

# **Documents Distributed to the County Board at the Meeting**

## **Committee of the Whole October 5, 2010**

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**From:** Samuel Smucker [samuel.smucker@gmail.com]

**Sent:** Tuesday, October 05, 2010 10:56 AM

**To:** Pius Weibel

**Subject:** County Board Resignation

Dear Pius:

I would like to resign my position as a Champaign County Board Member effective at midnight tonight October 5th, 2010. You may initiate whatever formal process is necessary to choose my replacement. Please feel free to inform others of my decision as I will not be in attendance at tonight's meeting.

Yours truly,

Sam Smucker

## MONTHLY REPORT for SEPTEMBER 2010

Champaign  
County  
Department of

**PLANNING &  
ZONING**

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

(217) 384-3708

### Zoning Cases

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases were filed in September and no cases were filed in September 2009. The five-year average for cases filed in September is 3.0.

One ZBA meeting was held in September and one case was finalized. One ZBA meeting was held in September 2009 and four cases were completed. The five-year average for cases finalized in September is 4.2.

By the end of September there were 7 cases pending (three were text amendments). By the end of September 2009 there were 3 cases pending.

**Table 1. Zoning Case Activity in September 2010**

Type of Case	September 2010 1 ZBA meeting		September 2009 1 ZBA meeting	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	1	1	0	3
SFHA Variance	0	0	0	0
Special Use	1	0	0	0
Map Amendment	0	0	0	0
Text Amendment	1	0	0	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	0	1
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>4†</b>
Total cases filed (fiscal year to date)	20 cases**		16 cases**	
Total cases completed (fiscal year to date)	19 cases***		22 cases†	
Case pending*	7 cases		3 cases	
* Cases pending includes all cases continued and new cases filed ** Text amendment cases totaled 1 in FY09 and 5 so far in FY10 *** Case 657-V-09 was withdrawn in June † Three cases were withdrawn in 2009				

Note that approved absences and 2 sick days resulted in full staffing (5 staff members present) for only 8 of the 21 work days in September and an average of 86% staffing (on average a little more than 4 of 5 staff members present) for the entire month.

### **Subdivisions**

The Subdivision Officer made a site inspection and met with the landowner and prospective applicants for a possible one-lot subdivision in September but there has been no formal application. There was no County subdivision approval in September and no applications. No municipal subdivisions were reviewed for compliance with County zoning.

### **Zoning Use Permits**

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

- There were 19 permits received for 18 structures in September 2010 compared to 20 permits for 20 structures in September 2009. The five-year average for permits in September is 18.8.
- This was the second month in the last 20 months (the other was September 2009) that exceeded the five-year average for number of permits.
- The average turnaround (review) time for complete initial residential permit applications in September was 4.5 days.
- The reported value for construction authorized in permits for September was \$660,760 compared to \$2,450,700 in September 2009. The five-year average reported value for authorized construction in September is \$1,614,081.
- Only three months (August and May 2010 and September 2009) in the last 21 months have equaled or exceeded the five-year average for reported value of construction.
- The County collected \$3,499 in fees for September compared to \$7,944 in September 2009. The five-year average for fees collected in September is \$5,267.
- Fees equaled or exceeded the five-year average for collected permit fees in only three months (August 2010 and September and September 2009) in the last 19 months.
- There were also 6 lot split inquiries and 189 other zoning inquiries in September.
- Staff completed inserting recent text amendments into the Zoning Ordinance.

### **Zoning Compliance Inspections**

A list of the Zoning Compliance Certificates approved in September is included as Appendix B. Compliance inspection activity in September can be summarized as follows:

- 7 compliance inspections were made in September for a total of 781 compliance inspections so far in FY2010.

**TABLE 2. PERMIT ACTIVITY SEPTEMBER, 2010**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential		N.A.		5	N.A.	1,290,856
Other	2	N.A.	75,000	7	N.A.	473,000
SINGLE FAMILY Residential:						
New - Site Built	1	393	220,000	15	9,463	3,308,000
Manufactured	1	201	93,735	3	735	318,112
Additions	5	469	46,925	29	4,318	1,959,075
Accessory to Residential	8	2,024	165,100	22	6,006	503,049
TWO-FAMILY Residential						
Average turn-around time for permit approval			4.5 days			
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				1	33	0
Neighborhood		N.A.		8	N.A.	0
COMMERCIAL:						
New				1	293	1,325,000
Other				1	865	160,000
INDUSTRIAL:						
New						
Other				1	1,533	177,500
OTHER USES:						
New						
Other						
SIGNS	1	312	60,000	3	507	62,300
TOWERS (Includes Acc. Bldg.)				1	0	0
OTHER PERMITS	1	100	0	8	590	11,800
<b>TOTAL</b>	<b>19/18</b>	<b>\$3,499</b>	<b>\$660,760</b>	<b>105/88</b>	<b>\$24,343</b>	<b>\$9,588,692</b>

\*19 permits were issued for 18 structures during September, 2010

◇105 permits have been issued for 88 structures since December, 2009 (FY 12/2009 - 11/2010)

NOTE: Home occupations and other permits (change of use, temporary use) total 17 since January, 2009, (this number is not included in the total # of structures).

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- 21 compliance certificates were issued in September. Note that a compliance certificate should be authorized no longer than 12 months after the permit was issued so this compares to the total of 20 permits for 20 structures that were approved in September 2009. Thus, the backlog of compliance inspections decreased slightly in September.
- Inspections have cleared compliance for a total of 542 permits so far this fiscal year (since December 1, 2009) which averages to 13.9 completed compliance inspections per week for FY10. The FY10 budget had anticipated a total of 577 compliance inspections for an average of 11.1 compliance inspections per week before staffing was reduced.

### **Zoning and Nuisance Enforcement**

Table 3 contains the detailed breakdown of enforcement activity for September 2010 that can be summarized as follows:

- 16 new complaints were received in September 2010 compared to 7 in September 2009. No complaints were referred to other agencies in September 2010 and 1 was referred in September 2009.
- 47 enforcement inspections were conducted in September compared to 8 inspections in September 2009.
- 1 contact was made prior to written notification in September compared to 3 in September 2009.
- 48 initial investigation inquiries were made in September for an average of 10.7 per week in September and an average of 8.1 inquiries per week for the fiscal year. The FY10 budget had anticipated an average of 7.6 initial investigation inquiries per week before total Department staffing was reduced.
- 4 First Notice and one Final Notices were issued in September compared to 3 First Notices and no Final Notices in September 2009. The FY2010 budget had anticipated a total of 46 First Notices and so far there has been a total of 34 First Notices (74% of that total) by the end of the September.
- No new cases were referred to the State's Attorney in September and no cases were referred in September 2009. A total of four cases have been referred to the State's Attorney so far in FY2010.
- 17 cases were resolved in September compared to 1 case that was resolved in September 2009.
- 109 cases have been resolved so far in FY2010 which is 99% of the 110 cases anticipated to be resolved in the FY2010 budget.
- 556 cases remain open at the end of September compared to 584 open cases at the end of September 2009. This is a slight increase over July 2010 which ended with 551 open cases. Note that April 2008 ended with 535 open cases.

TABLE 3. ENFORCEMENT ACTIVITY FOR SEPTEMBER, 2010

	FY 2009 Enforcement	December, 2009	January, 2010	February, 2010	March, 2010	April, 2010	May, 2010	June, 2010	July, 2010	August, 2010	September, 2010	TOTALS FOR FY 10
Complaints Received	107	11	2	9	12	8	3	10	11	10	16	92
Initial Complaints Referred to Other Agencies	28	1	1	1	1	0	4	4	2	0	0	14
<b>TOTAL CASES INCLUDING PREVIOUS YEARS</b>												
Inspections	219	13	7	36	42	31	30	27	30	30	47	293
Phone or On-Site Contact Prior to Written Notification	31	1	0	6	3	2	0	2	2	4	1	21
1st Notices Issued	21	1	0	10	6	3	5	0	4	1	4	34
Final Notices Issued	5	2	1	0	8	1	0	0	0	0	1	13
Referrals to State's Attorney's Office	3	0	2	2	0	0	0	0	0	0	0	4
Cases Resolved <sup>1</sup>	131	1	3	28	26	14	7	3	6	4	17	109
Open Cases <sup>2</sup>	573	583	582	563	549	543	539	546	551	557	556	556*/**

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

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

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

\*\*The 556 open cases include 27 cases that have been referred to the State's Attorney's Office, 15 cases that involve properties where kennels are being operated and will be addressed in the Zoning Ordinance revision process, and 8 cases that involve floodplain matters which brings the total of open cases to 506.

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**APPENDICES**

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



**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2010**

<b><u>NUMBER</u></b>	<b><u>LOCATION</u></b>	<b><u>NAME</u></b>	<b><u>DATE IN/ DATE OUT</u></b>	<b><u>PROJECT</u></b>
111-05-01		Pending Special Use Permit		
221-05-01		Pending resolution of violation		
RHO				
345-05-01		Under review		
26-06-02		Under review		
88-06-01		More information needed		
RHO				
118-06-02		Under review		
277-06-02		More information needed		
FP				
82-07-01		Need IDNR response		
FP				
192-07-02		More information needed		
FP				
219-07-01		More information needed		
219-07-02		More information needed		
RHO				
250-07-02		More information needed		
320-07-01		More information needed		
FP				
18-08-01		Under review		
137-08-01		Under review		
187-08-02		Under review		
200-08-01		Under review		
235-08-01		More information needed, possible Variance		
235-08-02		More information needed, possible Variance		
237-08-01		Under review		
266-08-01		Variance needed		
310-08-01		Under review, possible RRO, subdivision issues		
12-09-01		Under review		

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2010**

147-09-01	Under review			
357-09-01	Under review			
	RHO			
41-10-01	Pending Special Use Permit			
54-10-01	Under review			
224-10-01	Lot 34, Wildwood Estates Subdivision, Section 12, Mahomet Township; 2206 Olen, Mahomet, Illinois PIN: 15-13-12-177-006	Randy Ross	08/12/10 09/01/10	construct a detached garage
	R-1			
225-10-01	A tract of land being the S ½ of the SE ¼ of the NE ¼ of the SW ¼ and the S ½ of the SW ¼ of the NE ¼ of the SW ¼, all in Section 26, Newcomb Township; 2529 CR 450E, Mahomet, Illinois PIN: 16-07-26-326-010	Robert Brumfield	08/13/10 09/09/10	construct an attached garage addition to an existing single family home
	CR			
236-10-01	A tract of land being the East 230' of even width in the NW ¼ of the NW ¼ of Section 22, Ludlow Township; 1523 CR 3300N, Rantoul, IL PIN: 14-03-22-100-005	Steven Kaer	08/24/10 09/01/10	construct a detached garage
	AG-1			
238-10-01	Lot 6, Westbrook Estates Subdivision, Section 8, Mahomet Township; 905 N. Westbrook Drive, Mahomet, Illinois PIN: 15-13-08-401-012	Robert A. Easter	08/26/10 09/01/10	construct a detached storage building
	AG-2			
238-10-02	Lot 2020 of Western Hills Subdivision No. 2, Section 35, Hensley Township; 2408 Campbell Drive, Champaign, Illinois PIN: 12-14-35-382-002	John M. Tucker	08/26/10 09/09/10	construct a detached garage
	R-2			

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2010**

238-10-03 B-2	A tract of land in the NW 1/4 of Section 3, Condit Township; 2994 CR 900E, Dewey, IL PIN: 07-08-03-100-006	Dewey Bank	08/26/10 09/09/10	erect a freestanding sign
239-10-01 R-1	Lot 43 & 44, Timber Hills Subdivision, No. 2, Section 5, Urbana Township; 204 E. G.H. Baker Drive, Urbana, IL PIN: 30-21-05-404-009 & 010	Kim Smith	08/27/10 09/09/10	construct a detached garage
239-10-02 R-1	Lot 15, Wildwood Estates Subdivision, Section 15, Mahomet Township; 1105 Olen Drive, Mahomet, Illinois PIN: 15-13-12-176-015	Frank E. Howard	08/27/10 09/08/10	construct a detached storage shed
243-10-01 R-2	Lots 8, 9 and the East 1/2 of Lot 10, Irwin's 2 <sup>nd</sup> Addition to the Town of Longview; 302 Hancock, Longview, Illinois PIN: 21-34-34-301-010, 011, 012	Terry Kistner	08/31/10 09/09/10	construct an addition to an existing detached garage
244-10-01 AG-1	A tract of land located in the West 1/2 of the NE 1/4, lying North of the Old State or Bloomington Road in Section 8, Mahomet Township; 169 CR 2300N, Mahomet, IL PIN: 15-13-08-200-004	William and Mary Severinghaus	09/01/10 09/09/10	construct a detached storage shed

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2010**

245-10-01 FP	The railroad right of way area in Section 10, Sidney Township, more specifically, from latitude 40°01'53" and longitude 88°03'15" to latitude 40°00'48" and longitude 88°03'46" PIN: 22-28-10-501-001 & 002	Union Pacific Railroad Company – Mark McCune	08/19/10 09/09/10	construct track side ditches along a segment of existing railroad tracks
CR/AG-2				
245-10-02 AG-1	A tract of land located in the SE Corner of the W ½ of the W ½ of the SW ¼ of Section 35, Crittenden Township; 1608E 0 North Road, Villa Grove, Illinois	Joe Lawless	09/02/10 09/09/10	construct a sunroom addition to an existing single family home
251-10-01				
251-10-02 AG-1	The South 467' of the East 467' of the following parcel: The North 30 acres of that parcel known as the SE ¼ of Section 31, Tolono Township; 645 CR 700E, Sadorus, IL PIN: 29-26-31-400-022	Greg and Tori Stierwalt	09/08/10 09/20/10	construct an addition to an existing single family home
256-10-01 AG-1	A tract of land being part of the N ½ of the SE ¼ of the NE ¼ of Section 11, Brown Township; 479 CR 3475N, Foosland, Illinois PIN: 02-01-11-200-010	Brian Gream	09/13/10 09/22/10	construct a detached storage shed for personal storage
257-10-01 AG-2	Lot 35, Wiltshire 4 <sup>th</sup> Addition, Section 13, St. Joseph Township; 1305 Peters Drive, St. Joseph, Illinois PIN: 28-22-13-304-004	Greg Dodd	09/14/10 09/22/10	construct an addition to an existing detached garage

**APPENDIX A. ZONING USE PERMITS AUTHORIZED DURING SEPTEMBER, 2010**

257-10-02 CR	Two tracts of land located in the NW 1/4 of Section 1, Sidney Township; 2314 CR 1150N, Sidney, Illinois PIN: 24-28-01-100-013 & 014	L. Scott Cook/Julius Cook	09/14/10 09/22/10	construct a barn for cattle, cattle feed and equipment
259-10-01 AG-1	A tract of land located in the NE 1/4 of the NW 1/4 of Section 21, Rantoul Township; 1437 CR 2700N, Thomasboro, Illinois PIN: 20-09-21-100-008	John and Diane Dailey	09/16/10 06/23/10	construct a single family home with attached garage
264-10-01 R-1	Lot 4, Wildwood Estates Subdivision, Section 12, Mahomet Township; 1101 James Court, Mahomet, Illinois PIN: 15-13-12-176-004	Bonnie Cross	09/21/10 09/23/10	place a manufactured home on the subject property
264-10-02 R-3	The South 1/2 of Lot 24 in Fred C. Carroll's Subdivision of the E 1/2 of the NW 1/4 of Section 9, Urbana Township; 1201 N. Eastern Avenue, Urbana, Illinois PIN: 30-21-09-127-056	Donald L. Marlow	09/21/10 09/23/10	construct a room addition to an existing single family home

**APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING SEPTEMBER, 2010**

<b><u>DATE</u></b>	<b><u>LOCATION</u></b>	<b><u>PROJECT</u></b>
06/11/09 110-04-01	A tract located in the SE Corner of the NE 1/4 of Section 5, Sidney Township; 1151 CR 2000E, Sidney, Illinois PIN: 24-28-05-200-008	a single family home with attached garage
07/29/10 229-10-01	Lot 2, Brock Subdivision, Section 25, Newcomb Township; 577 CR 2600N, Mahomet, Illinois PIN: 16-07-25-226-002	a detached garage
07/29/10 224-02-01	Lot 2, Brock Subdivision, Section 25, Newcomb Township; 577 CR 2600N, Mahomet, Illinois PIN: 16-07-25-226-002	a single family home with attached garage and detached garage
07/29/10 281-03-02	Part of the SE 1/4 of the SE 1/4 (Tract 6) of Section 22, Newcomb Township; 374 CR 2600N, Mahomet, Illinois PIN: 16-07-22-400-018	a single family with attached garage
09/09/10 91-10-01	Lot 3, Headlee 2 <sup>nd</sup> Subdivision, Section 14, Mahomet Township; 114 S. Lake of the Woods Road, Mahomet, Illinois PIN: 15-13-14-177-001	a room addition to an existing single family home
09/17/10 180-10-01	Lot 20, Deer Ridge (Ingram's 3 <sup>rd</sup> ) Subdivision, Section 30, Ogden Township; 1374 CR 2545E, Ogden, Illinois PIN: 17-24-30-178-004	an in-ground swimming pool and detached storage shed
09/17/10 190-08-01	A tract of land located in part of the S 1/2 of the SW 1/4 of Fractional Section 31, Ogden Township; 2425A CR 1225N, St. Joseph, Illinois PIN: 26-23-31-30-009	a detached storage shed
09/17/10 166-09-02	Lot 1, West's Replat of Part of Riverview Subdivision, Section 32, South Homer Township; 2670 CR 1225N, Homer, Illinois PIN: 26-24-32-402-009	a barn for horses

**APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING SEPTEMBER, 2010**

09/17/10 306-04-01	Lot 4, West's Replat of Part of Riverview Subdivision, Section 32, South Homer Township; 2664 South Homer Lake Road, Homer, Illinois PIN: 26-24-32-402-012	a detached garage
09/17/10 159-04-02	All that part of Lots 4, 5, 6 and 7 of a Subdivision of the SW 1/4 of the NW 1/4 of Section 32, South Homer Township; 2611 S. Homer Lake Road, Homer, Illinois PIN: 26-24-32-100-022 & 021	a barn for horses
09/17/10 229-01-01	Plat of Survey of Lot 3, Lot 4 and the East 20' of Lot 22, Homer Park Subdivision in Part of the SE 1/4 of Section 32, South Homer Township; 1201A St. Route 49, Homer, Illinois PIN: 26-24-32-478-005	an addition to an existing single family home
09/17/10 132-04-02	A tract of land known as Tract IV of a Plat of Survey of the N 1/2 of Section 6, South Homer Township; 2436C CR 1150N, Homer, Illinois PIN: 26-29-06-100-038	a detached garage
09/17/10 98-04-06	Lot 3, of the Davison Subdivision and the East 28 rods of Lot 8 of a Subdivision of the SE 1/4 of the SW 1/4, Fractional Section 6, South Homer Township; 2433C CR 1150N, Homer, Illinois PIN: 26-29-06-300-022	a single family home with attached garage
09/17/10 142-07-02	An 18.30 acre tract of land located in part of the E 1/2 of the SW 1/4 and the W 1/2 of the SE 1/4 of Section 31, South Homer Township; 2433 CR 1225N, St. Joseph, Illinois PIN: 26-23-31-400-002	a single family home with attached garage

**APPENDIX B: ZONING COMPLIANCE CERTIFICATES ISSUED DURING SEPTEMBER, 2010**

09/17/10 193-00-01	A tract of land in the SE Corner of the NE 1/4 of the SE 1/4 of Section 31, South Homer Township; 2482 CR 1225N, St. Joseph, Illinois PIN: 26-23-31-400-017 & 019	a detached garage
09/17/10 97-04-02	A tract of land located in the SW 1/4 of Section 31, South Homer Township; 2590 CR 1200N, Homer, Illinois PIN: 26-24-31-400-015	a single family home with attached garage and detached storage building
09/17/10 120-99-01	Part of the NW 1/4 of Fractional Section 6, South Homer Township; 2425 CR 1150N, Homer, Illinois PIN: 26-29-06-300-018	a single family home with attached garage <i>ZCC does not include detached storage shed</i>
09/23/10 152-09-04	A tract of land located in the SE 1/4 of Section 10, Sidney Township; 1031 CR 2200E, Sidney, Illinois PIN: 24-28-10-400-007	a single (manufactured) home
09/23/10 116-10-01	A tract of land located in the SE Corner of the SE 1/4 of Section 10, Sidney Township; 2196 CR 1000N, Sidney, Illinois PIN: 24-28-10-400-010	a single (manufactured) home with attached garage
09/24/10 87-03-02	Part of the W 1/2 of the E 1/2 of the SW 1/4 of Section 25, Colfax Township; 528 CR 700N, Sadorus, Illinois PIN: 05-25-25-300-012	a manufactured home with a detached garage
09/28/10 290-03-02	A tract being the East 230' of even width of the NW 1/4 of Section 22, Ludlow Township; 1523 CR 3300N, Rantoul, Illinois PIN: 14-03-22-100-005	a single family home (change of use to convert shed to living space)