

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **February 26, 2015**
Time: **6:00 P.M.**
Place: **Lyle Shields Meeting Room
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802**

*Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Lierman Ave.
and enter building through Northeast
door.*

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

MEETING TIME: 6:00

Case 769-AT-13 Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by amending the Champaign County Storm Water Management Policy by changing the name to Storm Water Management and Erosion Control Ordinance and amending the reference in Zoning Ordinance Section 4.3.10; and amend the Storm Water Management and Erosion Control Ordinance as described in the legal advertisement which can be summarized as follows:**

- I. **Revise existing Section 1 by adding a reference to 55 ILCS 5/5-15015 that authorizes the County Board to have authority to prevent pollution of any stream or body of water. (Part A of the legal advertisement)**
- II. **Revise existing Section 2 by merging with existing Sections 3.1 and 3.2 to be new Section 2 and add purpose statements related to preventing soil erosion and preventing water pollution and fulfilling the applicable requirements of the National Pollutant Discharge System (NPDES) Phase II Storm Water Permit. (Part B of the legal advertisement)**
- III. **Add new Section 3 titled Definitions to include definitions related to fulfilling the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Storm Water Permit. (Part C of the legal advertisement)**
- IV. **Revise existing Sections 3.3, 3.4, and 4 and add new Sections 5, 11, 12, 13, 14, and 15 and add new Appendices C, D, and E. Add requirements for Land Disturbance activities including a requirement for a Land Disturbance Erosion Control Permit including Minor and Major classes of Permits that are required within the Champaign County MS4 Jurisdictional Area; add a requirement that land disturbance of one acre or more in a common plan of development must comply with the Illinois Environmental Protection Agency's ILR 10 Permit requirements; add fees and time limits for each class of Permit; add requirements for administration and enforcement Permits; and add new Appendices with new standards and requirements for both Minor and Major Permits. (Parts D, E, L, M, N, O, T, U, and V of the legal advertisement)**
- V. **Revise existing Section 7 to be new Section 6 and add a prohibition against erosion or sedimentation onto adjacent properties and add minimum erosion and water quality requirements that are required for all construction or land disturbance.**
- VI. **Revise existing Section 5 to be new Section 8 and add a Preferred Hierarchy of Best Management Practices. (Part H of the legal advertisement)**
- VII. **Revise and reformat existing Section 6, 8, 9, 10, 11, 12, and the Appendices and add new Section 18. (Parts G, I, J, P, Q, R, S and W of the legal advertisement)**

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING
FEBRUARY 26, 2015**

Case 773-AT-14 Petitioner: Zoning Administrator

Request: Amend the Champaign County Storm Water Management and Erosion Control Ordinance that is the subject Zoning Case 769-AT-13, by adding the following:

- A. Add a requirement for a Grading and Demolition Permit for any grading or demolition that disturbs one acre or more of land or for any grading or demolition that is part of a larger common plan of development in which one acre or more of land disturbance will occur, and that is not related to any proposed construction.**
- B. Add fees for Grading and Demolition Permits.**
- C. Add required information to be provided in the application for a Grading and Demolition Permit.**
- D. Add a requirement that any grading or demolition pursuant to a Grading or Demolition Permit shall comply with the Illinois Environmental Protection Agency's ILR 10 General Storm Water Permit for Construction.**
- E. Add a requirement that any demolition pursuant to a Demolition Permit shall comply with the Illinois Environmental Protection Agency's regulations enforcing the National Emission Standard for Hazardous Air Pollutants for regulated asbestos.**
- F. Add prohibitions against changing the flow of water and blocking the flow of water.**
- G. Add other requirements related to Grading and Demolition Permits**

***Case 794-S-14 Petitioner: Premier Cooperative Inc. with board members Greg Miller, William Stierwalt, Kim Jolley, Kenneth Hieser, Stephen Hettinger, Pat Feeney, James Kleiss, Douglas Hansens, John Murray, Dwight Huffstutler, Maury Busboom and corporate officers Roger Miller, General Manager and James Deters, Chief Financial Officer**

**Request: 1) Authorize construction of two 24,000 gallon bulk fuel storage tanks in the B-1, Rural Trade Center Zoning District.
2) Authorize the following waiver to the standard conditions of the "Gasoline and Volatile Oils Storage in the B-1 and B-3 Districts" Special Use as per Section 6.1.3 of the Zoning Ordinance: Gasoline and Volatile Oils Storage Facilities shall not be permitted closer than 500 feet from and R District or any Residential, Institutional, or Public Assembly Use."**

Location: A 8.19 acre tract in the south half of the southwest quarter of Section 17, Township 20N, Range 9E, in Somer Township and commonly known as Premier Cooperative at 1711 East Leverett Road, Champaign.

6. New Public Hearings

***Case 796-V-14 Petitioner: Steve Vincent and George Stanhope**

**Request: Authorize the following in the AG-1 District:
A variance from Paragraph 4.2.1.H of the Zoning Ordinance, which requires that no structure shall be constructed nor use established upon or moved to a lot that does not abut and have access to a public street of no less than 20 feet at a point at which the lot has the right of access to the street on the following property.**

Location: A 6.94 acre tract in Newcomb Township in the Southwest quarter of the Southeast quarter of Section 15 of Township 21N, Range 7 East of the Third Principal Meridian and commonly known as the residence located at 360 CR 2700N, Mahomet.

***Case 798-V-15 Petitioner: SBA Network Services LLC, with agent Dolan Realty Advisors, LLC**

Request: Authorize the construction and use of a telecommunications tower in the R-4 Multiple Family Residence Zoning District with a height of 100 feet in lieu of the maximum 75 feet.

Location: A 3.18 acre tract in Urbana Township in the South Half of the Northwest Quarter of the Northwest Quarter of Section 8 of Township 19N, Range 9 East of the Third Principal Meridian commonly known as part of the Vineyard Christian Church property, 1500 North Lincoln Avenue, Urbana.

7. Staff Report

8. Other Business

A. Review of Docket

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**

CASE NO. 769-AT-13

SUPPLEMENTAL MEMORANDUM

January 15, 2015

Petitioner: **Zoning Administrator** Prepared by: **John Hall**, Zoning Administrator
Susan Chavarria, Senior Planner

Request:

Amend the Champaign County Zoning Ordinance by amending the Champaign County Stormwater Management Policy by changing the name to Storm Water Management and Erosion Control Ordinance and amending the reference in Zoning Ordinance Section 4.3.10; and amend the Storm Water Management and Erosion Control Ordinance as described in the legal advertisement (see attached) which can be summarized as follows:

- I. Revise existing Section 1 by adding a reference to 55 ILCS 5/5-15015 that authorizes the County Board to have authority to prevent pollution of any stream or body of water. (Part A of the legal advertisement)
- II. Revise existing Section 2 by merging with existing Sections 3.1 and 3.2 to be new Section 2 and add purpose statements related to preventing soil erosion and preventing water pollution and fulfilling the applicable requirements of the National Pollution Discharge Elimination System (NPDES) Phase II Storm Water Permit. (Part B of the legal advertisement)
- III. Add new Section 3 titled Definitions to include definitions related to fulfilling the applicable requirements of the National Pollution Discharge Elimination System (NPDES) Phase II Storm Water Permit. (Part C of the legal advertisement)
- V. Revise existing Sections 3.3, 3.4, and 4 and add new Sections 5, 11, 12, 13, 14, and 15 and add new Appendices C, D, and E. Add requirements for Land Disturbance activities including a requirement for a Land Disturbance Erosion Control Permit including Minor and Major classes of Permits that are required within the Champaign County MS4 Jurisdictional Area; add a requirement that land disturbance of one acre or more in a common plan of development must comply with the Illinois Environmental Protection Agency's ILR 10 Permit requirements; add fees and time limits for each class of Permit; add requirements for administration and enforcement of Permits; and add new Appendices with new standards and requirements for both Minor and Major Permits. (Parts D, E, L, M, N, O, T, U, and V of the legal advertisement)
- IV. Revise existing Section 7 to be new Section 6 and add a prohibition against erosion or sedimentation onto adjacent properties and add minimum erosion control and water quality requirements that are required for all construction or land disturbance. (Part F of the legal advertisement)
- VI. Revise existing Section 5 to be new Section 8 and add a Preferred Hierarchy of Best Management Practices. (Part H of the legal advertisement)
- VII. Revise and reformat existing Sections 6, 8, 9, 10, 11, 12, and the Appendices and add new Section 18. (Parts G, I, J, P, Q, R, S and W of the legal advertisement)

STATUS

Revised Appendices D and E are attached as is a new Appendix F which contains all Standard Details.

A group of minor but important edits are proposed based on comments received from the State's Attorney's Office. See Attachment III.

Revisions are proposed to the requirements for stockpiles in Sec. 6.4 and 11.5 to provide greater flexibility for narrow lots. See Attachment JJJ.

Revised Technical Appendices

The Revised Technical Appendices respond to several comments received during this public hearing and are much improved from the previous versions.

Technical Appendix D has been greatly revised to more accurately reflect rural conditions particularly with the example erosion and sediment control plans (ESCP). The General Notes have been revised to more accurately reflect the differences between a Zoning Use Permit and a Land Disturbance Erosion Control Permit. Standard details for mulching and permanent seeding have also been added since these practices are widely used on rural lots. All standard details have been coded with an "SD" number to facilitate quick preparation of an adequate ESCP.

Technical Appendix E has been updated with the latest IEPA and IDOT forms.

Note that in Appendix E the use of IDOT forms should probably not be a requirement provided that any alternative form would provide at least as much relevant information as that provided by the IDOT forms. The following note could be added to the Appendix E Table of Contents and indicated as applicable for all listed IDOT forms:

- * Use of IDOT forms is not mandatory but alternative forms must provide at least as much relevant information as that provided by the IDOT forms.

Revised Requirement for Stockpiles

The Draft amendment dated December 5, 2014, eliminated the requirement for E&S controls for stockpiles outside of the MS4 Jurisdictional Area and established different threshold stockpile sizes in the MS4 Jurisdictional Area. However, the 12/5/14 Draft retained the 30 feet minimum separation to a property line and it may be possible for a lot in the MS4 Jurisdictional Area to be less than 150 feet wide in which case the minimum 30 feet separation to the property line would be a hardship, depending upon the actual lot width. Of course a variance could be requested in those instances but it would be more efficient to write the amendment such that a variance would not be required.

150 feet is also not a magic number but the example lots in the Revised Appendix D illustrate that a lot width of less than 150 feet will not easily accommodate a 100 cubic yard stockpile with 30 feet separation to a property line. Also, 150 feet is the minimum required average lot width for new lots when there is no public water or public sewer.

It is clear that with proper E&S controls a stockpile need not be 30 feet from the property line and 10 feet is a reasonable separation in those instances. It remains reasonable to require the 30 feet separation to property line when no E&S controls are required.

Attachment JJJ proposes such a change to Sec. 11.5 and paragraph 6.4D. Also note that "property line" has been replaced by "property under other ownership" to allow greater flexibility during development when a builder might own more than one adjoining lot.

Status of this Zoning Case

The ZBA may finally have all that is required for a final determination.

ATTACHMENTS (* = Attachments lettered consecutively from the Preliminary Memorandum)

A Case Description from Legal Advertisement

*FFF Revised Appendix D Technical Manual Minor Land Disturbance Erosion Control Permit
(included separately with Appendices E and F)

*GGG Revised Appendix E Technical Manual Major Land Disturbance Erosion Control Permit
(included separately with Appendices D and F)

*HHH Appendix F Standard Details (included separately with Appendices D and E)

*III Miscellaneous Minor Edits

*JJJ. Revised Requirement for Stockpiles

Attachment A. Case Description from Legal Advertisement

Case 769-AT-13

FEBRUARY 6, 2014

Amend the Champaign County Zoning Ordinance by amending the Champaign County Stormwater Management Policy by changing the name to Storm Water Management and Erosion Control Ordinance and amending the reference in Zoning Ordinance Section 4.3.10; and amending the Storm Water Management and Erosion Control Ordinance as follows:

Part A. Revise Section 1 Authority by adding a reference to 55 ILCS 5/5-15015 that authorizes the County Board to have authority to prevent pollution of any stream or body of water.

Part B. Revise Section 2 as follows:

1. Merge existing Intent and Requirements (Sections 3.1) and General Requirements (Section 3.2) with existing Purpose (Section 2).
2. Add purpose statements related to preventing soil erosion and preventing water pollution and fulfilling the applicable requirements of the National Pollution Discharge Elimination System (NPDES) Phase II Storm Water Permit.

Part C. Add new Section 3 titled Definitions and add definitions related to fulfilling the applicable requirements of the National Pollution Discharge Elimination System (NPDES) Phase II Storm Water Permit.

Part D. Change the title of existing Section 4 to Scope and make the following changes:

1. Add a requirement that Land Disturbance have requirements identified in the Ordinance.
2. Add a requirement that all sections of the Ordinance are applicable to land disturbance activities in the Champaign County MS4 Jurisdictional Area.
3. Add a requirement that land disturbance of one acre or more in a common plan of development must comply with the Illinois Environmental Protection Agency's ILR 10 Permit requirements.
4. Add a requirement that all Sections except those related to the Land Disturbance Erosion Control Permit (Sections 12, 13, 14, and 15) are only applicable when a land subdivision requires approval of the Champaign County Board and when construction occurs that requires a Zoning Use Permit.
5. Add a requirement that Protect Existing Drainage and Water Resource (Section 6) and Easement (Section 7) are applicable to all subdivisions, zoning use permits and land disturbances regardless of the amount of area involved or percent impervious surface.
6. Add a requirement that Land Disturbance and Erosion Control Requirements (Section 11) are applicable with any Storm Water Drainage Plan or necessary enforcement action.
7. Add a requirement for erosion and sedimentation controls when there is more than 10,000 square feet of land disturbance in total, after the Effective Date.
8. Add exemptions to Land Disturbance Erosion Control Permits.

Part E. Add a new Section 5 titled Authorizations and Project Termination and make the following changes:

1. Relocate existing Reviewing Authorities (existing Section 4.1) and remove Special Use Approvals
2. Relocate existing Authorization to Construct (existing Section 3.3) and add authorizations for Land Disturbance Erosion Control Permits.
3. Relocate existing Requirements for Final Approvals (existing Section 3.4) and rename to Project Termination, and add requirements for Land Disturbance Erosion Control Permits.

Attachment A. Case Description from Legal Advertisement

Case 769-AT-13
FEBRUARY 6, 2014

- Part F. Renumber existing Section 7 to new Section 6 titled Protect Existing Drainage and Water Resource and make the following changes:
1. Add new requirement to prohibit erosion or sedimentation onto adjacent properties.
 2. Add new requirements for discharges from sump pumps.
 3. Add new minimum erosion control and water quality requirements including a minimum requirement for proper disposal of construction waste; minimum requirement for location and control of soil stockpiles; and a requirement to cleanup sediment that enters onto public areas and adjacent properties.
- Part G. Renumber existing Section 9 to new Section 7.
- Part H. Change existing Section 5 to new Section 8 titled Storm Water Drainage System and add a Preferred Hierarchy of Best Management Practices.
- Part I. Change existing Section 6 to new Section 9 titled Storm Water Drainage Plan and merge with existing Section 12.
- Part J. Renumber existing Section 8 to new Section 10.
- Part K. Add new Section 11 titled Land Disturbance and Erosion Control and include the following:
1. Add general requirements for erosion and sediment control operations.
 2. Add list of practices that should be applied to minimize soil erosion.
 3. Add list of practices that should be applied to minimize sediment.
 4. Add requirements for filtering dewatering practices at construction sites.
 5. Add requirements for soil stockpiles.
 6. Add requirements for maintenance of erosion and sediment control measures.
- Part L. Add new Section 12 titled Land Disturbance and Erosion Control Permits and include the following:
1. Add a requirement for Land Disturbance Erosion Control Permits.
 2. Add a requirement that the class of permit Land Disturbance Erosion Control Permit – Minor is required for any land disturbance of less than one acre that is part of a common plan of development or sale of record that is not otherwise exempt.
 3. Add a requirement that the class of permit Land Disturbance Erosion Control Permit – Major is required for any land disturbance of one acre or more that is not otherwise exempt.
 4. Add required forms and procedure requirements for each permit class.
 5. Add that the class of permit Land Disturbance Erosion Control Permit – Major shall comply with current ILR10 requirements.
 6. Add a fee schedule with fees for each class of permit.
 7. Add a requirement that an issued permit authorizes only those activities shown on approved plans.
 8. Add time limitations for Land Disturbance Erosion Control Permits.
 9. Add responsibilities of the holder of the Land Disturbance Erosion Control Permit.
 10. Add requirements for maintenance of erosion control facilities and other drainage structures during and after construction.

Attachment A. Case Description from Legal Advertisement

Case 769-AT-13

FEBRUARY 6, 2014

Part M. Add new Section 13 titled Administration of Land Disturbance and Erosion Control Permits and include the following:

1. Add duties of the Zoning Administrator as established in the Champaign County Zoning Ordinance.
2. Add conditions of Land Disturbance and Erosion Control Permit approval to prevent the creation of a nuisance or unreasonable hazard to persons or to public or private property including specific erosion and sediment controls, safety structures, grading improvements, adequate dust controls, and acceptance of discharges on others property.
3. Add conditions to which a Land Disturbance Erosion Control Permit might be denied if the Erosion and Sediment Control Plan does not meet the requirements of the ordinance and restrictions if the permit is denied.
4. Add conditions to Land Disturbance Erosion Control Permit and plans to ensure that no work occurs without prior written approval, that any changes to plans must be submitted prior to work being conducted, and methods for changing an approved document.
5. Add requirement of site inspections during specific phases of the work to ensure compliance with the conditions of the Ordinance.

Part N. Add new Section 14 titled Liability Related to Land Disturbance and Erosion Control Permits and include a requirement that all responsibilities and liabilities are held by the permit holder and no liability is held by Champaign County.

Part O. Add new Section 15 titled Enforcement of Land Disturbance and Erosion Control Permits and include the following:

1. Add a requirement that work shall be done in accordance with the approved plans, the approved permit, and the Ordinance.
2. Add a classification of deficient sites and the related enforcement activities.
3. Add a classification of Non-Compliance on a sites-and the related enforcement activities.
4. Add a classification of Notice of Violation on a sites and the related enforcement activities.
5. Add that the Zoning Administrator may require activities that shall be undertaken in order to prevent imminent hazards, dangers and adverse effects.
6. Add conditions and procedures that allow the Zoning Administrator to issue a stop-work order and that all work must stop immediately.
7. Add conditions and procedures for initiating legal proceedings.
8. Add penalties for violation of the ordinance at not less than one hundred dollars (\$100.00) per day and not more than five hundred dollars (\$500.00) per day.

Part P. Renumber existing Section 10 to new Section 16.

Part Q. Change existing Section 11 Waivers to new Section 17 titled Appeal, Waiver or Variance and include the following:

1. Add designation that the reviewing authority may issue a waiver or variance to the ordinance except for ILR10 requirements.
2. Add procedure for appealing a decision made by a reviewing authority.

Part R. Add new Effective Date (Section 18).

Attachment A. Case Description from Legal Advertisement

Case 769-AT-13

FEBRUARY 6, 2014

- Part S. Re-letter existing Appendix B to be new Appendix A and re-letter existing Appendix A to be new Appendix B.
- Part T. Add new Appendix C titled Champaign County MS4 Jurisdictional Area to include a map of the Champaign County MS4 Jurisdictional Area.
- Part U. Add new Appendix D titled Technical Manual Minor Land Disturbance Erosion Control Permit Standards and Standard Details and include application templates, erosion control plan examples, and standard construction drawings.
- Part V. Add new Appendix E titled Technical Manual Major Land Disturbance Erosion Control Permit Standards and Standard Details and include application templates, erosion control plan examples, and standard construction drawings.
- Part W. Revise and reformat the text, and update all references to new and renumbered Sections.

Attachment III. Miscellaneous Minor Edits

Case 769-AT-13

JANUARY 15, 2015

The following edits should be made to the Draft Storm Water Management and Erosion Control Ordinance dated 12/5/14:

1. In the second sentence of the definition of "Common plan of development or sale of record", at the end of the fourth numbered clause, replace the period with a semi-colon.
2. In the definition of "Impervious", replace the two letters "a t" with the word "at".
3. In Table 1 in Section 4.3, in the last sentence replace "8.2" with "4.3F."
4. In subparagraph 4.3F.1., replace "4.3G4." with "4.3F.4." and replace "4.3G.2.c." with "4.3F.2.c."
5. In subparagraph 4.3F.5, replace "4.3F." with "4.3E."
6. In subparagraph 5.2E., replace "DEVELOPMEENT" with "DEVELOPMENT".
7. In subparagraph 5.3A.6., replace "in" with "by".
8. In subparagraph 5.3B.6., replace "in" with "by".
9. In Section 6.5, add an "s" to the end of "Section".
10. In subparagraph 9.1A.1., add a period at the end of the sentence.
11. In subparagraph 9.6A., replace "9.1A.2.d." with "9.2E."
12. Revise paragraph 12.A. to read as follows:
Within the Champaign County MS4 JURISDICTIONAL AREA, a LDEC PERMIT shall be required for applicable LAND DISTURBANCES except activities identified in LDEC Permit Exemptions (Section 4.4).
13. In paragraph 12.B.1., delete the second sentence.
14. In paragraph 13.5F., replace ", or is thought to be planned." with "or has been authorized."
15. In the second sentence of Section 15.3, insert "and any" after the last comma.

Attachment JJJ. Revised Requirement for Stockpiles

Case 769-AT-13

JANUARY 15, 2015

The following revisions are proposed to the Draft Storm Water Management and Erosion Control Ordinance dated 12/5/14:

•Revise Section 11.5 to read as follows:

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 be located as follows:

- A. Stockpiles shall be provided a minimum separation of not be located less than 50 feet from the top of the bank of a drainage ditch or stream and not less than 30 feet from the centerline of a drainage swale that is indicated as an intermittent stream on a United States Geological Survey 7.5 Minute Quadrangle Map and not less than 30 feet from the top of the bank of a roadside ditch or and not in a drainage ditch easement and not less than 30-10 feet from the nearest property line under other ownership; and
- B. Any additional separation distance required for stabilization and maintenance of the stockpile outside of the minimum separation required above.

•Revise Section 6.4 to read as follows:

- D. The following practices shall be applied to LAND DISTURBANCE activities to minimize impacts from stockpiles containing more than 100 150 cubic yards of material:
1. Stockpiles of soil and other erodible building material (such as sand) shall be located as follows:
- a. Stockpiles shall be provided a minimum separation as follows:
- (a) not be located less than 50 feet from the top of the bank of a drainage ditch or stream; and
- (b) not less than 30 feet from the centerline of a drainage swale that is indicated as an intermittent stream on a United States Geological Survey 7.5 Minute Quadrangle Map; and
- (c) not less than 30 feet from the top of the bank of a roadside ditch; or and
- (d) not within a drainage ditch easement; and
- (e) not less than 30 feet from the nearest property line except for stockpiles on lots less than 150 feet in width and less than 30,000 square feet in area in which case the minimum separation to the nearest property under other ownership is 10 feet provided that erosion and sedimentation controls are installed and maintained as required in Section 11; and
- b. Any additional separation distance required for stabilization and maintenance of the stockpile outside of the minimum separation required above.

Appendix D

Technical Manual

Minor Land Disturbance Erosion Control Permit

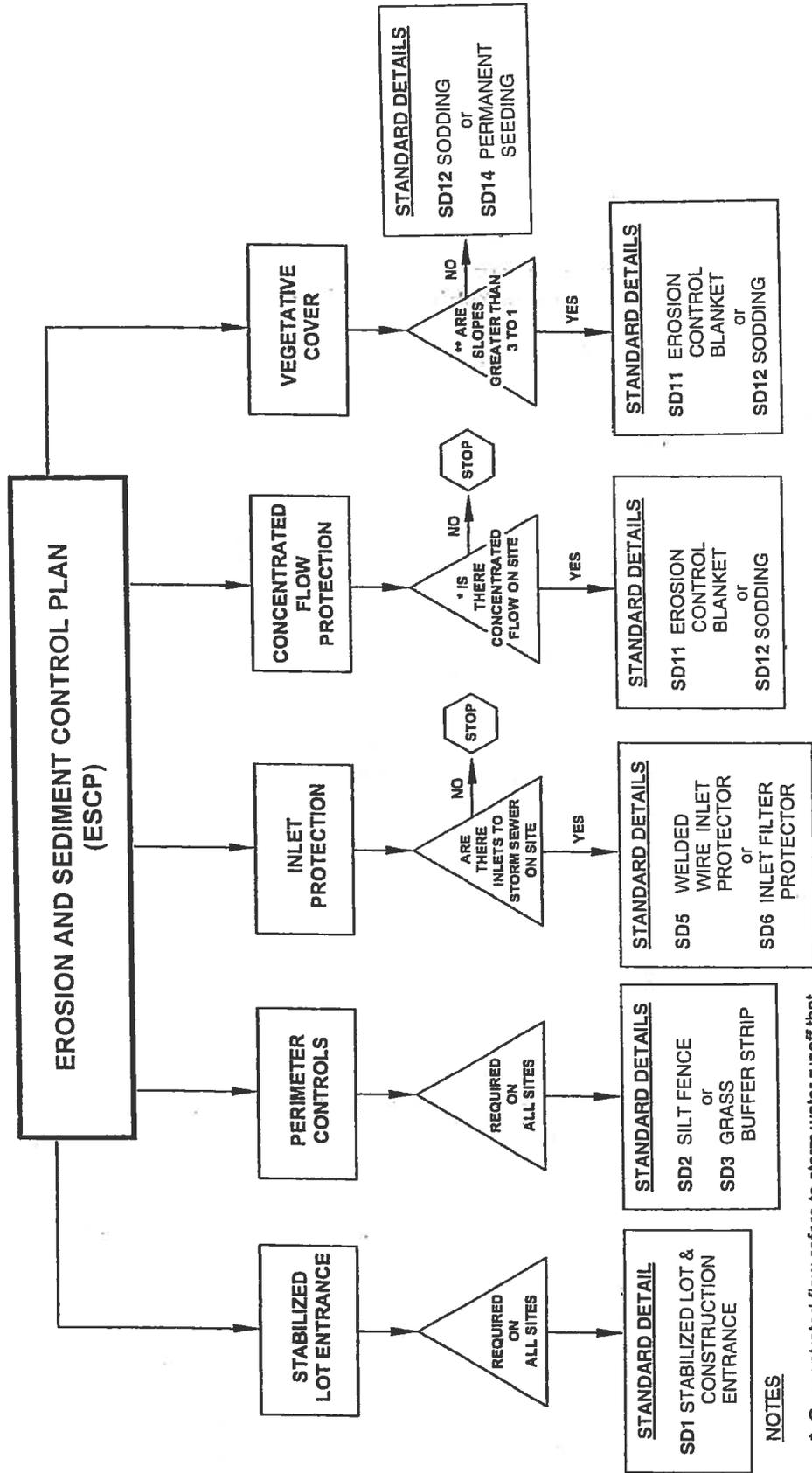
Table of Contents

Erosion Control Practices Flow Chart.....	D-2
<u>Example Erosion and Sediment Control Plan #1. Grass already established and limited soil disturbance).....</u>	<u>D-3</u>
<u>Example Erosion and Sediment Control Plan #2. Grass not already established or all soil disturbed</u>	<u>D-4</u>
General Notes.....	D-5
Standard Details to be included from Appendix F (and label for noting on ESCP):	
Stabilized Lot Entrance Standard Detail (SD1)	
Perimeter Control: Silt Fence Standard Details (SD2)	
Perimeter Control: Grass Buffer Strip Standard Details (SD3)	
Inlet Protection: Inlet Filter Protector Standard Details (SD4)	
Concentrated Flow Control: Erosion Control Blanket Standard Details (SD5)	
Soil Stabilization (non-vegetative): Mulching (SD6)	
Vegetative Soil Stabilization: Sodding Standard Details (SD7)	
Vegetative Soil Stabilization: Permanent Seeding (SD8)	
Pump Discharge Filter Bag Standard Details (SD9)	
Concrete Washout Facilities Standard Details (SD10)	

(Note: Pamphlet versions of the Storm Water Management and Erosion Control Ordinance may be made available with only Appendix D or Appendix E and contain only the relevant details from Appendix F.)

Minor Land Disturbance Erosion Control Permit

EROSION CONTROL PRACTICES FLOW CHART



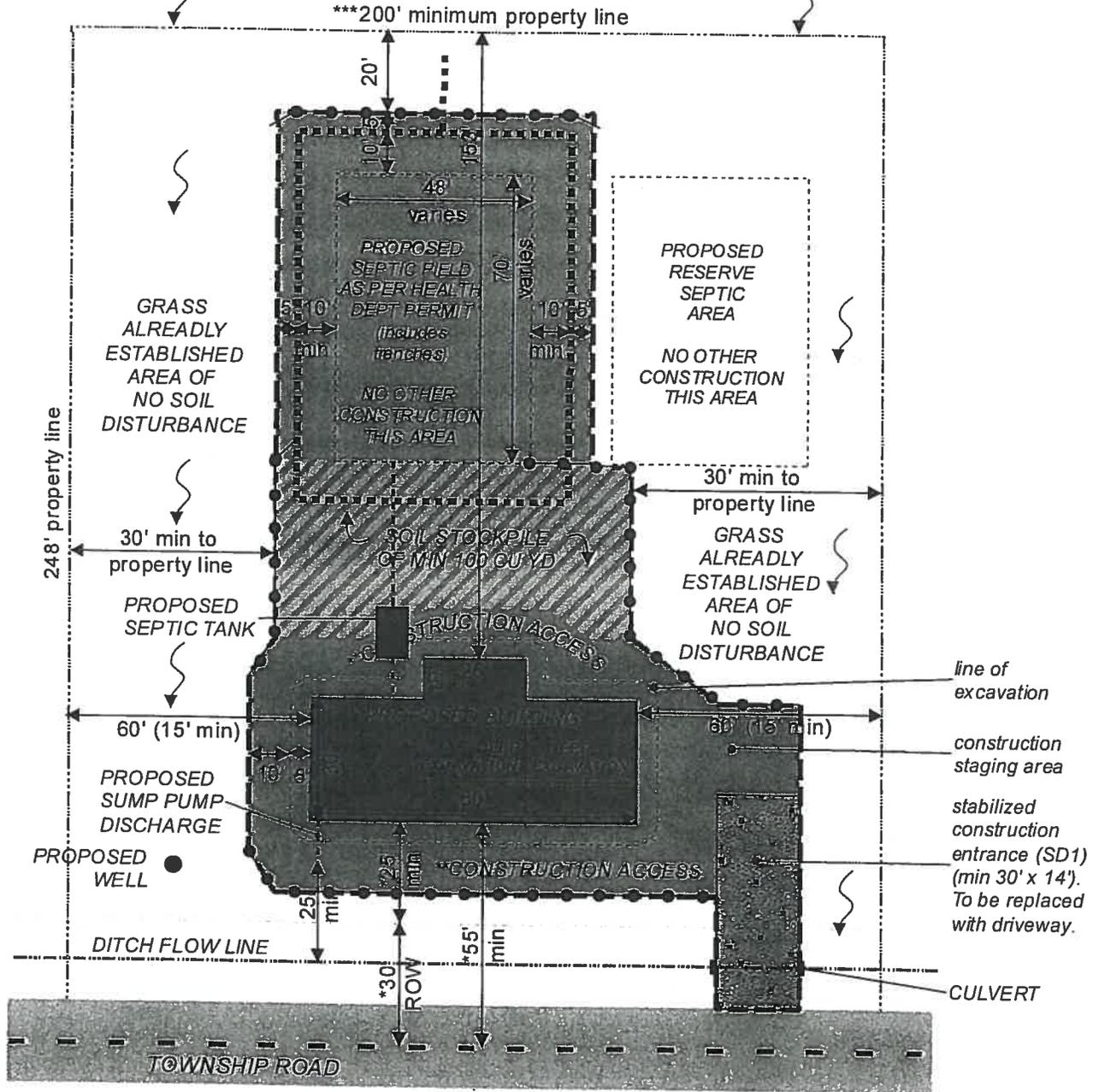
NOTES

* 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 1 foot vertical on slopes. $1 \frac{3}{4}$

Example Erosion and Sediment Control Plan (ESCP) for a New Home on a Typical Rural Lot in MS4 Area

Example 1: Grass already established - limited soil disturbance area



- * minimum setback varies depending on street classification
- ** construction access as required by contractor
- *** minimum lot width in AG-1 and CR Districts

Limit of soil disturbance (no construction activities or traffic outside this area); this area to receive permanent seeding (SD8) and mulching and/or sodding (SD12) upon construction completion



Notes:

- ESCP may be prepared on a photocopy of the Zoning Use Permit Site Plan provided by the Department of Planning & Zoning.
- For general construction sequence see General Notes in Technical Appendix D of the Stormwater Management and Erosion Control Ordinance
- SD1, SD2, SD 8 and SD 12 are Standard Details in Technical Appendix D of the Stormwater Management and Erosion Control Ordinance

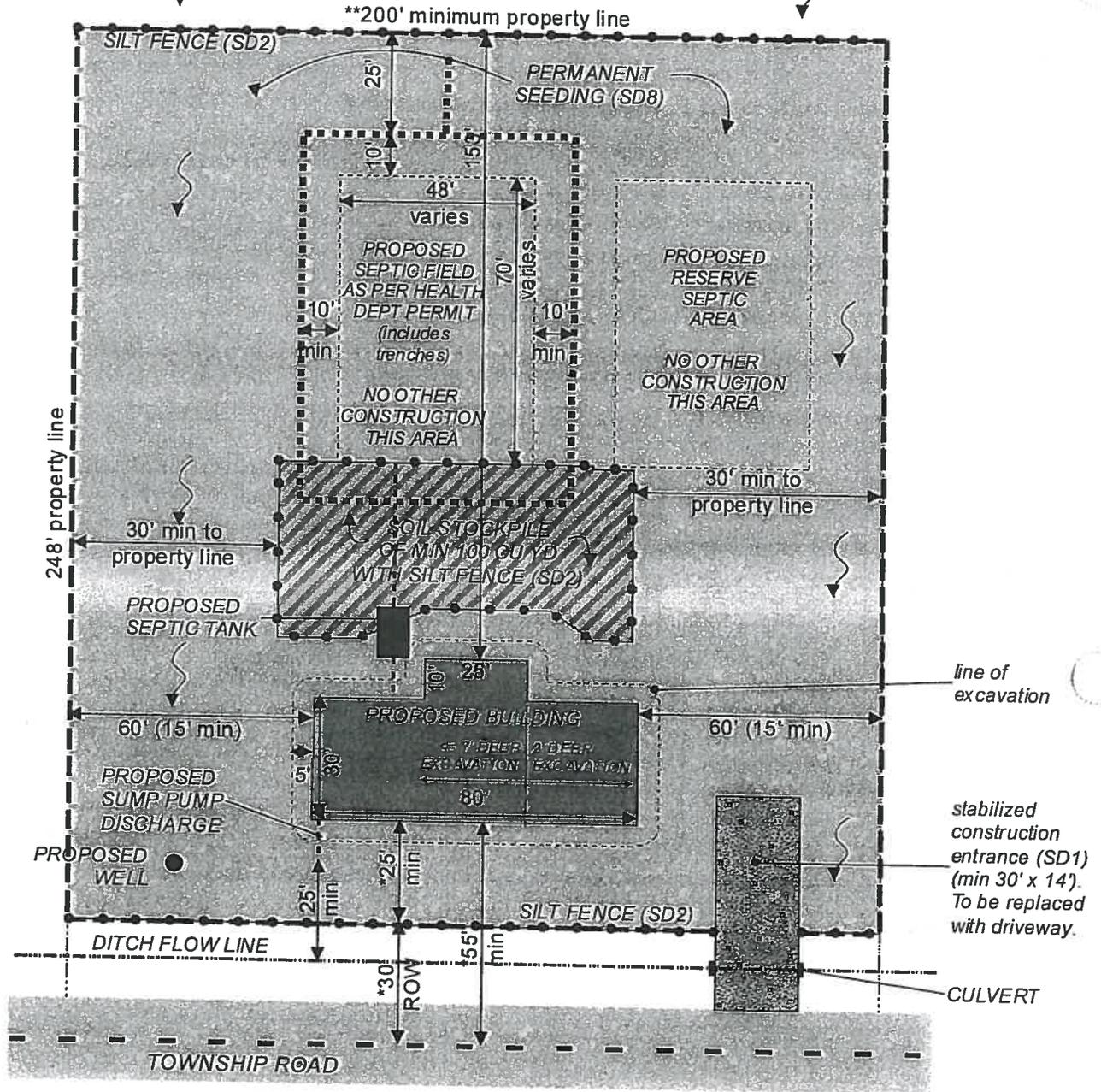
Legend

LIMIT OF SOIL DISTURBANCE (indicate by pencil shading or use of highlighter, etc.)	Curtain Drain	Soil Stockpile Area
SILT FENCE (SD2)	Septic Field	Residence
	Reserve Septic Field	Property Line



Example Erosion and Sediment Control Plan (ESCP) for a New Home on a Typical Rural Lot in MS4 Area

Example 2: All soil disturbed on property



* minimum setback varies depending on street classification
 ** minimum lot width in AG-1 and CR Districts

Notes:

1. ESCP may be prepared on a photocopy of the Zoning Use Permit Site Plan provided by the Department of Planning & Zoning.
2. For general construction sequence see General Notes in Technical Appendix D of the Stormwater Management and Erosion Control Ordinance
3. SD1, SD2, and SD8 are Standard Details in Technical Appendix D of the Stormwater Management and Erosion Control Ordinance



Legend

LIMIT OF SOIL DISTURBANCE (indicate by pencil shading or use of highlighter, etc.)

SILT FENCE (SD2)

Direction of Drainage

Curtain Drain

Septic Field

Reserve Septic Field

Stabilized Construction

Soil Stockpile Area

Residence

Property Line

Township Road



NOTES ON INSTALLATION AND CONSTRUCTION SEQUENCE

1. Apply for both a Zoning Use Permit and a Land Disturbance Erosion Control (LDEC) Permit at the same time.
2. First, the LDEC Permit will be approved with the Erosion and Sediment Control Plan (ESCP) that authorizes installation of the following:
 - A. Install stabilized lot entrance for all construction access.
 - B. Install perimeter controls where storm water enters and leaves the site.
 - C. Call Zoning Administrator for inspection of perimeter controls.
3. Next, get written approval of stabilized lot entrance and perimeter controls from the Zoning Administrator before further construction.
4. The Zoning Use Permit can only be approved after approval of perimeter Controls. The Zoning Use Permit authorizes general construction and the proposed use. During general construction:
 - A. Follow the approved ESCP.
 - B. Ensure that any stockpile is indicated on the ESCP and that it meets the minimum separation requirements.
 - C. Inspect, Maintain and Repair all erosion and sedimentation controls (especially perimeter controls) during construction until Final Stabilization is achieved.
 - D. Call the Zoning Administrator to request a Zoning Compliance Inspection when construction is complete.
5. Final Stabilization is a uniform perennial vegetative land cover of at least 70% density and cannot be achieved until there is no more land disturbance. Regarding Final Stabilization:
 - A. Final Stabilization may be completed by either the homebuilder or the homeowner but must be completed within two years of approval of the LDEC Permit.
 - B. When Final Stabilization is achieved submit a Letter of Termination to the Zoning Administrator who will inspect the Final Stabilization.
 - C. Perimeter controls should be removed (carefully) after Final Stabilization is inspected and approved in writing by the Zoning Administrator.

NOTES ON CONCENTRATED FLOWS

1. Install erosion control blanket (SD5) or sod (SD7) for concentrated flow areas.
2. Provide soil protection and energy dissipation at **gutter downspouts** or **roof edge drip line** to protect soil at all times but especially during establishment of final ground cover. Examples of soil protection and energy dissipation are erosion control blanket (SD5) or sod (SD7).
3. Provide inlet protection (SD4) at all storm sewer inlets, grates, drains, and manholes that are in proximity of disturbed area. Contact relevant authority (highway commissioner or relevant utility) prior to installation.

Appendix E

Technical Manual

Major Land Disturbance Erosion Control Permit

Table of Contents

Erosion Control Practices Flow Chart.....	E-3
Supplemental Land Disturbance Erosion Control Permit Application Form.....	E-4
Erosion and Sediment Control Plan Checklist.....	E-5
Sample Permit Plan for Major Land Disturbance Erosion Control Permit.....	E-9

Other Standard Forms:

Illinois Environmental Protection Agency ILR10 Notice of Intent (NOI) Form w/
Instructions

Illinois Department of Transportation Contractor Certification Statement

Illinois Environmental Protection Agency ILR10 Construction Site Storm Water
Discharge Incidence of Non-Compliance (ION) Form w/ Guidelines

Illinois Environmental Protection Agency ILR10 Notice of Termination (NOT) Form w/
Guidelines

Illinois Department of Transportation Storm Water Pollution Prevention Plan Erosion
Control Inspection Report Form

Illinois Department of Transportation Storm Water Pollution Prevention Plan (SWPPP)
Form (Note: Under item II.E.1. the technical basis for selection of permanent storm
water management controls should be the Champaign County Storm Water Management
and Erosion Control Ordinance.)

Standard Details to be included from Appendix F:

Stabilized Construction Entrance Standard Details

Perimeter Control: Silt Fence Standard Details

Perimeter Control: Grass Buffer Strip Standard Details

Perimeter Control: Super Silt Fence Standard Details

Inlet Protection: Welded Wire Inlet Protection Standard Details

Inlet Protection: Inlet Filter Protector Standard Details

Concentrated Flow Control: Rock Check Dam Standard Details

Concentrated Flow Control: Triangular Silt Dike Standard Details

Concentrated Flow Control: Diversion Berm Standard Details

Concentrated Flow Control: Turf Reinforcement Mat Standard Details

Standard Details to be included from Appendix F (continued):

Concentrated Flow Control: Erosion Control Blanket Standard Details

Soil Stabilization (non-vegetative): Mulching

Vegetative Soil Stabilization: Sodding Standard Details

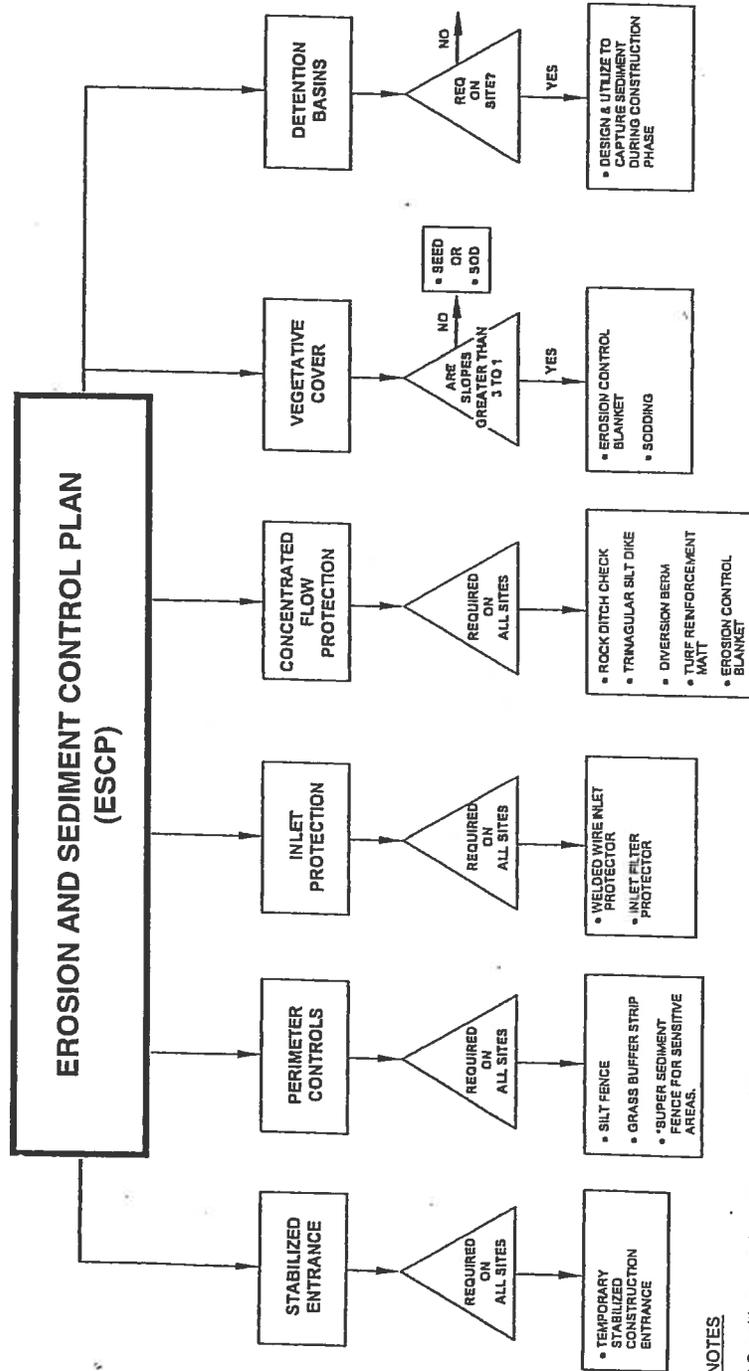
Vegetative Soil Stabilization: Permanent Seeding

Pump Discharge Filter Bag Standard Details

Concrete Washout Facilities Standard Details

(Note: Pamphlet versions of the Storm Water Management and Erosion Control Ordinance may be made available with only Appendix D or Appendix E and therein contain only the relevant details from Appendix F.)

Major Land Disturbance Erosion Control Permit EROSION CONTROL PRACTICES FLOW CHART



NOTES

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

EROSION AND SEDIMENT CONTROL PLAN CHECKLIST

Project: _____

- | | <u>Sheet/Page No.</u> |
|--|--------------------------------|
| I. Project Narrative Description | |
| A. Description of proposed development | <input type="checkbox"/> _____ |
| B. Past, present and proposed land uses including adjacent properties | <input type="checkbox"/> _____ |
| C. Surface area involved, use of excess spoil material, use of borrow material | <input type="checkbox"/> _____ |
| II. Vicinity Map – 500 ft around site | |
| A. 8½" x 11" copy of a USGS map with the outline of the project area. | <input type="checkbox"/> _____ |
| B. Scale indicated on map | <input type="checkbox"/> _____ |
| C. Streets and significant structures properly labeled on map. | <input type="checkbox"/> _____ |
| D. Watercourses, water bodies, wetlands, and other significant geographic features in the vicinity of the project area properly identified and labeled on the maps | <input type="checkbox"/> _____ |
| III. Site Drawing(s) | |
| A. Sealed by licensed professional engineer | <input type="checkbox"/> _____ |
| B. Existing and proposed contours shown and labeled -100 ft around site. | <input type="checkbox"/> _____ |
| C. Property lines shown and labeled | <input type="checkbox"/> _____ |

- 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 _____

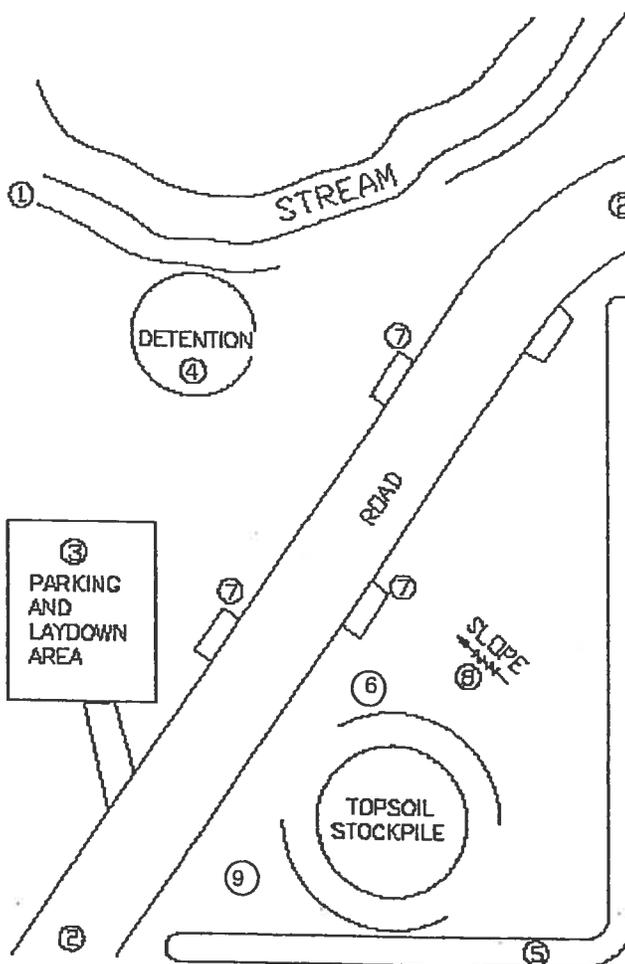
SAMPLE PERMIT PLAN

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

Bureau of Water • 1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276

Division of Water Pollution Control Notice of Intent (NOI) for General Permit to Discharge Storm Water Associated with Construction Site Activities

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Permit Section at the above address.

For Office Use Only

OWNER INFORMATION

Permit No. ILR10 _____

Company/Owner Name: _____
Mailing Address: _____ Phone: _____
City: _____ State: _____ Zip: _____ Fax: _____
Contact Person: _____ E-mail: _____
Owner Type (select one) _____

CONTRACTOR INFORMATION

MS4 Community: Yes No

Contractor Name: _____
Mailing Address: _____ Phone: _____
City: _____ State: _____ Zip: _____ Fax: _____

CONSTRUCTION SITE INFORMATION

Select One: New Change of information for: ILR10 _____
Project Name: _____ County: _____
Street Address: _____ City: _____ IL Zip: _____
Latitude: _____ Longitude: _____
(Deg) (Min) (Sec) (Deg) (Min) (Sec) Section Township Range
Approximate Construction Start Date _____ Approximate Construction End Date _____

Total size of construction site in acres: _____
If less than 1 acre, is the site part of a larger common plan of development?
 Yes No

Fee Schedule for Construction Sites:
Less than 5 acres - \$250
5 or more acres - \$750

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

Has the SWPPP been submitted to the Agency? Yes No

(Submit SWPPP electronically to: epa.constit10swppp@illinois.gov)

Location of SWPPP for viewing: Address: _____ City: _____
SWPPP contact information: Inspector qualifications: _____
Contact Name: _____
Phone: _____ Fax: _____ E-mail: _____
Project inspector, if different from above Inspector qualifications: _____
Inspector's Name: _____
Phone: _____ Fax: _____ E-mail: _____

TYPE OF CONSTRUCTION (select one)

Construction Type _____

SIC Code: _____

Type a detailed description of the project:

HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE

Has the project been submitted to the following state agencies to satisfy applicable requirements for compliance with Illinois law on:

Historic Preservation Agency Yes No

Endangered Species Yes No

RECEIVING WATER INFORMATION

Does your storm water discharge directly to: Waters of the State or Storm Sewer

Owner of storm sewer system: _____

Name of closest receiving water body to which you discharge: _____

Mail completed form to: Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Permit Section
Post Office Box 19276
Springfield, Illinois 62794-9276
or call (217) 782-0610
FAX: (217) 782-9891

Or submit electronically to: epa.constilr10swppp@illinois.gov

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.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Owner Signature:

Date:

Printed Name:

Title:

INSTRUCTIONS FOR COMPLETION OF CONSTRUCTION ACTIVITY NOTICE OF INTENT (NOI) FORM

Submit original, electronic or facsimile copies. Facsimile and/or electronic copies should be followed-up with submission of an original signature copy as soon as possible. Please write "copy" under the "For Office Use Only" box in the upper right hand corner of the first page.

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Permit Section at:

Illinois Environmental Protection Agency
 Division of Water Pollution Control
 Permit Section
 Post Office Box 19276
 Springfield, Illinois 62794-9276
 or call (217) 782-0610
 FAX: (217) 782-9891

Or submit electronically to: epa.constilr10swppp@illinois.gov

Reports must be typed or printed legibly and signed.

Any facility that is not presently covered by the General NPDES Permit for Storm Water Discharges From Construction Site Activities is considered a new facility.

If this is a change in your facility information, renewal, etc., please fill in your permit number on the appropriate line, changes of information or permit renewal notifications do not require a fee.

NOTE: FACILITY LOCATION IS NOT NECESSARILY THE FACILITY MAILING ADDRESS, BUT SHOULD DESCRIBE WHERE THE FACILITY IS LOCATED.

Use the formats given in the following examples for correct form completion.

	Example	Format
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"

For the Name of Closest Receiving Waters, do not use terms such as ditch or channel. For unnamed tributaries, use terms which include at least a named main tributary such as "Unnamed Tributary to Sugar Creek to Sangamon River."

Submission of initial fee and an electronic submission of Storm Water Pollution Prevention Plan (SWPPP) for Initial Permit prior to the Notice of Intent being considered complete for coverage by the ILR10 General Permits. Please make checks payable to: Illinois EPA at the above address.

Construction sites with less than 5 acres of land disturbance - fee is \$250.

Construction sites with 5 or more acres of land disturbance - fee is \$750.

SWPPP should be submitted electronically to: epa.constilr10swppp@illinois.gov When submitting electronically, use Project Name and City as indicated on NOI form.



Contractor Certification Statement

Prior to conducting any professional services at the site covered by this contract, the Contractor and every subcontractor must complete and return to the Resident Engineer the following certification. A separate certification must be submitted by each firm. Attach to this certification all items required by Section II.G of the Storm Water Pollution Prevention Plan (SWPPP) which will be handled by the Contractor/subcontractor completing this form.

Route _____	Marked Rte. _____
Section _____	Project No. _____
County _____	Contract No. _____

This certification statement is a part of SWPPP for the project described above, in accordance with the General NPDES Permit No. ILR10 issued by the Illinois Environmental Protection Agency.

I certify under penalty of law that I understand the terms of the Permit No. ILR 10 that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

In addition, I have read and understand all of the information and requirements stated in SWPPP for the above mentioned project; I have received copies of all appropriate maintenance procedures; and, I have provided all documentation required to be in compliance with the Permit ILR10 and SWPPP and will provide timely updates to these documents as necessary.

Contractor
 Sub-Contractor

_____	_____
Print Name	Signature
_____	_____
Title	Date
_____	_____
Name of Firm	Telephone
_____	_____
Street Address	City/State/ZIP

Items which this Contractor/subcontractor will be responsible for as required in Section II.G. of SWPPP:



Illinois Environmental Protection Agency

Bureau of Water • 1021 N. Grand Avenue E. • P.O. Box 19276 • Springfield • Illinois • 62794-9276

Division of Water Pollution Control

Construction Site Storm Water Discharge Incidence of Non-Compliance (ION)

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Compliance Assurance Section at the above address. You may email this completed form to: epa.swnoncomp@illinois.gov

For Office Use Only
Permit No. ILR10_____

Permittee Information:

Name: _____
Street Address: _____ P.O. Box: _____
City: _____ State: IL Zip Code: _____ County: _____
Phone: _____ Email: _____

Construction Site Information:

Site Name: _____
Street Address: _____
City: _____ State: IL Zip Code: _____

Latitude: _____ Longitude: _____
(Deg) (Min) (Sec) (Deg) (Min) (Sec) Section Township Range

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

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Owner Signature: _____

Date: _____

Printed Name: _____

Title: _____

DIVISION OF WATER POLLUTION CONTROL
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
FIELD OPERATIONS SECTION

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 SWPPP. Please adhere to the following guidelines:

Initial submission within 24 hours by email, telephone or fax (see region fax numbers) of any incidence of non-compliance for any violation. Submit email copy to: epa.swnoncomp@illinois.gov. After 24 hours notification, submit signed original ION within 5 days to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance #19
Post Office Box 19276
Springfield, Illinois 62794-9276

FIELD OPERATIONS HEADQUARTERS
Bruce Yurdin, Manager
Phone: 217/782-3362 Fax: 217/785-1225
EMAIL: epa.swnoncomp@illinois.gov

Region 1 - ROCKFORD
Chuck Corley, Manager
Phone: 815/987-7760 Fax: 815/987-7005

Region 2 - DESPLAINES
Jay Patel, Manager
Phone: 847/294-4000 Fax: 847/294-4058

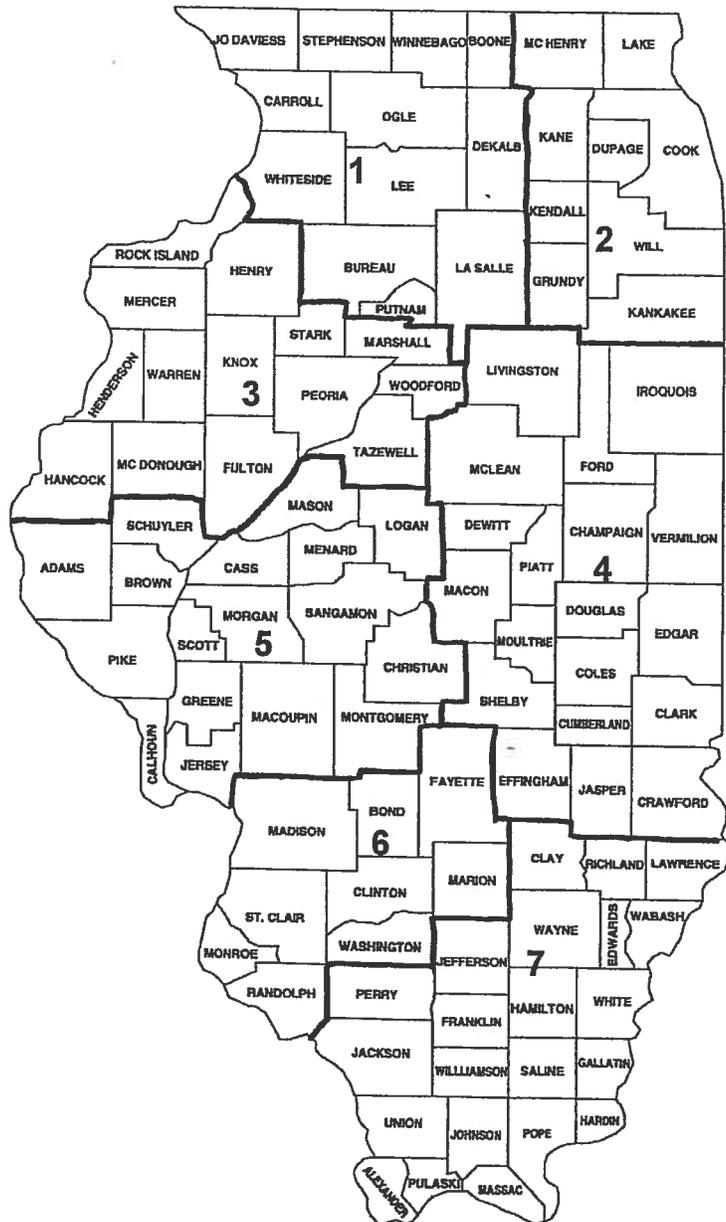
Region 3 - PEORIA
Jim Kammueler, Manager
Phone: 309/693-5463 Fax: 309/693-5467

Region 4 - CHAMPAIGN
Joe Koronkowski, Manager
Phone: 217/278-5800 Fax: 217/278-5808

Region 5 - SPRINGFIELD
Bruce Yurdin, FOS Manager
Phone: 217/782-3362 Fax: 217/785-1225

Region 6 - COLLINSVILLE
Bruce Yurdin, FOS Manager
Phone: 217/782-3362 Fax: 217/785-1225

Region 7 - MARION
Byron Marks, Manager
Phone: 618/993-7200 Fax: 618/997-5467





Illinois Environmental Protection Agency

Bureau of Water • 1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276

Division of Water Pollution Control NOTICE OF TERMINATION (NOT) of Coverage under the General Permit for Storm Water Discharges Associated with Construction Site Activities

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Permit Section at the above address.

OWNER INFORMATION

Permit No. ILR10 _____

Owner Name: _____

Owner Type (select one) _____

Mailing Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Fax: _____

Contact Person: _____ E-mail: _____

CONTRACTOR INFORMATION

Contractor Name: _____

Mailing Address: _____ Phone: _____

City: _____ State: _____ Zip: _____ Fax: _____

CONSTRUCTION SITE INFORMATION

Facility Name: _____

Street Address: _____

City: _____ IL Zip: _____ County: _____

NPDES Storm Water General Permit Number: ILR10 _____

Latitude: _____ Longitude: _____
(Deg) (Min) (Sec) (Deg) (Min) (Sec) Section Township Range

DATE PROJECT HAS BEEN COMPLETED AND STABILIZED: _____

NOTE: Coverage under this permit cannot be terminated without the completion date.

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.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Owner Signature: _____

Date: _____

Mail completed form to: Illinois Environmental Protection Agency
Division of Water Pollution Control, Attn: Permit Section
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276

(Do not submit additional documentation unless requested)

This Agency is authorized to require this information under Section 4 and Title X of the Environmental Protection Act (415 ILCS 5/4, 5/39). Failure to disclose this information may result in: a civil penalty of not to exceed \$50,000 for the violation and an additional civil penalty of not to exceed \$10,000 for each day during which the violation continues (415 ILCS 5/42) and may also 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:

Submit original, electronic or facsimile copies. Facsimile and/or electronic copies should be followed-up with submission of an original signature copy as soon as possible.

Submit completed forms to:

Illinois Environmental Protection Agency
 Division of Water Pollution Control, Attn: Permit Section
 1021 North Grand Avenue East
 P.O. Box 19276
 Springfield, Illinois 62794-9276
 or call (217) 782-0610
 FAX: (217) 782-9891

Or submit electronically to: epa.constilr10swppp@illinois.gov

Reports must be typed or printed legibly and signed.

NOTE: FACILITY LOCATION IS NOT NECESSARILY THE FACILITY MAILING ADDRESS, BUT SHOULD DESCRIBE WHERE THE FACILITY IS LOCATED.

Use the formats given in the following examples for correct form completion.

	Example	Format
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"

Final stabilization has occurred when:

- (a) all soil disturbing activities at the site have been completed;
- (b) a uniform perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas not covered by permanent structures; or
- (c) equivalent permanent stabilization measures have been employed.



Route _____
Section _____
County _____

Marked Rte. _____
Project No. _____
Contract No. _____

This plan has been prepared to comply with the provisions of the National Pollutant Discharge Elimination System (NPDES) Permit No. ILR10 (Permit ILR10), issued by the Illinois Environmental Protection Agency (IEPA) 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.

Print Name

Title

Agency

Signature

Date

I. Site Description:

- A. Provide a description of the project location (include latitude and longitude):
- B. Provide a description of the construction activity which is the subject of this plan:
- C. Provide the estimated duration of this project:
- D. The total area of the construction site is estimated to be _____ acres.
The total area of the site estimated to be disturbed by excavation, grading or other activities is _____ acres.
- E. The following is a weighted average of the runoff coefficient for this project after construction activities are completed:
- F. List all soils found within project boundaries. Include map unit name, slope information, and erosivity:
- G. Provide an aerial extent of wetland acreage at the site:
- H. Provide a description of potentially erosive areas associated with this project:
- I. The following is a description of soil disturbing activities by stages, their locations, and their erosive factors (e.g. steepness of slopes, length of slopes, etc):

- J. See the erosion control plans and/or drainage plans for this contract for information regarding drainage patterns, approximate slopes anticipated before and after major grading activities, locations where vehicles enter or exit the site and controls to prevent offsite sediment tracking (to be added after contractor identifies locations), areas of soil disturbance, the location of major structural and non-structural 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 surface water including wetlands.
- K. Identify who owns the drainage system (municipality or agency) this project will drain into:
- L. The following is a list of General NPDES ILR40 permittees within whose reporting jurisdiction this project is located.
- M. The following is a list of receiving water(s) and the ultimate receiving water(s) for this site. The location of the receiving waters can be found on the erosion and sediment control plans:
- N. Describe areas of the site that are to be protected or remain undisturbed. These areas may include steep slopes, highly erodible soils, streams, stream buffers, specimen trees, natural vegetation, nature preserves, etc.
- O. The following sensitive environmental resources are associated with this project, and may have the potential to be impacted by the proposed development:
- Floodplain
 - Wetland Riparian
 - Threatened and Endangered Species
 - Historic Preservation
 - 303(d) Listed receiving waters for suspended solids, turbidity, or siltation
 - Receiving waters with Total Maximum Daily Load (TMDL) for sediment, total suspended solids, turbidity or siltation
 - Applicable Federal, Tribal, State or Local Programs
 - Other
1. 303(d) Listed receiving waters (fill out this section if checked above):
- a. The name(s) of the listed water body, and identification of all pollutants causing impairment:
 - b. Provide a description of how erosion and sediment control practices will prevent a discharge of sediment resulting from a storm event equal to or greater than a twenty-five (25) year, twenty-four (24) hour rainfall event:
 - c. Provide a description of the location(s) of direct discharge from the project site to the 303(d) water body:
 - d. Provide a description of the location(s) of any dewatering discharges to the MS4 and/or water body:
2. TMDL (fill out this section if checked above)
- a. The name(s) of the listed water body:

- b. Provide a description of the erosion and sediment control strategy that will be incorporated into the site design that is consistent with the assumptions and requirements of the TMDL:
- c. If a specific numeric waste load allocation has been established that would apply to the project's discharges, provide a description of the necessary steps to meet that allocation:

P. The following pollutants of concern will be associated with this construction project:

- | | |
|--|---|
| <input type="checkbox"/> Soil Sediment | <input type="checkbox"/> Petroleum (gas, diesel, oil, kerosene, hydraulic oil / fluids) |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Antifreeze / Coolants |
| <input type="checkbox"/> Concrete Truck Waste | <input type="checkbox"/> Waste water from cleaning construction equipment |
| <input type="checkbox"/> Concrete Curing Compounds | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Solid Waste Debris | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Paints | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Solvents | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Fertilizers / Pesticides | <input type="checkbox"/> Other (specify) |

II. Controls:

This section of the plan addresses the controls that will be implemented for each of the major construction activities described in I.C. above and for all use areas, borrow sites, and waste sites. For each measure discussed, the Contractor will be responsible for its implementation as indicated. The Contractor shall provide to the Resident Engineer a plan for the implementation of the measures indicated. The Contractor, and subcontractors, will notify the Resident Engineer of any proposed changes, maintenance, or modifications to keep construction activities compliant with the Permit ILR10. Each such Contractor has signed the required certification on forms which are attached to, and are a part of, this plan:

A. **Erosion and Sediment Controls:** At a minimum, controls must be coordinated, installed and maintained to:

1. Minimize the amount of soil exposed during construction activity;
2. Minimize the disturbance of steep slopes;
3. Maintain natural buffers around surface waters, direct storm water to vegetated areas to increase sediment removal and maximize storm water infiltration, unless infeasible;
4. Minimize soil compaction and, unless infeasible, preserve topsoil.

B. **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 but are not limited to: temporary seeding, permanent seeding, mulching, geotextiles, sodding, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Except as provided below in II(B)(1) and II(B)(2), stabilization measures shall be initiated **immediately** where construction activities have temporarily or permanently ceased, but in no case more than **one (1) day** after the construction activity in that portion of the site has temporarily or permanently ceases on all disturbed portions of the site where construction will not occur for a period of fourteen (14) or more calendar days.

1. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
2. On areas where construction activity has temporarily ceased and will resume after fourteen (14) days, a temporary stabilization method can be used.

The following stabilization practices will be used for this project:

- | | |
|--|---|
| <input type="checkbox"/> Preservation of Mature Vegetation | <input type="checkbox"/> Erosion Control Blanket / Mulching |
| <input type="checkbox"/> Vegetated Buffer Strips | <input type="checkbox"/> Sodding |
| <input type="checkbox"/> Protection of Trees | <input type="checkbox"/> Geotextiles |
| <input type="checkbox"/> Temporary Erosion Control Seeding | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Temporary Turf (Seeding, Class 7) | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Temporary Mulching | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Permanent Seeding | <input type="checkbox"/> Other (specify) |

Describe how the stabilization practices listed above will be utilized during construction:

Describe how the stabilization practices listed above will be utilized after construction activities have been completed:

C. **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 but are not limited to: perimeter erosion barrier, earth dikes, drainage swales, sediment traps, ditch checks, 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.

The following structural practices will be used for this project:

- | | |
|--|--|
| <input type="checkbox"/> Perimeter Erosion Barrier | <input type="checkbox"/> Rock Outlet Protection |
| <input type="checkbox"/> Temporary Ditch Check | <input type="checkbox"/> Riprap |
| <input type="checkbox"/> Storm Drain Inlet Protection | <input type="checkbox"/> Gabions |
| <input type="checkbox"/> Sediment Trap | <input type="checkbox"/> Slope Mattress |
| <input type="checkbox"/> Temporary Pipe Slope Drain | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Temporary Sediment Basin | <input type="checkbox"/> Slope Walls |
| <input type="checkbox"/> Temporary Stream Crossing | <input type="checkbox"/> Concrete Revetment Mats |
| <input type="checkbox"/> Stabilized Construction Exits | <input type="checkbox"/> Level Spreaders |
| <input type="checkbox"/> Turf Reinforcement Mats | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Permanent Check Dams | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Permanent Sediment Basin | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Aggregate Ditch | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Paved Ditch | <input type="checkbox"/> Other (specify) |

Describe how the structural practices listed above will be utilized during construction:

Describe how the structural practices listed above will be utilized after construction activities have been completed:

D. **Treatment Chemicals**

Will polymer flocculants or treatment chemicals be utilized on this project: Yes No

If yes above, identify where and how polymer flocculants or treatment chemicals will be utilized on this project.

E. **Permanent Storm Water Management Controls:** Provided below is a description of measures that will be installed during the construction process to control volume and 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.

1. Such practices may include but are not limited to: 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 Chapter 41 (Construction Site Storm Water Pollution Control) of the IDOT Bureau of Design and Environment Manual. If practices other than those discussed in Chapter 41 are selected for implementation or if practices are applied to situations different from those covered in Chapter 41, the technical basis for such decisions will be explained below.

2. 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 permanent storm water management controls:

- F. **Approved State or Local Laws:** The management practices, controls and provisions contained in this plan will be in accordance with IDOT specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban Manual. Procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials shall be described or incorporated by reference in the space provided below. Requirements specified in sediment and erosion site plans, site permits, storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, to be authorized to discharge under the Permit ILR10 incorporated by reference and are enforceable under this permit even if they are not specifically included in the plan.

Description of procedures and requirements specified in applicable sediment and erosion site plans or storm water management plans approved by local officials:

- G. **Contractor Required Submittals:** Prior to conducting any professional services at the site covered by this plan, the Contractor and each subcontractor responsible for compliance with the permit shall submit to the Resident Engineer a Contractor Certification Statement, BDE 2342a.

1. The Contractor shall provide a construction schedule containing an adequate level of detail to show major activities with implementation of pollution prevention BMPs, including the following items:
 - Approximate duration of the project, including each stage of the project
 - Rainy season, dry season, and winter shutdown dates
 - Temporary stabilization measures to be employed by contract phases
 - Mobilization timeframe
 - Mass clearing and grubbing/roadside clearing dates
 - Deployment of Erosion Control Practices
 - Deployment of Sediment Control Practices (including stabilized construction entrances/exits)
 - Deployment of Construction Site Management Practices (including concrete washout facilities, chemical storage, refueling locations, etc.)
 - Paving, saw-cutting, and any other pavement related operations
 - Major planned stockpiling operations
 - Timeframe for other significant long-term operations or activities that may plan non-storm water discharges such as dewatering, grinding, etc.
 - Permanent stabilization activities for each area of the project
2. The Contractor and each subcontractor shall provide, as an attachment to their signed Contractor Certification Statement, a discussion of how they will comply with the requirements of the permit in regard to the following items and provide a graphical representation showing location and type of BMPs to be used when applicable:

- Vehicle Entrances and Exits – Identify type and location of stabilized construction entrances and exits to be used and how they will be maintained.
- Material Delivery, Storage and Use – Discuss where and how materials including chemicals, concrete curing compounds, petroleum products, etc. will be stored for this project.
- Stockpile Management – Identify the location of both on-site and off-site stockpiles. Discuss what BMPs will be used to prevent pollution of storm water from stockpiles.
- Waste Disposal – Discuss methods of waste disposal that will be used for this project.
- Spill Prevention and Control – Discuss steps that will be taken in the event of a material spill (chemicals, concrete curing compounds, petroleum, etc.)
- Concrete Residuals and Washout Wastes – Discuss the location and type of concrete washout facilities to be used on this project and how they will be signed and maintained.
- Litter Management – Discuss how litter will be maintained for this project (education of employees, number of dumpsters, frequency of dumpster pick-up, etc.).
- Vehicle and Equipment Fueling – Identify equipment fueling locations for this project and what BMPs will be used to ensure containment and spill prevention.
- Vehicle and Equipment Cleaning and Maintenance – Identify where equipment cleaning and maintenance locations for this project and what BMPs will be used to ensure containment and spill prevention.
- Dewatering Activities – Identify the controls which will be used during dewatering operations to ensure sediments will not leave the construction site.
- Polymer Flocculants and Treatment Chemicals – Identify the use and dosage of treatment chemicals and provide the Resident Engineer with Material Safety Data Sheets. Describe procedures on how the chemicals will be used and identify who will be responsible for the use and application of these chemicals. The selected individual must be trained on the established procedures.
- Additional measures indicated in the plan.

III. Maintenance:

When requested by the Contractor, the Resident Engineer will provide general maintenance guides to the Contractor for the practices associated with this project. The following additional procedures will be used to maintain, in good and effective operating conditions, the vegetation, erosion and sediment control measures and other protective measures identified in this plan. It will be the Contractor's responsibility to attain maintenance guidelines for any manufactured BMPs which are to be installed and maintained per manufacture's specifications.

IV. Inspections:

Qualified personnel shall inspect disturbed areas of the construction site which have not yet been finally stabilized, structural control measures, and locations where vehicles and equipment enter and exit the site using IDOT Storm Water Pollution Prevention Plan Erosion Control Inspection Report (BC 2259). Such inspections shall be conducted at least once every seven (7) calendar days and within twenty-four (24) hours of the end of a storm or by the end of the following business or work day that is 0.5 inch or greater or equivalent snowfall.

Inspections may be 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.

If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Resident Engineer shall notify the appropriate IEPA Field Operations Section office by email at: epa.swnoncomp@illinois.gov, telephone or fax within twenty-four (24) hours of the incident. The Resident Engineer shall then complete and submit an "Incidence of Non-Compliance" (ION) report for the identified violation within five (5) days of the incident. The Resident Engineer shall use forms provided by IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. All reports of non-compliance shall be signed by a responsible authority in accordance with Part VI. G of the Permit ILR10.

The Incidence of Non-Compliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
Post Office Box 19276
Springfield, Illinois 62794-9276

Additional Inspections Required:

V. Failure to Comply:

Failure to comply with any provisions of this Storm Water Pollution Prevention Plan will result in the implementation of a National Pollutant Discharge Elimination System/Erosion and Sediment Control Deficiency Deduction against the Contractor and/or penalties under the Permit ILR10 which could be passed on to the Contractor.

Appendix F

Standard Details

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(Note: Pamphlet versions of the Storm Water Management and Erosion Control Ordinance may be made available with only Appendix D or Appendix E and therein contain only the relevant details from Appendix F.)

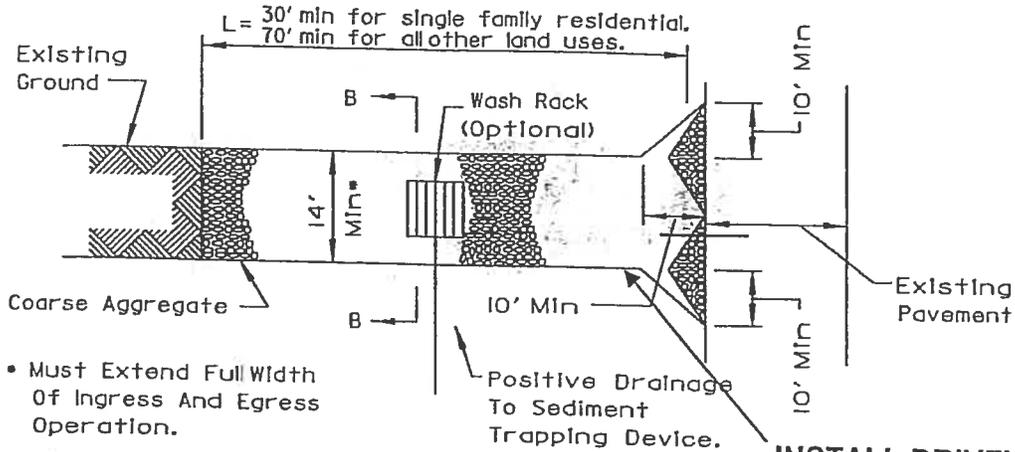
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STABILIZED LOT & CONSTRUCTION ENTRANCE

SD1 STABILIZED LOT & CONSTRUCTION ENTRANCE

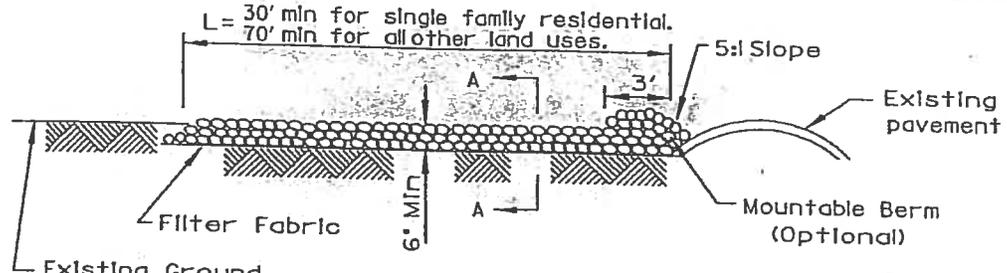
STABILIZED CONSTRUCTION ENTRANCE DETAIL



• Must Extend Full Width Of Ingress And Egress Operation.

PLAN VIEW

INSTALL DRIVEWAY CULVERT IF ROADSIDE DITCH IS PRESENT



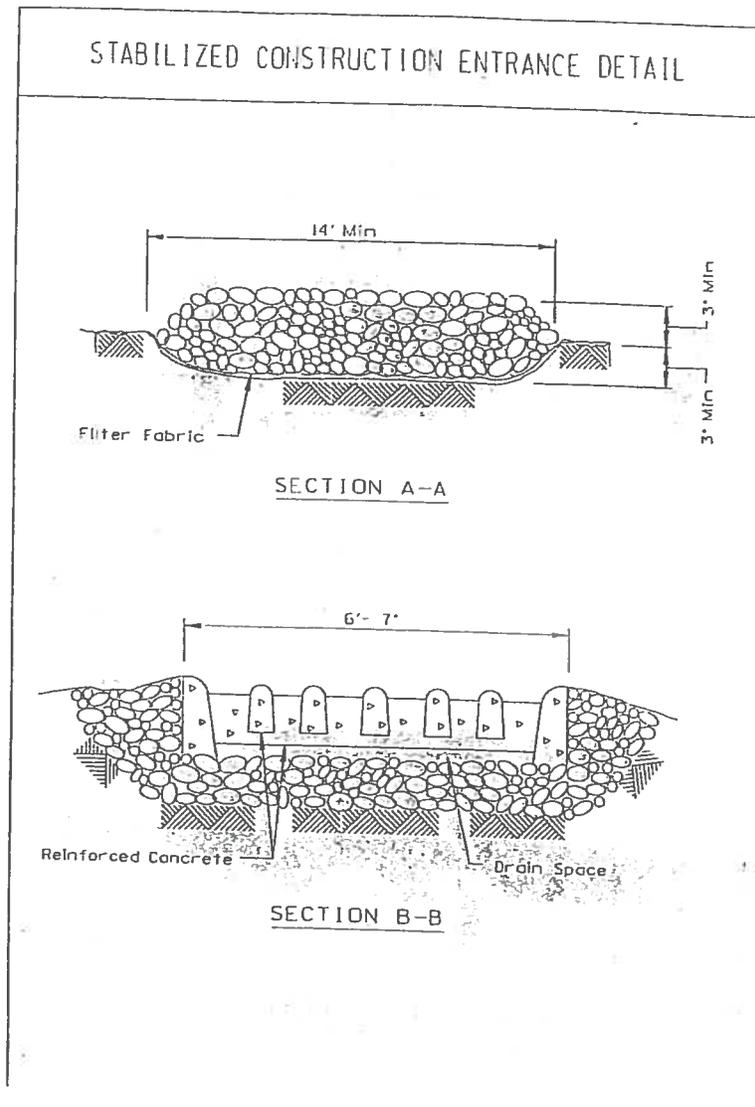
SIDE ELEVATION

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 manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

STABILIZED LOT & CONSTRUCTION ENTRANCE

SD1 STABILIZED LOT & CONSTRUCTION ENTRANCE (continued)



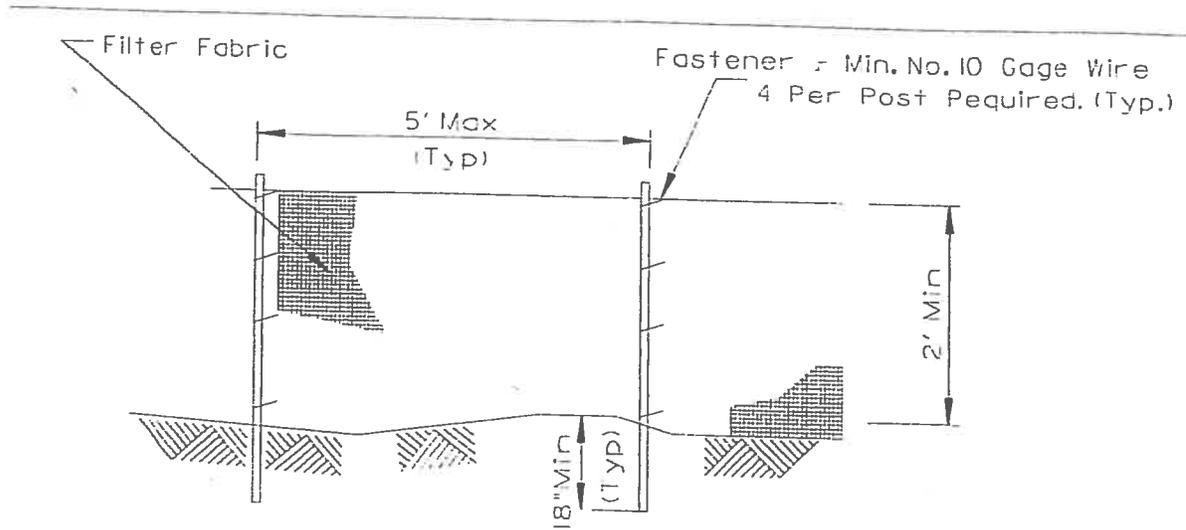
MAINTENANCE:

- 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.

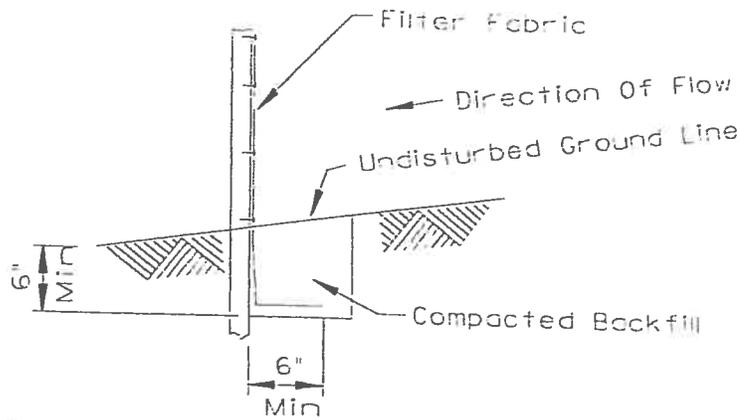
PERIMETER CONTROL

SD2 SILT (SEDIMENT) FENCE

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.

SD2 SILT (SEDIMENT) FENCE (continued)

INSTALLATION:

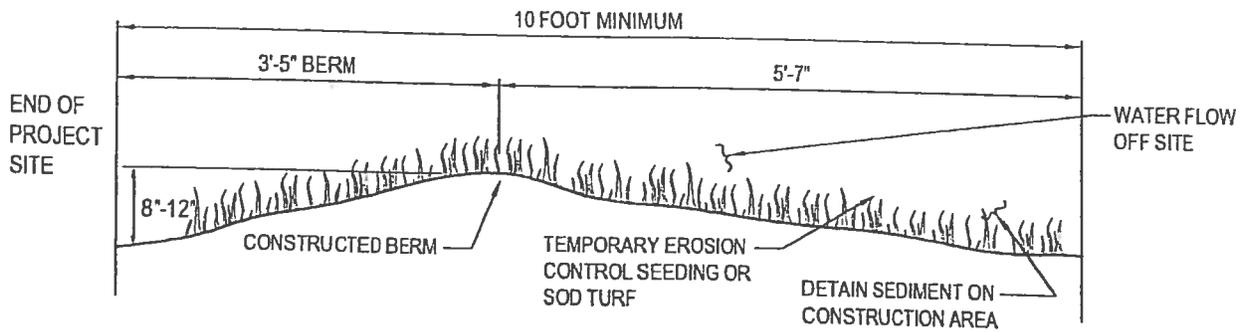
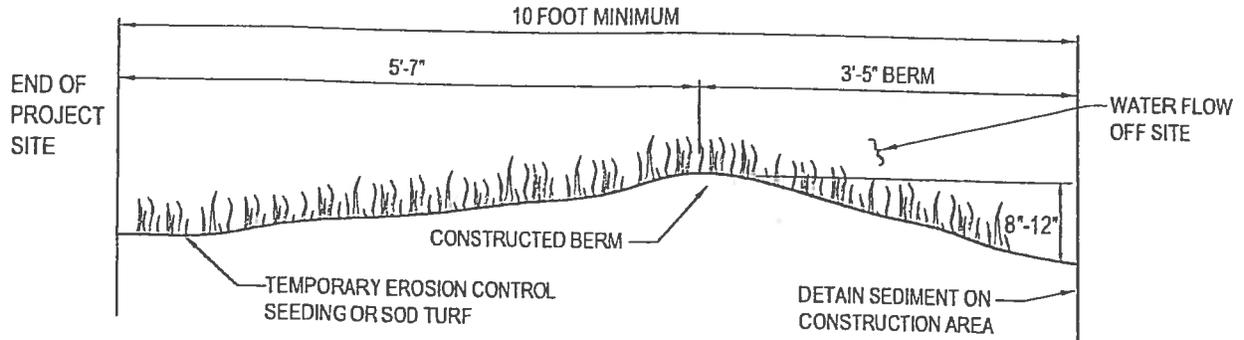
1. Silt fence shall be a minimum of 24 inches above the original ground surface and shall not exceed 36 inches above ground surface.
2. Excavate a trench approximately 6 inches wide and 6 inches deep on the upslope side of the proposed location of the fence. A slicing machine may be used in lieu of trenching.
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

SD3 GRASS BUFFER STRIP



NOTES

PERIMETER CONTROL

SD3 GRASS BUFFER STRIP (continued)

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

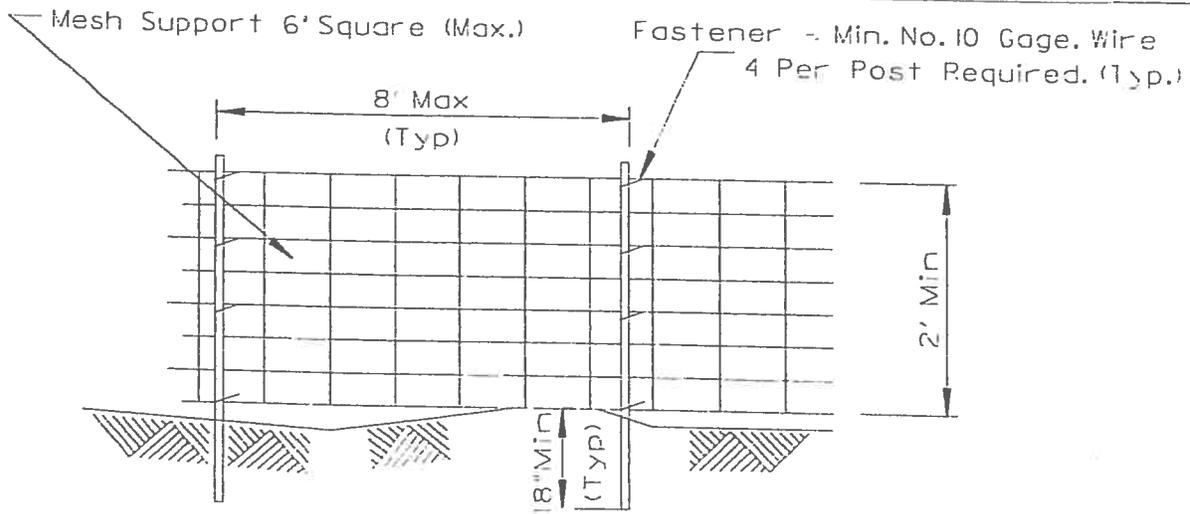
INSPECTION AND MAINTENANCE

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.

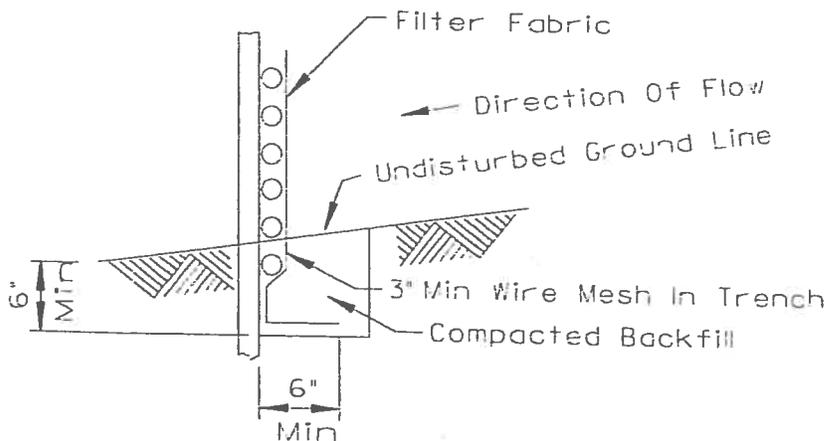
PERIMETER CONTROL

SD4 SUPER SILT (SEDIMENT) 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.

SD4 SUPER SILT (SEDIMENT) FENCE (continued)

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.

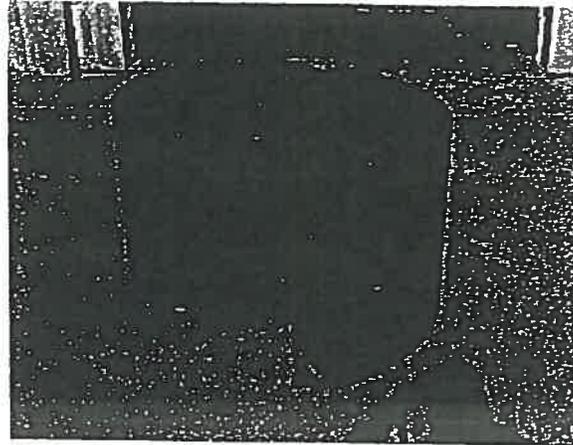
MAINTENANCE:

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.

INLET PROTECTION

SD5 WELDED WIRE INLET PROTECTOR

WELDED WIRE / MONOFILAMENT INLET PROTECTORS



SPECIFICATIONS

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

1. 36" wide geotextile fabric shall be Mirafl[®] FF101. Mirafl[®] 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-938.

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

<u>Mechanical Physical Properties</u>	<u>Description/Minimum Average Roll Values</u>	<u>Test Method</u>
Structure	Woven Monofilament	
Polymer	Polypropylene	
U.V. Resistance (\bar{a} 500hrs)	80% Strength Retained	ASTM D4355
Permeivity	2.9 Sec-1	ASTM D4491
Flow Rate	100 gpm/ft ²	ASTM D4491
Grab Tensile Strength (min)	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-165.

INLET PROTECTION

SD5 WELDED WIRE INLET PROTECTOR (continued)

MAINTENANCE:

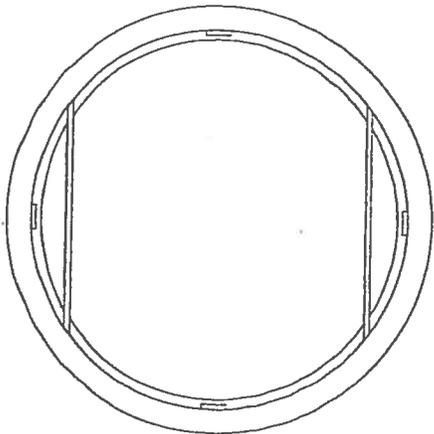
1. Excavate a trench approximately 6 inches wide and 6 inches deep the proposed location of the inlet protector.
2. The 6 inch by 6 inch trench shall be backfilled and the soil compacted over the textile

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.

SD6 INLET FILTER PROTECTOR

IPP INLET FILTERS

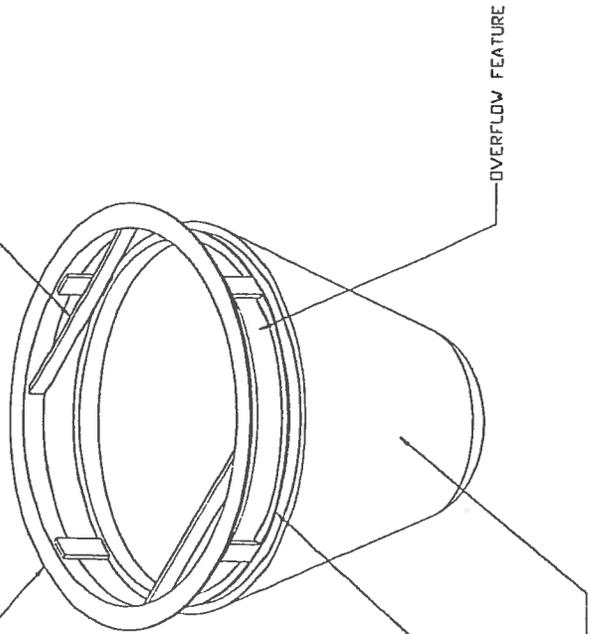


GALVANIZED STEEL FRAME

LIFT HANDLES

DOT Type 1 Round Inlet Filter Depicted

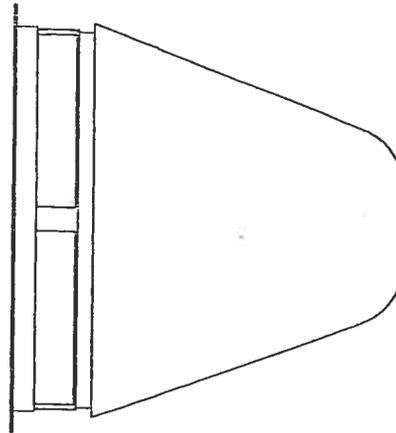
NOTE: Round and Square/Rectangular Inlet Filters Available for most Neenah and East Jordan Beehive, Roll Curb and Curb Box Frame Types



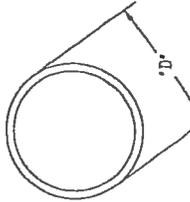
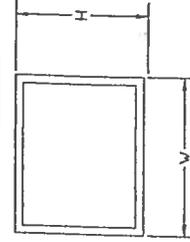
STAINLESS STEEL LOCKING BAND

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 PROTECTION

SD6 INLET FILTER PROTECTOR (continued)

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 PROTECTION

SD6 INLET FILTER PROTECTOR (continued)

INSTALLATION:

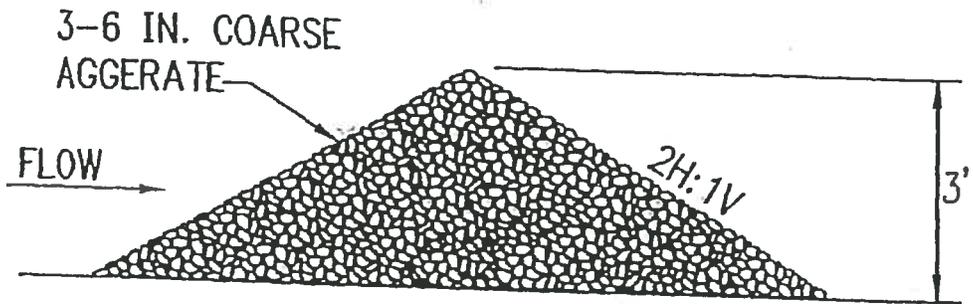
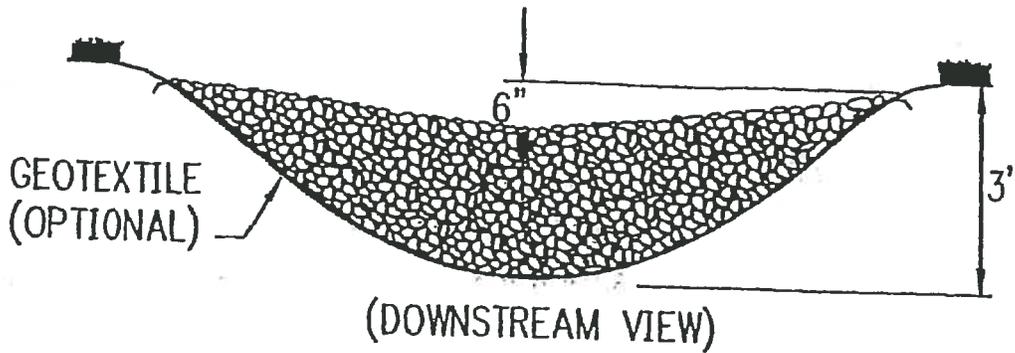
All inlet filter protectors shall be installed in accordance with manufacturer's instructions.

MAINTENANCE

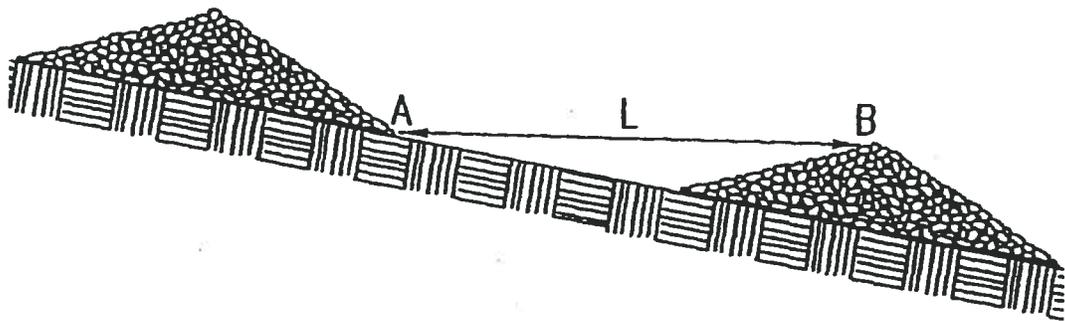
1. Inspect on a daily basis or as necessary.
2. Any damage to products shall be repaired immediately.
3. Sediment must be removed when it reaches 1/3 the height of the product.
4. Inlet protection shall be removed when it has served its useful purpose, but not before upslope area has been permanently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

CONCENTRATED FLOW CONTROLS

SD7 ROCK CHECK DAM



SPACING BETWEEN CHECK DAMS:



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

CONCENTRATED FLOW CONTROLS

SD7 ROCK CHECK DAM (continued)

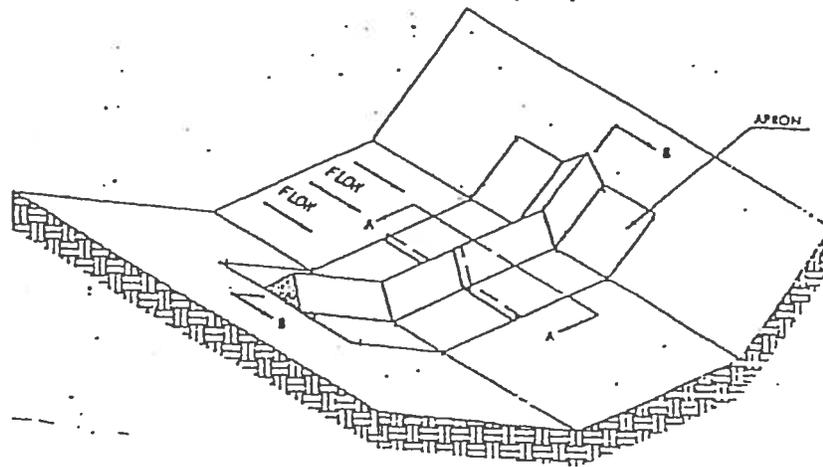
NOTES:

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.

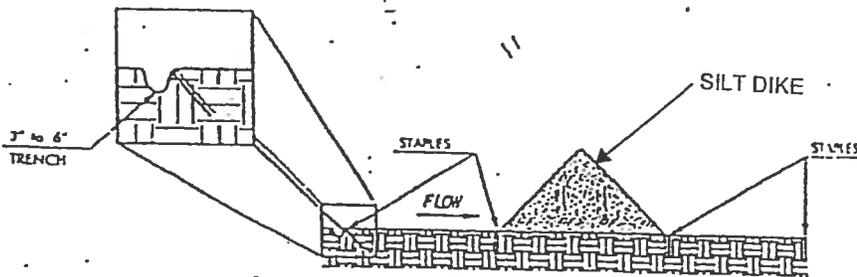
CONCENTRATED FLOW CONTROLS

SD8 TRIANGULAR SILT DIKE

TRIANGULAR SILT DIKE INSTALLATION
FOR
ROADWAY DITCH OR DRAINAGE DITCH

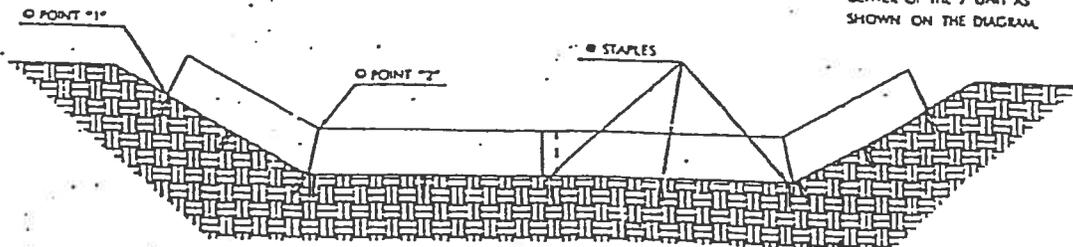


SILT DIKE UNIT
CUT SECTION



DETAIL A-A

• STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF THE 7\" UNIT AS SHOWN ON THE DIAGRAM.



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

DIKE SECTION
DETAIL B-B

CONCENTRATED FLOW CONTROLS

SD8 TRIANGULAR SILT DIKE (continued)

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 .

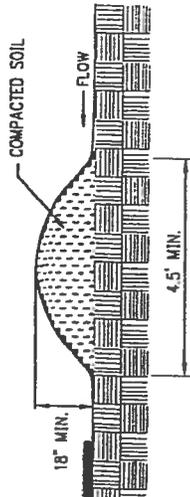
MAINTENANCE:

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.

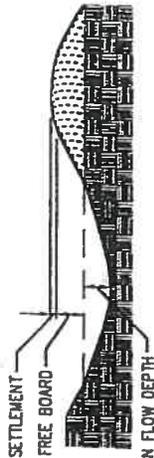
CONCENTRATED FLOW CONTROLS

SD9 DIVERSION BERM

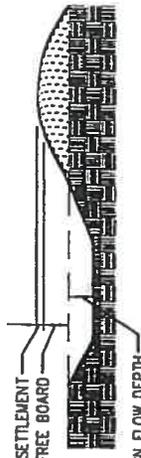
DIVERSIONS



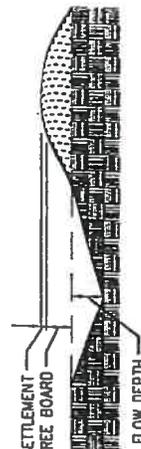
TYPICAL DIVERSION DIKE
NOT TO SCALE



TYPICAL PARABOLIC DIVERSION

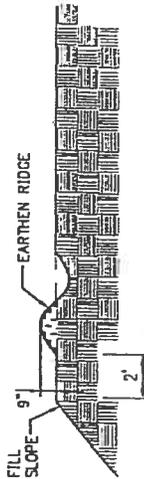


TYPICAL TRAPEZOIDAL DIVERSION

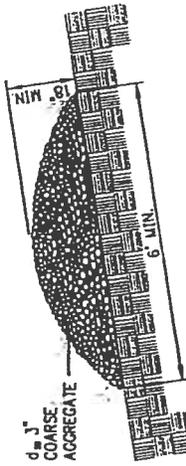


TYPICAL VEE-SHAPED DIVERSION

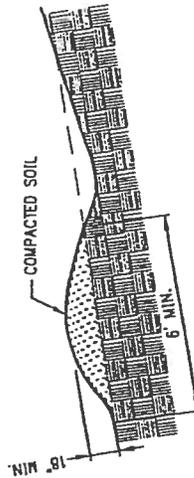
TEMPORARY RIGHT-OF-WAY DIVERSIONS



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.

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.

CONCENTRATED FLOW CONTROLS

SD10 TURF REINFORCEMENT MAT

TURF REINFORCEMENT MAT INSTALLATION ON A SLOPE

SOIL STABILIZATION SHOULD BE INSTALLED VERTICALLY DOWN SLOPE FOR BEST RESULTS. SLOPE SURFACE SHALL BE SMOOTH AND FREE OF ROCKS, BUMPS OF DIRT, GRASS AND STICKS. MAT SHALL BE LAPPED FLAT ON SURFACE OR PROPER SOIL CONTACT.

1. THE MAJORITY OF THESE PRODUCTS PROVIDE A THREE DIMENSIONAL GEOMATRIX OF NYLON, POLYETHYLENE, OR RANDOMLY ORIENTED MONIFILAMENTS, 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 SEEDDED PRIOR TO INSTALLING THE MAT, MAKE SURE AND RESEED ALL AREAS DISTURBED DURING INSTALLATION.

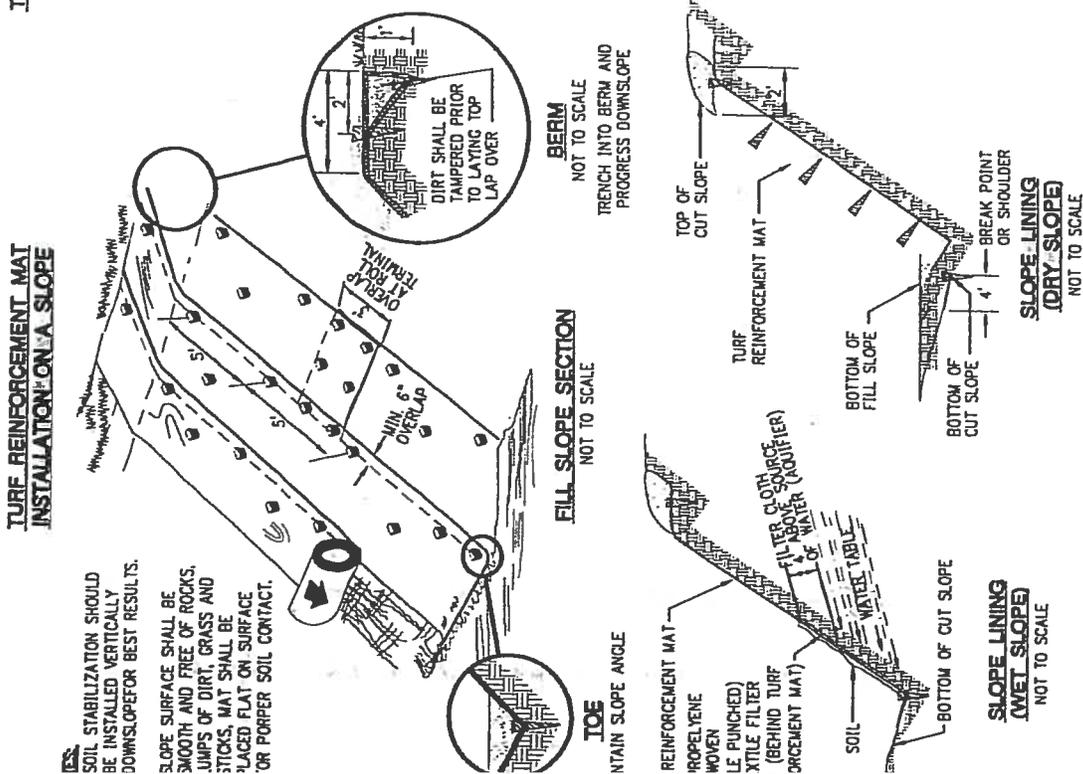
3. **LAYING AND SECURING:**
SIMILAR TO INSTALLING OTHER EROSION CONTROL BLANKETS, BUT PLAN APPROVING AUTHORITY'S REQUIREMENTS OR MANUFACTURER'S RECOMMENDATIONS MUST BE FOLLOWED AS DETAILED. THE KEY TO ACHIEVING DESIRED PERFORMANCE IS DEPENDENT UPON PROPER INSTALLATION.

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 SIDE OF THE BLANKET ALSO BE ENTRENCHED, CREATING A SLOPE SHEL 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:

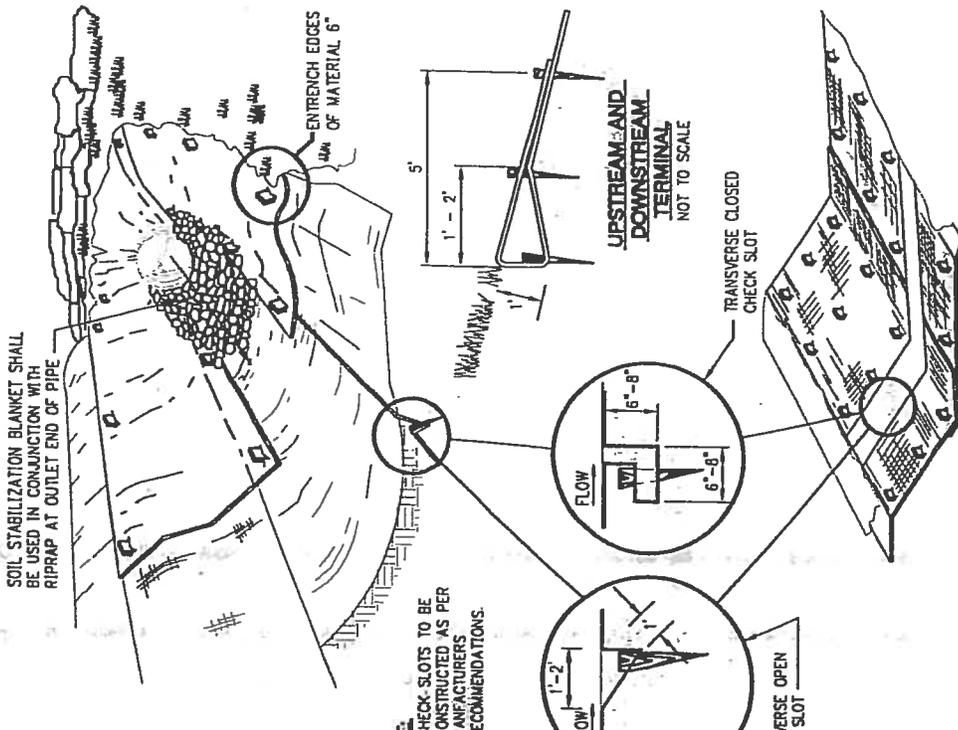
- SOIL STABILIZATION BLANKET IS IN UNIFORM CONTACT WITH THE SOIL
- ALL REQUIRED SLOTS AND LAPPED JOINTS ARE IN PLACE
- THE MATERIAL IS PROPERLY ANCHORED.
- ALL DISTURBED AREAS ARE SEEDDED.



CONCENTRATED FLOW CONTROLS

SD10 TURF REINFORCEMENT MAT (continued)

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:

- 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.
- 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.
- 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.
- 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.
- 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:

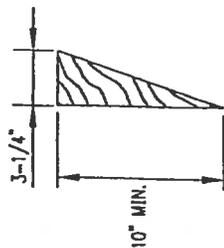
- THESE INSTALLATION TECHNIQUES MUST BE ADHERED TO:
- SOIL STABILIZATION BLANKET IS IN UNIFORM CONTACT WITH THE SOIL
 - ALL REQUIRED SLOTS AND LAPPED JOINTS ARE IN PLACE.
 - THE MATERIAL IS PROPERLY ANCHORED.
 - ALL DISTURBED AREAS ARE SEEDING

CONCENTRATED FLOW CONTROLS

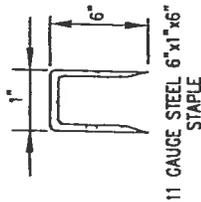
SD10 TURF REINFORCEMENT MAT (continued)

STAKES, STAPLES, AND PINS NOTES:
A) GENERAL NOTES:

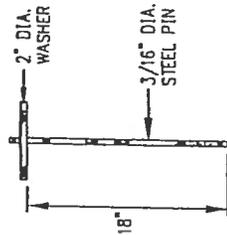
1. 1x4 TRIANGULAR SURVEY STAKE - MINIMUM 10" IN LENGTH. PLACEMENT OF THE STAKE ACROSS THE FLOW OF THE WATER IS THOUGHT TO PROVIDE A "PINBALL EFFECT" TO HELP SLOW THE VELOCITY.
2. 11 GAUGE STEEL - MINIMUM 1" WIDE BY 6" IN LENGTH STEEL STAPLE - 2"x8" STAPLE MAY BE REQUIRED IN CERTAIN SOIL CONDITIONS.
3. 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.



1. STAKE
SEE NOTE 1



2. STAPLE
SEE NOTE 2

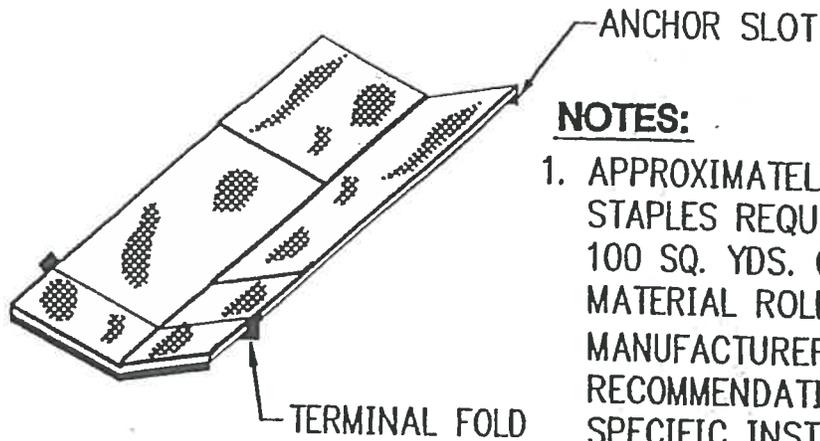


3. PIN
SEE NOTE 3

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

CONCENTRATED FLOW CONTROLS

SD11 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

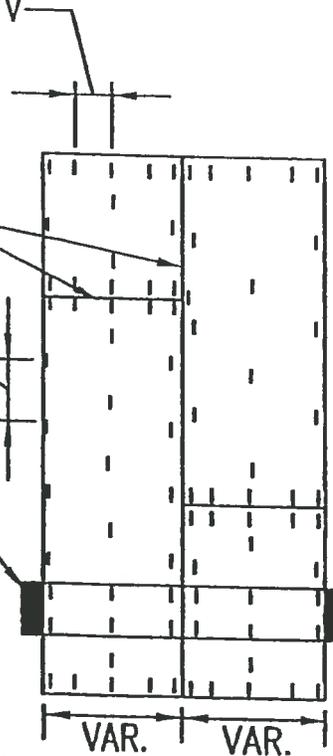
6" MAX. STEEPER THAN 4H:1V

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:

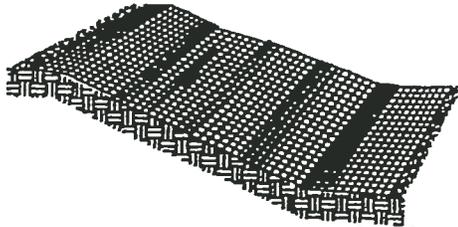
* CHECK SLOTS AT MIN. 50' INTERVALS; NOT REQ'D WITH ALL "COMBINATION" BLANKETS.

CONCENTRATED FLOW CONTROLS

SD11 EROSION CONTROL BLANKET (continued)

TYPICAL ORIENTATION

SHALLOW SLOPE:



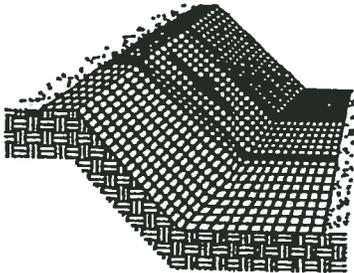
ON SHALLOW SLOPES, STRIPS OF PROTECTIVE COVERINGS MAY BE APPLIED PARALLEL TO DIRECTION OF FLOW.

BERM:



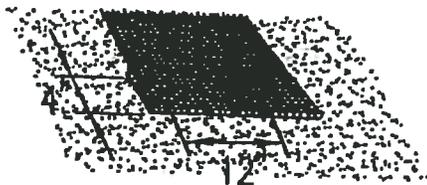
WHERE THERE IS A BERM AT THE TOP OF THE SLOPE, BRING THE MATERIAL OVER THE BERM AND ANCHOR IT BEHIND THE BERM.

STEEP SLOPE:



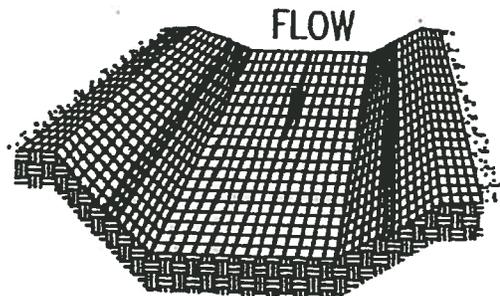
ON STEEP SLOPES, APPLY PROTECTIVE COVERING PERPENDICULAR TO THE DIRECTION OF FLOW AND ANCHOR SECURELY.

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.

CONCENTRATED FLOW CONTROLS

SD11 EROSION CONTROL BLANKET (continued)

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.

CONCENTRATED FLOW CONTROLS

SD11 EROSION CONTROL BLANKET (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:

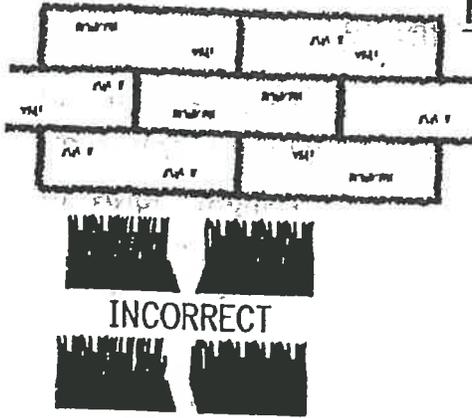
1. Protective blanket is in uniform contact with the soil.
2. All lap joints are secure.
3. All staples are driven flush with the ground.
4. All disturbed areas have been seeded.

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.

CONCENTRATED FLOW CONTROLS

SD12 SODDING



CORRECT

NOTE:

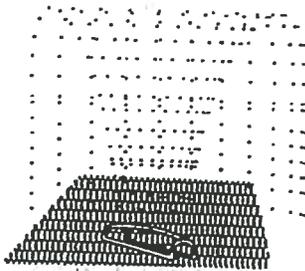
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

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:

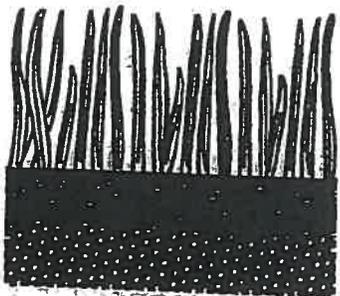
GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH:

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

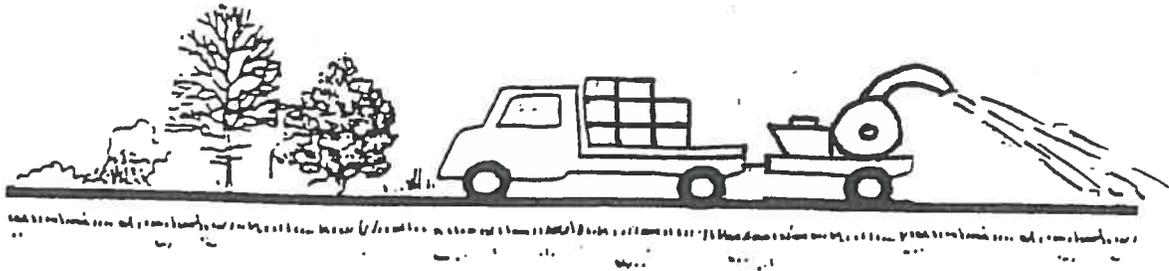
ROOT ZONE:

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



SOIL STABILIZATION

SD12 MULCHING



DEFINITION

The application of plant residues and other suitable materials to the soil surface.

PURPOSE

The purpose of this practice is as follows:

1. To prevent erosion and prevent surface compaction or crusting by protecting the soil surface from raindrop impact and reducing the velocity of overland flow.
2. To foster the growth of vegetation by conserving available moisture and providing insulation against extreme heat and cold.
3. To improve the aesthetics of the site.
4. To control weeds.

CONDITIONS WHERE PRACTICE APPLIES

Temporary Mulches:

1. Areas that have been seeded to provide a temporary or permanent seeding.
2. Areas that cannot be seeded because of the season of the year and need for soil surface protection.
3. For mud and dust control.
4. Provide protection during periods when construction or seeding cannot be done.

Permanent Mulches:

1. Used together with planting trees, shrubs, and other ground covers which do not provide adequate soil stabilization.
2. Used in lieu of vegetative planting for ornamental reasons or because the site is not suitable for vegetation.

CRITERIA

A. The choice of materials will be based on the type of soil to be protected, season and economics.

B. Prior to Application

1. Shape and grade as required, the waterway, channel, slope, or other area to be protected.
2. Remove all rocks, clods, or debris larger than 2 inches in diameter that will prevent contact between the mulch and the soil surface.
3. When open-weave nets are used, lime, fertilizer, and seed may be applied either before or after laying the net. When excelsior matting is used. These materials must be applied before the mat is laid.

C. Time of Application

1. Immediately after seeding or planting by conventional method or hydroseeding. Can be applied with

SOIL STABILIZATION

SD12 MULCHING (continued)

2. Immediately after seedbed preparation when dormant seedings are to be made by seeding over the mulch.
3. When temporary erosion control is to be attained, mulch may be applied any time soil and site conditions are suitable for spreading and anchoring.

D. Application: Mulch materials shall be spread uniformly, by hand or machine. When spreading straw mulch by hand, divide the area to be mulched into approximately 1,000 sq. ft. sections and place approximately 90 lbs. of straw in each section to facilitate uniform distribution.

E. Mulch Anchoring: Straw mulch shall be anchored immediately after spreading to prevent windblow. One of the following methods of anchoring straw shall be used:

1. Mulch anchoring tool: This is a tractor-drawn implement (mulch crimper, serrated straight disk, or dull farm disk) designed to punch mulch approximately 2 inches into the soil surface. This method provides maximum erosion control with straw. It is limited to use on slopes no steeper than 3:1, where equipment can operate safely. Machinery shall be operated on the contour.

2. Liquid mulch binders: Application of liquid mulch binders and tackifiers should be heaviest at edges of areas and at crests of ridges and banks, to prevent windblow. The remainder of the area should have binder applied uniformly. Binders may be applied after mulch is spread; however, it is recommended to be sprayed into the mulch as it is being blown onto the soil. Applying straw and binder together is the most effective method.

The following types of binders may be used:

- a. Asphalt--Any type of asphalt thin enough to be blown from spray equipment is satisfactory. Recommended for use are rapid curing

emulsified asphalt (SS-1, MS-2, RS-1, and RS-2).

- b. Synthetic binders--Chemical binders may be used as recommended by the manufacturer to anchor mulch. These are expensive, and therefore, usually used in small areas or in residential areas where asphalt may be a problem.
- c. Wood Fiber--Wood fiber hydroseeder slurries may be used to tack straw mulch. This combination treatment is well suited to steep slopes and critical areas, and severe climate conditions.

3. Mulch nettings--Lightweight, degradable, plastic, polyester, or paper nets may be stapled over the mulch according to manufacturer's recommendations.

4. Peg and twine--Because it is labor-intensive, this method is feasible only in small areas where other methods cannot be used. Drive 8 to 10-inch wooden pegs to within 3 inches of the soil surface, every 4 feet in all directions. Stakes may be driven before or after straw is spread. Secure mulch by stretching twine between pegs in a criss-cross-within-a-square pattern. Turn twine 2 or more times around each peg.

Chemical Mulches - Chemical mulches may be used alone only in the following situations:

1. Where no other mulching material is available.
2. In conjunction with temporary seeding during the times when mulch is not required for that practice.

Note: Chemical mulches may be used to bind other mulches or with wood fiber in a hydroseeded slurry at any time. Manufacturer's recommendations for application of chemical mulches shall be followed.

Nets and Mats - Nets may be used alone on level areas, on slopes no steeper than 3:1, and in waterways.

When mulching is done in late fall or

SOIL STABILIZATION

SD12 MULCHING (continued)

should only be used in conjunction with an organic mulch such as straw.

When nets and organic mulch are used together, the net should be installed over the mulch except when the mulch is wood fiber. Wood fiber may be sprayed on top of the installed net.

Excelsior blankets are considered protective mulches and may be used alone on erodible soils and during all times of year.

Other products designed to control erosion shall conform to manufacturer's specification and should be applied in accordance with manufacturer's instructions provided those instructions are at least as stringent as this specification.

Laying the Net:

1. Start laying net from top of channel or top of slope and unroll down-grade. Always lay netting in the direction of water flow.
2. Allow to lay loosely on soil--do not stretch.
3. To secure net: Upslope ends of net should be buried in a slot or trench no less than 6 inches deep. Tamp earth firmly over net. Staple the net every 12 inches across the top end. Edges of net shall be stapled every 3 feet. Where 2 strips of net are laid side by side, the adjacent edges shall be overlapped 3 inches and stapled together.

Staples will be made of plain iron wire, No. 8 gauge or heavier, and will be 6 inches or more in length. Staples shall be placed down the center of net strips at 3-foot intervals. **DO NOT STRETCH** net when applying staples.

Joining strips: Insert new roll of net in trench, as with upslope ends of net. Overlap the end of the previous roll 18 inches, turn under 6 inches, and staple across end of roll just below anchor slot and at the end of the turned-under net every 12 inches.

Turn ends under 6 inches, and staple across end every 12 inches.

Check slots: On highly erodible soils and on slopes steeper than 4:1, erosion check slots should be made every 15 feet. Insert a fold of net into a 6-inch trench and tamp firmly. Staple at 12-inch intervals across the downstream portion of the net.

Rolling: After installation, stapling, and seeding, the net should be rolled to ensure firm contact between net and soil.

CONSIDERATIONS

1. A surface mulch is one of the most effective means of controlling runoff and erosion on disturbed lands.
2. The choice of materials for mulching shall be based on the type of soil to be protected, site conditions, season, and economics.
3. Organic mulch materials such as straw, wood chips, bark, and wood fiber have been found to be the most effective.
4. Chemical soil stabilizers or soil binders are not effective mulches when used alone. These materials are useful to bind organic mulches together.
5. A variety of mulch nets, mats, or blankets are available to use as mulching or to hold the mulch in place. Netting and mats are especially helpful on critical areas such as waterways.

Organic Mulches:

Straw - The mulch most commonly used in conjunction with seeding. The recommended straw should come from oats, wheat, rye or barley, and may be spread by hand or machine. Straw can be windblown and should be anchored to stay in place.

Wood Chips - Suitable for areas that will not be closely mowed, and around ornamental plantings. Chips decompose slowly and do not require

SOIL STABILIZATION

SD12 MULCHING (continued)

can be a very inexpensive mulch if obtained from trees cleared on the site.

Bark Chips, Shredded Bark - By-products of timber processing. They are often used in landscaped plantings. Bark is also a suitable mulch for areas planted to grasses and not closely mowed; and may be applied by hand or mechanically. Bark is not usually toxic to grasses or legumes, and additional nitrogen fertilizer is not required.

There are other organic materials which make excellent mulches but are only available locally or seasonally. Creative use of these materials can reduce costs.

Chemical Mulches and Soil Binders:

A wide range of synthetic, spray-on materials are marketed to stabilize and protect the soil surface. These are emulsions or dispersions of vinyl compounds, asphalt, rubber, or other substances which are mixed with water and applied to the soil. They may be used alone or may be used to tack wood fiber hydromulches or straw.

When used alone, chemical mulches do not have the capability to insulate the soil or retain soil moisture that organic mulches have. This soil protection is also damaged by traffic. Application of these mulches is usually more expensive than organic mulching, and the mulches decompose in 60-90 days.

Nets and Mats:

When used alone, netting does not retain soil moisture or modify soil temperature. It stabilizes the soil surface while grasses are being established, and is useful in grassed waterways and on slopes. Light netting may also be used to hold other mulches in place.

The most critical aspect of installing nets and mats is obtaining firm, continuous contact between the material and the soil. Without such contact, the material is useless and

roll the material after laying it to ensure that the soil is protected.

Aggregate Cover - Gravel and crushed stone provide a long term protection against erosion, particularly on short slopes. Before the gravel or crushed stone is applied it should be washed. If vegetation is not desired, black polyethylene sheeting should be placed on the ground first to prevent seed germination and growth through the aggregate cover.

PLANS AND SPECIFICATIONS

Plans and specifications for applying mulch shall be in keeping with this standard and shall describe the requirements for applying the practice. Include the following items:

1. Materials to be used.
2. How mulch will be anchored.
3. Location of different materials if more than one material is used on the site.

OPERATION AND MAINTENANCE

All mulches should be inspected periodically, in particular after rainstorms, to check for rill erosion. Where erosion is observed, additional mulch should be applied. Nets should be inspected after rainstorms for dislocation or failure. If washouts or breakage occur, re-install netting as necessary after repairing damage to the slope. Inspections should occur until grasses are firmly established. Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface; repair as needed.

SD14 PERMANENT SEEDING



DEFINITION

Establishing permanent vegetative cover to stabilize disturbed areas.

PURPOSE

The purpose of this practice is to reduce erosion and decrease sediment from disturbed areas, and to permanently stabilize such areas in a manner that adapts to site conditions and allows selection of the most appropriate plant materials.

CONDITIONS WHERE PRACTICE APPLIES

1. Disturbed areas where long-lived vegetative cover is needed to stabilize the soil.
2. On other areas where cover is desired.

CRITERIA

Selection of plant materials - Selection of plant materials will be based on climate, topography, soils, landuse, available light, aesthetics and maintenance. See tables A, B and C for selection of grasses and legumes and ground covers. For trees and shrubs see practice standard 985, TREE AND SHRUB PLANTING.

Site Preparation - The soil must meet minimum requirements as a good growth medium.

a. Must have enough fine-grained (silt & clay) material to maintain adequate moisture and nutrient supply and sufficient pore space to permit root penetration. The bulk density should be 1.2 to 1.5 grams per cubic centimeter. Clay content should not exceed 35 percent.

b. The depth of suitable rooting material to rock or impermeable layers shall be 12 inches or more, except on steep slopes where adding soil material is not feasible.

c. A pH range of 5.5 to 6.5

d. Be free of toxic amounts of materials harmful to plant growth.

If any of the above criteria cannot be met by the addition of modifying materials, ie: lime or organic material, then topsoil shall be applied in accordance with practice standard 981 TOPSOILING.

The following materials may be used where needed to improve the soil conditions for plant growth.

Peat-Appropriate types are sphagnum moss peat, hypnum moss peat, reedsedge peat, or peat humus from fresh water sources.

SOIL STABILIZATION

SD14 PERMANENT SEEDING (continued)

Vermiculite-horticultural grade and free of toxic substances.

Rotted manure-stable or cattle manure not containing undue amounts of straw or other bedding materials. Incorporate to reduce potential odor problems.

Thoroughly rotted sawdust-free of stones and debris.

Sludge- treated sewage and industrial sludges should be used only in accordance with local, state and federal regulations.

Where extensive excavation is to be done and the subsoil materials will not be suitable for plant growth, remove and stockpile existing topsoil and re-apply when final grade is achieved.

Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan.

Seedbed preparation:

1. Apply fertilizer and other required soil amendments prior to final seedbed preparation.

2. Prepare a seedbed to a minimum depth of 3 inches by disking or other suitable means. All tillage operations should be on the contour.

Fertilization - Lime and fertilizer needs should be determined by soil tests. When soil tests are not available, apply 1000 pounds per acre or 25 pounds per 1000 square feet of 12-12-12 fertilizer or equivalent.

Seed - Certified seed will be used for

possible. All legumes will be inoculated with the proper inoculant prior to seeding.

Seeding - Seeding may be done by any of the following methods:

A. Conventional

1. Prepare seedbed and incorporate lime and fertilizer.

2. Apply seed uniformly at a depth of 1/4 to 1/2 inch with a drill (band seed) or cultipacker seeder or broadcast seed uniformly and cover to 1/4 to 1/2 inch depth with a cultipacker, or similar tool.

3. Mulch following seeding.

B. Hydroseeding

1. Final seedbed preparation should leave the soil surface in a roughened condition.

2. Lime and fertilizer should be incorporated prior to seeding unless they are to be applied at the same time of the seed. (applying lime with a hydroseeder may be abrasive to the equipment).

3. No less than 1000 gallons of water per acre will be used.

4. When seeding legumes, increase the recommended rate for inoculant four times.

5. If seed and fertilizer are mixed together they should be seeded within 2 hours of mixing. Beyond 2 hours, a full rate of new seed may be necessary.

6. Cultipacking or harrowing following seeding will help insure a better stand.

C. Dormant seeding may be made

SOIL STABILIZATION

SD14 PERMANENT SEEDING (continued)

1. Conventional Method - If soil conditions are suitable during the dormant seeding period, apply lime and fertilizer, prepare the seedbed and seed as specified in this specification. Increase the seeding rate at least 50%. Mulch following seeding.

2. Overseeding Method - Liming, fertilizing, seedbed preparation and mulching may be done after August 31. The seed shall be broadcast uniformly over the mulch between November 15 and March 1. When this is done, increase the seeding rates 50%.

Sprigging - Some plants cannot be grown from seed and must be planted vegetatively. Sprigs are fragments of horizontal stems or roots which include at least one node (joint). Sprigs may be planted by either of the following methods.

A. Broadcast sprigs and press into the top 1/2 to 2 inches of soil with a cultipacker or a disk set straight so that the sprigs are not brought back toward the surface.

B. Make furrows 4-6 inches deep and 2 feet apart. On sloping areas, make furrows perpendicular to the slope (on the contour). Place sprigs in the furrows with one end at or above ground level. Close the furrow when plants have been placed.

C. Plant sprigs in furrows with a tractor-drawn transplanter. Sprigging should be done during specified seeding periods.

Planting ground covers - Most shrub and vine type ground covers are available as bare root stock, balled and burlapped, or in containers or pots. On flat areas where erosion is not a problem, prepare the site by

On sloping sites, till 2 - 3 inches deep to incorporate needed soil amendments.

When planting individual plants, prepare a hole slightly larger than the container or ball and deep enough that the roots can extend to the bottom. Most ground covers should be planted 1/2" to 1" deeper than they have grown in the pot or container.

Mulching - All permanent seedings and plantings will be mulched upon completion of seed application or planting. Refer to practice standard 875, MULCHING. When planting ground covers it may be advantageous to mulch prior to planting.

CONSIDERATIONS

Protect the area from excess runoff as necessary with diversions, grass-lined channels, terraces, or sediment basins.

Evaluate the capabilities and limitations of the soil to be seeded or planted. Special attention needs to be given to soil pH, texture, internal water movement, steepness, and stability in order to plan the appropriate treatment.

Plant species should be selected on the basis of soil type, planned use of the area, and the amount or degree of maintenance that can be devoted to the area in the future. Consideration should be given to using native vegetation where possible. Landuse and maintenance, whether residential, industrial, commercial or recreational, can be divided into two general categories:

High-maintenance areas are mowed frequently, limed and fertilized regularly, and either (1)

SD14 PERMANENT SEEDING (continued)

receive intensive use (e.g., athletic fields or golf courses) or (2) require maintenance to an aesthetic standard (e.g., home lawns).

Grasses or ground covers used for these situations are long-lived perennials that form a tight sod and are fine-leaved and attractive in appearance. They must be well adapted to the geographic area where they are planted and able to endure the stress of frequent mowing. Sites where high-maintenance vegetative cover is desirable include homes, industrial parks, schools, churches, and recreational areas.

Low-maintenance areas are mowed infrequently or not at all, and do not receive lime and fertilizer on a regular basis. Plants must persist with little maintenance over long periods of time. Grass and legume mixtures are favored for these sites because legumes are a source of soil nitrogen. Mixed stands are also more resistant to adverse conditions. Prairie grass may be appropriate but are slow to establish. Sites suitable for low-maintenance vegetation include steep slopes, stream or channel banks, some commercial properties and roadbanks.

Fertilizer, lime, seedbed preparation, seed coverage, mulch, and irrigation should be used as necessary to promote quick plant growth.

Vegetation cannot be expected to provide erosion control cover and prevent soil slippage on a soil that is not stable due to its structure, water movement, or excessive slope.

The operation of equipment is restricted and may be unsafe on slopes steeper than 3:1. Where steepness prohibits the use of farm machinery, seedbed preparation, fertilization, and seeding or planting

Mulching, in addition to preventing erosion during establishment, may make the difference in success or failure of the seeding. When selecting mulching materials, consider steepness and length of slopes, areas of concentrated runoff water flow, and materials that will provide protection to the site in case the seeding or planting fails.

Moisture is essential for seed germination and seedling establishment. Supplemental irrigation can be very helpful in assuring adequate stands in dry seasons or to speed development of full cover.

PLANS AND SPECIFICATIONS

The plans and specifications for seeding or planting and mulching shall include the following items:

1. Seeding mixtures and rates or plant species and density.
2. Site preparation.
3. Fertilization.
4. Seeding or planting methods.
5. Seeding or planting periods.
6. Mulching materials and application rates.
7. Schedule for installation, inspection and maintenance.

OPERATION AND MAINTENANCE

Generally, a stand of vegetation cannot be determined to be fully established until soil cover has been maintained for one full year from planting.

Protect the planted area from human, animal and vehicular traffic until the stand is adequately established.

Inspect all planted areas for failures and make necessary repairs

SD14 PERMANENT SEEDING (continued)

remulching within the planting season, if possible. If a stand has less than 40% cover, re-evaluate the choice of plant materials, quantities of lime and fertilizer, seeding or planting methods, time of seeding or planting and available light and moisture. Re-establish the stand following the original specifications, but with modifications based on the evaluation.

Where an adequate water supply is available, irrigate to keep the seedbed moist (not wet) for 7 to 10 days after seeding. This may require watering daily the first week, especially during hot weather, and less frequently thereafter. Water application rates must be carefully controlled to prevent runoff and erosion. Inadequate or excessive amounts of water can be more harmful than no supplemental water. Irrigation is seldom needed for low-maintenance seedings made at the appropriate time of the year.

Both low and high-maintenance seedings should be fertilized one year after planting to strengthen the plants and insure proper stand density. The following

- recommendations may be used:
1. For grass only stands, apply 500 lbs./acre (12 lbs/1000 sq. ft.) of 10-20-10, or equivalent.
 2. For grass-legume or pure legume stands, apply 500 Lbs/ac. (12 lbs./1000 sq. ft.) of 10-20-20, or equivalent.
 3. The best time to apply fertilizer is between March 1 and May 30 or August 1 and September 30.

Do not mow high-maintenance turf seedings until the stand is at least 6 inches tall. Do not mow closer than 3 inches during the year of establishment.

Low-maintenance stands should be mowed only as needed to control

before weeds go to seed. Keep mowing height above the height of the seeded plants. Vine and shrub type ground covers may need hand weeding until the area is well covered.

Herbicides may also be used for weed control. Apply all herbicides according to rates specified on the label.

SCS IL December 1994
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SOIL STABILIZATION

SD14 PERMANENT SEEDING (continued)

Table A
LOW MAINTENANCE GRASSES AND LEGUMES

Site Suitability			Sun Light Availability			Seed Mixture	Seeding Rates (PLS)	
D	WD	W	FS	PS	S		lbs/Ac.	lbs/1000 sq./ft.
X	X		X			Smooth bromegrass or tall fescue plus Alfalfa or birdsfoot trefoil	24 8	.55 .20
X	X		X	X		Smooth bromegrass or tall fescue plus Crownvetch	24 16	.55 .20
X	X	X	X			Tall fescue plus Timothy or redtop Birdsfoot trefoil	12 2.5 12	.30 .06 .30
X	X	X	X			Switchgrass <u>1</u> /	8	.20
X	X		X			Switchgrass <u>1</u> / plus Big Blue plus Indianagrass	2 6 6	.04 .14 .14

1/ Warm season grasses

D = Droughty FS = Full Sun
WD = Well Drained PS = Partial Sun
W = Wet S = Shady

SOIL STABILIZATION

SD14 PERMANENT SEEDING (continued)

TABLE B
HIGH MAINTENANCE SEED MIXTURES

Site Suitability			Sun Light Availability			Seed Mixture	Seeding Rates (PLS)	
D	WD	W	FS	PS	S		lbs/Ac.	lbs/1000 sq./ft.
X	X		X	X		Ky bluegrass Use at least 3 adapted varieties	88-130	2-3
X	X			X		Ky bluegrass plus Red fescue	110 44	2.5 1.0
X	X	X	X	X	X	Tall fescue (turf type)	220-260	5-6
X	X			X	X	Red fescue plus Ky bluegrass	110 44	2.5 1
X	X		X	X		Ky bluegrass plus Perennial ryegrass	86 43	2.0 1.0

D = Droughty FS = Full Sun
 WD = Well Drained PS = Partial Sun
 W = Wet S = Shady

SEEDING DATES

SPRING

Northern Illinois Early Spring to June 1
 Central Illinois Early Spring to May 15
 Southern Illinois Early Spring to May 15

FALL

Northern Illinois August 1 to September 1
 Central Illinois August 1 to September 10
 Southern Illinois August 1 to September 20

DORMANT

Northern Illinois November 1 to March 15
 Central Illinois November 15 to March 1
 Southern Illinois November 15 to March 1

SD14 PERMANENT SEEDING (continued)

TABLE C.

GROUND COVERS (Shrubs & Vines)

This table contains a list of ground covers commonly used in Illinois. When selecting species to use, check with a local nursery for availability of plants, growth characteristics and recommended spacings.

Bugle
Wild Ginger
Barberry
Dwarf quince
Crownvetch
Creeping cotoneaster 4" - 2' prostrate
Mock strawberry
Euonymus - several species (Wintercreeper) Evergreen
English ivy
Daylilly
Evergreen candytuff
Juniper (Creeping)
Pachysandra (Japanese spurge)
Creeping phlox
Shrubby cinquefoil (Potentilla)
Dwarf alpine current
Stonedrop (Sedum)
Creeping thyme
Common periwinkle (Vinca)

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SD15 PUMP DISCHARGE FILTER BAG

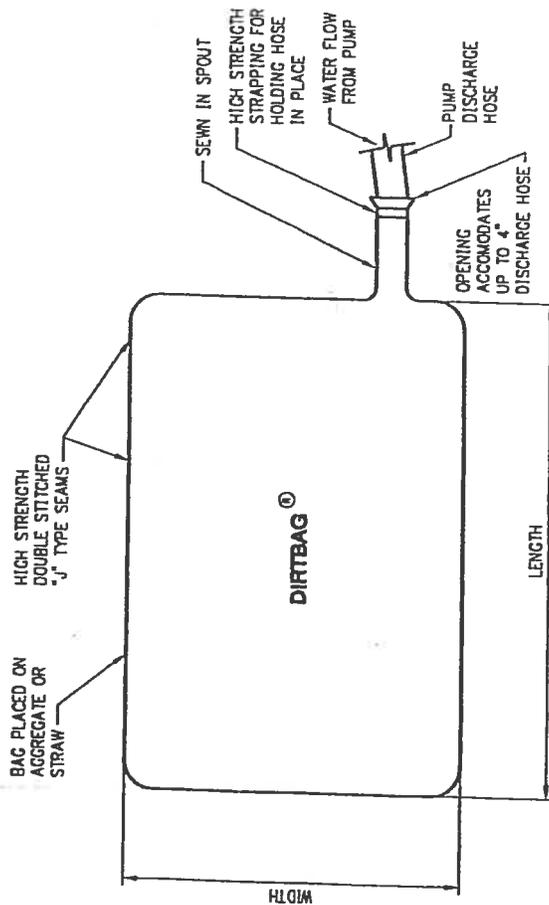
DIRTBAG® PUMP-SILT CONTROL SYSTEM NOTES:

A) GENERAL NOTES:

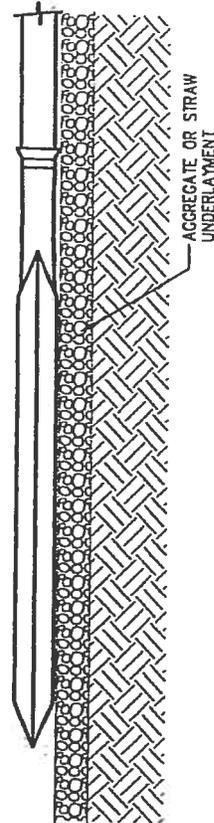
1. THE DIRTBAG® WILL HAVE AN OPENING LARGE ENOUGH TO ACCOMMODATE A 4" DISCHARGE HOSE WITH ATTACHED STRAP TO TIE OFF THE HOSE TO PREVENT THE PUMPED WATER FROM ESCAPING THE DIRTBAG® WITHOUT BEING FILTERED.
2. INSTALL THE DIRTBAG® ON A SLOPE. IT SHOULD BE PLACED SO THE INCOMING WATER FLOWS THROUGH THE DIRTBAG® 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®.

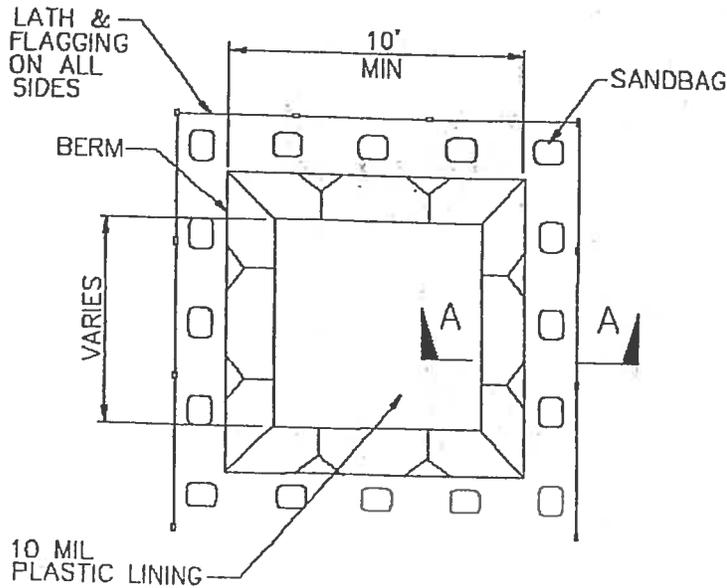


TOP VIEW

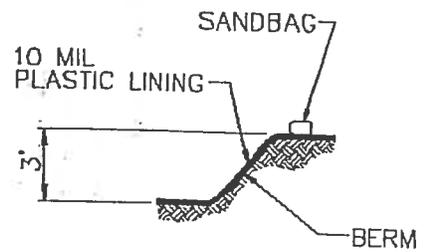


SIDE VIEW

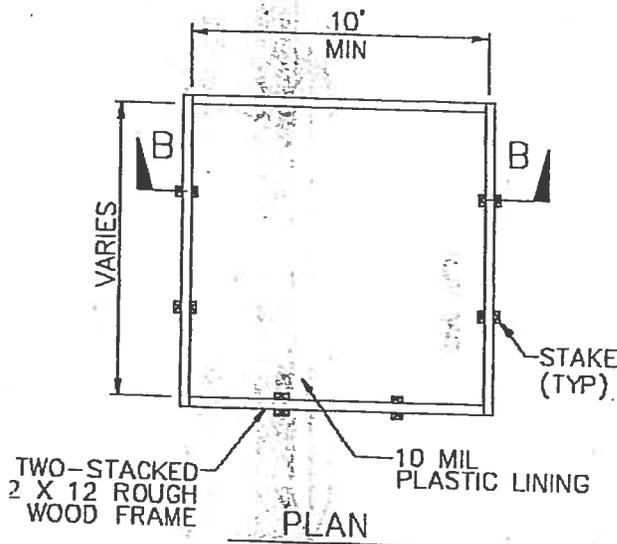
SD16 CONCRETE WASHOUT FACILITY



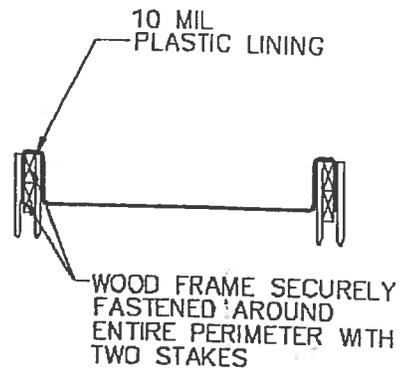
PLAN
NOT TO SCALE
TYPE "BELOW GRADE"



SECTION A-A
NOT TO SCALE



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

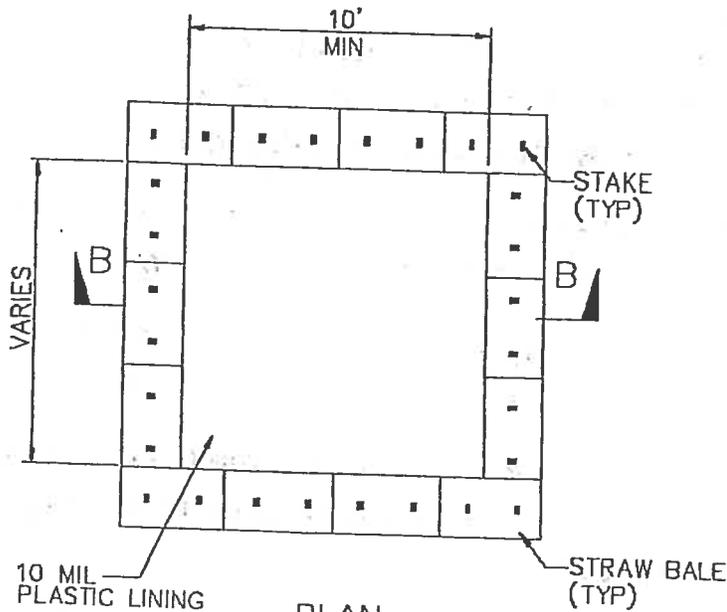


SECTION B-B
NOT TO SCALE

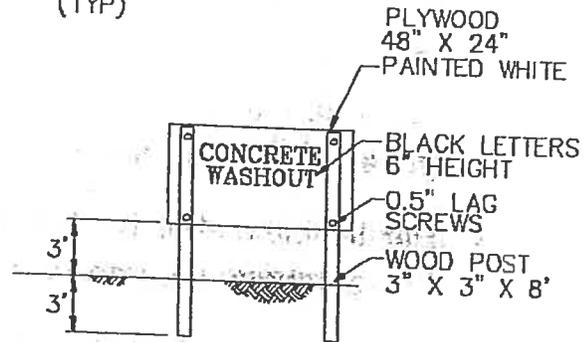
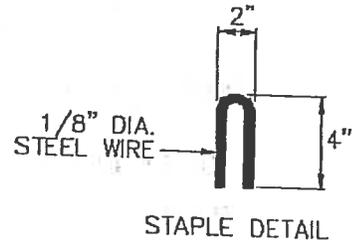
NOTES

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

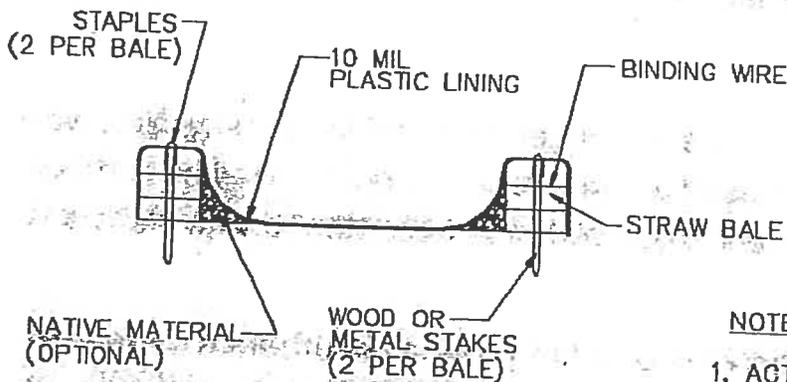
SD16 CONCRETE WASHOUT FACILITY (continued)



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



CONCRETE WASHOUT SIGN DETAIL
(OR EQUIVALENT)



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.

SD16 CONCRETE WASHOUT FACILITY (continued)

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.

SD16 CONCRETE WASHOUT FACILITY (continued)

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.

NOTES

CASE NO. 794-S-14
SUPPLEMENTAL MEMORANDUM #2
February 19, 2015

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

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

Petitioner: Premier Cooperative, Inc.

- Request:**
- Part A. Authorize construction of two 24,000 gallon bulk fuel storage tanks in the B-1 Rural Trade Center Zoning District.
 - Part B. Authorize the following waiver to the standard conditions of the "Gasoline and Volatile Oils Storage in the B-1 and B-3 Districts" Special Use as per Section 6.1.3 of the Zoning Ordinance: "Gasoline and Volatile Oils Storage Facilities shall not be permitted closer than 500 feet from any R District or any residential, Institutional, or Public Assembly Use."
 - Part C. Authorize the use of multiple principal structures on the same lot consisting of (1) a grain storage facility that was originally authorized by Case 575-S-86 and (2) two 24,000 gallon bulk fuel storage tanks with adjacent loading and storage building.

Location: A tract of land in the south half of the southwest quarter of Section 17 Township 20N Range 9E in Somer Township and commonly known as Premier Cooperative at 1711 East Leverett Road, Champaign.

Site Area: 8.19 acres

Time Schedule for Development: As Soon As Possible

Prepared by: Susan Chavarria
Senior Planner

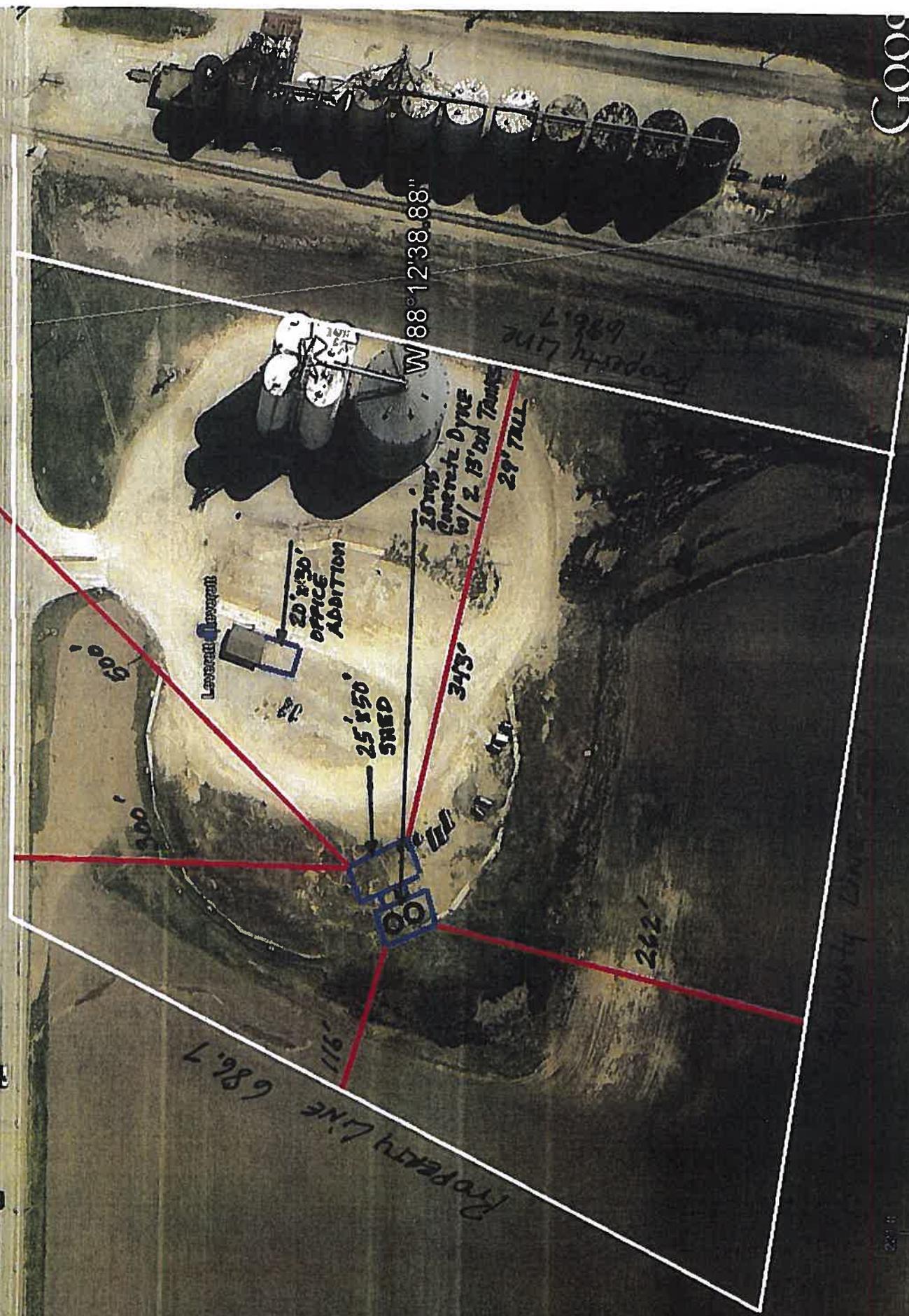
John Hall
Zoning Administrator

STATUS

As requested at the February 12, 2015 ZBA meeting, the Petitioner has provided a revised Site Plan received February 17, 2015. The revised Site Plan indicates they will construct the bulk storage tanks and adjacent loading/storage building southwest of the location indicated in their original Site Plan received December 19, 2014. The purpose of the relocation is to ensure there is at least 500 feet of separation between the nearest residential use and the bulk storage tanks while maintaining required side and rear setbacks. This change will remove the need to have Part B of the requested Special Use.

ATTACHMENTS

- A Revised Site Plan received February 17, 2015



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

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

CASE NO. 796-V-14

PRELIMINARY MEMORANDUM

February 18, 2015

Petitioners: Steve Vincent and George Stanhope

Request: Authorize the following in the AG-1 District: A variance from Paragraph 4.2.1.H of the Zoning Ordinance, which requires that no structure shall be constructed nor use established upon or moved to a lot that does not abut and have access to a public street of no less than 20 feet at a point at which the lot has the right of access to the street.

Location: A 6.94 acre tract in Newcomb Township in the Southwest quarter of the Southeast quarter of Section 15 of Township 21N, Range 7 East of the Third Principal Meridian and commonly known as the residence located at 360 CR 2700 North, Mahomet, Illinois.

Site Area: 6.94 acres

Time Schedule for Development: As Soon as Possible

**Prepared by: Susan Chavarria
Senior Planner**

**John Hall
Zoning Administrator**

BACKGROUND

Petitioner Steve Vincent, 10401 Wolfinger Rd, Mt. Vernon, IN, 47620, owns the subject property. George Stanhope, 360 CR 2700 N, Mahomet, IL 61853, rents the property from Mr. Vincent with the expectation of purchasing the property once they resolve legal description discrepancies regarding property lines.

The Zoning Office issued a Zoning Use Permit on March 4, 2005 for Mr. Vincent to place a manufactured home with an attached garage on the subject property. The house was built in 2007. At the time the use and lot were in conformance with the Zoning Ordinance.

Two surveys were completed by Robert Moore, Illinois Land Surveyor, in 2002 and February 2005. They differ in that the Section line that borders the property to the south was drawn in two different locations; the former followed the centerline of CR 2700 North and the latter does not follow the centerline. The survey where the Section line does not follow the road centerline is the official survey based on information from IDOT. This created a triangle of land that removed acreage from those on the north side of 2700 North. This resulted in Mr. Vincent quit claiming the portion within the triangular area, including the frontage to CR 2700 North and ownership of that portion of his driveway, to his neighbor to the south in order to settle the disputed area. Mr. Vincent was allowed

access to his property via the existing driveway. This quit claim of the frontage on CR 2700 N cut the Vincent property off from direct road access, and the lot was no longer in compliance with Section 4.2.1.H of the Zoning Ordinance.

When Mr. Vincent tried to sell his property to Mr. Stanhope in May 2014, the lack of access to the public street became a problem with local lenders. Mr. Vincent tried to work with his neighbors to create an access point, offered to purchase the land he had quit claimed to his south neighbor back from him, and asked the Township for access via the property they own to the west. He also obtained a letter from John Hall that he provided to local banks, but it was considered insufficient evidence. No solution was found.

In order to rectify the access to a public street issue that will enable Mr. Stanhope to obtain a mortgage to purchase Mr. Vincent's property, they are requesting the aforementioned Variance from the County Zoning Ordinance.

EXTRATERRITORIAL JURISDICTION

The subject property is not within the one and one-half mile extraterritorial jurisdiction (ETJ) of a municipality with zoning.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning in the Vicinity

Direction	Land Use	Zoning
Onsite	Agriculture/Residential	AG-1 Agriculture
North	Agriculture/Residential	AG-1 Agriculture
East	Agriculture/Residential	AG-1 Agriculture
West	Township property	AG-1 Agriculture
South	Residential	CR Conservation Recreation

PROPOSED SPECIAL CONDITIONS

There are no special conditions proposed at this time.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan from ZUPA #45-05-02 received February 22, 2005
- C Attachments A through E from Variance Application received December 26, 2014
- D Site Visit Photos
- E Draft Summary of Evidence, Finding of Fact, and Final Determination

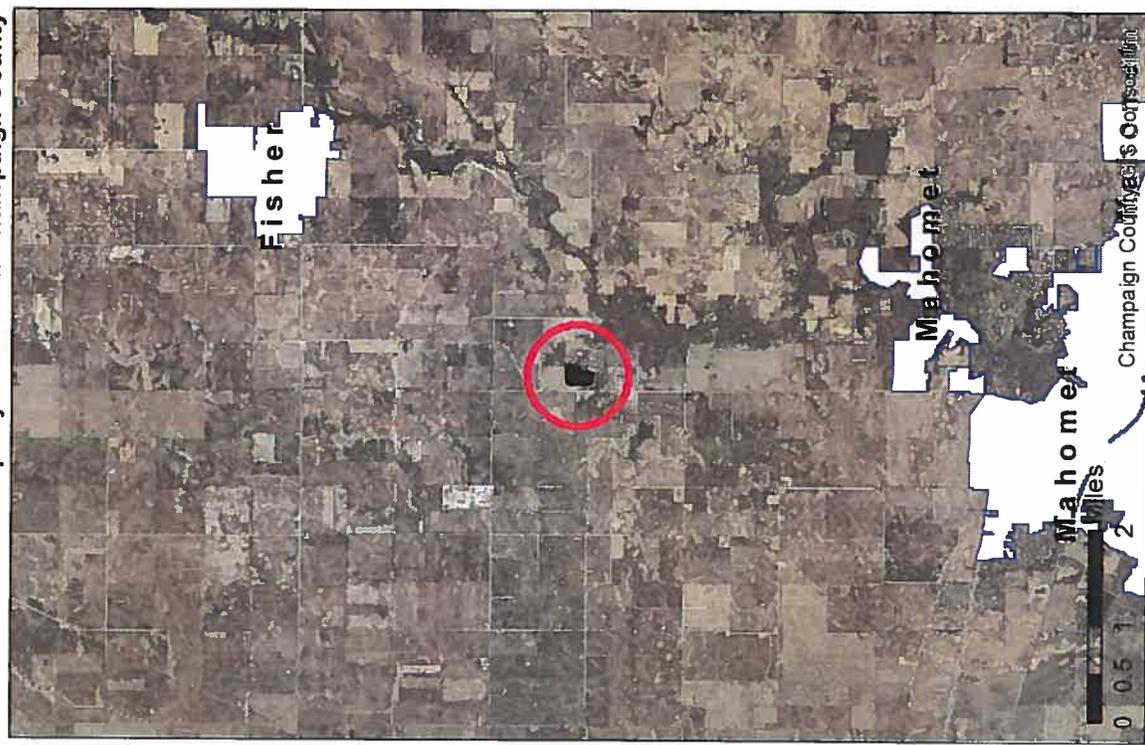
Location Map

Case 796-V-14
February 26, 2015

Subject Property



Property location in Champaign County



Legend

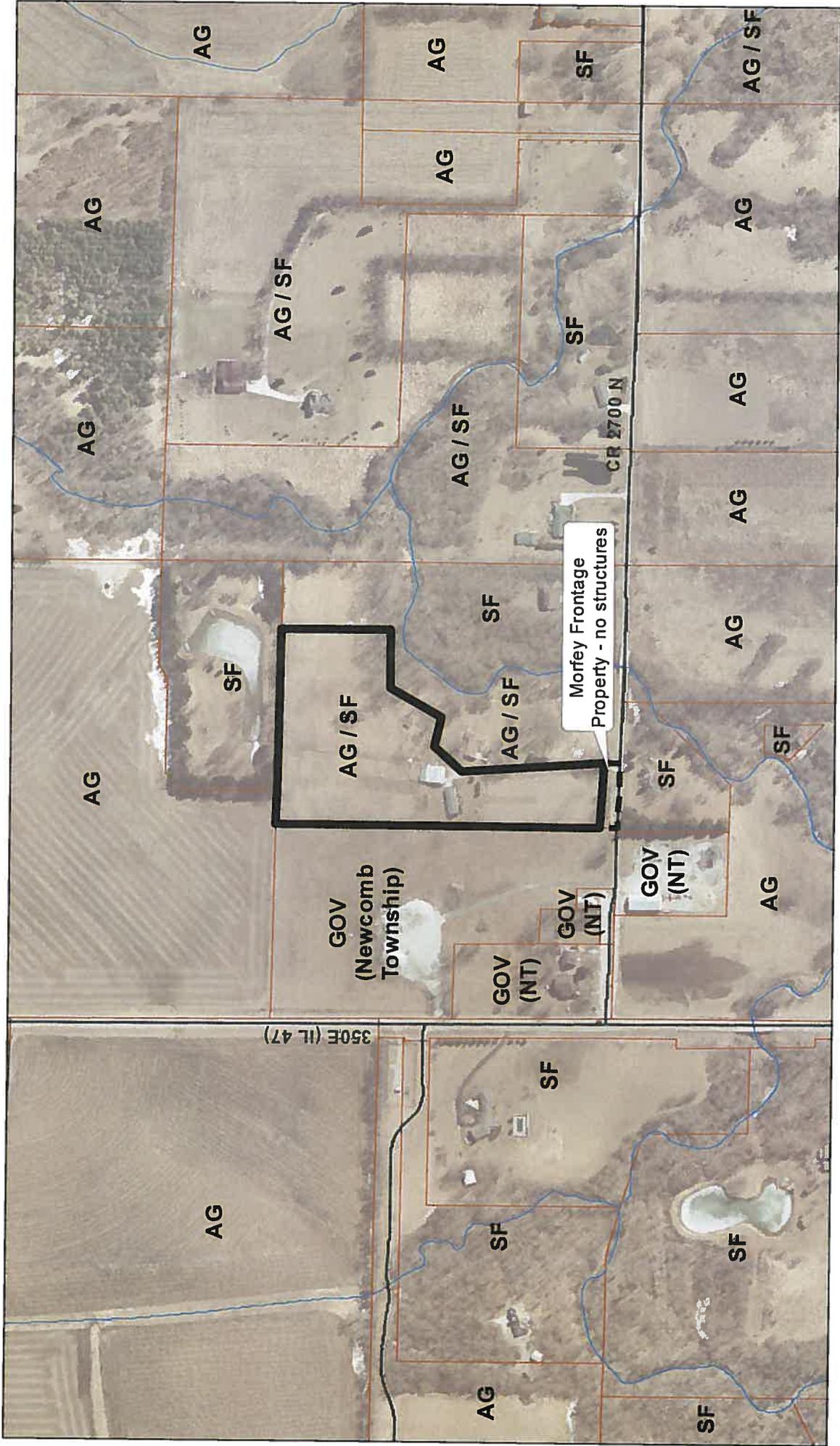
-  Subject Property
-  Parcels

Champaign County
Department of
**PLANNING &
ZONING**



Land Use Map

Case 796-V-14
February 26, 2015



Legend

-  Subject Property
-  Morfev Frontage Property
-  Parcels
-  Roads
-  Streams



Champaign County
Department of
PLANNING &
ZONING

Zoning Map

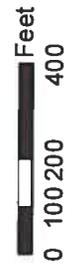
Case 796-V-14
February 26, 2015



ZONING DISTRICTS	
AG-1 AGRICULTURE	B-1 RURAL TRADE CENTER
AG-2 AGRICULTURE	B-2 NEIGHBORHOOD BUSINESS
CR CONSERVATION - RECREATION	B-3 HIGHWAY BUSINESS
R-1 SINGLE FAMILY RESIDENCE	B-4 GENERAL BUSINESS
R-2 SINGLE FAMILY RESIDENCE	B-5 CENTRAL BUSINESS
R-3 TWO FAMILY RESIDENCE	I-1 LIGHT INDUSTRY
R-4 MULTIPLE FAMILY RESIDENCE	I-2 HEAVY INDUSTRY
R-5 MOBILE HOME PARK	S SPECIAL USE

Legend

- Subject Property
- Morfev Frontage Property
- Parcels



Property Distance to Edge of Pavement and Street Centerline

Case 796-V-14
February 26, 2015



- Legend**
- Edge of Pavement
 - Right of Way
 - Subject Property
 - Parcels



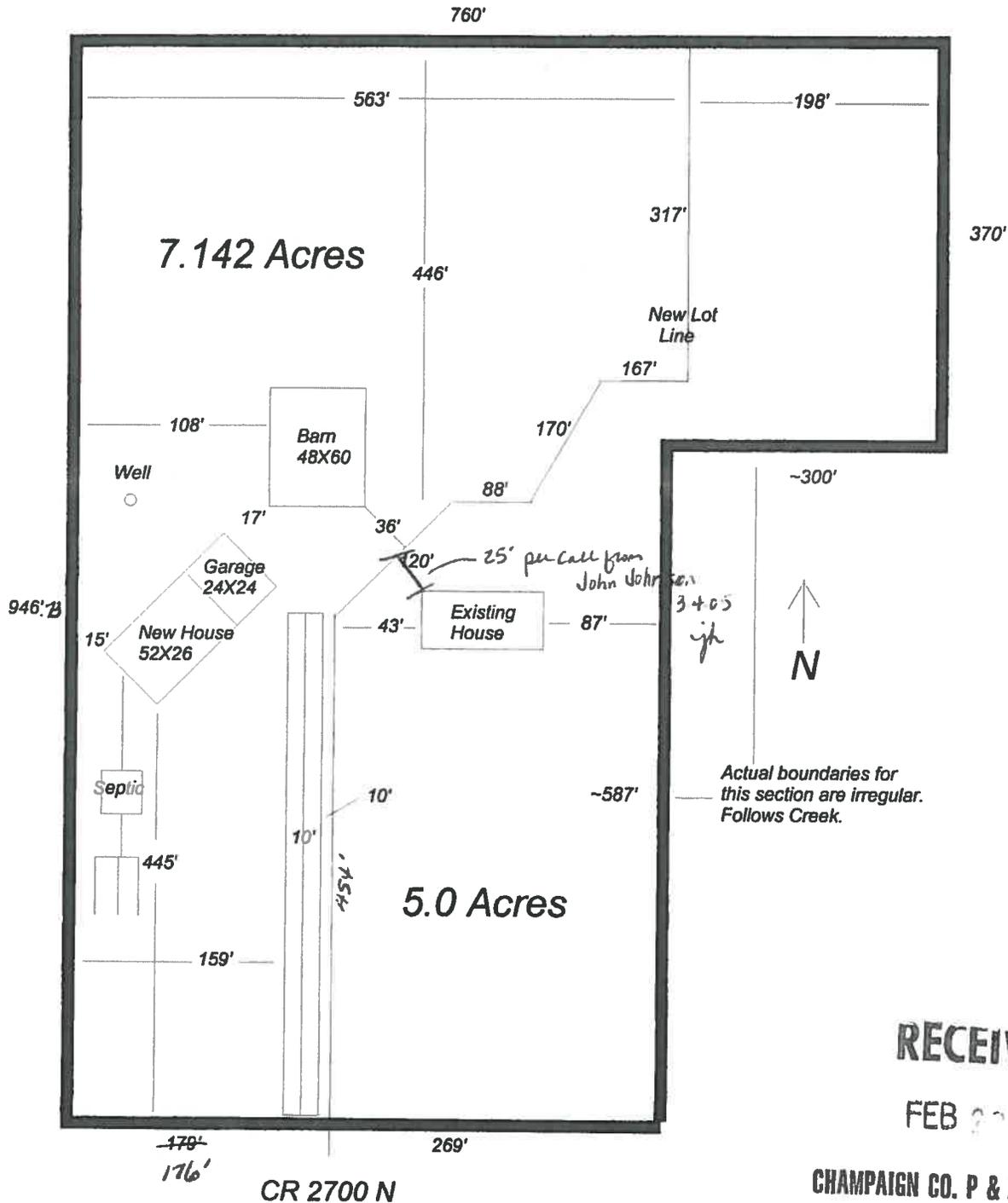
Champaign County
Department of
PLANNING &
ZONING

PLOT PLAN

ROGER HUDDLESTON HOMES
MAHOMET, ILLINOIS
217-586-4444

Tax ID # 16-07-15-4000-19
Newcomb Township

SPECIALY DESIGNED FOR:
Steve Vincent
360 E CR 2700 N
Mahomet, IL
02/21/05



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FEB 27 2005

CHAMPAIGN CO. P & Z DEPARTMENT

Attachment 1

Champaign County Request for Variance

Legal description: Legal Description A is for the original lot known as 360 CR 2700 N (7.14 acres) and Legal Description B is for the front lot deeded to the property owner to the south (0.196 acres).

Legal Description A:

Commencing at a stone monument marking the Southeast Corner of the Southeast Quarter of Section 13, Township 21 North of the Base Line, Range 7 East of the Third Principal Meridian; thence North 88 degrees 59 minutes 14 seconds West (N88°59'14"W), an assumed bearing, a distance of 1917.00 feet on a line between said stone and a "PK" iron survey nail at the reported quarter section corner per Monument Record filed as Document No. 94820985 in the office of Champaign County Recorder to a true point of beginning; thence N03°30'17"W 454.19 feet; thence N40°22'40"E 119.67 feet; thence S75°30'07"E 867.95 feet; thence N29°19'38"E 170.55 feet; thence S89°43'46"E 167.88 feet; thence N88°16'14"E 517.06 feet; thence N88°46'18"W 363.21 feet; thence S00°13'35"W 996.86 feet; and thence S88°59'14"E 179.10 feet to the true point of beginning; encompassing 7.142 acres, situated in Champaign County, Illinois.

PIN: 16-07-15-400-026

Legal Description B:

Commencing at a stone monument marking the Southeast Corner of the Southeast Quarter of Section 13, Township 21 North of the Base Line, Range 7 East of the Third Principal Meridian; thence North 88 degrees 59 minutes 14 seconds West (N88°59'14"W), an assumed bearing, a distance of 1917.00 feet on a line between said stone and a "PK" iron survey nail at the reported quarter section corner per Monument Record filed as Document No. 94820985 in the office of Champaign County Recorder to a true point of beginning; thence containing N88°59'14"W 179.10 feet on the last described course; thence N88°13'41"E 50.13 feet; thence S87°57'03"E 176.21 feet; and thence S85°50'17"E 48.06 feet to the true point of beginning; encompassing 0.196 acres, situated in Champaign County, Illinois.

PIN: Part of 16-07-15-400-026

Requested Variance

Section 4.3.4 LOTS – 8. ACCESS STRIPS: a. ACCESS STRIPS shall provide actual ACCESS to the LOT; b. ACCESS STRIPS shall have a minimum width of 20 feet at all points; c. ACCESS STRIPS shall be of such dimensions and aligned so as to permit construction of a driveway no less than 10 feet wide with a minimum centerline curve radius of 50 feet; d. No ACCESS STRIP may abut any other ACCESS STRIP at any point except in a duly approved and recorded SUBDIVISION.

A variance is requested from Champaign County, Illinois Zoning Ordinance Section 4.3.4 LOTS – 8. ACCESS STRIPS (Access Strip ordinance). The house at 360 CR 2700 N was built in 2007 and complied with Champaign County zoning ordinances at the time of construction. Three years after construction, the property owner across the street contacted the owner, Mr. Steve Vincent, to deed over to him the front section of the property at 360 CR 2700 N based on a survey conducted in 2007 (See Exhibit 1). The following narrative describing conditions surrounding this request for variance is based on documents filed with the Recorders office and documented communication with adjacent landowners.

A survey conducted in 2007 for Mr. Vincent was to divide approximately 12 acres with a dwelling at 362 CR 2700 N into two lots of five and approximately seven acres, five acres to remain with the dwelling at 362 CR 2700 N and seven acres as a site for 360 CR 2700 N. There are two survey markers approximately 65 ft. apart at the junction of CR 2700 N and Hwy 47 that have been used as reference

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CHAMPAIGN CO. P & Z DEPARTMENT

Attachment 1

points for the Southwest corner of the Southeast Quarter of Section 15, one a stone marker at the southeast corner of the intersection and one in a vault north in the middle of Hwy 47 (See Exhibit 1).

The property at 360 and 362 CR 2700 N, as well as the rest of the lots to the east on CR 2700 N and the roadway easement for CR 2700 N, had assumed to be plated using the south marker, which is referenced in the quit claim deed for the property when Mr. Vincent first purchased the property, as well as the survey of 10 acres sold to Newcomb township by Mr. Vincent in 2002. When this south marker is used, all properties north of CR 2700 N touch the roadway. The surveyor, who was the same surveyor of the 10 acres noted above, used the north marker for the new survey of 360/362 CR 2700 N based directly or indirectly on surveys conducted by, with, or for the Illinois Department of Transportation (IDOT) (See Exhibit 2). According to the information provided by IDOT, CR 2700 N does not follow the section line as most other section roads do in the area of question.

After the 2007 survey (Exhibit 1), Mr. Vincent attempted to contact adjoining property owners to correct the southern boundary of the lot at 362 CR 2700 N (the original dwelling) back to the accepted and known previous boundary along CR 2700 N in order to sell the property. The property owner directly to the south quit claim deeded the property in question back to Mr. Vincent. The property owner of a small area adjoining the creek to the southeast did not see a need for any legal correction since she accepted the boundary to be CR 2700 N. Mr. Vincent sold the property at 362 CR 2700 N in 2007 and moved to the new dwelling at 360 CR 2700 N.

Three years later in 2010, Mr. Vincent was contacted by the property owner to the south, whose property also bordered 360 CR 2700 N, to deed to him the front section of 360 CR 2700 N between the boundary identified by the 2007 survey and the historically accepted boundary contingent with the road, or face legal action. An offer of \$500 in compensation was made at the time, but was not accepted. With the granting of an easement, which is all Mr. Vincent understood he needed for ingress and egress for both 360/362 CR 2700 N on the shared driveway, Mr. Vincent deeded the front section of the property to the property owner to the south.

At the time, Mr. Vincent was the sole caregiver for his wife who had been paralyzed by a stroke and was in failing health; he did not want the stress of a lawsuit or the additional financial burden that might come with it, if it could be avoided. When the quit claim deed was registered with the Champaign County Zoning and Planning it was known by the office that it would create a violation of the Access Strip ordinance, but the transfer itself was legal.

The violation of the ordinance came to light for Mr. Vincent when he tried to sell the property to Dr. George Stanhope in May 2014; Dr. Stanhope has been unable to obtain a loan because of the violation. The violation of the Access Strip ordinance came to light for Mr. Vincent and Dr. Stanhope through the mortgage process after Dr. Stanhope had a contract to sell his home in Champaign and Mr. Vincent had made plans to move to Indiana; Dr. Stanhope is renting the house at 360 CR 2700 N until a solution for the purchase is reached.

Mr. Vincent has since tried to correct the violation with the property owner to the south, the property owner of 362 CR 2700 N to the east, and Newcomb township to the west, since it has prohibited the sale

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CHAMPAIGN CO. P & Z DEPARTMENT

Attachment 1

of his property at 360 CR 2700 N to Dr. Stanhope. At the writing of this request for variance, the property owner to the south has put a price of \$25,000.00 on the strip of property along the road, which is mostly covered by the road and utilities easement. Mr. Vincent has offered the property owner to the south \$5,000.00 for the property, which seems a fair price for a strip of land acquired at little or no cost in 2010 with a \$100.00 annual real estate tax and no economic value because of the easements on it; the offer has not been accepted. Mr. Vincent has tried to purchase a strip of land from Newcomb Township to the west, but the Newcomb Township board was not interested in Mr. Vincent's offer. Mr. Vincent tried to exchange land with the absent property owner of 362 CR 2700 N to the east (to maintain the 5 acres) for a 20ft access strip; discussion with the property owner of 362 CR 2700 N for a land exchange did not go anywhere, possibly because the property is up for sale.

Dr. Stanhope contacted the director of Champaign County Zoning and Planning several times for advice on a possible resolution to the violation and to move ahead with the purchase of the property. The existence of the two markers near the intersection of Hwy 47 and CR 2700 N is a known problem to local surveyors, based on a phone conversation Dr. Stanhope had with the surveyor of Mr. Vincent's property. After two months of effort by Mr. Vincent and Dr. Stanhope with no resolve to the Access Strip ordinance violation, the Director of Champaign County Zoning and Planning sent Dr. Stanhope a letter that the property at 360 CR 2700 N would not be held to the Access Strip ordinance to facilitate Dr. Stanhope receiving a mortgage to purchase the property (See Exhibit 3).

This letter was based on the acknowledgement of the existence of the two markers near the intersection of Hwy 47 and CR 2700 N and conflicting surveys of property lines along CR 2700N, which creates a sort of triangular no-man's-land (See Exhibit 1) regarding property lines. Assessors for three banks in the area: First Federal Saving Bank, First Bank and Trust, and Hickory Point Bank and Trust, have refused to accept the letter from planning and zoning for a mortgage to Dr. Stanhope for the property.

While Mr. Vincent, Dr. Stanhope, and the Champaign County Department of Zoning and Planning would like to see the property at 360 CR 2700 N made whole again and conform to the Access Strip ordinance, we believe the Champaign County Board can acknowledge the unusual circumstances surrounding this request and the good faith effort to conform to the ordinance and grant the requested variance from the required 20ft access strip.

The variance will allow the sale of the property from Mr. Vincent to Dr. Stanhope to move forward. Dr. Stanhope will continue to seek to make the property at 360 CR 2700 N comply with the Access Strip ordinance, as it is in the best interest of both owners of properties at 360 and 362 CR 2700 N to do so regarding the driveway easement; however, this will require the reasonable cooperation of adjacent landowners, which may not be possible.

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15

MONUMENT RECORD

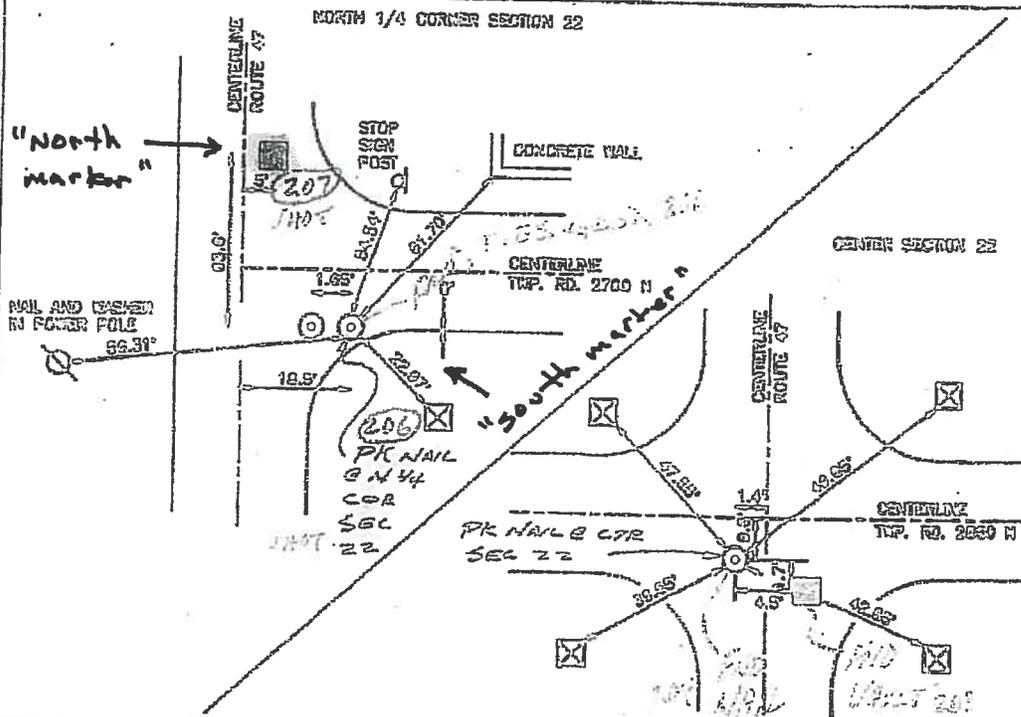
OF
LAND SURVEY MONUMENTS SITUATED IN SECTION 22, TOWNSHIP 21 NORTH,
RANGE 7 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

MONUMENT DESCRIPTION AND REMARKS: Center of section 22 is a PK nail found.
North quarter corner is a PK nail found

RECOVERY TIE DRAWING

NORTH
(NOT TO SCALE)

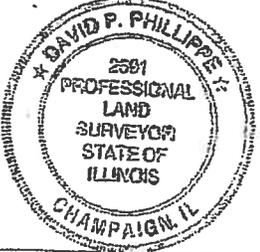
- PK NAIL FOUND
- MONUMENT WITH FIND
- ⊗ CORNER MARK



STATE OF ILLINOIS SS
 COUNTY OF CHAMPAIGN

I, DAVID P. PHILLIPPE, HEREBY CERTIFY
 THAT THIS DOCUMENT WAS PREPARED
 UNDER MY DIRECTION IN ACCORDANCE
 WITH THE PUBLIC ACT 79-649 AND THE
 ABOVE DATA IS GIVEN UNDER MY HAND
 AND SEAL THIS 4th DAY OF AUGUST, 1994 A.D.

David P. Phillippe
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2591



PHDC ENGINEERING, INC.
 1303 S. MATIS AVE.
 CHAMPAIGN, ILLINOIS 61821
 (217) 362-0255
 HBC NO. 04-532
 PD 1485 P 22

SPACE RESERVED FOR
 RECORDING OFFICER

RECORDER
James A. ...
 91 AUG 4 PM 4 09
 2/31 2014
 DOC # 91R20985
 CHAMPAIGN COUNTY ILL

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CHAMPAIGN CO. P & Z DEPARTMENT

1994

Champaign
County
Department of



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

(217) 384-3708

July 24, 2014

George Stanhope (grstanhope@sbcglobal.net)

RE: Zoning status of property located at 360 CR2700N, Mahomet IL 61853
(PIN 16-07-15-400-026)

Dear Mr. Stanhope:

You have inquired as to the zoning status of the property located at 360 CR2700N, Mahomet IL 61853 (PIN 16-07-15-400-026) because you are interested in purchasing this property.

The property located at 360 CR2700N, Mahomet with Permanent Index Number 16-07-15-400-026 is a conforming zoning lot but unfortunately .196 acre of the property (including the right of way frontage) was previously conveyed to the land owner who lives on the opposite side of the street. The conveyance of land was intended to correct confusion arising from conflicting survey information.

The confusion related to the conflicting surveying information and the conveyance of the .196 acre is unfortunate. The conveyance of the .196 acre has resulted in a lot that does not conform to a technical interpretation of the Champaign County Zoning Ordinance and while I recommend and hope that the property be made whole again, I do not believe that conveyance should reduce the zoning status of the remainder of the property.

The property located at 360 CR2700N, Mahomet with Permanent Index Number 16-07-15-400-026 remains a conforming zoning lot and any Zoning Use Permit Application that conforms to the Zoning Ordinance requirements will be authorized on the property.

I hope this letter provides the assurance you seek. Please let me know if you have other questions.

Sincerely,

John Hall
Zoning Administrator

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CHAMPAIGN CO. P & Z DEPARTMENT

2

- 5. *Binding Effect.* The Mutual Easements granted herein shall be binding upon the parties, their heirs, successors, representatives and assigns.
- 6. *Benefitting Properties.* The easement situated on Lot 2 shall be for the benefit of Lot 1 and shall run with the land.
- 7. *Enforcement.* In the event of legal action to construe or enforce the provisions of this Agreement, the prevailing party shall be entitled to collect his/her reasonable attorney's fees, court costs and related expenses from the losing party and the Court having jurisdiction of the dispute shall be authorized to determine the amount of such fees, costs, and expenses and enter judgment therefore.
- 8. *Incorporation.* All references to descriptions, exhibits, attachments or surveys are incorporated herein by reference as if fully set forth.

Dated this 17 day of November, 2010.

Steve Vincent
 Steve Vincent, Grantor

Roger Morfey
 Roger Morfey, Grantee

Rosemary Vincent
Steve Vincent acts in fact
 Rosemary Vincent, by Steve Vincent, POA,
 Grantor

GRANT OF EASEMENT - ATTACHMENT**Legal Description A:**

Commencing at a stone marking the Southeast Corner of the Southeast Quarter of Section 15, Township 21 North of the Base Line, Range 7 East of the Third Principal Meridian; thence North 88 degrees 59 minutes 14 seconds West (N88°59'14"W), an assumed bearing, a distance of 1917.00 feet on a line between said stone and a "PK" masonry nail at the reported quarter section corner per Monument Record filed as Document No. 94R20985 in the office of Champaign County Recorder to a true point of beginning; thence N03°30'17"W 454.19 feet; thence N40°22'40"E 119.67 feet; thence S75°50'09"E 87.95 feet; thence N29°19'38"E 170.55 feet; thence S89°43'46"E 167.88 feet; thence N00°16'14"E 317.06 feet; thence N88°46'18"W 563.21 feet; thence S00°13'35"W 996.86 feet; and thence S88°59'14"E 179.10 feet to the true point of beginning; encompassing 7.142 acres, situated in Champaign County, Illinois.

PIN: 16-07-15-400-026

Legal Description B:

Commencing at a stone monument marking the Southeast Corner of the Southeast Quarter of Section 15, Township 21 North of the Base Line, Range 7 East of the Third Principal Meridian; thence North 88 degrees 59 minutes 14 seconds West (N88°59'14"W), an assumed bearing, a distance of 1917.00 feet on a line between said stone and a "PK" masonry nail at the reported quarter section corner per Monument Record filed as Document No. 94R20985 in the office of Champaign County Recorder to a true point of beginning; thence continuing N88°59'14"W 179.10 feet on the last described course; thence N03°13'41"E 50.13 feet; thence S87°37'03"E 176.21 feet; and thence S03°30'17"E 46.06 feet to the true point of beginning; encompassing 0.196 acres, situated in Champaign County, Illinois.

PIN: Part of 16-07-15-400-026

796-V-14 Images



Subject property from end of driveway facing north



Subject property from midway up driveway facing north

796-V-14 Images



From midway up driveway facing south



From end of driveway facing south

796-V-14 Images



From end of driveway facing east



From 2700N facing west

796-V-14 Images



From 2700N facing east



From 2700N facing northwest

02/18/15 DRAFT

796-V-14

**SUMMARY OF EVIDENCE, FINDING OF FACT,
AND FINAL DETERMINATION
of
Champaign County Zoning Board of Appeals**

Final Determination: *{GRANTED / GRANTED WITH SPECIAL CONDITIONS/ DENIED}*

Date: *{date of final determination}*

Petitioners: **Steve Vincent and George Stanhope**

Request: **Authorize the following in the AG-1 District:**

A variance from Paragraph 4.2.1.H of the Zoning Ordinance, which requires that no structure shall be constructed nor use established upon or moved to a lot that does not abut and have access to a public street of no less than 20 feet at a point at which the lot has the right of access to the street.

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Case 796-V-14
Page 2 of 10

02/18/2015 DRAFT

SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 26, 2015**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioner Steve Vincent, 10401 Wolfinger Rd, Mt. Vernon, IN, 47620, owns the subject property. George Stanhope, 360 CR 2700 N, Mahomet, IL 61853, rents the property from Mr. Vincent with the expectation of purchasing the property once they resolve legal description discrepancies regarding property lines.
2. The subject property is a 6.94 acre tract in Newcomb Township in the Southwest quarter of the Southeast quarter of Section 15 of Township 21N, Range 7 East of the Third Principal Meridian and commonly known as the residence located at 360 CR 2700 North, Mahomet, Illinois.
3. The subject property is not within the one and one-half mile extraterritorial jurisdiction (ETJ) of a municipality with zoning.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

4. Regarding land use and zoning on and adjacent to the subject property:
 - A. The subject property is zoned AG-1 Agriculture, and is residential and agricultural in use.
 - B. Land to the north is zoned AG-1 Agriculture, and is residential and agricultural in use.
 - C. Land to the east is zoned AG-1 Agriculture, and is residential and agricultural in use.
 - D. Land to the west is zoned AG-1 Agriculture and is owned/in use by Newcomb Township.
 - E. Land to the south is zoned CR Conservation Recreation, and is residential in use.

GENERALLY REGARDING THE PROPOSED SITE PLAN

5. Regarding the site plan of the subject site:
 - A. The subject property is an irregularly shaped lot of approximately 6.94 acres that does not have frontage on a public street.
 - B. The current home on the subject property was authorized by ZUPA # 45-05-02.
 - C. A Survey Plat identified as Exhibit 1 in the Petitioner's application has been submitted as the Site Plan. It was received on December 26, 2014 and indicates the following:
 - (1) The original property is shown as having 7.14 acres. The amount deeded over to the landowner to the south was 0.196 acres, making the subject property 6.94 acres at this time.
 - (2) A 10 foot wide "Stone Shared Driveway" extending north from CR 2700 N, traversing the 0.196 acre property onto the subject property. To clarify, the subject property has access to, but not frontage on, CR 2700 N.

02/18/2015 DRAFT

Case 796-V-14
Page 3 of 10

- (3) A 5 acre property to the east of the subject property with frontage on CR 2700 N. The property only has vehicular access via the "Stone Shared Driveway" on the subject property.
- C. The required variance is as follows: A variance from Paragraph 4.2.1.H of the Zoning Ordinance, which requires that no structure shall be constructed nor use established upon or moved to a lot that does not abut and have access to a public street of no less than 20 feet at a point at which the lot has the right of access to the street.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS AND ZONING PROCEDURES

6. Regarding specific *Zoning Ordinance* requirements relevant to this case:
- A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested variances (capitalized words are defined in the Ordinance):
- (1) "ACCESS" is the way MOTOR VEHICLES move between a STREET or ALLEY and the principal USE or STRUCTURE on a LOT abutting such STREET or ALLEY.
 - (2) "ACCESS STRIP" is that part of a FLAG LOT which provides the principal ACCESS to the LOT, and has FRONTAGE upon a STREET.
 - (3) "AREA, LOT" is the total area within the LOT LINES.
 - (4) "BUILDING" is an enclosed STRUCTURE having a roof supported by columns, walls, arches, or other devices and used for the housing, shelter, or enclosure of persons, animals, and chattels.
 - (5) "BUILDING RESTRICTION LINE" is a line usually parallel to the FRONT, side, or REAR LOT LINE set so as to provide the required YARDS for a BUILDING or STRUCTURE.
 - (6) "DWELLING" is a BUILDING or MANUFACTURED HOME designated for non-transient residential living purposes and containing one or more DWELLING UNITS and/or LODGING UNITS.
 - (7) "FRONTAGE" is that portion of a LOT abutting a STREET or ALLEY.
 - (8) "LOT" is 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.
 - (9) "LOT LINE, FRONT" is a line dividing a LOT from a STREET or easement of ACCESS. On a CORNER LOT or a LOT otherwise abutting more than one

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STREET or easement of ACCESS only one such LOT LINE shall be deemed the FRONT LOT LINE.

- (10) "LOT LINES" are the lines bounding a LOT.
 - (11) "PLAT" is a map, plan or layout showing the SUBDIVISION of land and indicating the location and boundaries of individual LOTS.
 - (12) "RIGHT-OF-WAY" is the entire dedicated tract or strip of land that is to be used by the public for circulation and service.
 - (13) "STREET" is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
 - (a) MAJOR STREET: Federal or State highways
 - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
 - (c) MINOR STREET: Township roads and other local roads.
 - (14) "USE" is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted USE" or its equivalent shall not be deemed to include any NONCONFORMING USE.
 - (15) "VARIANCE" is a deviation from the regulations or standards adopted by this ordinance which the Hearing Officer or the Zoning Board of Appeals are permitted to grant.
- B. Paragraph 9.1.9.D. of the *Zoning Ordinance* requires the ZBA to make the following findings for a variance:
- (1) That the requirements of Paragraph 9.1.9.C. have been met and justify granting the variance. Paragraph 9.1.9.C. of the *Zoning Ordinance* states that a variance from the terms of the *Champaign County Zoning Ordinance* shall not be granted by the Board or the hearing officer unless a written application for a variance is submitted demonstrating all of the following:
 - (a) That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district.

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- (b) That practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot.
 - (c) That the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the Applicant.
 - (d) That the granting of the variance is in harmony with the general purpose and intent of the *Ordinance*.
 - (e) That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.
- (2) That the variance is the minimum variation that will make possible the reasonable use of the land or structure, as required by subparagraph 9.1.9.D.2.

GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT

7. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
- A. The Petitioner has testified on the application, **"1) CR 2700N does not lie on the section line in front of 360 CR 2700N. 2) Two different markers have been used for determining the southern boundary of 360 CR 2700N and adjacent lots over time."**
 - B. The home on the subject property was authorized by ZUPA # 45-05-02 at a time when the subject property was understood to be 7.14 acres in area.
 - C. Regarding the proposed Variance:
 - (1) The Petitioners provided attachments to their application that seek to clarify the reason the variance has been requested. Those attachments are included as documents of record and as appendices to the Preliminary Memo for this case.
 - (2) Two different surveys were done for the subject property using two different survey markers.
 - (3) Due to conflicting property lines drawn in the two surveys, the 7.14 acre subject property had 0.196 acres, including the right-of-way frontage, conveyed to the land owner who lives on the opposite (south) side of the street. The conveyance of land was intended to correct confusion from the conflicting survey information.
 - (4) Petitioner Steve Vincent seeks to sell the property to Petitioner George Stanhope, but Mr. Stanhope has been unable to receive loan approval from several banks because of the lack of frontage on the property.

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- (5) The Petitioners have sought other solutions to the access issue, including offering to purchase land from adjacent owners to create frontage and offering to purchase the land back from the owner to the south. In addition, Mr. Stanhope sought and received a letter from Zoning Administrator John Hall that was intended to serve as evidence to the banks that the property is a conforming zoning lot but for the frontage issue. The banks would not accept the letter as sufficient evidence.
- (6) For lack of other solutions, the Petitioners seek a variance from the frontage requirement outlined in Paragraph 4.2.1.H of the Zoning Ordinance. The variance will make the property sellable according to local mortgaging institutions.

GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE

8. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
 - A. The Petitioner has testified on the application, **“1) The current dwelling on 360 CR 2700N could not be rebuilt if damaged; and 2) the lot and dwellings cannot be sold at market value through a mortgage at local banks.”**
 - B. Regarding the proposed Variance:
 - (1) Without the proposed variance, Petitioner Vincent could not sell his property to Petitioner Stanhope or any other buyer seeking a mortgage with a local bank.
 - (2) Without the proposed variance, the owner of the subject property could not rebuild the existing dwelling if it were damaged.

GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT

9. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:
 - A. The Petitioner has testified on the application, **“Yes, see Attachment #1.”**
 - B. Petitioner Vincent voluntarily sold the frontage to his neighbor across the street during a boundary dispute raised by the conflicting surveys.

GENERALLY PERTAINING TO WHETHER OR NOT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

10. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance is in harmony with the general purpose and intent of the Ordinance:
 - A. The Petitioner has testified on the application, **“At construction, the property at 360 CR 2700N met the access strip ordinance.”**

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- B. Regarding the requested Variance to have a property without frontage on a public street for at least 20 feet at the point at which the property has the right of access to the street:
 - (1) The requested variance for a frontage of 0 feet of the minimum required 20 feet is a variance of 100%.
 - (2) The property continues to have an access driveway via the neighbor's property to the south.
- C. Regarding the proposed Variance:
 - (1) The Zoning Ordinance does not clearly state the considerations that underlie requirements for frontage on public streets. In general, frontage to a public street is presumably intended to ensure adequate access by emergency vehicles and ease of use by residents.
 - (2) The property continues to have an access driveway via the neighbor's property to the south that can be used for emergency access.
- D. The requested variance is not prohibited by the *Zoning Ordinance*.

GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED VARIANCE ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE

- 11. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
 - A. The Petitioner has testified on the application: **“Historically, CR 2700N has been assumed to be the dividing lot line for lots along it and still is by most property owners.”**
 - B. The Township Road Commissioner has received notice of this variance and no comments have been received.
 - C. The Fire Protection District has been notified of this variance and no comments have been received.

GENERALLY REGARDING ANY OTHER JUSTIFICATION FOR THE VARIANCE

- 12. Generally regarding and other circumstances which justify the Variance:
 - A. The Petitioner has testified on the application: **“A good faith effort to correct the ordinance violation was taken, but is not possible without reasonable cooperation of adjacent landowners.”**

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

- 13. Regarding proposed special conditions of approval:
No Special Conditions are proposed at this time.

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DOCUMENTS OF RECORD

1. Variance Application received on December 26, 2014, with attachments:
 - A "Attachment 1": Background for the variance provided by the Petitioners
 - B "Exhibit 1": Plat of Survey
 - C "Exhibit 2": Monument Record"
 - D "Exhibit 3": Letter from John Hall dated July 24, 2014
 - E "Exhibit 4": Grant of Easement with legal description

2. Zoning Use Permit 45-05-02 Case File

3. Preliminary Memorandum dated February 18, 2015 with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B Site Plan from ZUPA #45-05-02 received February 22, 2005
 - C Attachments A through E from Variance Application received December 26, 2014
 - D Site Visit Photos
 - E Draft Summary of Evidence, Finding of Fact, and Final Determination

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FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **796-V-14** held on **February 26, 2015**, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances **{DO / DO NOT}** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: _____

2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **{WILL / WILL NOT}** prevent reasonable or otherwise permitted use of the land or structure or construction because: _____

3. The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because: _____

4. The requested variance **{SUBJECT TO THE PROPOSED CONDITION} {IS / IS NOT}** in harmony with the general purpose and intent of the Ordinance because: _____

5. The requested variance **{SUBJECT TO THE PROPOSED CONDITION} {WILL / WILL NOT}** be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare because: _____

6. The requested variance **{SUBJECT TO THE PROPOSED CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because: _____

7. **{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}**

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FINAL DETERMINATION

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval in Section 9.1.9.C *{HAVE/HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case 796-V-14 is hereby *{GRANTED / GRANTED WITH CONDITIONS/ DENIED}* to the petitioners **Steve Vincent and George Stanhope** to authorize the following in the AG-1 Agriculture Zoning District:

A variance from Paragraph 4.2.1.H of the Zoning Ordinance, which requires that no structure shall be constructed nor use established upon or moved to a lot that does not abut and have access to a public street of no less than 20 feet at a point at which the lot has the right of access to the street on the following property:

A 6.94 acre tract in Newcomb Township in the Southwest quarter of the Southeast quarter of Section 15 of Township 21N, Range 7 East of the Third Principal Meridian and commonly known as the residence located at 360 CR 2700 North, Mahomet, Illinois.

{SUBJECT TO THE FOLLOWING CONDITION(S):}

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

SIGNED:

Eric Thorsland, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals
Date

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

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

CASE NO. 798-V-15

PRELIMINARY MEMORANDUM
February 18, 2015

**Petitioners: SBA Network Services, LLC
c/o Dolan Realty Advisors, LLC, Agent**

Request: Authorize the construction and use of a telecommunications tower in the R-4 Multiple Family Residence Zoning District with a height of 100 feet in lieu of the maximum 75 feet.

Location: A 3.18 acre tract in Urbana Township in the South Half of the Northwest quarter of the Northwest Quarter of Section 8 of Township 19N, Range 9 East of the Third Principal Meridian commonly known as part of the Vineyard Christian Church property, 1500 North Lincoln Avenue, Champaign County, Illinois.

Site Area: 3.18 acres

Time Schedule for Development: As Soon as Possible

**Prepared by: Susan Chavarria
Senior Planner**

**John Hall
Zoning Administrator**

BACKGROUND

Petitioner SBA Network Services will lease a portion of the subject property from owner Vineyard Christian Fellowship in order to build a telecommunications tower facility. The facility will include a fenced area which will house the tower, an accessory equipment shelter, and three "future lease areas" of unknown specifications. An access road through Vineyard Christian Fellowship property will link the Church's parking lot to the proposed facility. The property where the proposed tower will be located is in unincorporated Champaign County. The property where the access road will be built is within the City of Urbana and is owned by Vineyard Christian Fellowship. Vineyard Church has approved of the Site Plan submitted with the variance application.

Towers of 100 feet or less are exempt from height restrictions in the Champaign County Zoning Ordinance. However, Illinois *Counties Code* 55 ILCS 5-12001.1 stipulates that telecommunications towers can be no more than 75 feet tall in a residential zoning district in counties of 180,000 population or more. Champaign County's 2010 Census population was 201,081. The variance for the state statute can be approved by a county's variance approval process.

EXTRATERRITORIAL JURISDICTION

The subject property is within the one and one-half mile extraterritorial jurisdiction (ETJ) of the City of Urbana, a municipality with zoning.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning in the Vicinity

Direction	Land Use	Zoning
Onsite	Church property	R-4 Multiple Family Residence (unincorporated Champaign County)
North	Church and parking for the church	R-4 Medium Density Multiple-Family Residential (within City of Urbana) R-4 Multiple Family Residence (unincorporated Champaign County)
East	Champaign County Fairgrounds	CR Conservation Recreation (unincorporated Champaign County)
West	Residential	R-4 Medium Density Multiple-Family Residential (within City of Urbana)
South	Residential	R-2 Single Family Residential (within City of Urbana)

PROPOSED SPECIAL CONDITIONS

- A. **No other towers in the leased area of the property shall exceed a height of 100 feet.**

The special condition stated above is to ensure the following:

That the proposed telecommunications facility meets applicable height ordinances.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning, Surrounding Vegetation)
- B Site Plan received on January 28, 2015, with attachments:
 - Location Plan
 - Engineering Site Plan
 - Antenna Elevation
- C Illinois *Counties Code* 55 ILCS 5-12001.1 parts (a) through (f) and part (h)(2): Authority to regulate certain specified facilities of a telecommunications carrier
- D Images of Subject Property taken January 30, 2015
- E Draft Summary of Evidence, Finding of Fact, and Final Determination

Location Map

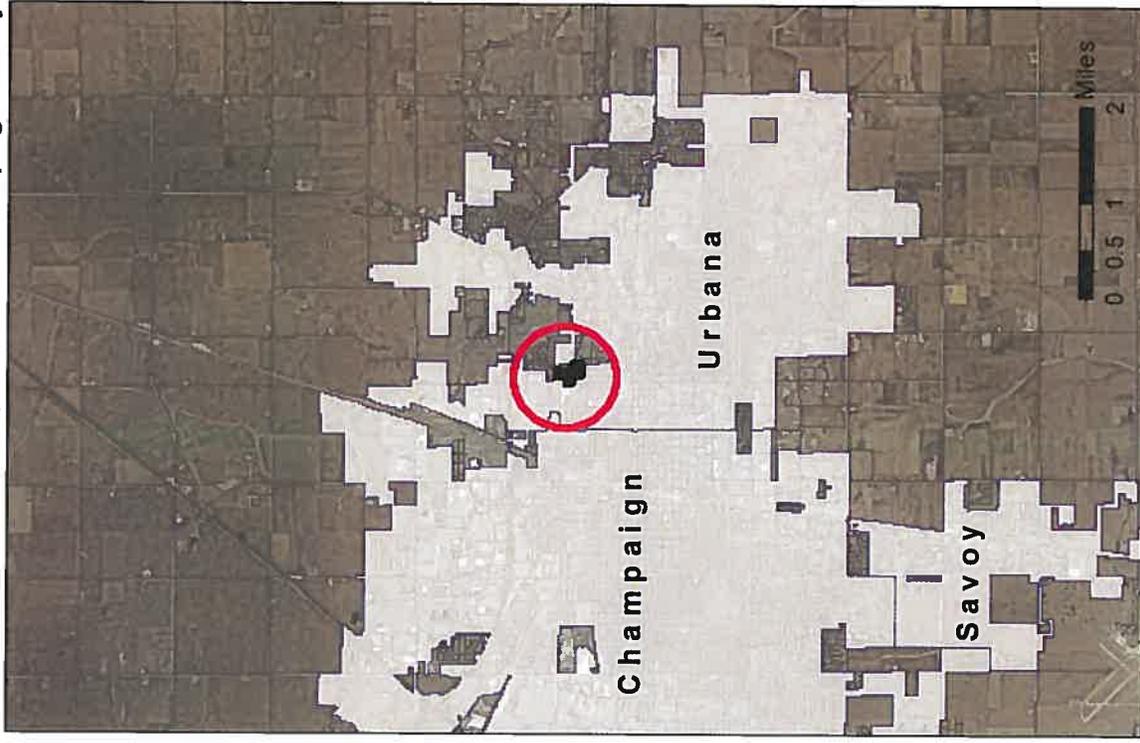
Case 798-V-15

February 26, 2015

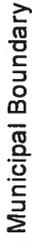
Subject Property



Property location in Champaign County



Legend

-  Subject Property
-  Property needed for access to tower (Incorporated Urbana)
-  Parcels
-  Municipal Boundary

Champaign County
Department of
**PLANNING &
ZONING**



Land Use Map

Case 798-V-15

February 26, 2015



Legend

- Subject Property
- Property needed for access to tower (Incorporated Urbana)
- Parcels
- Urbana Corporate Limits

Scale: 0 100 200 400 Feet

North Arrow: N

Champaign County
Department of
PLANNING &
ZONING

Zoning Map

Case 798-V-15
February 26, 2015



ZONING DISTRICTS	
AG-1 AGRICULTURE	B-1 RURAL TRADING CENTER
AG-2 AGRICULTURE	B-2 NEIGHBORHOOD BUSINESS
CR CONSERVATION - RECREATION	B-3 HIGHWAY BUSINESS
R-1 SINGLE FAMILY RESIDENCE	B-4 GENERAL BUSINESS
R-2 SINGLE FAMILY RESIDENCE	B-5 CENTRAL BUSINESS
R-3 TWO FAMILY RESIDENCE	I-1 LIGHT INDUSTRY
R-4 MULTIPLE FAMILY RESIDENCE	I-2 HEAVY INDUSTRY
R-5 MOBILE HOME PARK	S SPECIAL USE



Property needed for access to tower (Incorporated Urbana)
Subject Property



Parcels
Municipal Boundary



Champaign County
Department of
PLANNING &
ZONING

Vegetation Surrounding Proposed Tower Site

Case 798-V-15
February 26, 2015



Facing south toward tower from this location

Legend

 Subject Property

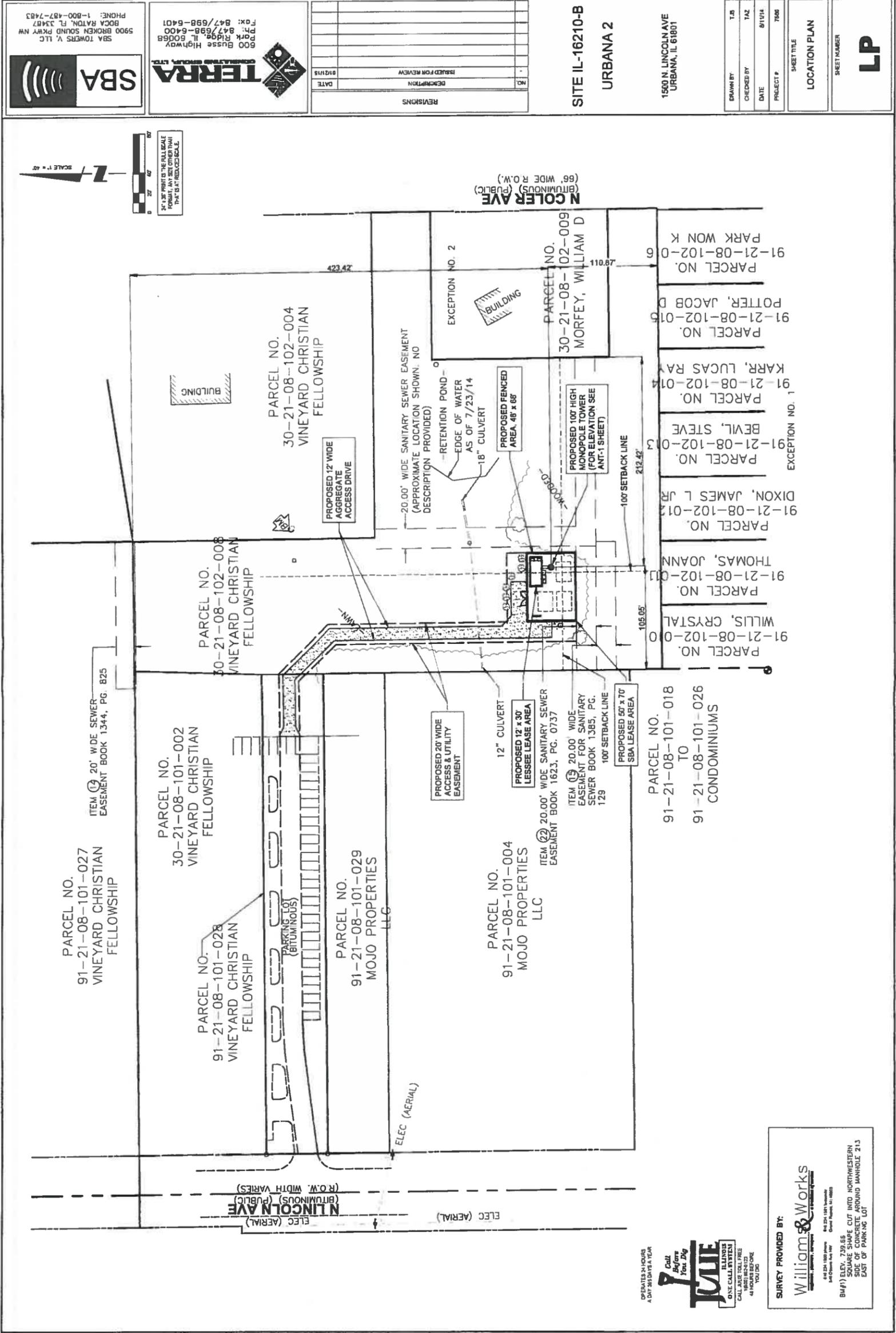
 Proposed Tower Location and Fence



Champaign County
Department of
PLANNING &
ZONING

JAN 28 2015

RECEIVED



SBA
SBA TOWERS V, LLC
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

NO.	DESCRIPTION	DATE	ISSUED FOR REVIEW

SITE IL-16210-B
URBANA 2

1500 N. LINCOLN AVE
URBANA, IL 61801

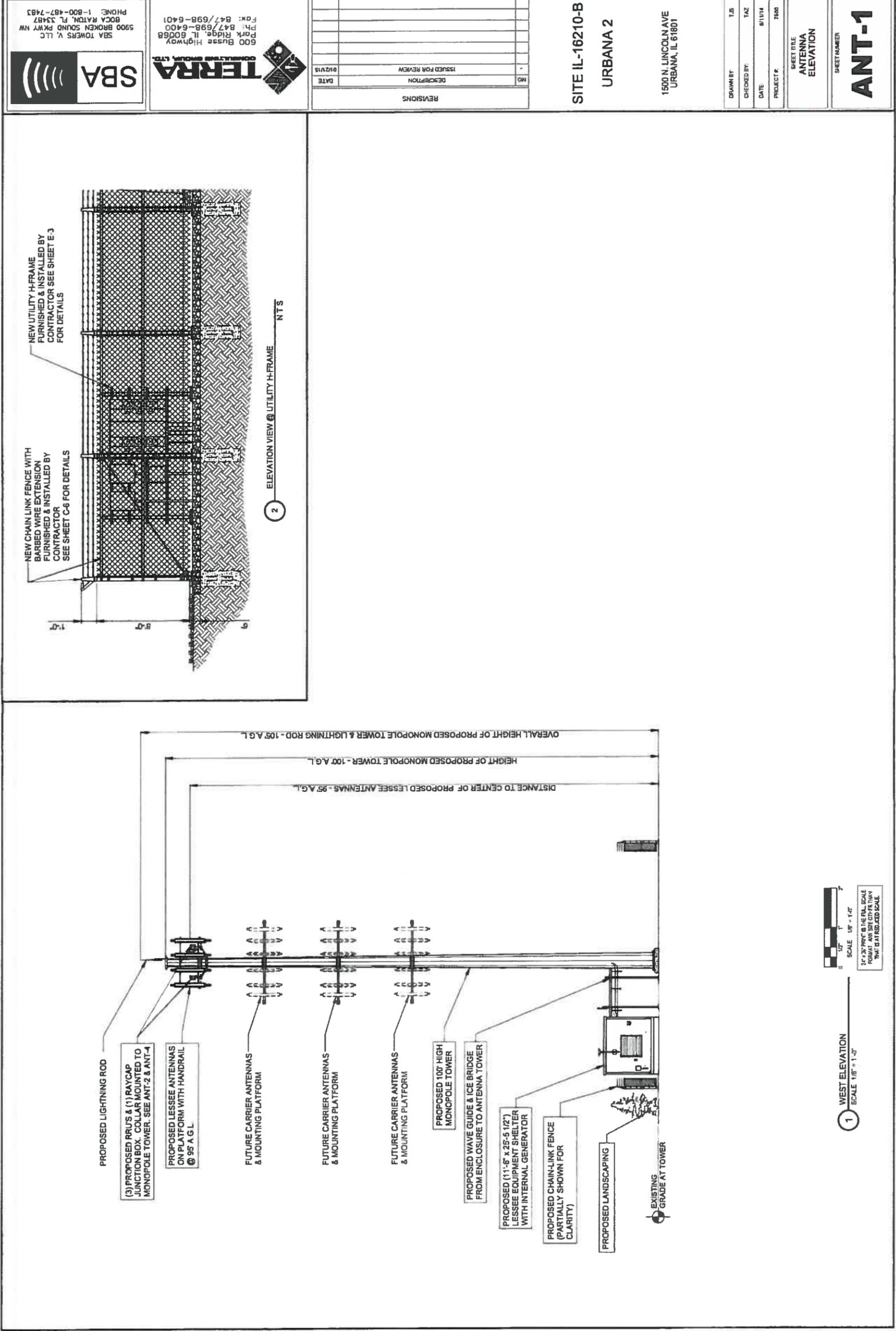
DRAWN BY:	TJB
CHECKED BY:	TAZ
DATE:	8/1/14
PROJECT #:	7808

SHEET TITLE
LOCATION PLAN

SHEET NUMBER
LP

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR
Call
847-698-6400
Toll Free
1-800-487-7483
ONE CALL
ONE CALL
CALL ARTS TOLL FREE
1-800-824-1233
48 HOURS
TOLL FREE

SURVEY PROVIDED BY:
William & Works
8141 E. 79th St.
Chicago, IL 60649
BIM(1) ELEV. 795.85
SCALE: 1" = 40' (SEE CUT INTO NORTHWESTERN
SIDE OF CONCRETE AROUND MANHOLE 213
EAST OF PARKING LOT)



SBA

SBA TOWERS V. LLC
5900 BROKEN SOUND PKWY NW
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TERRA

600 Busse Highway
Park Ridge, IL 60068
Ph: 847/598-6400
Fax: 847/698-6401

NO.	DATE	DESCRIPTION	ISSUED FOR REVIEW	BY

SITE IL-16210-B

URBANA 2

1500 N. LINCOLN AVE
URBANA, IL 61801

DRAWN BY: TJS
CHECKED BY: TAZ
DATE: 8/11/14
PROJECT #: 7668

SHEET TITLE:
ANTENNA ELEVATION

SHEET NUMBER:
ANT-1





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(55 ILCS 5/5-12001.1)

Sec. 5-12001.1. Authority to regulate certain specified facilities of a telecommunications carrier and to regulate, pursuant to subsections (a) through (g), AM broadcast towers and facilities.

(a) Notwithstanding any other Section in this Division, the county board or board of county commissioners of any county shall have the power to regulate the location of the facilities, as defined in subsection (c), of a telecommunications carrier or AM broadcast station established outside the corporate limits of cities, villages, and incorporated towns that have municipal zoning ordinances in effect. The power shall only be exercised to the extent and in the manner set forth in this Section.

(b) The provisions of this Section shall not abridge any rights created by or authority confirmed in the federal Telecommunications Act of 1996, P.L. 104-104.

(c) As used in this Section, unless the context otherwise requires:

(1) "county jurisdiction area" means those portions of a county that lie outside the corporate limits of cities, villages, and incorporated towns that have municipal zoning ordinances in effect;

(2) "county board" means the county board or board of county commissioners of any county;

(3) "residential zoning district" means a zoning district that is designated under a county zoning ordinance and is zoned predominantly for residential uses;

(4) "non-residential zoning district" means the county jurisdiction area of a county, except for those portions within a residential zoning district;

(5) "residentially zoned lot" means a zoning lot in a residential zoning district;

(6) "non-residentially zoned lot" means a zoning lot in a non-residential zoning district;

(7) "telecommunications carrier" means a telecommunications carrier as defined in the Public Utilities Act as of January 1, 1997;

(8) "facility" means that part of the signal

distribution system used or operated by a telecommunications carrier or AM broadcast station under a license from the FCC consisting of a combination of improvements and equipment including (i) one or more antennas, (ii) a supporting structure and the hardware by which antennas are attached; (iii) equipment housing; and (iv) ancillary equipment such as signal transmission cables and miscellaneous hardware;

(9) "FAA" means the Federal Aviation Administration of the United States Department of Transportation;

(10) "FCC" means the Federal Communications Commission;

(11) "antenna" means an antenna device by which radio signals are transmitted, received, or both;

(12) "supporting structure" means a structure, whether an antenna tower or another type of structure, that supports one or more antennas as part of a facility;

(13) "qualifying structure" means a supporting structure that is (i) an existing structure, if the height of the facility, including the structure, is not more than 15 feet higher than the structure just before the facility is installed, or (ii) a substantially similar, substantially same-location replacement of an existing structure, if the height of the facility, including the replacement structure, is not more than 15 feet higher than the height of the existing structure just before the facility is installed;

(14) "equipment housing" means a combination of one or more equipment buildings or enclosures housing equipment that operates in conjunction with the antennas of a facility, and the equipment itself;

(15) "height" of a facility means the total height of the facility's supporting structure and any antennas that will extend above the top of the supporting structure; however, if the supporting structure's foundation extends more than 3 feet above the uppermost ground level along the perimeter of the foundation, then each full foot in excess of 3 feet shall be counted as an additional foot of facility height. The height of a facility's supporting structure is to be measured from the highest point of the supporting structure's foundation;

(16) "facility lot" means the zoning lot on which a facility is or will be located;

(17) "principal residential building" has its common meaning but shall not include any building under the same ownership as the land of the facility lot. "Principal residential building" shall not include any structure that is not designed for human habitation;

(18) "horizontal separation distance" means the distance measured from the center of the base of the facility's supporting structure to the point where the ground meets a vertical wall of a principal residential building;

(19) "lot line set back distance" means the distance measured from the center of the base of the facility's supporting structure to the nearest point on the common lot line between the facility lot and the nearest residentially zoned lot. If there is no common lot line, the measurement shall be made to the nearest point on the lot line of the nearest residentially zoned lot without deducting the width of any intervening right of way; and

(20) "AM broadcast station" means a facility and one or more towers for the purpose of transmitting communication in the 540 kHz to 1700 kHz band for public reception authorized by the FCC.

(d) In choosing a location for a facility, a telecommunications carrier or AM broadcast station shall consider the following:

- (1) A non-residentially zoned lot is the most desirable location.
- (2) A residentially zoned lot that is not used for residential purposes is the second most desirable location.
- (3) A residentially zoned lot that is 2 acres or more in size and is used for residential purposes is the third most desirable location.
- (4) A residentially zoned lot that is less than 2 acres in size and is used for residential purposes is the least desirable location.

The size of a lot shall be the lot's gross area in square feet without deduction of any unbuildable or unusable land, any roadway, or any other easement.

(e) In designing a facility, a telecommunications carrier or AM broadcast station shall consider the following guidelines:

(1) No building or tower that is part of a facility should encroach onto any recorded easement prohibiting the encroachment unless the grantees of the easement have given their approval.

(2) Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, all lighting should be shielded so that no glare extends substantially beyond the boundaries of a facility.

(3) No facility should encroach onto an existing septic field.

(4) Any facility located in a special flood hazard area or wetland should meet the legal requirements for those lands.

(5) Existing trees more than 3 inches in diameter should be preserved if reasonably feasible during construction. If any tree more than 3 inches in diameter is removed during construction a tree 3 inches or more in diameter of the same or a similar species shall be planted as a replacement if reasonably feasible. Tree diameter shall be measured at a point 3 feet above ground level.

(6) If any elevation of a facility faces an existing, adjoining residential use within a residential zoning district, low maintenance landscaping should be provided on or near the facility lot to provide at least partial screening of the facility. The quantity and type of that landscaping should be in accordance with any county landscaping regulations of general applicability, except that paragraph (5) of this subsection (e) shall control over any tree-related regulations imposing a greater burden.

(7) Fencing should be installed around a facility. The height and materials of the fencing should be in accordance with any county fence regulations of general applicability.

(8) Any building that is part of a facility located adjacent to a residentially zoned lot should be designed with exterior materials and colors that are reasonably compatible with the residential character of the area.

(f) The following provisions shall apply to all facilities established in any county jurisdiction area (i) after the effective date of the amendatory Act of 1997 with respect to telecommunications carriers and (ii) after the effective date of this amendatory Act of the 94th General Assembly with respect to AM broadcast stations:

- (1) Except as provided in this Section, no yard or

set back regulations shall apply to or be required for a facility.

(2) A facility may be located on the same zoning lot as one or more other structures or uses without violating any ordinance or regulation that prohibits or limits multiple structures, buildings, or uses on a zoning lot.

(3) No minimum lot area, width, or depth shall be required for a facility, and unless the facility is to be manned on a regular, daily basis, no off-street parking spaces shall be required for a facility. If the facility is to be manned on a regular, daily basis, one off-street parking space shall be provided for each employee regularly at the facility. No loading facilities are required.

(4) No portion of a facility's supporting structure or equipment housing shall be less than 15 feet from the front lot line of the facility lot or less than 10 feet from any other lot line.

(5) No bulk regulations or lot coverage, building coverage, or floor area ratio limitations shall be applied to a facility or to any existing use or structure coincident with the establishment of a facility. Except as provided in this Section, no height limits or restrictions shall apply to a facility.

(6) A county's review of a building permit application for a facility shall be completed within 30 days. If a decision of the county board is required to permit the establishment of a facility, the county's review of the application shall be simultaneous with the process leading to the county board's decision.

(7) The improvements and equipment comprising the facility may be wholly or partly freestanding or wholly or partly attached to, enclosed in, or installed in or on a structure or structures.

(8) Any public hearing authorized under this Section shall be conducted in a manner determined by the county board. Notice of any such public hearing shall be published at least 15 days before the hearing in a newspaper of general circulation published in the county. Notice of any such public hearing shall also be sent by certified mail at least 15 days prior to the hearing to the owners of record of all residential property that is adjacent to the lot upon which the facility is proposed to be sited.

(9) Any decision regarding a facility by the county board or a county agency or official shall be supported by written findings of fact. The circuit court shall have jurisdiction to review the reasonableness of any adverse decision and the plaintiff shall bear the burden of proof, but there shall be no presumption of the validity of the decision.

(10) Thirty days prior to the issuance of a building permit for a facility necessitating the erection of a new tower, the permit applicant shall provide written notice of its intent to construct the facility to the State Representative and the State Senator of the district in which the subject facility is to be constructed and all county board members for the county board district in the county in which the subject facility is to be constructed. This notice shall include, but not be limited to, the following information: (i) the name, address, and telephone number of the company responsible for the construction of the facility; (ii) the name, address, and telephone number of the governmental entity authorized to issue the building permit; and (iii) the location of the proposed facility. The applicant shall demonstrate compliance with the notice

requirements set forth in this item (10) by submitting certified mail receipts or equivalent mail service receipts at the same time that the applicant submits the permit application.

(g) The following provisions shall apply to all facilities established (i) after the effective date of this amendatory Act of 1997 with respect to telecommunications carriers and (ii) after the effective date of this amendatory Act of the 94th General Assembly with respect to AM broadcast stations in the county jurisdiction area of any county with a population of less than 180,000:

(1) A facility is permitted if its supporting structure is a qualifying structure or if both of the following conditions are met:

(A) the height of the facility shall not exceed 200 feet, except that if a facility is located more than one and one-half miles from the corporate limits of any municipality with a population of 25,000 or more the height of the facility shall not exceed 350 feet; and

(B) the horizontal separation distance to the nearest principal residential building shall not be less than the height of the supporting structure; except that if the supporting structure exceeds 99 feet in height, the horizontal separation distance to the nearest principal residential building shall be at least 100 feet or 80% of the height of the supporting structure, whichever is greater. Compliance with this paragraph shall only be evaluated as of the time that a building permit application for the facility is submitted. If the supporting structure is not an antenna tower this paragraph is satisfied.

(2) Unless a facility is permitted under paragraph (1) of this subsection (g), a facility can be established only after the county board gives its approval following consideration of the provisions of paragraph (3) of this subsection (g). The county board may give its approval after one public hearing on the proposal, but only by the favorable vote of a majority of the members present at a meeting held no later than 75 days after submission of a complete application by the telecommunications carrier. If the county board fails to act on the application within 75 days after its submission, the application shall be deemed to have been approved. No more than one public hearing shall be required.

(3) For purposes of paragraph (2) of this subsection (g), the following siting considerations, but no other matter, shall be considered by the county board or any other body conducting the public hearing:

(A) the criteria in subsection (d) of this Section;

(B) whether a substantial adverse effect on public safety will result from some aspect of the facility's design or proposed construction, but only if that aspect of design or construction is modifiable by the applicant;

(C) the benefits to be derived by the users of the services to be provided or enhanced by the facility and whether public safety and emergency response capabilities would benefit by the establishment of the facility;

(D) the existing uses on adjacent and nearby properties; and

(E) the extent to which the design of the

public safety will result from some aspect of the facility's design or proposed construction, but only if that aspect of design or construction is modifiable by the applicant;

(D) whether there are benefits to be derived by the users of the services to be provided or enhanced by the facility and whether public safety and emergency response capabilities would benefit by the establishment of the facility; and

(E) the extent to which the design of the proposed facility reflects compliance with subsection (e) of this Section.

No more than one public hearing shall be required.

(5) On judicial review of an adverse decision, the issue shall be the reasonableness of the county board's decision in light of the evidence presented and the well-reasoned recommendations of any other body that conducted the public hearing.

(i) Notwithstanding any other provision of law to the contrary, 30 days prior to the issuance of any permits for a new telecommunications facility within a county, the telecommunications carrier constructing the facility shall provide written notice of its intent to construct the facility. The notice shall include, but not be limited to, the following information: (i) the name, address, and telephone number of the company responsible for the construction of the facility, (ii) the address and telephone number of the governmental entity that is to issue the building permit for the telecommunications facility, (iii) a site plan and site map of sufficient specificity to indicate both the location of the parcel where the telecommunications facility is to be constructed and the location of all the telecommunications facilities within that parcel, and (iv) the property index number and common address of the parcel where the telecommunications facility is to be located. The notice shall not contain any material that appears to be an advertisement for the telecommunications carrier or any services provided by the telecommunications carrier. The notice shall be provided in person, by overnight private courier, or by certified mail to all owners of property within 250 feet of the parcel in which the telecommunications carrier has a leasehold or ownership interest. For the purposes of this notice requirement, "owners" means those persons or entities identified from the authentic tax records of the county in which the telecommunications facility is to be located. If, after a bona fide effort by the telecommunications carrier to determine the owner and his or her address, the owner of the property on whom the notice must be served cannot be found at the owner's last known address, or if the mailed notice is returned because the owner cannot be found at the last known address, the notice requirement of this paragraph is deemed satisfied.

(Source: P.A. 96-696, eff. 1-1-10; 97-242, eff. 8-4-11; 97-496, eff. 8-22-11; 97-813, eff. 7-13-12.)

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798-V-15 Images



South end of Vineyard Church parking lot, facing north

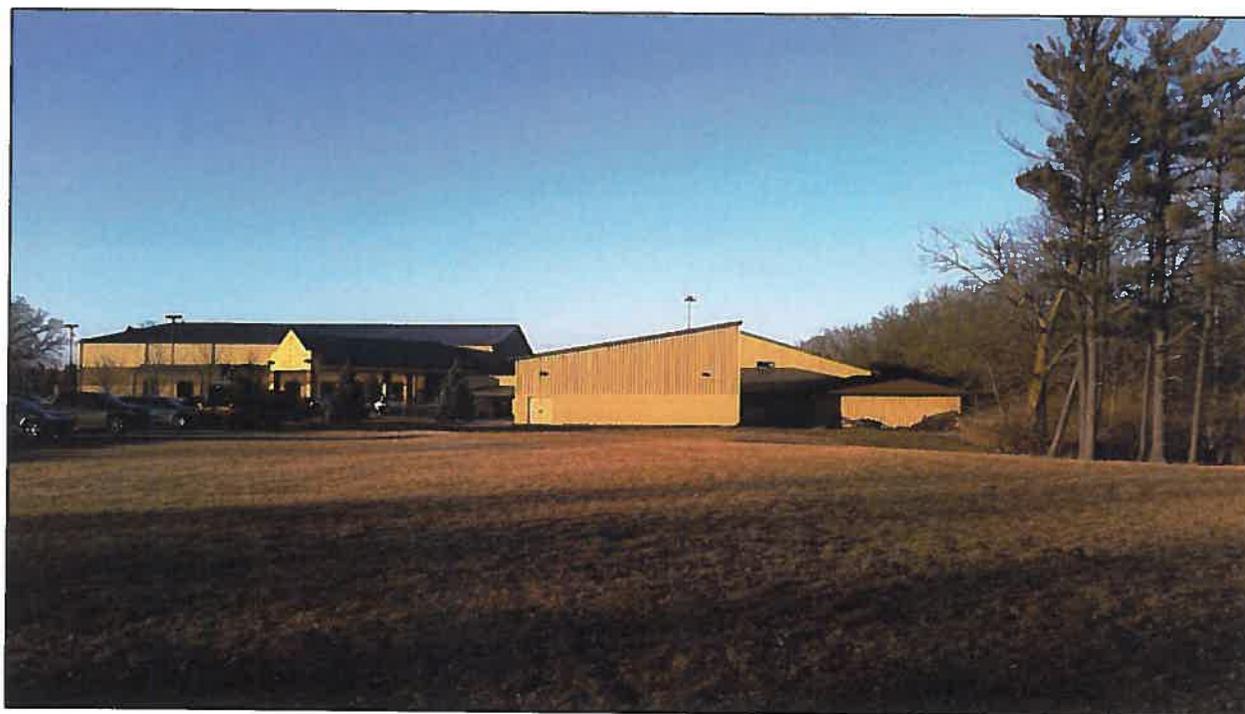


South end of Vineyard Church parking lot, facing east

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South end of Vineyard Church parking lot, facing west



South end of Vineyard Church property, facing north

798-V-15 Images



South end of Vineyard Church property, facing northwest



South end of Vineyard Church property, facing east

798-V-15 Images



South end of Vineyard Church property, facing southeast



South end of Vineyard Church property, facing south to proposed tower location

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East side of Vineyard Church property, facing north



East side of Vineyard Church property, facing southeast

798-V-15 Images



East side of Vineyard Church property, facing south



East side of Vineyard Church property, facing southwest to proposed tower location

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**SUMMARY OF EVIDENCE, FINDING OF FACT
AND FINAL DETERMINATION
of
Champaign County Zoning Board of Appeals**

Final Determination: ***{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}***

Date: ***{February 26, 2015}***

Petitioner: SBA Network Services, LLC c/o Dolan Realty Advisors, LLC, Agent

Request: Authorize the construction and use of a telecommunications tower in the R-4 Multiple Family Residence Zoning District with a height of 100 feet in lieu of the maximum 75 feet.

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SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 26, 2015**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner, SBA Network Services LLC, will lease the subject property from property owner Vineyard Christian Fellowship.
2. The subject property is a 3.18 acre tract in Urbana Township in the South Half of the Northwest quarter of the Northwest Quarter of Section 8 of Township 19N, Range 9 East of the Third Principal Meridian commonly known as part of the Vineyard Christian Church property, 1500 North Lincoln Avenue, Champaign County, Illinois.
3. The Petitioner seeks to build an access drive from the south end of the Vineyard Church parking lot off Lincoln Avenue to the tower facility; Vineyard Church and the accessed parking lot are both within the Urbana city limits.
4. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is located within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Municipalities do not have protest rights on variances within their ETJ and are not notified of such cases.
 - B. The subject property is located within Urbana Township, which does not have a Planning Commission.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

4. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The subject property is a 3.18 acre tract and is currently zoned R-4 Residential. Land use is open space that is part of the Vineyard Church site.
 - B. Land to the northeast of the subject property is in unincorporated Champaign County, zoned R-4 Multiple Family Residence and is in use as part of the Vineyard Church site. Land to the northwest is within the City of Urbana, zoned R-4 Medium Density Multiple-Family Residential, and is the location of the Vineyard Church building.
 - C. Land to the east is in unincorporated Champaign County, zoned CR Conservation-Recreation, and is in use as the Champaign County Fairgrounds.
 - D. Land to the south is within the City of Urbana, zoned R-2 Single Family Residential, and is in use as single family residences.
 - E. Land to the west is within the City of Urbana, zoned R-4 Medium Density Multiple-Family Residential, and is in use as multi-family residential apartments.

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GENERALLY REGARDING THE PROPOSED SITE PLAN

5. Regarding the site plan of the subject site:
- A. The Petitioner's Site Plan, received January 28, 2015 indicates:
- (1) Existing buildings on a group of parcels owned by Vineyard Christian Fellowship consist of the following:
 - (a) Vineyard Church on the north end (referenced but not drawn)
 - (b) Vineyard Church parking (shows south end of parking lot where access to the tower will be necessary)
 - (c) A building east of the open space belonging to Vineyard Church which appears to be a residence
 - (2) Proposed construction consists of the following:
 - (a) A 50 feet by 70 feet leased area with a crushed aggregate surface
 - (b) An 8 feet tall chain link fence, 48 by 68 feet, surrounding the leased area
 - (c) One 100 foot high monopole tower inside the fenced area
 - (d) One lessee equipment shelter with internal generator
 - (e) One "multi-gang meter and Telco H frame" inside the fenced area
 - (f) One "wave guide and ice bridge from enclosure to antenna tower"
 - (g) Reference to three 12 feet by 30 feet "future lease areas" within the fenced area, no specifications for potential use provided
 - (h) A 20 feet wide access and utility easement which includes a 12 feet wide aggregate access drive that extends through a parcel within the City of Urbana that is also owned by Vineyard Christian Fellowship.
- B. The Petitioner has worked in coordination with the property owner on the Site Plan received January 28, 2015. Vineyard Christian Church approved of the Petitioner's Site Plan as submitted.
- C. There are no previous Zoning Use Permits on the subject property where the tower will be located.
 - (1) The equipment shelter is being authorized as an accessory building to the tower and no Special Use Permit is required.
- D. The required variance is as follows:

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- (1) Authorize the construction and use of a telecommunications tower in the R-4 Multiple Family Residence Zoning District with a height of 100 feet in lieu of the maximum 75 feet.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS AND ZONING PROCEDURES

6. Regarding authorization for an accessory building in the R-4 District:
 - A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested Variance (capitalized words are defined in the Ordinance):
 - (1) "ACCESS" is the way MOTOR VEHICLES move between a STREET or ALLEY and the principal USE or STRUCTURE on a LOT abutting such STREET or ALLEY.
 - (2) "ACCESSORY STRUCTURE" is a STRUCTURE on the same LOT within the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE, either detached from or attached to the MAIN or PRINCIPAL STRUCTURE, subordinate to and USED for purposes customarily incidental to the MAIN or PRINCIPAL STRUCTURE or the main or principal USE.
 - (3) "HEIGHT" as applied to a story is the vertical measurement between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the vertical measurement between the surface of the floor and the ceiling next above it.

As applied to a BUILDING is the vertical measurement from GRADE to a point midway between the highest and lowest points of the roof. As Applied to an Enclosed or Unenclosed STRUCTURE:

STRUCTURE, DETACHED: The vertical measurement from the average level of the surface of the ground immediately surrounding such STRUCTURE to the uppermost portion of such STRUCTURE.

STRUCTURE, ATTACHED: Where such STRUCTURE is attached to another STRUCTURE and is in direct contact with the surface of the ground, the vertical measurement from the average level of the surface of the ground immediately adjoining such STRUCTURE to the uppermost portion of such STRUCTURE shall be the HEIGHT. Where such STRUCTURE is attached to another STRUCTURE and is not in direct contact with the surface of the ground, the vertical measurement from the lowest portion of such STRUCTURE to the uppermost portion shall be the HEIGHT.

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- (4) "LOT" is 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.
 - (5) "OPEN SPACE" is the unoccupied space open to the sky on the same LOT with a STRUCTURE.
 - (6) "STORAGE" is the presence of equipment, or raw materials or finished goods (packaged or bulk) including goods to be salvaged and items awaiting maintenance or repair and excluding the parking of operable vehicles.
 - (7) "STRUCTURE" is anything CONSTRUCTED or erected with a fixed location on the surface of the ground or affixed to something having a fixed location on the surface of the ground. Among other things, STRUCTURES include BUILDINGS, walls, fences, billboards, and SIGNS.
 - (8) "USE" is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted USE" or its equivalent shall not be deemed to include any NONCONFORMING USE.
 - (9) "UTILITY, PUBLICLY REGULATED" is a business or entity providing water, sanitary sewer, power and light, television cable, or similar services to the public of such a nature that it enjoys an exclusive franchise, in a specific geographic area, and is regulated by a Federal, State or local governmental regulatory agency.
 - (10) "YARD" is an OPEN SPACE, other than a COURT, of uniform width or depth on the same LOT with a STRUCTURE, lying between the STRUCTURE and the nearest LOT LINE and which is unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.
- B. The R-4, Multiple Family Residence DISTRICT is intended to provide areas for SINGLE FAMILY, TWO FAMILY, and MULTIPLE FAMILY DWELLINGS set in a medium density housing environment.
- C. Paragraph 9.1.9 D. of the *Zoning Ordinance* requires the ZBA to make the following findings for a variance:
- (1) That the requirements of Paragraph 9.1.9 C. have been met and justify granting the variance. Paragraph 9.1.9 C. of the *Zoning Ordinance* states that a variance from the terms of the *Champaign County Zoning Ordinance* shall not be granted by the Board or the hearing officer unless a written application for a variance is submitted demonstrating all of the following:

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- (a) That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district.
 - (b) That practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot.
 - (c) That the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the Applicant.
 - (d) That the granting of the variance is in harmony with the general purpose and intent of the *Ordinance*.
 - (e) That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.
- (2) That the variance is the minimum variation that will make possible the reasonable use of the land or structure, as required by subparagraph 9.1.9D.2.
- D. Section 4.3.1 of the Zoning Ordinance states that HEIGHT regulations and standards shall not apply to towers, spires, belfries, chimneys, ventilators, skylights, water tanks, utility poles and power lines, silos, and other necessary mechanical appurtenances of 100 feet or less in HEIGHT provided their location shall conform where applicable to the regulations and standards of the Federal Communications Commission, the Federal Aviation Administration, and other public authorities having jurisdiction.
- E. 55 ILCS 5-12001.1 stipulates the following regarding establishment of telecommunications carrier facilities in counties with 180,000 or more population:
- (1) 55 ILCS 5-12001.1(h)(2) states that the height of a telecommunications facility constructed after January 1, 2010 shall not exceed 75 feet if the facility will be located in a residential zoning district, unless a height variation is granted by the county board.
 - (2) 55 ILCS 5-12001.1(h)(4) states: “The county board may grant variations for any of the regulations, conditions, and restrictions of this subsection (h), after one public hearing on the proposed variations held at a zoning or other appropriate committee meeting with proper notice given as provided in this Section, by a favorable vote of a majority of the members present at a meeting held no later than 75 days after submission of an application by the telecommunications carrier. If the county board fails to act on the application within 75 days after submission, the application shall be deemed to have been approved.”

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- (3) 55 ILCS 5-12001.1(h)(4) states: “The county board, or any other body conducting the public hearing, shall consider the following, and no other matters:
- (a) Whether, but for the granting of a variation, the service that the telecommunications carrier seeks to enhance or provide with the proposed facility will be less available, impaired, or diminished in quality, quantity, or scope of coverage;
 - (b) Whether the conditions upon which the application for variations is based are unique in some respect or, if not, whether the strict application of the regulations would result in a hardship on the telecommunications carrier;
 - (c) Whether a substantial adverse effect on public safety will result from some aspect of the facility's design or proposed construction, but only if that aspect of design or construction is modifiable by the applicant;
 - (d) Whether there are benefits to be derived by the users of the services to be provided or enhanced by the facility and whether public safety and emergency response capabilities would benefit by the establishment of the facility; and
 - (e) The extent to which the design of the proposed facility reflects compliance with design guidelines from 55 ILCS 5-12001.1(e).”
- (4) 55 ILCS 5-12001.1(e) provides the following guidelines to consider:
- (a) No building or tower that is part of a facility should encroach onto any recorded easement prohibiting the encroachment unless the grantees of the easement have given their approval.
 - (b) Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, all lighting should be shielded so that no glare extends substantially beyond the boundaries of a facility.
 - (c) No facility should encroach onto an existing septic field.
 - (d) Any facility located in a special flood hazard area or wetland should meet the legal requirements for those lands.
 - (e) Existing trees more than 3 inches in diameter should be preserved if reasonably feasible during construction. If any tree more than 3 inches in diameter is removed during construction a tree 3 inches or more in diameter of the same or a similar species shall be planted as a replacement if reasonably feasible. Tree diameter shall be measured at a point 3 feet above ground level.

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- (f) If any elevation of a facility faces an existing, adjoining residential use within a residential zoning district, low maintenance landscaping should be provided on or near the facility lot to provide at least partial screening of the facility. The quantity and type of that landscaping should be in accordance with any county landscaping regulations of general applicability, except that paragraph (5) of this subsection (e) shall control over any tree-related regulations imposing a greater burden.
- (g) Fencing should be installed around a facility. The height and materials of the fencing should be in accordance with any county fence regulations of general applicability.
- (h) Any building that is part of a facility located adjacent to a residentially zoned lot should be designed with exterior materials and colors that are reasonably compatible with the residential character of the area.

GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT

- 7. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
 - A. The Petitioner has testified on the application, **“The alcove where our compound will be located is surrounded by mature trees (approximately 50’ plus in height) on three sides. The height extension will ensure coverage, especially for residents to the south on Sunset Drive.”**

GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE

- 8. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
 - A. The Petitioner has testified on the application, **“The height of the surrounding trees would interfere with our signal and make construction of the tower impractical.”**
 - B. Regarding the proposed Variance:
 - (1) Without the proposed variance, the Petitioner would have to relocate the telecommunications tower.

GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT

- 9. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result wholly or partly from the actions of the Applicant:

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- A. The Petitioner has testified on the application, “**No, they result from natural barriers (trees).**”
- B. The trees on the property are mature trees. It would appear that the Petitioner is siting the facility on the part of the property that would be least impacted by tree removal and disturbance to other uses in and surrounding the property.

GENERALLY PERTAINING TO WHETHER OR NOT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

- 10. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance is in harmony with the general purpose and intent of the Ordinance:
 - A. The Petitioner has testified on the application, “**The proposed location is secluded and shielded by a grove of trees which will hide our compound and equipment area.**”
 - B. Regarding the requested Variance:
 - (1) According to the Petitioner’s site plan received January 28, 2015, the proposed 100 feet in height in lieu of the maximum 75 feet allowed by Illinois statute is a variance of 25%.
 - (2) The proposed Site Plan complies with regulations of 55 ILCS 5-12001.1 in all other regards.
 - C. Regarding the proposed Variance:
 - (1) The Zoning Ordinance does not clearly state the considerations that underlie the height requirements. Presumably the height restriction is intended to ensure:
 - (a) Compatibility with neighboring residences;
 - (b) Compliance with Federal and State height regulations, including the Federal Aviation Administration and Federal Communications Commission.
 - (2) A site visit indicated that mature trees will somewhat conceal views of the tower on three sides, with the open side facing north toward Vineyard Church.
 - (3) The primary concern in the state statute for which this Variance is requested focuses on impacts to neighboring residential areas rather than aviation factors.
 - D. The requested variance is not prohibited by the *Zoning Ordinance*.

GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED VARIANCE ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE

- 11. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:

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- A. The Petitioner has testified on the application: **“The compound will be fenced so as to prevent anyone from accessing the equipment and tower.”**
- B. Vineyard Church has approved of the Petitioner’s site plan as submitted with the variance application received January 28, 2015.
- C. The Township Road Commissioner has been notified of this variance but no comments have been received.
- D. The Eastern Prairie Fire Protection District has been notified of this variance but no comments have been received.

GENERALLY REGARDING ANY OTHER JUSTIFICATION FOR THE VARIANCE

- 12. Generally regarding and other circumstances which justify the Variance:
 - A. The Petitioner has testified on the application: **“There is a gap in Verizon’s coverage which will be dramatically improved by this tower.”**

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

- 13. Regarding proposed special conditions of approval:
 - A. **No other towers in the leased area of the property shall exceed a height of 100 feet.**

The special condition stated above is to ensure the following:
That the proposed telecommunications facility meets applicable height ordinances.

DOCUMENTS OF RECORD

- 1. Variance Application received on January 28, 2015, with attachments:
 - A Location Plan
 - B Engineering Site Plan
 - C Antenna Elevation
- 2. Preliminary Memorandum dated February 18, 2015 with attachments:
 - A Case Maps (Location, Land Use, Zoning, Surrounding Vegetation)
 - B Site Plan received on January 28, 2015, with attachments:
 - Location Plan
 - Engineering Site Plan
 - Antenna Elevation
 - C Illinois *Counties Code* 55 ILCS 5-12001.1 parts (a) through (f) and part (h): Authority to regulate certain specified facilities of a telecommunications carrier
 - D Images of Subject Property taken January 30, 2015
 - E Draft Summary of Evidence, Finding of Fact, and Final Determination

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FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case 798-V-15 held on February 26, 2015, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances *{DO / DO NOT}* exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because: _____

2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied *{WILL / WILL NOT}* prevent reasonable or otherwise permitted use of the land or structure or construction because: _____

3. The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because: _____

4. The requested variance *{SUBJECT TO THE PROPOSED CONDITION}* *{IS / IS NOT}* in harmony with the general purpose and intent of the Ordinance because: _____

5. The requested variance *{SUBJECT TO THE PROPOSED CONDITION}* *{WILL / WILL NOT}* be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare because: _____

6. The requested variance *{SUBJECT TO THE PROPOSED CONDITION}* *{IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because: _____

7. As per 55 ILCS 5-12001.1(h)(4), but for the granting of a variation, the service that the telecommunications carrier seeks to enhance or provide with the proposed facility *{WILL / WILL NOT}* be less available, impaired, or diminished in quality, quantity, or scope of coverage.
8. As per 55 ILCS 5-12001.1(h)(4), the conditions upon which the application for variations is based *{ARE / ARE NOT}* unique in some respect or, if not, whether the strict application of the regulations *{WOULD / WOULD NOT}* result in a hardship on the telecommunications carrier.
9. As per 55 ILCS 5-12001.1(h)(4), a substantial adverse effect on public safety *{WILL / WILL NOT}* result from some aspect of the facility's design or proposed construction, but only if that aspect of design or construction is modifiable by the applicant.

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10. As per 55 ILCS 5-12001.1(h)(4), there *{ARE / ARE NOT}* benefits to be derived by the users of the services to be provided or enhanced by the facility and whether public safety and emergency response capabilities *{WOULD / WOULD NOT}* benefit by the establishment of the facility.
11. As per 55 ILCS 5-12001.1(h)(4), the extent to which the design of the proposed facility *{DOES / DOES NOT}* reflect compliance with design guidelines from 55 ILCS 5-12001.1(e) .
12. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}***
 - A. **No other towers in the leased area of the property shall exceed a maximum height of 100 feet.**

The special condition stated above is to ensure the following:

That the proposed telecommunications facility meets applicable height ordinances.

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FINAL DETERMINATION

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval in Section 9.1.9.C *{HAVE/HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case 798-V-15 is hereby *{GRANTED / GRANTED WITH CONDITIONS/ DENIED}* to the petitioner **SBA Network Services LLC** to authorize the following variance in the R-4 Multiple Family Residence District:

Authorize the construction and use of a telecommunications tower in the R-4 Multiple Family Residence Zoning District with a height of 100 feet in lieu of the maximum 75 feet.

{SUBJECT TO THE FOLLOWING CONDITION(S):}

- A. No other towers in the leased area of the property shall exceed a maximum height of 100 feet.**

The special condition stated above is to ensure the following:

That the proposed telecommunications facility meets applicable height ordinances.

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

SIGNED:

Eric Thorsland, Chair
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date