

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

## **Committee of the Whole**

**April 7, 2011**

### **Contents:**

1. **Planning & Zoning Reports**  
Agenda Item VII.E under Environment & Land Use  
Pages 1-11
2. **Coroner's Information Regarding His Request for Upgrades  
to 202 Art Bartell Facility**  
Agenda Item VIII.B.4 under County Facilities  
Pages 12-18

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

## Zoning Cases

Champaign  
County  
Department of

**PLANNING &  
ZONING**

The distribution of cases filed, completed, and pending is detailed in Table 1. Three zoning cases (all text amendments) were filed in March and eight (including 4 text amendments) were filed in March 2010. The average number of cases filed in March in the preceding five years is 2.0.

One ZBA meeting was held in March and no case was finalized. Two ZBA meetings were held in March 2010 and 1 case was completed. The average number of cases finalized in March in the preceding five years is 1.0.

By the end of March there were 5 cases pending. By the end of March 2010 there were 14 cases pending (including the 8 cases that were filed that month).

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

(217) 384-3708

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

Type of Case	March 2011 1 ZBA meeting		March 2010 2 ZBA meetings	
	Cases Filed	Cases Completed	Cases Filed	Cases Completed
Variance	0	0	1	0
SFHA Variance	0	0	0	0
Special Use	0	0	1	1
Map Amendment	0	0	0	0
Text Amendment	3	0	4	0
Change of Non-conforming Use	0	0	0	0
Administrative Variance	0	0	2	0
Interpretation / Appeal	0	0	0	0
<b>TOTALS</b>	<b>3</b>	<b>0</b>	<b>8</b>	<b>1</b>
Total cases filed (fiscal year to date)	5 cases		13 cases	
Total cases completed (fiscal year to date)	6 cases		5 cases	
Case pending*	5 cases**		14 cases	
* Cases pending includes all cases continued and new cases filed				
** There were only two cases pending at the end of February 2011 (The February Monthly Report was incorrect when it indicated 3 cases)				

<sup>1</sup> Note that approved absences, sick days, and the continued loss of an Associate Planner resulted in an average staffing of 62% or the equivalent of 3.1 staff members (of the 5 authorized) present for each of the 23 work days in March.

## **Subdivisions**

There was no County subdivision approval in March but one application was received. No municipal subdivisions were reviewed for compliance with County zoning in March.

## **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 March can be summarized as follows:

- There were 16 permits for structures in March compared to 13 permits for 12 structures in March 2010. The five-year average for permits in March in the preceding five years is 19.2.
- Three months in the last 6 months (January 2011, February 2011, September 2010) have exceeded the five-year average for number of permits.
- The average turnaround (review) time for complete initial residential permit applications in March was 5.3 days.
- The reported value for construction authorized in permits for March was \$1,213,300 compared to \$751,907 in March 2010. The five-year average reported value for authorized construction in March is \$1,633,550.
- Only four months (February 2011, August and May 2010 and March 2009) in the last 27 months have equaled or exceeded the five-year average for reported value of construction.
- The County collected \$5,316 in fees for March compared to \$1,710 in March 2010. The five-year average for fees collected in March is \$4,468.
- Fees equaled or exceeded the five-year average for collected permit fees in only three other months (August 2010 and December and March 2009) in the last 24 months.
- There were also 12 lot split inquiries and 262 other zoning inquiries in March.
- Permitting staff continued to help in the absence of an Associate Planner in March in review of expansion of an existing RLA; a minor expansion of a Major Rural Specialty Business; and expansion of a bus terminal, and a one-lot subdivision (Swanson Subdivision).

## **Zoning Compliance Inspections**

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

- No compliance inspections were made in March and the total inspections so far in FY2011 remains unchanged from February (23 inspections so far).

**TABLE 2. PERMIT ACTIVITY MARCH, 2011**

PERMITS	CURRENT MONTH			FISCAL YEAR TO DATE		
	#	Total Fee	\$ Value	#	Total Fee	\$ Value
AGRICULTURAL:						
Residential		N.A.		1	N.A.	400,000
Other	1	N.A.	65,000	5	N.A.	257,214
SINGLE FAMILY Residential:						
New - Site Built	3	1,671	410,000	6	3,225	1,315,000
Manufactured	1	369	160,000	1	369	160,000
Additions	4	821	172,300	6	1,207	419,100
Accessory to Residential	3	799	75,000	8	1,413	114,295
TWO-FAMILY Residential						
Average turn-around time for permit approval	5.3 days					
MULTI - FAMILY Residential						
HOME OCCUPATION:						
Rural				1	33	0
Neighborhood		N.A.		3	N.A.	0
COMMERCIAL:						
New	2	1,656	231,000	2	1,656	231,000
Other				1	97	1,200
INDUSTRIAL:						
New						
Other						
OTHER USES:						
New						
Other						
SIGNS						
TOWERS (Includes Acc. Bldg.)	2	0	100,000	2	0	100,000
OTHER PERMITS				1	98	0
<b>TOTAL</b>	<b>16</b>	<b>\$5,316</b>	<b>\$1,213,300</b>	<b>37/32</b>	<b>\$8,098</b>	<b>\$2,997,809</b>

\*16 permits were issued for 16 structures during March, 2011

◇37 permits have been issued for 32 structures since December, 2010 (FY 12/2010 - 11/2011)

NOTE: Home occupations and other permits (change of use, temporary use) total 5 since December, 2010, (this number is not included in the total # of structures).

## Planning & Zoning Monthly Report

MARCH 2011

---

- 3 compliance certificates were issued in March. 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 6 permits for structures in February 2010. Thus, the backlog of compliance inspections increased slightly in March.
- Inspections have cleared compliance for a total of 33 permits so far this fiscal year (since December 1, 2010) which averages to 1.9 completed compliance inspections per week for FY2011. The FY2011 budget anticipates a total of 516 compliance inspections for an average of 9.9 inspections per week.

### Zoning and Nuisance Enforcement

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

- 10 new complaints were received in March compared to 12 in March 2010. One additional complaint was referred to other agencies in March and one was referred in March 2010.
- 27 enforcement inspections were conducted in March compared to 42 in March 2010.
- Two contacts were made prior to written notification in March and 3 were made in March 2010.
- 29 initial investigation inquiries were made in March for an average of 5.8 per week in March and 4.3 per week for the fiscal year. The FY2011 budget had anticipated an average of 6.5 initial investigation inquiries per week.
- 4 First Notices and no Final Notice were issued in March compared to 6 First Notice and 8 Final Notices in March 2010. The FY2011 budget had anticipated a total of 60 First Notices and so far there has been a total of 11 First Notices (18% of that total) by the end of the March. (Note: the February 2011 Monthly Report mistakenly indicated 11 First notices by the end of February but there were only 7 First Notices by the end of February 2011)
- One new case was referred to the State's Attorney in March and no cases were referred in March 2010.
- 32 cases were resolved in March compared to 26 cases that were resolved in March 2010.
- 531 cases remain open at the end of March compared to 549 open cases at the end of March 2010. Recently the number of cases was as low as 539 in May 2010 and 515 cases in March 2008.

### APPENDICES

**A Zoning Use Permits Authorized**

**B Zoning Compliance Certificates Issued**

TABLE 3. ENFORCEMENT ACTIVITY FOR MARCH, 2011

	FY 2010 Enforcement	December, 2010	January, 2011	February, 2011	March, 2011	TOTALS FOR FY 11
Complaints Received	99	2	6	3	10	21
Initial Complaints Referred to Other Agencies	15	0	0	0	1	1
<b>TOTAL CASES INCLUDING PREVIOUS YEARS</b>						
Inspections	347	8	15	23	27	73
Phone or On-Site Contact Prior to Written Notification	24	0	0	1	2	3
1st Notices Issued	40	2	2	3	4	11
Final Notices Issued	14	0	0	1	0	1
Referrals to State's Attorney's Office	5	1	0	0	1	2
Cases Resolved <sup>1</sup>	119	1	0	10	32	43
Open Cases <sup>2</sup>	553	554	560	553	531	531*/**

<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 531 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 481.

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

<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			
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			
147-09-01	Under review			

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

357-09-01	Under review			
RHO				
41-10-01	Pending Special Use Permit			
54-10-01	Under review			
251-10-01	Variance needed			
03-11-01	Zoning Case required			
10-11-01	More information required			
26-11-01	Under review			
47-11-02	Under review			
55-11-01	A tract of land located in the SE Corner of the SE 1/4 of Section 10, Sidney Township; 2196 CR 1000N, Sidney, IL PIN: 24-28-10-400-010	Danny Jenkins	02/24/11 03/10/11	construct a covered patio addition to an existing single family home
AG-1				
61-11-01	Lot 3, Block 4 of the Original Town of Foosland, 204 Main Street, Foosland, Illinois PIN: 02-01-17-408-003	Dave Adamson	03/02/11 03/10/11	construct a building to house a contractor's facility with no outdoor storage or operations
B-5				
61-11-02	Lots 1, 2 & 3 of August Miller Subdivision, Section 34, East Bend Township; 3062 CR 950E, Dewey, Illinois PIN: 10-02-34-200-002 & 003	United Prairie	03/03/11 03/16/11	place two 30,000 gallon Anhydrous Ammonia tanks on the subject property and erect a load out platform and a free standing sign
AG-1				
62-11-01	Under review			
63-11-01	Lots 20 and 21 of Greenwood Lake Subdivision, Section 21, East Bend Township; 836A CR 3200N, Dewey, Illinois PIN: 10-02-21-376-005 & 006	Samuel and Joyce Holland	03/04/11 03/14/11	construct a detached garage (on Lot 21)
CR				
66-11-01	More information needed			



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

69-11-01 R-1	Lot 89, Edgewood 6 <sup>th</sup> Subdivision, Section 10, Urbana Township; 205 John Drive, Urbana, IL PIN: 30-21-10-328-006	Gerald J. Pijanowski	03/10/11 03/14/11	construct a garage addition to an existing single family home
74-11-01 AG-1	A tract of land in the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 30, Kerr Township; 2568 CR 3100N, Penfield, IL PIN: 13-06-30-400-004	Michael and Summer Schluter	03/15/11 03/25/11	construct a single family home with attached garage
74-11-02 AG-1	A tract of land located in the NE Corner of the SE 1/4 of Section 30, Rantoul Township; 2575 CR 1900E, Thomasboro, Illinois PIN: 20-10-30-200-005	Greg Hammel	03/15/11 03/25/11	move a home onto the subject property and an attached garage
75-11-01 R-2	Lots 6 and 7 in Block 2 in the Original Town of Behrens, now Dewey, situated in Champaign County, Illinois; 8 Main Street, Dewey, Illinois PIN: 10-02-34-179-003	Donald and Karen Hughey	03/16/11 03/25/11	place a manufactured home with attached garage on the subject property
75-11-02 AG-1	A tract of land located in part of the SW 1/4 of the NE 1/4 of Section 20, Hensley Township; 5110 Lindsey Road, Champaign, Illinois PIN: 12-14-20-200-008	H. David Barcus	03/16/11 03/25/11	construct an addition to an existing single family home
76-11-01 CR	Tract 3 of a division of Lots 17, 18 and 19 of a Subdivision of the Estate of William O'Bryan, deceased, Section 35, Sadorus Township; Address to be assigned PIN: 22-31-35-400-022	John and Stephanie Hudson	03/17/11 03/29/11	construct a single family home with attached garage

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

77-11-01 AG-2	The East 119' of the East ½ of the NW ¼ of the SE ¼ of Section 35, Somerset Township; 4207 E. Oaks Road, Urbana, Illinois PIN: 25-18-35-400-014	Daniel Babcock	03/18/11 03/30/11	construct a breezeway addition between the existing single family home and detached garage (replacing what was damaged in a wind storm)
77-11-02 AG-1	A 2.2 4 acre tract of land located in the SE ¼ of Section 29, Tolono Township; 780 CR 700N, Tolono, Illinois PIN: 29-26-29-400-003	Steven and Nancy Bode	03/18/11 03/31/11	construct an addition to an existing single family home
80-11-01 AG-2	A tract of land located in the SW Corner of the SE ¼ of Section 26, St. Joseph Township; 2254 CR 1300N, St. Joseph, Illinois PIN: Pt. of 28-22-26- 451-005	Bill Crawford	03/21/11 03/30/11	construct a detached storage shed/garage
80-11-02 RHO	More information needed			
80-11-03 AG-1	A tract of land located in the W ½ of the NE ¼ of Section 7, Ayers Township; PIN: 01-36-07-200-001	Horizon Wind Energy	03/21/11 03/29/11	erect a Meteorological Tower (temporary, no more than 3 years)
80-11-04 AG-1	An 80 acre tract of land located in the E ½ of the NE ¼ of Section 31, South Homer Township; PIN: 26-30-31-200-001	Horizon Wind Energy	03/21/11 03/29/11	erect a Meteorological Tower (temporary, no more than 3 years)
82-11-01 AG-1	Lot 1, Walter Sandwell 4 <sup>th</sup> Subdivision, Section 33, Philo Township; 1482 CR 600N, Tolono, Illinois PIN: 19-27-33-400-022	Janne Brace and Terry Goodykoontz	03/23/11 03/31/11	construct a detached storage shed

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

87-11-01	Two tracts of land comprised of	Gordon Hedrick	03/28/11	construct a detached storage
CR	approximately 41 acres located in the S ½ of the N 1/4 of Section 4, Compromise Township; 2570 CR 2950N, Penfield, Illinois PIN: 06-12-04-200-008 & 004		03/31/11	shed for agriculture equipment

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

<b><u>DATE</u></b>	<b><u>LOCATION</u></b>	<b><u>PROJECT</u></b>
02/16/11 44-06-01	Lot 3, Homer Abram Subdivision, Section 8, Champaign Township; 5006 W. Springfield Avenue, Champaign, Illinois PIN: 03-20-08-352-005	an addition to an existing single family home
03/16/11 26-11-01	Lot 42, Rolling Hills Estates 4, Section 12, Mahomet Township; 1214 Partridge Court, Mahomet, Illinois PIN: 15-13-12-130-010	an addition to an existing single family home
03/16/11 300-10-01	Lot 7, Block 2, Commissioner's Addition to Seymour, Section 17, Scott Township 212 West Carper Street, Seymour, Illinois PIN: 23-19-17-427-006	a detached garage



**Roessler Construction Co.**  
P.O. Box 590  
Rantoul, Illinois 61866  
Phone: 217-893-3355  
Fax: 217-893-9404  
Web: [www.roesslerconstruction.com](http://www.roesslerconstruction.com)

April 6, 2011

Champaign County  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, Illinois 61802

Attention: Alan Reinhart

Project: 202 Art Bartell Road  
Design/Build Project  
Urbana, IL

Alan:

Below is a breakdown for the vent fan changes requested within the prep room and cooler room per the attached sketch. Best Electric will be installing one switch to address this fan, location to be determined later. Fan information has also been attached for materials supplied and installed by A&R. Please contact me if you have any questions or need more information.

A&R Mechanical	-	\$3,075.00
Best Electric	-	\$250.00
RCC Mark Up 10%	-	\$332.00
<b>Total Change Amount</b>	<b>-</b>	<b>\$3,657.00</b>

Respectfully,  
Roessler Construction Co.

Kenneth W. Roessler  
Cc: File



**ROESSLER  
CONSTRUCTION  
COMPANY**

**Roessler Construction Co.**  
P.O. Box 590  
Rantoul, Illinois 61866  
Phone: 217-893-3355  
Fax: 217-893-9404  
Web: [www.roesslerconstruction.com](http://www.roesslerconstruction.com)

April 6, 2011

Champaign County  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, Illinois 61802

Attention: Alan Reinhart

Project: 202 Art Bartell Road  
Design/Build Project  
Urbana, IL

Alan:

Below is a breakdown for installing the prep room sink per supplied information by Duane. This work will require the removal of drywall, replacement of 1/2" copper line with 3/4" copper line, replace removed drywall and repaint complete wall.

Borcher's Decorating	-	\$500.00
Clark Plumbing and Heating	-	\$1,080.00
RCC Mark Up 10%	-	\$158.00
Total Change Amount	-	<b>\$1,738.00</b>
Add Option for Disposal	-	<b>\$390.00</b>

Respectfully,  
Roessler Construction Co.

Kenneth W. Roessler  
Cc: File

Breakdown of costs associated with transporting Champaign County Cases to McLean County for Autopsy 4/7/11

		Quantity	Annual number of autopsies	Total Annual Cost
<b>Potential Savings to Champaign County by conducting autopsies at coroner's office</b>				
<b>Morgue Use Fee Paid to McLean County per autopsy</b>	277.5	1	140	\$38,850
(Four year average from 2007-2010)			122	\$33,855
(Estimated 2011 total autopsies)			125	\$34,687
<b>Minimum hours coroner employee spends traveling to and from autopsy</b>	2 hours	25.00-48.30	140	\$3,500 - \$6,762
(Four year average from 2007-2010)			122	\$3,050 - \$5,893
(Estimated 2011 total autopsies)			125	\$3,125 - \$6,038
<b>Fuel costs for transporting to autopsy (120 miles)</b> (9.6 gal/trip at 12.5 miles/gal)	\$ 3.69/gal	\$35.00	140	\$4,900
(Four year average from 2007-2010)			122	\$4,270
(Estimated 2011 total autopsies)			125	\$4,375
<b>Total potential annual savings after 1st year</b> (Excludes wear & tear on coroner vehicles)			140	\$47,250 - \$50,512
(Four year average from 2007-2010)			122	\$41,175 - \$44,018
(Estimated 2011 total autopsies)			125	\$42,187 - \$45,100
<b>Wear &amp; Tear on Coroner Vehicles</b>	120 miles		140	16,800 miles / yr.
(Four year average from 2007-2010)	120 miles		122	14,640 miles / yr.
(Estimated 2011 total autopsies)	120 miles		125	15,000 miles / yr.
<b>Equipment needed to perform autopsies in Champaign County</b>				
Purchase New Autopsy Sink (with stand)			1	\$16,906
Sink installation cost (inc. plumbing retrofit)				\$1,738
Exhaust fan for prep & cooler room (mat. & installation)				\$3,657

Breakdown of costs associated with transporting Champaign County Cases to McLean County for Autopsy 4/7/11

<b>Total Change Order Costs</b>			<b>\$22,301</b>
<b>SHOW ME THE MONEY.....</b>			
Total autopsies performed by Champ. Co. FY11 to date	277.5	35	\$9,713
(Estimated 2011 autopsies remaining)	277.5	90	<b>\$24,975</b>
***Request a transfer from Coroner's current autopsy budget to cover change order costs of new coroner facility at no additional cost to the general corp fund.***			



(55 ILCS 5/3-3003) (from Ch. 34, par. 3-3003)

Sec. 3-3003. Duties of coroner. The county coroner shall control the internal operations of his office. Subject to the applicable county appropriation ordinance, the coroner shall procure necessary equipment, materials, supplies and services to perform the duties of the office.

Compensation of deputies and employees shall be fixed by the coroner, subject to budgetary limitations established by the county board. Purchases of equipment shall be made in accordance with any ordinance requirements for centralized purchasing through another county office or through the State which are applicable to all county offices.

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

(55 ILCS 5/3-3015) (from Ch. 34, par. 3-3015)

Sec. 3-3015. Circumstances under which autopsy to be performed.

(a) Where a death has occurred and the circumstances concerning the death are suspicious, obscure, mysterious, or otherwise unexplained and in the opinion of the examining physician or the coroner the cause of death cannot be established definitely except by autopsy, and where a death has occurred while being pursued, apprehended, or taken into custody by or while in the custody of any law enforcement agency, it is declared that the public interest requires that an autopsy be performed, and it shall be the duty and responsibility of the coroner to cause an autopsy to be performed, including the taking of x-rays and the performance of other medical tests as the coroner deems appropriate.

In cases of accidental death involving a motor vehicle in which the decedent was (1) the operator or a suspected operator of a motor vehicle, or (2) a pedestrian 16 years of age or older, the coroner shall require that a blood specimen of at least 30 cc., and if medically possible a urine specimen of at least 30 cc. or as much as possible up to 30 cc., be withdrawn from the body of the decedent in a timely fashion after the accident causing his death, by such physician as has been designated in accordance with Section 3-3014, or by the coroner or deputy coroner or a qualified person designated by such physician, coroner, or deputy coroner.

(55 ILCS 5/3-3013) (from Ch. 34, par. 3-3013)

Sec. 3-3013. Preliminary investigations; blood and urine analysis; summoning jury; reports. Every coroner, whenever, as soon as he knows or is informed that the dead body of any person is found, or lying within his county, whose death is suspected of being:

(a) A sudden or violent death, whether apparently suicidal, homicidal or accidental, including but not limited to deaths apparently caused or contributed to by thermal, traumatic, chemical, electrical or radiational injury, or a complication of any of them, or by drowning or suffocation, or as a result of domestic violence as defined in the Illinois Domestic Violence Act of 1986;

(b) A maternal or fetal death due to abortion, or any death due to a sex crime or a crime against nature;

(c) A death where the circumstances are suspicious, obscure, mysterious or otherwise unexplained or where, in the written opinion of the attending physician, the cause of death is not determined;

(d) A death where addiction to alcohol or to any drug may have been a contributory cause; or

(e) A death where the decedent was not attended by a licensed physician;

shall go to the place where the dead body is, and take charge of the same and shall make a preliminary investigation into the circumstances of the death. In the case of death without attendance by a licensed physician the body may be moved with the coroner's consent from the place of death to a mortuary in the same county. Coroners in their discretion shall notify such physician as is designated in accordance with Section 3-3014 to attempt to ascertain the cause of death, either by autopsy or otherwise.