



# Blackberry Creek Watershed Code Analysis- Part II

Hala A. Ahmed, AICP

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# Center for Watershed Protection Code & Ordinance Worksheet

- In-depth review of development rules
- Comparison of local development rules against model development principles
- Institutional frameworks, regulatory structures & incentive programs
- Point assigned on how well current development rules agree with model development principles

# Key Documents

## **Table 1: Key Local Documents that will be Needed to Complete the COW**

Zoning Ordinance

Subdivision Codes

Street Standards or Road Design Manual

Parking Requirements

Building and Fire Regulations/Standards

Stormwater Management or Drainage Criteria

Buffer or Floodplain Regulations

Environmental Regulations

Tree Protection or Landscaping Ordinance

Erosion and Sediment Control Ordinances

Public Fire Defense Masterplans

Grading Ordinance

# Methodology

- Worksheet: 77 site planning benchmarks
- Benchmarks posed as questions- Yes/No
- Answer by referring to relevant code/ordinance
- Points awarded when development rule agrees with site planning benchmark
- A score sheet is provided to assist in determining where community score places in respect to model development principles

1. Street Width

What is the minimum pavement width allowed for streets in low density residential developments that have less than 500 daily trips (ADT)?  feet

If your answer is between **18-22 feet**, give yourself **4 points** • •

At higher densities are parking lanes allowed to also serve as traffic lanes (i.e., queuing streets)?

YES

If your answer is **YES**, give yourself **3 points** • •

Notes on Street Width (include source documentation such as name of document, section and page #):

2. Street Length

Do street standards promote the most efficient street layouts that reduce overall street length?

YES

If your answer is **YES**, give yourself **1 point** • •

Notes on Street Length (include source documentation such as name of document, section and page #):

3. Right-of-Way Width

What is the minimum right of way (ROW) width for a residential street?  feet

If your answer is **less than 45 feet**, give yourself **3 points** • •

Does the code allow utilities to be placed under the paved section of the ROW?

YES

If your answer is **YES**, give yourself **1 point** • •

Notes on ROW Width (include source documentation such as name of document, section and page #):

4. Cul-de-Sacs

What is the minimum radius allowed for cul-de-sacs?  feet

If your answer is **less than 35 feet**, give yourself **3 points** • •

If your answer is **36 feet to 45 feet**, give yourself **1 point** • •

Can a landscaped island be created within the cul-de-sac?

YES

If your answer is **YES**, give yourself **1 point** • •

Are alternative turnarounds such as "hammerheads" allowed on short streets in low density residential developments?

YES

If your answer is **YES**, give yourself **1 point** • •

Notes on Cul-de-Sacs (include source documentation such as name of document, section and page #):

## 8. Parking Lots

What is the minimum stall width for a standard parking space?

 feet

If your answer is **9 feet or less**, give yourself **1 point** • •

What is the minimum stall length for a standard parking space?

 feet

If your answer is **18 feet or less**, give yourself **1 point** • •

Are at least 30% of the spaces at larger commercial parking lots required to have smaller dimensions for compact cars?

 YES

If your answer is **YES**, give yourself **1 point** • •

Can pervious materials be used for spillover parking areas?

 YES

If your answer is **YES**, give yourself **2 points** • •

Notes on Parking Lots (include source documentation such as name of document, section and page #):

## 9. Structured Parking

Are there any incentives to developers to provide parking within garages rather than surface parking lots?

 YES

If your answer is **YES**, give yourself **1 point** • •

Notes on Structured Parking (include source documentation such as name of document, section and page #):

## 10. Parking Lot Runoff

Is a minimum percentage of a parking lot required to be landscaped?

 YES

If your answer is **YES**, give yourself **2 points** • •

Is the use of bioretention islands and other stormwater practices within landscaped areas or setbacks allowed?

 YES

If your answer is **YES**, give yourself **2 points** • •

Notes on Parking Lot Runoff (include source documentation such as name of document, section and page #):

22. Stormwater Outfalls

Is stormwater required to be treated for quality before it is discharged?

YES

If your answer is **YES**, give yourself **2 points** • •

Are there effective design criteria for stormwater best management practices (BMPs)?

YES

If your answer is **YES**, give yourself **1 point** • •

Can stormwater be directly discharges into a jurisdictional wetland without pretreatment?

YES

If your answer is **NO**, give yourself **1 point** • •

Does a floodplain management ordinance that restricts or prohibits development within the 100-year floodplain exist?

YES

If your answer is **YES**, give yourself **2 points** • •

Notes on Stormwater Outfalls (include source documentation such as name of document, section and page #):

Code and Ordinance Worksheet

Subtotal Page 13

• • **Time to Assess:** Principles 17 through 22 addressed the codes and ordinances that promote (or impede) protection of existing natural areas and incorporation of open spaces into new development. There were a total of 24 points available for Principles 17 - 22. What was your total score?

Subtotal Page 11  + Subtotal Page 12  + Subtotal Page 13  =

Where were your codes and ordinances most in line with the principles? What codes and ordinances are potential impediments to better development?

To determine final score, add up subtotal from each • **Time to Assess**

Principles 1 - 10 (Page 8)

Principles 11 - 16 (Page 11)

Principles 17 - 22 (Page 13)

**TOTAL**

# Score Sheet

## **SCORING** (A total of 100 points are available):

Your Community's Score	
90- 100	<ul style="list-style-type: none"><li>● ● Congratulations! Your community is a real leader in protecting streams, lakes, and estuaries. Keep up the good work.</li></ul>
80 - 89	<ul style="list-style-type: none"><li>● ● Your local development rules are pretty good, but could use some tweaking in some areas.</li></ul>
79 - 70	<ul style="list-style-type: none"><li>● ● Significant opportunities exist to improve your development rules. Consider creating a site planning roundtable.</li></ul>
60 - 69	<ul style="list-style-type: none"><li>● ● Development rules are inadequate to protect your local aquatic resources. A site planning roundtable would be very useful.</li></ul>
less than 60	<ul style="list-style-type: none"><li>● ● Your development rules definitely are not environmentally friendly. Serious reform of the development rules is needed.</li></ul>



# Kane & Kendall Counties Stormwater Management Ordinances

## Kane (1/1/2005)

- Volume Control:
  - Runoff from 0.75" rainfall event to be stored below the primary outlet
- Water Quality Control
  - Native wetland plantings
- Release Rates:
  - 100 year: 0.10 cfs/acre

## Kendall (10/2002)

- Volume Control: N/A
- Water Quality Control:
  - Minimize impervious surfaces, preserve natural features/planting, infiltration, wet detention.
- Release Rates:
  - 2 year: 0.04 cfs/acre
  - 100 year: 0.15 cfs/acre
- Unincorporated Only

# Water Quality Measures- Kane Co.

- Credit for various GI practices or for reducing the amount of connected impervious areas in the detention requirement calculations
- Stormwater BMPs may be implemented in lieu of traditional detention practices for developments which require less than 1 acre-foot of detention

# Water Quality Measures- Kendall Co.

- Infiltration, retention and use of native plantings
- Preference given to wet bottom and wetland designs for stormwater storage facilities
- Incorporation of multiple uses for stormwater management e.g. open space, aquatic habitat, recreation

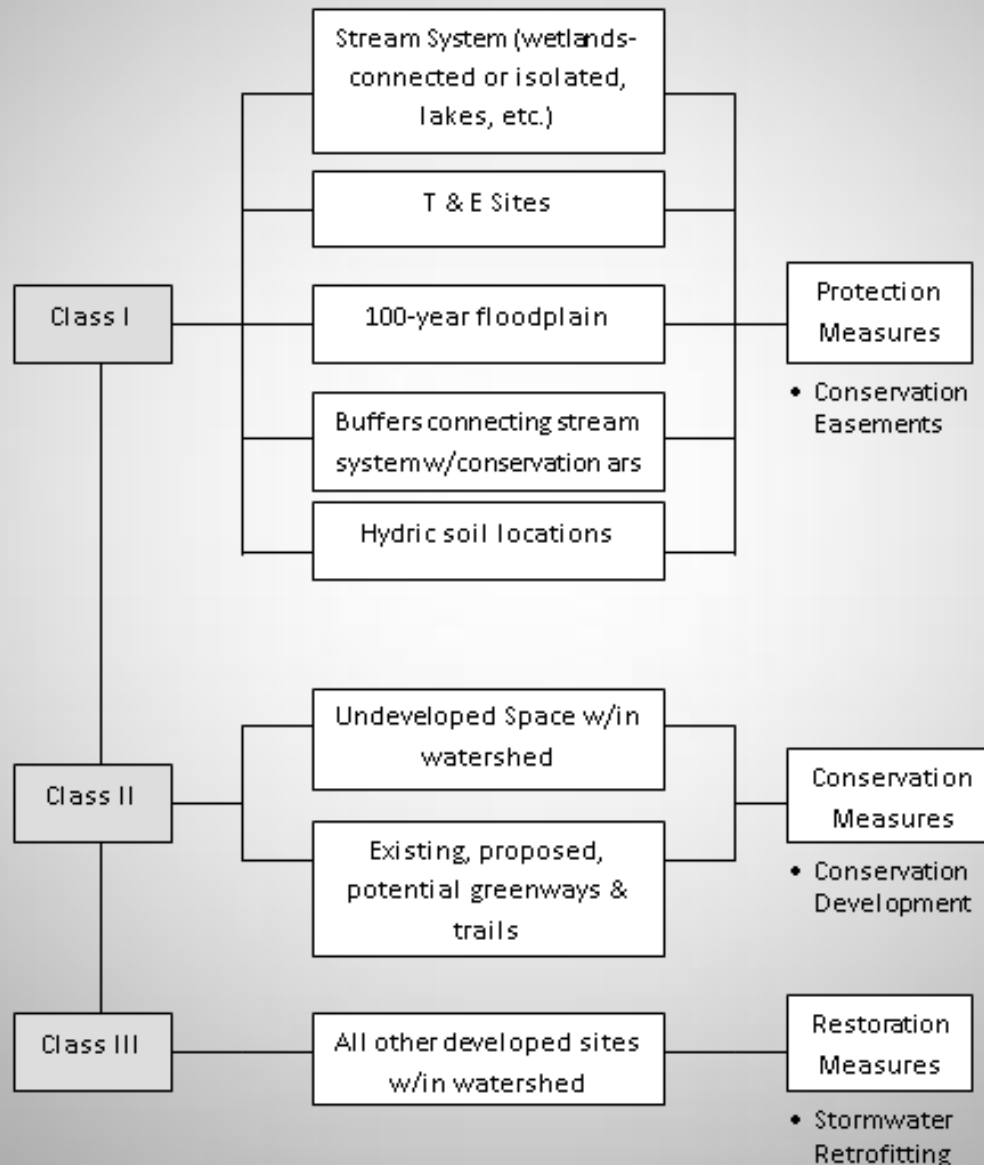
# Open Space Reserve

- Landscape features that contain and connect natural areas and other natural resources
- Network that preserves natural functions while permitting other uses, e.g. ag or urban uses
- Areas where resource protection efforts should be concentrated
- Why: positive relationship between natural land cover in watershed and health of aquatic communities- IBI

# Open Space Reserve

- Restoration of important natural areas
- Creation of forested stream buffer where inadequate
- Legal protection of important natural areas
- Reconstruction of streamside wetlands
- Stream restoration and instream habitat improvement

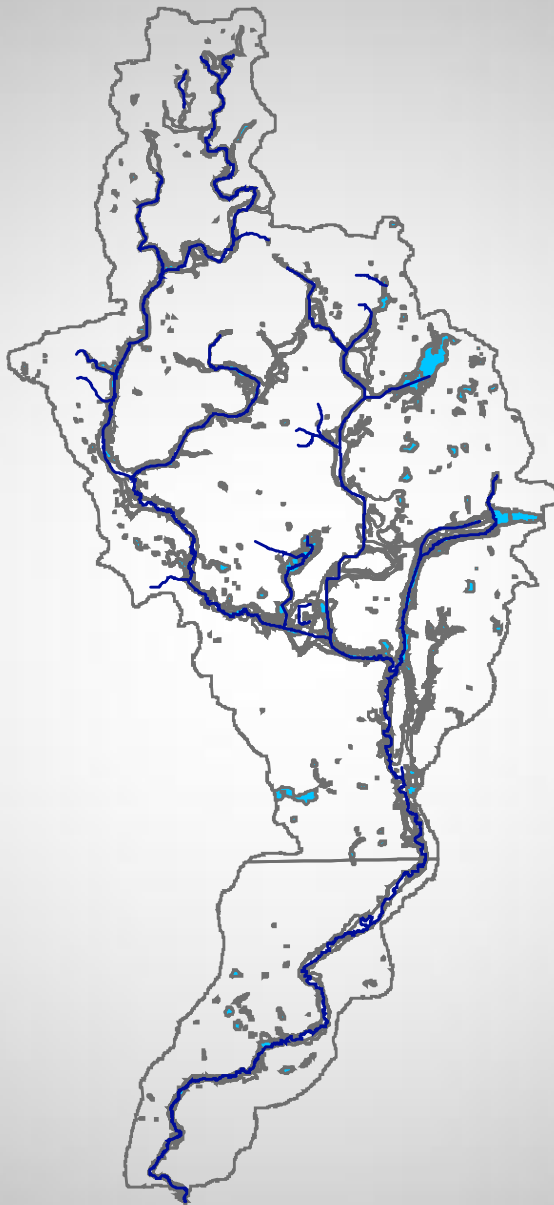
# Open Space Reserve



BBC 100-year  
Floodplain  
(FEMA- '10)

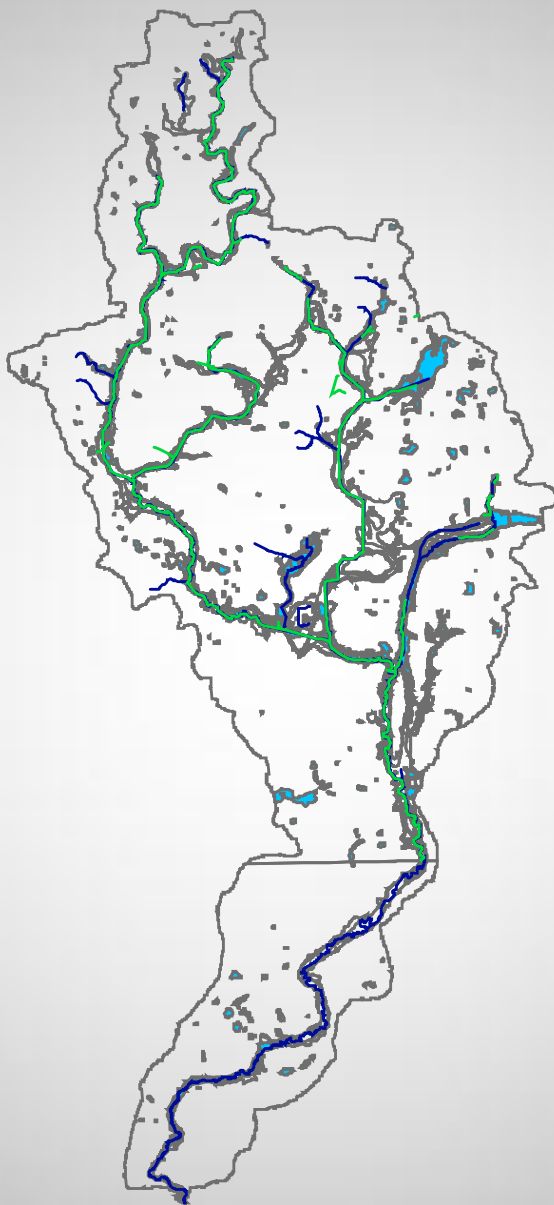


BBC Streams  
and Wetlands  
(NHD & NWI)

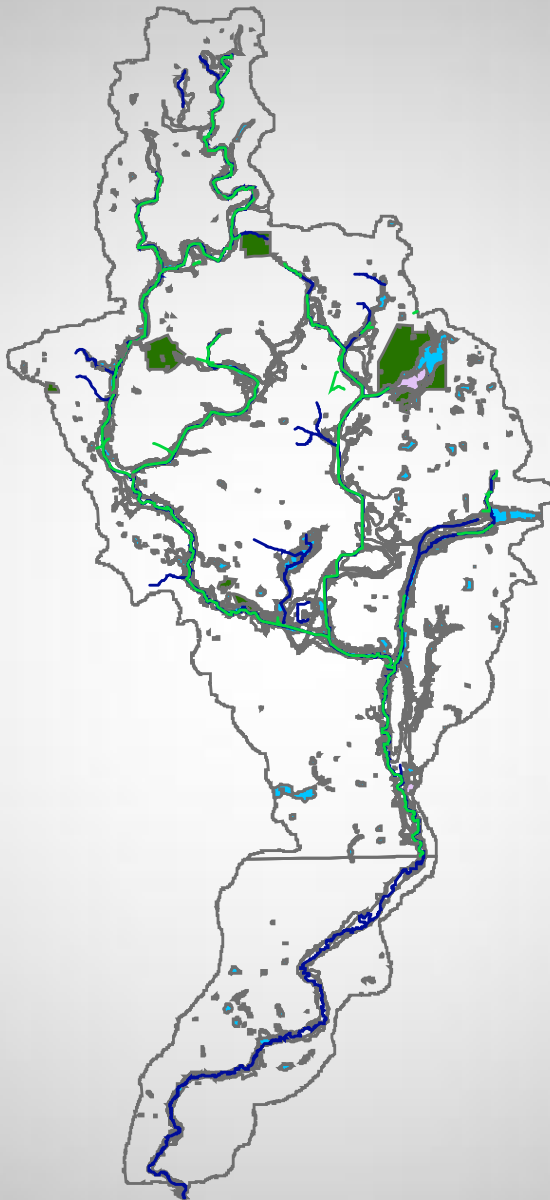




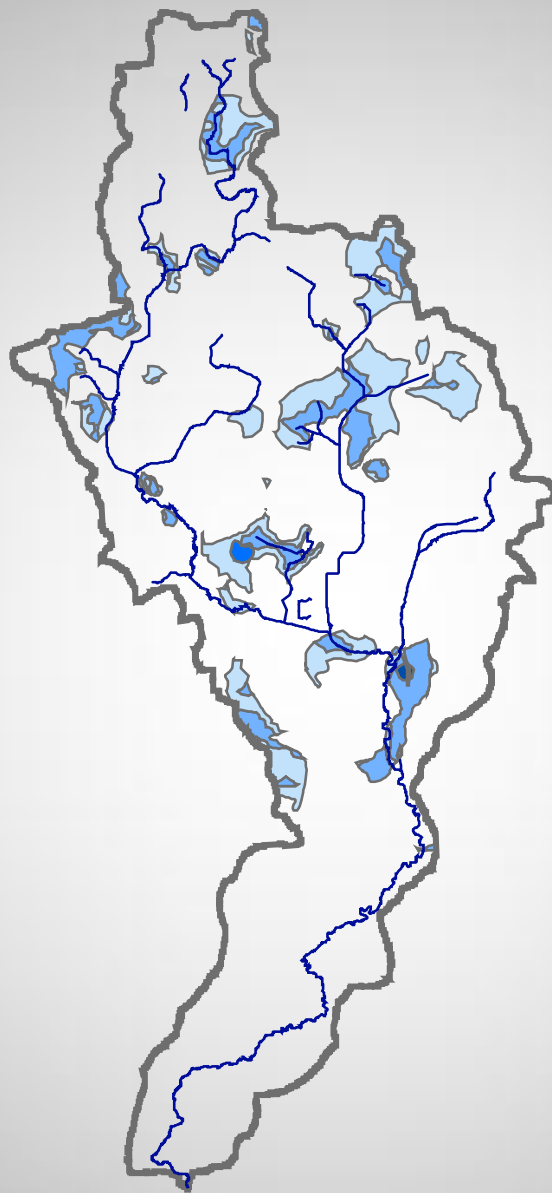
Kane Co. ADID  
Streams (Kane  
Co.)



Kane Co. ADID  
Open Waters  
and IL Natural  
Areas Inventory  
Sites (IDNR)



Kane Co. Aquifer  
Sensitivity (Kane  
Co. Water  
Resources)



# Legend

BB\_KANE\_ADID\_Streams

BB\_Streams

blackberry-watershed

BB\_KANE\_ADID\_OpenWater

BB\_Wetland

## BB\_Floodplain

<all other values>

## FLD\_ZONE

A

AE

BB\_INAI

## BB\_KANE\_AqSensitivity

<all other values>

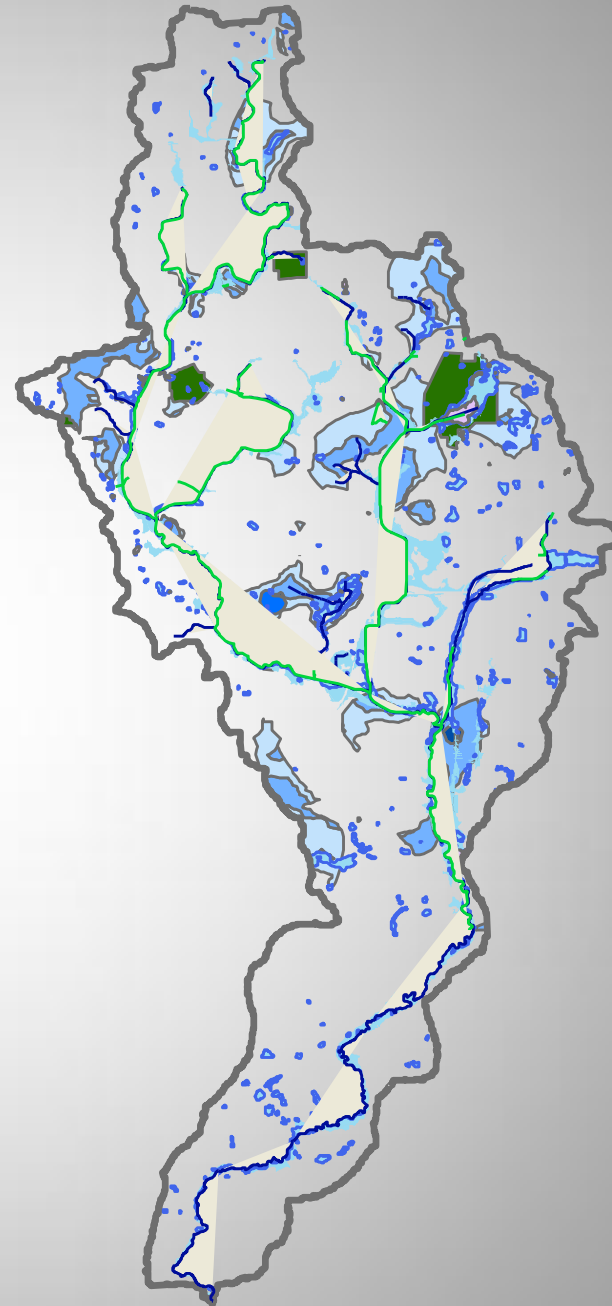
## aq\_sens

A1

A2

A3

A4



# Questions/Comments/Suggestions?

Thank you

Hala A. Ahmed, AICP

(312) 386-8800

[hahmed@cmap.illinois.gov](mailto:hahmed@cmap.illinois.gov)