

CASE NO. 735-S-12

SUPPLEMENTAL MEMORANDUM

February 14, 2013

Petitioners: TC Management, LLC

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

Site Area: 1.189 acres

Time Schedule for Development:
Existing

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

Request: **Authorize the use of existing multiple principal buildings on the same lot in the I-1 Light Industry Zoning District as a Special Use.**

Location: **Lot 2 of Stahly Subdivision in the Southeast Quarter of Section 8 of Champaign Township and commonly known as the buildings at 309 Tiffany Court, Champaign.**

STATUS

This is the first hearing for this case. Comments from the Fountain Head Drainage District regarding the proposed Special Use have been submitted and are summarized below.

DRAINAGE DISTRICT COMMENTS

On February 11, 2013, Don Wauthier, Berns, Clancy and Associates, forwarded comments on behalf of the Fountain Head Drainage District regarding the proposed Special Use. The comments are summarized as follows:

- The Drainage District is aware of a small diameter private tile that crosses the southwest corner of Lot 2.
- The Drainage District is aware of significant drainage problems with Stahly Subdivision including Lot 2.
- Stormwater runoff ponds immediately west of Lot 2.
- A small, shallow surface swale was constructed last spring immediately west of Lot 2 in an effort to provide improved drainage, but there were still issues with ponding water west of Lot 2 in May.
- The Drainage District is aware that the farmer of the adjacent property has expressed concerns in the past about drainage at this location.

ATTACHMENTS

A Email from Don Wauthier to John Hall dated February 11, 2013

John Hall

From: Don Wauthier [DWauthier@bernsclancy.com]
Sent: Monday, February 11, 2013 11:46 AM
To: John Hall
Cc: James Cottrell
Subject: County ZBA case 735-S-12 Lot 2 of Staley subdivision

John,

I am forwarding comments to you on behalf of Fountain Head Drainage District (FHDD) concerning this case. FHDD has no facilities in the vicinity of this site. FHDD is aware that there is a small diameter private tile which crosses the southwest corner of lot 2. FHDD is aware of significant drainage problems within Staley Subdivision, including lot 2. Stormwater runoff ponds immediately west of lot 2. A small shallow surface swale was constructed last spring immediately west of lot 2 in an effort to provide improved drainage. However, even with the drought last summer there was standing water directly west of lot 2 during most of May. FHDD is aware that the farmer of the adjacent property (Marc Shaw of Bondville) has expressed concerns in the past about drainage at this location.

On behalf of FHDD thank you for the opportunity to provide information concerning this development site.

Don Wauthier, Vice President
Berns, Clancy and Associates, P.C.
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