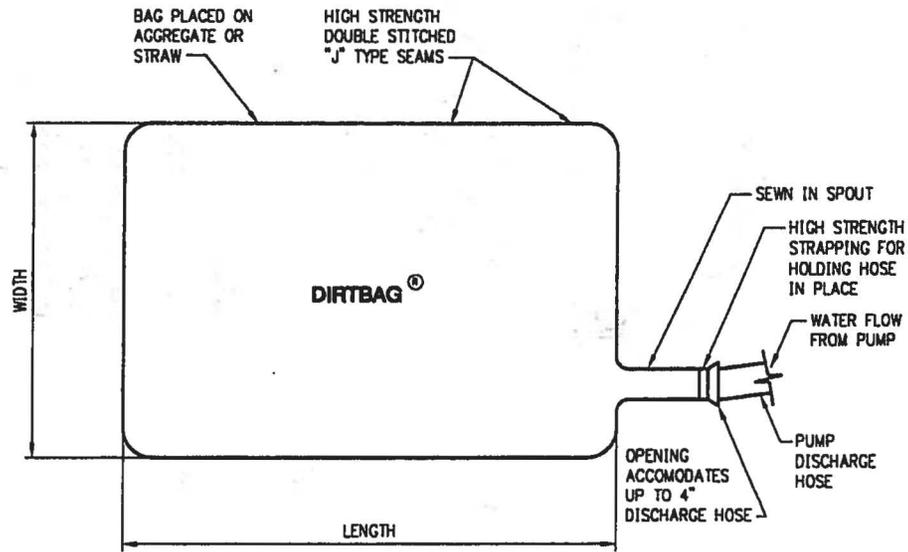
THATCH:

GRASS CLIPPINGS AND DEAD LEAVES UP TO 1/2" THICK.

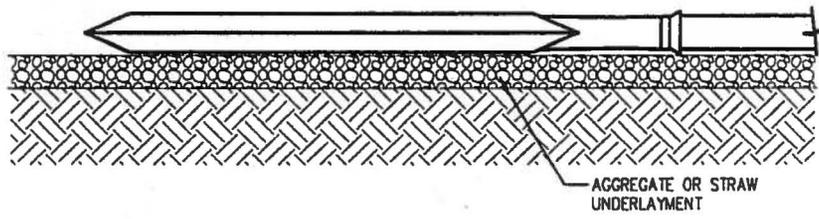
ROOT ZONE:

SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.





TOP VIEW



SIDE VIEW

DIRTBAG® PUMP-SILT CONTROL SYSTEM NOTES:

A) GENERAL NOTES:

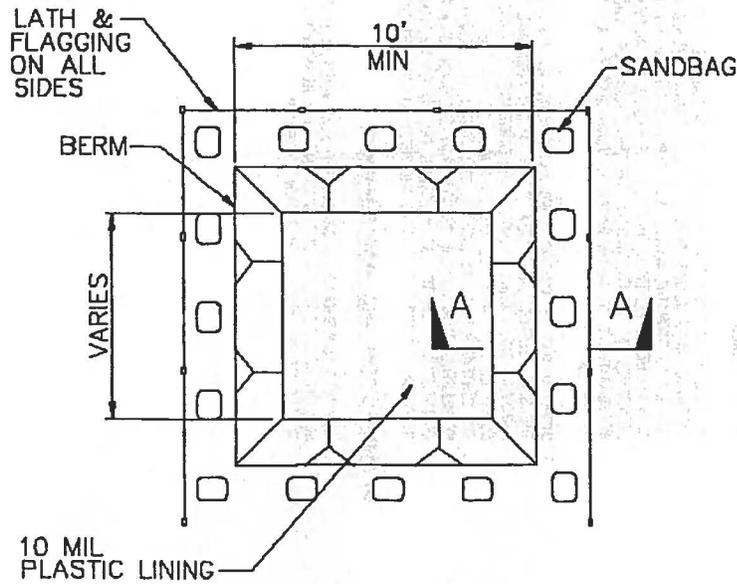
1. THE DIRTBAG® WILL HAVE AN OPENING LARGE ENOUGH TO ACCOMMODATE A 4" DISCHARGE HOSE WITH ATTACHED STRAP TO TIE OFF THE HOSE TO PREVENT THE PUMPED WATER FROM ESCAPING THE DIRTBAG® WITHOUT BEING FILTERED.
2. INSTALL THE DIRTBAG® ON A SLOPE. IT SHOULD BE PLACED SO THE INCOMING WATER FLOWS THROUGH THE DIRTBAG® SHOULD BE TIED OFF TIGHTLY TO STOP THE WATER FROM FLOWING OUT OF THE OPENING WITHOUT BEING FILTERED THROUGH THE FABRIC TO INCREASE THE EFFICIENCY OF THE FILTRATION, THE BAG SHOULD BE PLACED ON AN AGGREGATE BED TO ALLOW WATER TO FLOW THROUGH ALL SURFACES OF THE BAG.
3. DISPOSAL MAY BE ACCOMPLISHED AS DIRECTED BY THE ENGINEER. IF THE SITE ALLOWS, THE DIRTBAG® MAY BE CUT OPEN AND SEEDED, REMOVING THE VISIBLE FABRIC. THE DIRTBAG® IS STRONG ENOUGH TO BE LIFTED IF IT MUST BE HAULED AWAY. IF THE JOBSITE REQUIRES THE DIRTBAG® TO BE RELOCATED TO LANDFILL FOR DISPOSAL, IT MAY BE HELPFUL TO PLACE THE DIRTBAG® IN THE BACK OF A DUMP TRUCK OR FLATBED PRIOR TO USE, ALLOWING THE WATER TO DRAIN WITH BAG IN PLACE, THEREBY DISMISSING THE NEED TO LIFT THE DIRTBAG®.

B) INSPECTION AND MAINTENANCE:

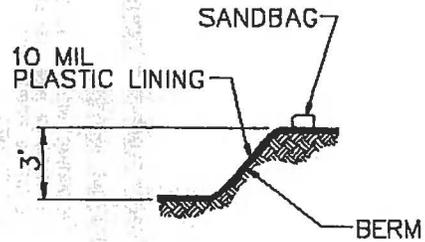
1. THE DIRTBAG® SHOULD BE CONSIDERED FULL WHEN IT IS IMPRACTICAL FOR THE BAG TO FILTER OUT SEDIMENT AT A REASONABLE RATE, AND SHOULD BE REPLACED WITH A NEW DIRTBAG®.

PUMP DISCHARGE FILTER BAG:

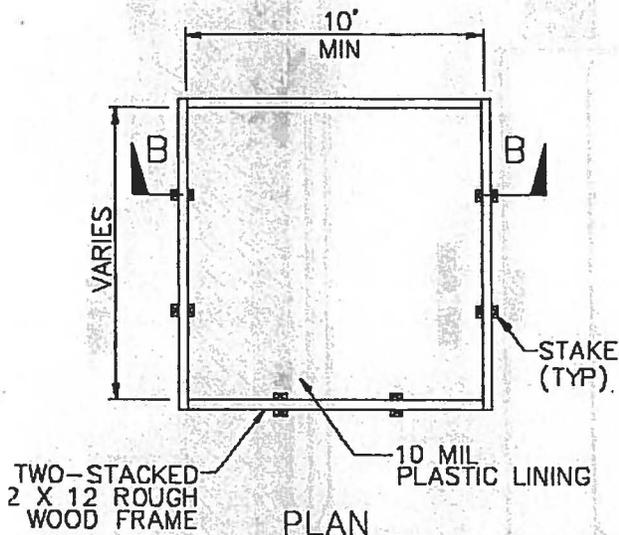
CONCRETE WASHOUT FACILITIES



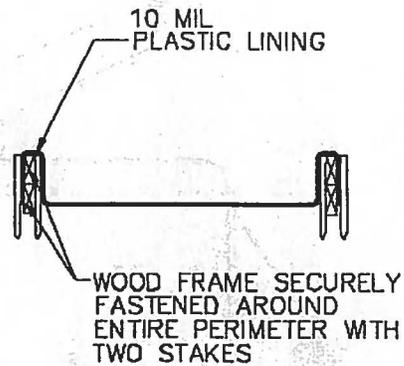
PLAN
NOT TO SCALE
TYPE "BELOW GRADE"



SECTION A-A
NOT TO SCALE



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

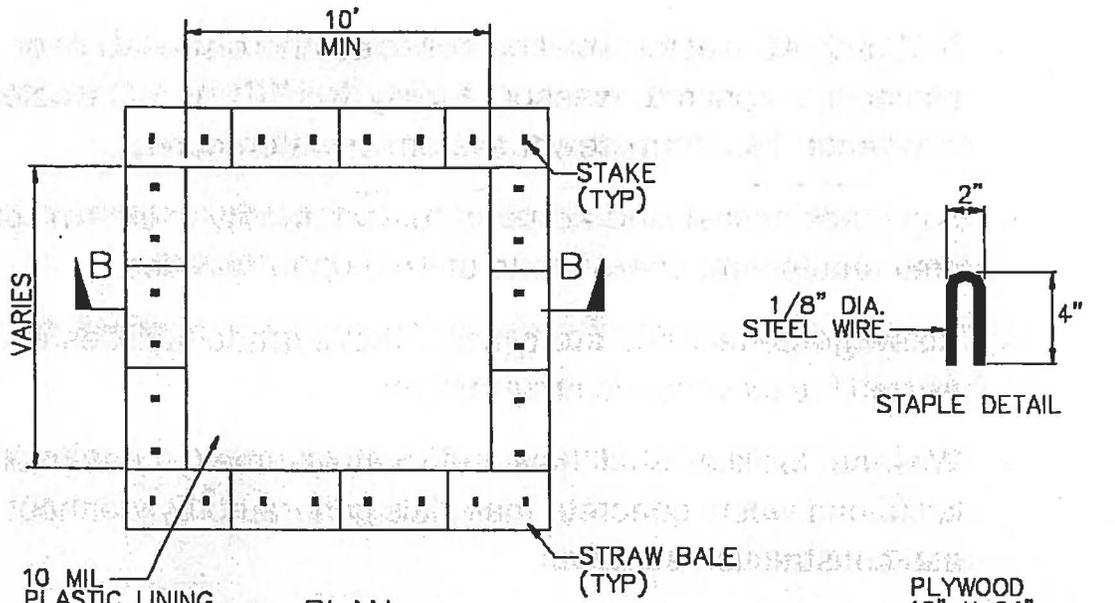


SECTION B-B
NOT TO SCALE

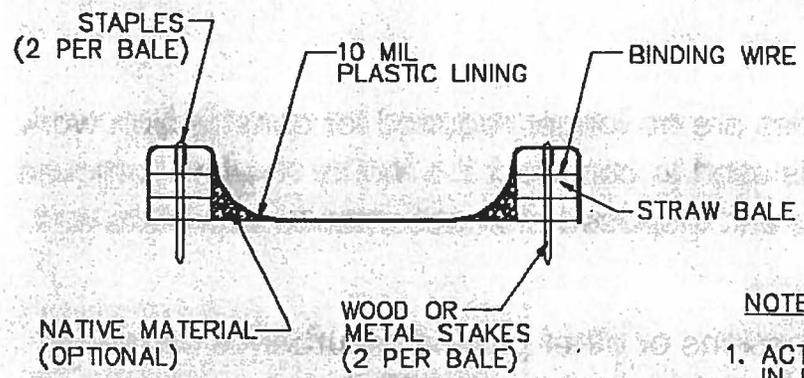
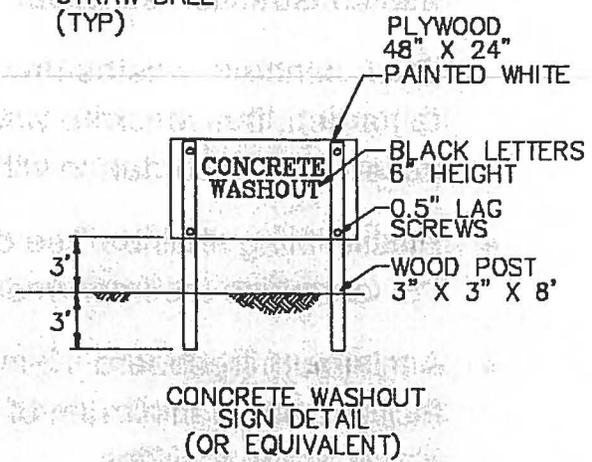
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT FACILITIES



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"
WITH STRAW BALES



SECTION B-B
NOT TO SCALE

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT FACILITIES NOTES

GENERAL

- PCC and AC wastes shall be collected and disposed of or placed in a concrete washout facility. No PCC or AC wastes shall enter the storm sewer system or watercourses.
- Sign shall be installed adjacent to each facility to inform concrete equipment operators to utilize proper facilities.
- Below grade facilities are typical. Above grade facilities are utilized if excavation is not practical.
- Washout facilities shall have sufficient volume to contain all liquid and waste concrete materials generated by washout and construction activities.
- Once concrete wastes are discharged to facility and allowed to harden, the concrete waste should be broken up and disposed of in accordance with state and local law.
- Plastic lining shall be free of holes, tears, or other defects that comprise the impermeability of the material.
- A minimum freeboard 12-inches is required for below grade facilities and a minimum of 4-inches freeboard is required for above grade facilities.

REMOVAL

- When facilities are no longer required for construction work, the materials used to construct the facility shall be removed from the site and disposed of in accordance with state and local law.
- Holes, depressions or other ground disturbance caused by removal of the facility shall be backfilled and restored to its pre-existing condition or intended use.

CONCRETE WASHOUT FACILITIES NOTES

MAINTENANCE

- Facilities must be cleaned or new facilities constructed once the washout is 75% full.
- Remove and dispose of hardened concrete materials to return facilities to a functional condition.
- Inspect washout facility on a weekly basis.

DATE: October 28, 2013
TO: Environment and Land Use Committee
FROM: Susan Monte, John Hall
RE: Proposed interim zoning ordinance text amendment to change standard conditions requiring minimum separation distances for a heliport, heliport restricted landing area, and restricted landing area
ACTION: Authorize Proposed Text Amendment to proceed to a Public Hearing at the Zoning Board of Appeals
REQUEST: Board of Appeals

This request is to authorize a proposed interim text amendment to proceed to a public hearing at the Zoning Board of Appeals. The proposed interim text amendment would:

- 1) add standard conditions that require minimum separation distances between a heliport, heliport restricted landing area, restricted landing area and
 - a) the CR Conservation-Recreation Zoning District;
 - b) the nearest adjacent dwelling under different ownership; and
 - c) the nearest property under different ownership.
- 2) remove the provision that heliports atop buildings are exempt from the minimum area standard.

Standard conditions added as a result of this interim text amendment would expire one year from date of adoption, provided they are not extended by amendment.

BACKGROUND

The Zoning Administrator makes this request subsequent to two recent zoning cases which highlighted the lack of standard conditions concerning minimum separation requirements of RLA and HRLA requests. Additionally, citizens at the September 5th ELUC meeting asked the County Board to consider a moratorium on County review of RLA or HRLA requests until such standards could be established. The existing minimum separation standards adopted by Kane County, Illinois were noted as a model for possible consideration.

- continued -

In place of a moratorium, we propose an interim text amendment to change standard conditions in Section 6.1.3 regarding minimum required separation distance for a heliport, heliport restricted landing area, and restricted landing area be forwarded to a public hearing at the ZBA.

During the interim effective period of the proposed text amendment, staff would review whether further adjustment to the minimum separation standards in place is warranted to effectively protect public safety.

ATTACHMENT

A Strikeout version of the proposed text amendment

Strikeout Version of Proposed Text Amendment

Section 6.1.3 SCHEDULE OF STANDARD CONDITIONS FOR SPECIFIC TYPES OF SPECIAL USES

~~HELIPORTS~~ or HELIPORT/ RESTRICTED LANDING AREAS

1. Must meet the requirements for “Approach and Departure Protection Areas” of Paragraph 25 of the Federal Aviation Administration Circular Number 150/5390-2 and requirements of the Illinois Department of Transportation, Division of Aeronautics. ~~HELIPORTS atop BUILDINGS are exempt from the minimum area standard.~~

2. The provisions of this Ordinance are in addition to the rules and regulations of the Illinois Department of Transportation, Division of Aeronautics, which rules and regulations are the minimum standards for purposes of this ordinance. In the event of conflict between the provisions of this ordinance and the rules and regulations of the Illinois Department of Transportation, Division of Aeronautics, the more restrictive of the two shall prevail.

The definitions of the words and phrases used herein shall be the same as the definitions of like words and phrases contained in the rules and regulations of the Illinois Department of Transportation, Division of Aeronautics, unless otherwise defined herein.

3. No HELIPORT or HELIPORT/RESTRICTED LANDING AREA shall be located:

- a) within 1,320 feet (one quarter mile) of the nearest adjacent dwelling under different ownership;
- b) within 300 feet of any property under different ownership; or
- c) within 1,500 feet of the CR Conservation-Recreation Zoning District.

Standard condition # 3 shall expire at midnight on [one year from date of adoption] provided that it is not extended by amendment.

RESTRICTED LANDING AREAS

1. Must meet the requirements of the Federal Aviation Administration and requirements of the Illinois Department of Transportation, Division of Aeronautics.

2. The provisions of this Ordinance are in addition to the rules and regulations of the Illinois Department of Transportation, Division of Aeronautics, which rules and regulations are the minimum standards for purposes of this ordinance. In the event of conflict between the provisions of this ordinance and the rules and regulations of the Illinois Department of Transportation, Division of Aeronautics, the more restrictive of the two shall prevail.

The definitions of the words and phrases used herein shall be the same as the definitions of like words and phrases contained in the rules and regulations of the Illinois Department of Transportation, Division of Aeronautics, unless otherwise defined herein.

continued

RESTRICTED LANDING AREAS- (continued)

3. No RESTRICTED LANDING AREA shall be located:

- a) within 1,320 feet (one quarter mile) of the nearest adjacent dwelling under different ownership;
- b) within 300 feet of any property under different ownership; or
- c) within 1,500 feet of the CR Conservation-Recreation Zoning District.

Standard condition # 3 shall expire at midnight on [*one year from date of adoption*] provided that it is not extended by amendment.



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

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

MONTHLY REPORT for SEPTEMBER 2013¹

Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. One zoning case was filed in September and none were filed in September 2012. The average number of cases filed in September in the preceding five years was 1.8.

Two ZBA meetings were held in September and four cases were finalized. Three ZBA meetings were held in September 2012 and four cases were finalized. The average number of cases finalized in September in the preceding five years was 2.0.

By the end of September there were 4 cases pending. By the end of September 2012 there were 16 cases pending.

Table 1. Zoning Case Activity in September 2013 & September 2012

Type of Case	September 2013 2 ZBA meetings		September 2012 3 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	0	2
SFHA Variance	0	0	0	0
Special Use	0	1	0	0
Map Amendment	1	1	0	0
Text Amendment	0	2	0	2
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	0
Interpretation / Appeal	0	0	0	0
TOTALS	1	4	0	4
Total cases filed (fiscal year)	25 cases		26 cases	
Total cases completed (fiscal year)	37 cases		21 cases	
Case pending*	4 cases		16 cases	
* Cases pending includes all cases continued and new cases filed <u>but not decided</u>				

¹ Note that approved absences and sick days resulted in an average staffing level of 77% or the equivalent of 3.9 staff members (of the 5 authorized) present for each of the 20 work days in September. The average staffing level for FY2013 is 4.1 staff members (of the 5 authorized) present for each work day.

Subdivisions

There was no County subdivision application, review, or recording in September. There were no municipal subdivisions 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:

- 16 permits for 15 structures were approved in September compared to 25 permits for 17 structures in September 2012. The five-year average for permits in September in the preceding five years is 19. Two other permit applications were received in September and were still under review at the end of the month.
- 14 months out of the last 36 months have equaled or exceeded the five-year average for number of permits (including August 2013, July 2013, May 2013, December 2012, October 2012, September 2012, May 2012, April 2012, January 2012, December 2011, August 2011, February 2011, January 2011, September 2010).
- 5.5 days was the average turnaround (review) time for complete initial residential permit applications in September.
- \$1,703,802 was the reported value for the permits in September compared to a total of \$1,566,100 in September 2012. The five-year average reported value for authorized construction in September is \$1,491,932.
- 21 months in the last 56 months have equaled or exceeded the five-year average for reported value of construction (including September 2013, August 2013, July 2013, June 2013, February 2013, January 2013, November 2012, August 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, November 2011, August 2011, June 2011, February 2011, August and May 2010 and March 2009).
- \$4,322 in fees were collected in September compared to a total of \$7,133 in September 2012. The five-year average for fees collected in September is \$5,123.
- 15 months in the last 52 months have equaled or exceeded the five-year average for collected permit fees (including August 2013, July 2013, February 2013, January 2013, October 2012, September 2012, May 2012, April 2012, February 2012, January 2012, December 2011, June 2011, August 2010, and December and March 2009).
- There were also 8 lot split inquiries and 191 other zoning inquiries in September.
- Minutes were completed for two ZBA meetings.

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Table 2. Zoning Use Permits Approved in September 2013

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential				3	0	1,000,000
Other	3	0	250,000	18	0	2,097,455
SINGLE FAMILY Residential:						
New - Site Built	1	1,377	400,000	11	8,681	3,417,662
Manufactured				1	269	115,088
Additions	3	675	184,602	23	3,600	707,420
Accessory to Residential	7	1,287	119,200	35	7,415	680,454
TWO-FAMILY Residential						
Average turn-around time for permit approval			5.5 days			
MULTI - FAMILY Residential						
HOME OCCUPATION: Rural				1	33	0
Neighborhood				7	0	0
COMMERCIAL: New	1	918	750,000	7	7,028	6,730,000
Other				5	2,407	662,352
INDUSTRIAL: New				1	1,513	407,380
Other						
OTHER USES: New				1	0	5,900,000
Other				1	0	932,000
SIGNS				1	66	200
TOWERS (Includes Acc. Bldg.)						
OTHER PERMITS	1	65	0	1	1,530	531,000
TOTAL APPROVED	16/15	\$4,322	\$1,703,802	133/107	\$32,542	\$22,981,011

*16 permits were issued for 15 structures during September 2013; 16 permits will require Compliance Certificates (and inspections)

◇133 permits have been issued for 107 structures since December 1, 2012 (FY2013)

NOTE: Home occupations and other permits (change of use, temporary use) total 26 since December, 2012, (this number is not included in the total number of structures).

Of the 15 Zoning Use Permits *received* in September 2013, 11 were *approved*.

There were 5 Zoning Use Permits *approved* in September 2013 that were *received* in prior months.

Conversion of Best Prime Farmland

Table 3 summarizes conversion of Best Prime Farmland as a result of any County zoning approval so far in FY2013.

Table 3. Best Prime Farmland Conversion

	September 2013	FY 2013 to date
Zoning Cases authorizing a new principal use on Best Prime Farmland that was previously used for agriculture	4.5 acres	5.5 acres
Subdivision Plat Approvals authorizing new Best Prime Farmland lots smaller than 35 acres: Outside of Municipal ETJ areas ¹	0.0 acre	0.0 acre
Within Municipal ETJ areas ²	0.0 acre	0.0 acre
Zoning Use Permits authorizing new non-agriculture uses on lots that were not previously authorized in either a zoning case or a subdivision plat approval.	0.0 acre	1.0 acre
Agricultural Courtesy Permits	0.0 acre	1.0 acre
TOTAL	0.0 acres	7.5 acres
NOTES 1. Plat approvals by the County Board. 2. Municipal plat approvals.		

Zoning Compliance Inspections

- Four compliance inspections were made in September for a total of 53 compliance inspections so far in FY2013.
- Four compliance certificates were issued in September for a total of 35 compliance certificates so far in FY2013. The FY2013 budget anticipated a total of 510 compliance inspections for an average of 9.8 inspections per week.

Zoning and Nuisance Enforcement

Table 3 contains the detailed breakdown of enforcement activity for September 2013 and can be summarized as follows:

- 3 new complaints were received in September compared to 8 new complaints in September 2012. No complaints were referred to other agencies in September and one was referred to other agencies in September 2012.

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- 69 enforcement inspections were conducted in September compared to 56 in September 2012. Two of the September 2013 inspections were for the 3 new complaints received in September.
- One contact was made prior to written notification in September and one was made in September 2012.
- 70 initial investigation inquiries were made in September for an average of 16.7 per week in September and 9.7 per week for the fiscal year. The FY2013 budget had anticipated an average of 8.4 initial investigation inquiries per week.
- 2 First Notices and 1 Final Notice were issued in September compared to 2 First Notices and no Final Notice in September 2012. The FY2013 budget anticipated a total of 30 First Notices.
- No cases were referred to the State's Attorney in September and none were referred in September 2012.
- 28 cases were resolved in September (none of the resolved cases were received in September) and 3 cases were resolved in September 2012.
- 418 cases remain open at the end of September compared to 447 open cases at the end of September 2012.
- Miscellaneous activities for enforcement in September included answering phones, helping customers, and preparing a Budget Transfer when Zoning Technicians were absent; helping with calls regarding Floodplain Development; helped with the adoption of the new Special Flood Hazard Areas Ordinance; prepared a list of outstanding enforcement cases in Wilber Heights; performed Zoning Compliance Certificate inspections; researched a complaint about unauthorized homes on a rural property; researched compliance history on a rural property for an appraiser; attended a one day conference on National Flood Insurance Program (NFIP) reform; and coordinated with the State's Attorney regarding enforcement cases;

APPENDICES

A Zoning Use Permits Authorized

B Zoning Compliance Certificates Issued

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Table 3. Enforcement Activity During September 2013

	FY2012 TOTALS ¹	Dec. 2012	Jan. 2013	Feb. 2013	March 2013	April 2013	May 2013	June 2013	July 2013	Aug. 2013	Sep. 2013	Oct. 2013	Nov. 2013	TOTALS ¹ FY2013
Complaints Received	80	1	9	6	2	4	5	5	15	8	3			58
Initial Complaints Referred to Others	10	0	0	1	0	0	1	1	2	0	0			5
Inspections	515	35	49	29	29	43	38	18	46	57	69 ⁴			413 ⁵
Phone Contact Prior to Notice	13	0	0	0	0	0	1	2	0	1	1			5
First Notices Issued	24	0	7	1	2	0	1	2	6	2	2			23
Final Notices Issued	8	0	1	2	0	1	0	0	0	0	1			5
Referrals to State's Attorney	5	2	0	0	0	2	0	0	0	0	0			4
Cases Resolved ²	69	0	8	9	2	7	11	6	2	7	28 ⁶			80 ⁷
Open Cases ³	440	441	442	439	439	436	430	429	442	443	418			418 ⁸

Notes

1. Total includes cases from previous years.
2. 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.
3. Open Cases are unresolved cases and includes any case referred to the State's Attorney or new complaints not yet investigated.
4. 2 inspections of the 69 performed were for the 3 complaints received in September, 2013.
5. 102 inspections of the 413 inspections performed in 2013 were for complaints received in 2013.
6. None of the resolved cases for September, 2013, were received in September, 2013 and 20 of the resolved cases for September, 2013 were for complaints received from 1999 to 2009.
7. 23 of the 80 cases resolved in FY 2013 were for complaints that were also received in FY 2013.

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8. Total open cases include 29 cases that have been referred to the State's Attorney, some of which were referred as early as 2001.

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING SEPTEMBER, 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
244-12-01 AG-1	A .96 acre portion of a 38.55 acre tract in the East ½ of the SE ¼ of Section 18, Rantoul Township; 1254 CR 2700N, Rantoul, Illinois PIN: Pt. of 20-09-18-400-009 & 011, 300-005	Warner Brothers, Inc.	08/31/13 09/23/13	Construct a liquid fertilizer tank and mixing shed as a commercial facility (Change of Use from agriculture)
233-13-01 AG-1	Lot 6, Sandwell Subdivision, Section 33, Philo Township; 1468H CR 600N, Tolono, IL PIN: 19-27-33-476-009	Reilly Thomsen	08/21/13 09/09/13	Construct a detached garage
240-13-01 AG-2	Lot 11A of a Replat of Lot 11, Westbrook Estates, Section 8, Mahomet Township; address to be assigned PIN: 15-13-08-426-005	Don Bonham	08/28/13 09/10/13	Construct a single family home with attached garage
241-13-01 AG-2	The West 208.71' of the East 469.07' of the North 208' of the NW ¼ of the NW ¼ of Section 4, Urbana Township; 1703 Airport Road, Urbana, Illinois PIN: 30-21-04-201-005	James Barden	08/29/13 09/10/13	Construct a detached garage
241-13-02 R-1	Block "B" of the Original Town of Prairieview, now Longview, being a Part of the SW ¼ of Section 34, Raymond Township; 210 E. Sheridan, Longview, Illinois PIN: 21-34-34-303-006	Rodger Ocheltree	08/29/13 09/13/13	Construct a covered patio and a detached garage
246-13-01 AG-1	Lot 9, Sandwell 3 rd Subdivision, Section 33, Philo Township; 1470D CR 600N, Tolono, Illinois PIN: 19-27-33-451-007	Charles and Karen Dubson	09/03/13 09/17/13	Construct a detached garage
246-13-02 R-1	Lot 38, Lake Park Subdivision #3, Champaign Township, Section 36; 38 Maple Court, Champaign, IL PIN: 03-20-36-279-007	Brenda and Peter Kimble	09/03/13 09/17/13	Construct an addition to an existing single family home

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING SEPTEMBER, 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
247-13-01 AG-1	Two tracts of land located in the SW ¼ of the NW ¼ of Section 28, Harwood Township; 3154 CR 2000E, Rantoul, Illinois PIN: 11-04-28-100-005 & 004	Shirley Wyatt	09/04/13 09/17/13	Construct a detached garage/storage shed
247-13-02 AG-1	The East ½ of the NE ¼ of Section 30, T21N, R14W of the 2 nd P.M., Champaign County, Illinois; 2567 CR 2600E, Penfield, Illinois PIN: 06-12-30-200-002	Daniel & Amy Cain	09/04/13 09/17/13	Construct a detached storage shed
*249-13-01	Variance required			
249-13-02 AG-1	A 1.5 acre tract of land in the W ½ of the SW ¼ of Section 8, Crittenden Township; 436 CR 1300E, Tolono, Illinois PIN: 08-33-08-300-004	Jim Hancock	09/06/13 09/17/13	Construct additions to an existing single family home
*252-13-01	Subdivision with Urbana required			
256-13-01 R-1	Lot 54 of Timberview 5 th Subdivision, Outlot #5 of Timberview 5 th Subdivision & a 1.37 acre tract immediately south of Outlot #5, Section 16, Mahomet Township; 905 Dianne Lane, Mahomet, Illinois PIN: 15-13-16-180-014, 013, 031	George Schoonover & Stephanie Kinney	09/13/13 09/19/13	Construct a detached garage/storage shed
256-13-02 R-1	Lot 45, Rolling Acres Subdivision #3, Champaign Township, Section 34; 2508 Valkar Lane, Champaign, IL PIN: 03-20-34-126-006	Tom and Kathy Trotter	09/13/13 09/19/13	Construct a personal workshop/storage shed
259-13-01 B-1	A 5.17 acre tract of land in the SW ¼ of the SW ¼ of the SE ¼ of the SE ¼ of the SW ¼ of Section 18, Rantoul Township; 1254 CR 2700N, Rantoul, Illinois PIN: 20-09-18-400-005	Warner Brothers, Inc.	09/16/13 09/20/13	Change the Use to bring an existing Farm Equipment Sales and Service business into conformance. CASE: 747-AM-13

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APPENDIX A. ZONING USE PERMITS ACTIVITY DURING SEPTEMBER, 2013

Permit Number	Zoning District; Property Description; Address; PIN	Owner Name	Date Applied, Date Approved	Project (Related Zoning Case)
260-13-01 AG-1	Lot 2 of a Replat of Lots 1 and 2 of Aero Place Subdivision, Section 24, Urbana Township; 1793 Aero Place, Urbana, Illinois PIN: 30-21-24-201-011	Netanel Niv	09/17/13 09/20/13	Construct a detached accessory structure (hangar) CASE: 205-AV-95
263-13-01 AG-1	A tract of land located in the NW Corner of the S ½ of Section 27, Crittenden Township; 1572 CR 100N, Villa Grove, Illinois PIN: 08-33-27-400-003 & pt. of 008	Tom & Tracy Lillard	09/20/13 09/20/13	Construct a garage addition to an existing single family home
263-13-02 AG-1	Two tracts of land comprising approximately 61 acres in the SE ¼ of Section 8, East Bend Township; 773 CR 2450N, Foesland, Illinois PIN: 10-02-08-400-004 & 009	Kurt & Madalyn Sommer	09/20/13 09/23/13	Construct an agriculture equipment storage shed
*267-13-01	Under review			
*269-13-01	Under review			

*received and reviewed, however, not approved during reporting month

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APPENDIX B. ZONING COMPLIANCE CERTIFICATES ISSUED DURING
SEPTEMBER, 2013

Date	Permit Number	Property Description; Address; PIN	Project (Related Zoning Case)
09/18/13	206-08-01	A tract of land located in the SW Corner of the SW ¼ of the NW ¼ of Section 28, Harwood Township; 3154 CR 2000E, Rantoul, Illinois PIN: 11-04-28-100-005	A single family (manufactured) home
09/18/13	25-13-03	A tract of land located primarily in the S ½ of Section 29, St. Joseph Township; 1321 CR 2075E, St. Joseph, Illinois PIN: 28-22-28-400-005	Two storage sheds for agriculture equipment
09/19/13	328-10-01	A tract of land located in the W ½ of the E ½ of Section 28, Compromise Township; 2074 CR 2550N, Thomasboro, Illinois PIN: 06-10-28-400-013	A single family home with attached garage
09/25/13	240-12-04	A 13 acre tract of land located in the NE ¼ of the NE ¼ of Section 29, Tolono Township; 785 CR 800E, Tolono, Illinois PIN: 29-26-29-200-019	A detached green house for personal use and a detached garage