

CASE NO. 794-S-14
SUPPLEMENTAL MEMORANDUM

February 12, 2015

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

Champaign County Soil and Water Conservation District provided the Natural Resources Report for the subject property, received February 5, 2015. Updates to the Summary of Evidence will be made in Section 8.B.(1) on Page 9, 8.F.(2) on Page 10, and the Documents of Record on Page 21. No new special conditions are proposed based on the report.

The Petitioner provided a letter from its environmental engineering consultant, GEOCON Professional Services, LLC, regarding a Spill Prevention Control and Countermeasure (SPCC) Plan that will be prepared and implemented for the subject property in compliance with EPA regulations (40 CFR 112). The letter will be referenced in Sections 8 and 9 and added as a Document of Record in the Summary of Evidence. No new special conditions are proposed based on the letter.

ATTACHMENTS

- A Natural Resources Report from Champaign County Soil and Water Conservation District (*referred to as Attachment C in Preliminary Memo dated 2/5/15 and Summary of Evidence dated 2/5/15*)
- B Letter from Petitioner's consultant GEOCON received February 6, 2015



Champaign County

Soil and Water Conservation District
2110 West Park Court Suite C Champaign, IL 61821
(217) 352-3536 Extension 3 --- www.ccsxcd.com

NATURAL RESOURCE REPORT

Development Name: Premier Cooperative

Date Reviewed: February 2nd, 2015

Requested By: Jeff Breen

Address: 2104 West Park Court
Champaign, IL 61821

Location of Property: part of the SW $\frac{1}{4}$ of sec. 17 in TWP. 20N., R.9E., of the 3rd. P.M.

The Resource Conservationist of the Champaign County Soil and Water Conservation District inspected this tract on February 2nd, 2015.



SITE SPECIFIC CONCERNS

February 3, 2015

RECEIVED

FEB - 5 2015

CHAMPAIGN CO. P & Z DEPARTMENT



Champaign County

Soil and Water Conservation District
 2110 West Park Court Suite C Champaign, IL 61821
 (217) 352-3536 Extension 3 --- www.ccsxcd.com

1. The area that is to be developed has 2 soil types (Drummer Silty Clay Loam 152A, Clare Silt Loam 663B) that are severe ponding to dwellings without a basement.

SOIL RESOURCE

a) Prime Farmland:

This tract is considered best prime farmland for Champaign County.

This tract has an L.E. Factor of 96; see the attached worksheet for this calculation.

b) Soil Characteristics:

There is two (2) soil types on this site; see the attached soil map. The soil present has severe limitations for development in its natural, unimproved state. The possible limitations include severe to wetness in shallow excavations. A development plan will have to take the soil characteristics into consideration.

| Map Symbol | Name | Slope | Shallow | | | Septic Fields | Steel Corrosion | Concrete Corrosion |
|------------|-------------------------|-------|--------------------|-----------------|----------------------|-----------------|-----------------|--------------------|
| | | | Excavations | Basements | Roads | | | |
| 152A | Drummer Silty Clay Loam | 0-2% | Severe: ponding | Severe: ponding | Severe: ponding | Severe: ponding | high | moderate |
| 663B | Clare Silt Loam | 2-5% | Severe: cutbank ca | Severe: wetness | Severe: frost Action | Severe: wetness | high | moderate |

c) Erosion:

This area will be susceptible to erosion both during and after construction. Extra care should be taken to protect the down slope on the back and sides of the property. Any areas left bare for more than 7 days, should be temporarily seeded or mulched and permanent vegetation established as soon as possible. The area has slope which could allow erosion during construction and heavy rainfall events. The area has ground cover at the time of inspection, erosion control measures must be installed before construction starts.

d) Sedimentation:

A complete erosion and sedimentation control plan should be developed and implemented on this site prior to and during major construction activity. This plan should also have information for the land owner to continue Sedimentation control after. Example: When will inlets for storm drains need to be cleaned out or how often? All sediment-laden runoff should be routed through sediment basins before discharge. Silt fences should be used in flow areas with drainage areas that do not exceeding 0.5 acres. Plans should be in conformance with the Illinois Urban Manual for erosion and sedimentation control. The website is: <http://www.aiswcd.org/IUM/>

WATER RESOURCE

February 3, 2015



Champaign County

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a) Surface Drainage:

The site is the top of a hill, water now travels off the site in all directions. Other than the North the site has a great deal of crop field between the site and any water source. The North has some field and a good road ditch before any natural streams.

Best Management Practices that minimize the volume of stormwater flowing offsite and attempt to filter it as much of possible should be considered.

Rain Gardens could be incorporated into the development plan. They can be used to increase infiltration of runoff water for minimal cost. A rain garden can also be incorporated into roadway ditches to help control stormwater.

In this case I would recommend a green planting that could be used for early warning of any loss of product. A few feet of grass would be sufficient.

b) Subsurface Drainage:

It is likely that this site contains agricultural tile, if any tile is found care should be taken to maintain the tile in working order.

Severe ponding, along with wetness may be a limitation associated with the two soil types on the site. Installing a properly designed subsurface drainage system will minimize adverse effects. Reinforcing foundations helps to prevent the structural damage caused by shrinking and swelling of naturally wet soils.

With the storage of fuel in the area you may want to consider traps and inspection inlets on any tile installed.

c) Water Quality:

As long as adequate erosion and sedimentation control systems are installed as described above, the quality of water should not be significantly impacted.

EPA Stormwater Pollution Prevention Plan Reference Tool:

EPA requires a plan to control stormwater pollution for all construction sites over 1 acre in size. *A Guide for Construction Sites* is a reference tool for construction site operators who must prepare a SWPPP in order to obtain NPDES permit coverage for their stormwater discharges. The guide describes the SWPPP development process and provides helpful guidance and tips for developing and implementing an effective plan.

Two model plans, based on hypothetical sites, are now available as a supplement to the guide. The first example plan is for a medium-sized residential subdivision and the second is for a small commercial site. Both examples utilize the SWPPP template that is included in the guide. To view the guide, models and template, visit

<http://www.epa.gov/npdes/swpppguide>.

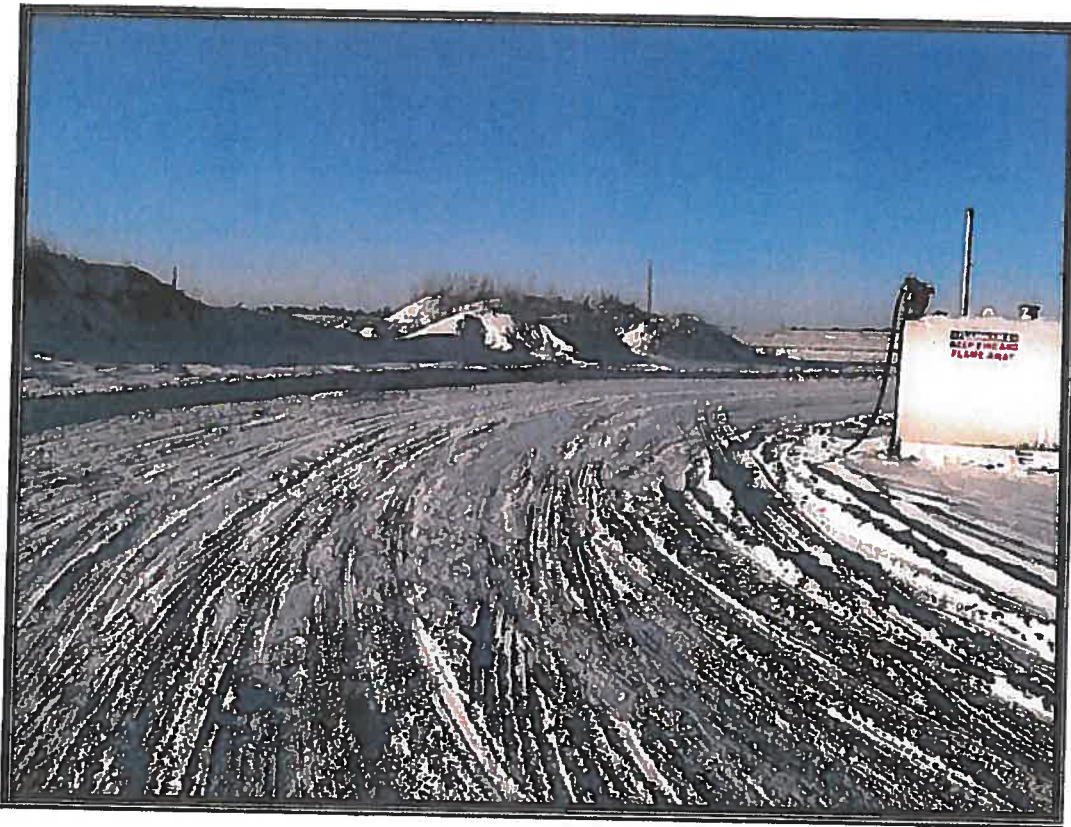
d) Low impact development:



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The EPA's new report, "Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices." Provides ideas to improve water quality through unique designs. The report contains 17 case studies from across North America that show using LID practices in construction projects can lower costs while improving environmental results. LID practices are innovative stormwater management practices used to manage urban stormwater runoff at its source. The goal of LID practices is to mimic the way water moves through an area before development occurs, which is achieved using design techniques that infiltrate, evapotranspiration and reuse runoff close to its source. Some common LID practices include rain gardens, grassed swales, cisterns, rain barrels, permeable pavements and green roofs. LID practices increasingly are used by communities across the country to help protect and restore water quality. For a copy of the report, go to www.epa.gov/owow/nps/lid/costs07.



February 3, 2015



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(217) 352-3536 Extension 3 --- www.ccsxcd.com

CULTURAL, PLANT, AND ANIMAL RESOURCE

a) Cultural:

The Illinois Historic Preservation Agency may require a Phase I Archeological Review to identify any cultural resources that may be on the site.

b) Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act:

State agencies or units of local government must consult the Department about proposed actions that they will authorize, fund or perform. Private parties do not have to consult, but they are liable for prohibited taking of state-listed plants or animals or for adversely modifying a Nature Preserve or a Land and Water Reserve.

Home rule governments may delegate this responsibility, through duly enacted ordinances, to the parties seeking authorization or funding of the action.

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and water Reserves in the vicinity of the project location.

c) Plant:

For eventual landscaping of the site, the use of native species is recommended whenever possible. Some species include White Oak, Blue Spruce, Norway Spruce, Red Oak, and Red Twig Dogwood. For areas to be restored to a more natural area several groups in the area may be able to help with seed.

If you have further questions, please contact the Champaign County Soil and Water Conservation District.

Signed by

Steve Stierwalt
Board Chairman

Prepared by

Jonathon Manuel
Resource Conservationist



Premier Cooperative INC

Date: 1/26/2015

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: CHAMPAIGN SERVICE CENTER

Assisted By: JONATHON MANUEL

2012 Ariel Photo

State and County: IL, CHAMPAIGN



Legend

— Road





Premier Cooperative INC

Date: 1/26/2015

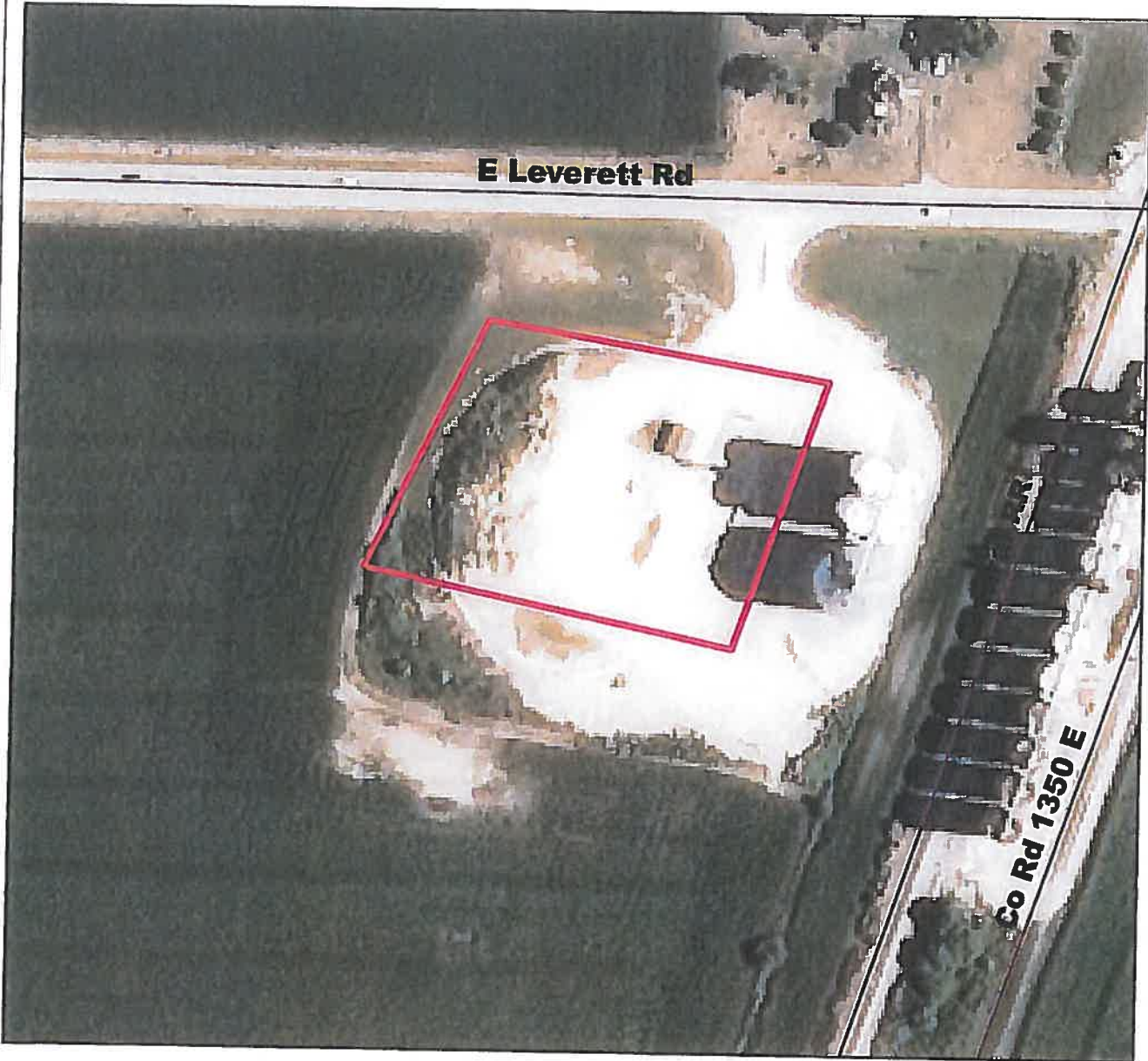
Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

2012 Ariel Photo

State and County: IL, CHAMPAIGN



Legend

-  Premier Cooperative INC
-  Road





Premier Cooperative INC

Date: 1/26/2015

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

2010 Ariel Photo

State and County: IL, CHAMPAIGN



Legend

MUSYM

152A

663B

Premier Cooperative INC



LAND EVALUATION WORKSHEET

| Soil Type | Soil Name | Ag Group | Relative Value | Acres | Land Evaluation Score |
|-----------|-----------|----------|----------------|-------|-----------------------|
| 152A | Drummer | 2 | 98 | 1.4 | 137.2 |
| 663B | Clare | 4 | 91 | 0.5 | 45.5 |
| | | | | | 0.0 |
| | | | | | 0.0 |
| | | | | | 0.0 |
| | | | | | 0.0 |
| | | | | | 0.0 |

acreage for calculation slightly larger than tract acreage due to rounding of soils program

Total LE Weighted Factor= 182.7

Acreage= 1.9

Land Evaluation Factor For Site= 96

Note: A Soil Classifier could be hired for additional accuracy if desired

Data Source: Champaign County Digital Soil Survey



Premier Cooperative INC

Date: 1/26/2015

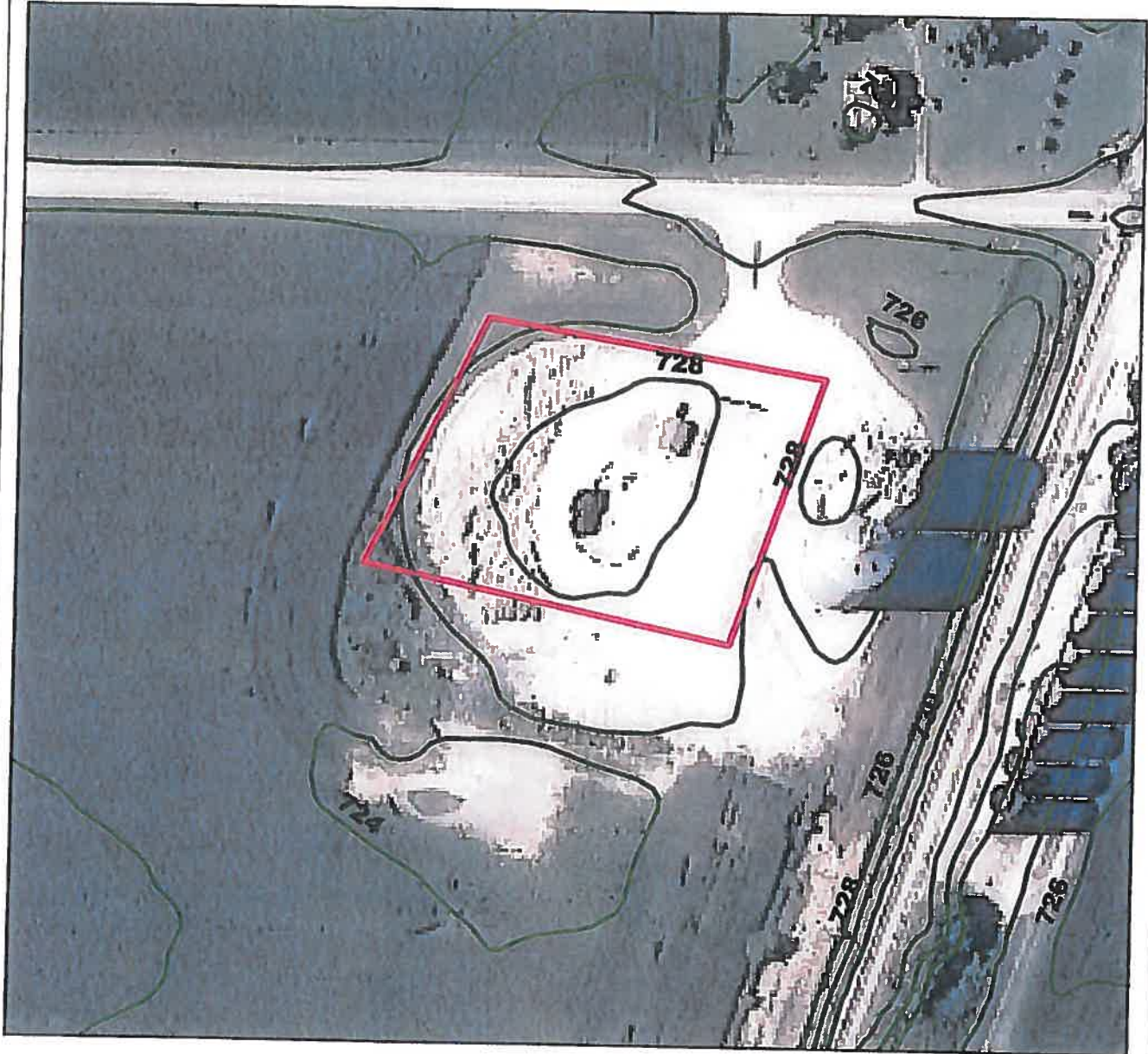
District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: CHAMPAIGN SERVICE CENTER

Assisted By: JONATHON MANUEL

2012 Ariel Photo

State and County: IL, CHAMPAIGN



Legend

-  Premier Cooperative INC
-  3_T20N_R09E_SEC17





Premier Cooperative INC

Date: 1/26/2015

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: CHAMPAIGN SERVICE CENTER




Assisted By: JONATHON MANUEL

2010 Ariel Photo

State and County: IL, CHAMPAIGN



Legend

-  Premier Cooperative INC
-  fema_a_ii019
-  streams_i_ii





Applicant: Champaign County Soil & Water Conservation District **IDNR Project Number:** 1508761
Contact: Jonathon Manuel **Date:** 02/02/2015
Address: 2110 West Park Court
 Suite C
 Champaign, IL 61821

Project: Premier Cooperative INC
Address: 2110 West Park Court, Champaign

Description: Placement of tanks and extension of building

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Location

The applicant is responsible for the accuracy of the location submitted for the project.



County: Champaign

Township, Range, Section:
20N, 9E, 17

IL Department of Natural Resources

Contact
 Impact Assessment Section
 217-785-5500
 Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

IDNR Project Number: 1508761

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

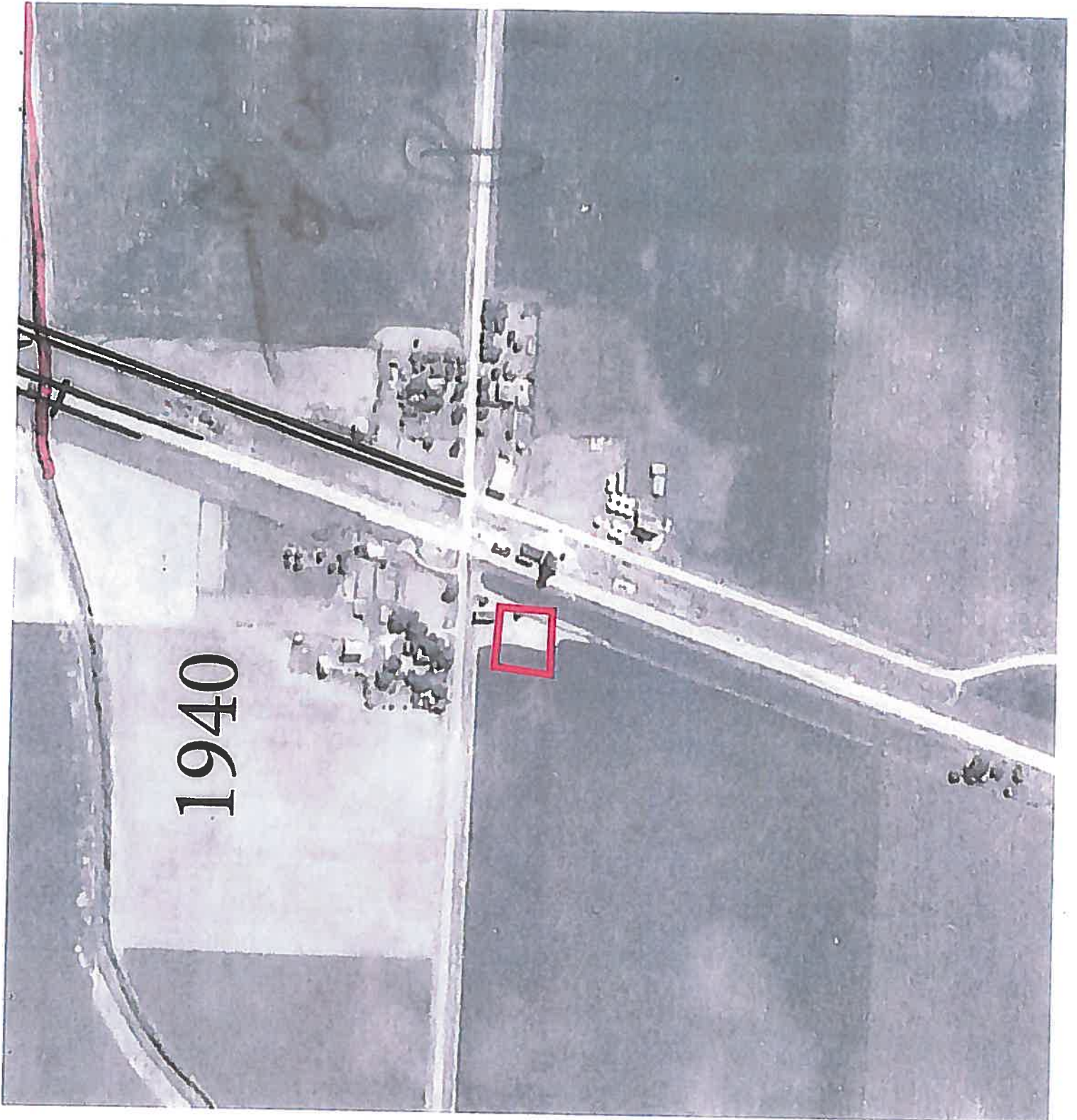
Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

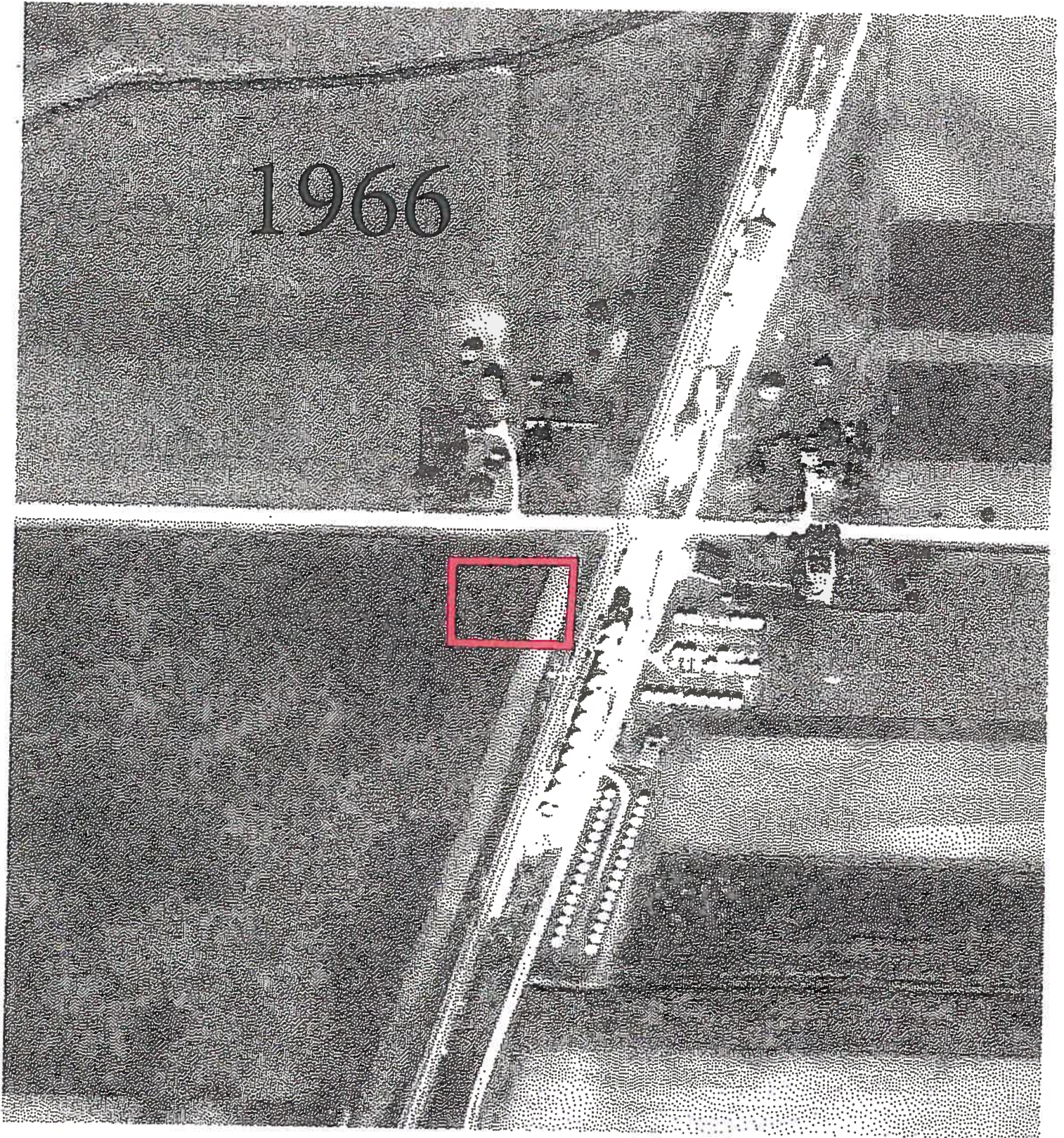
Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

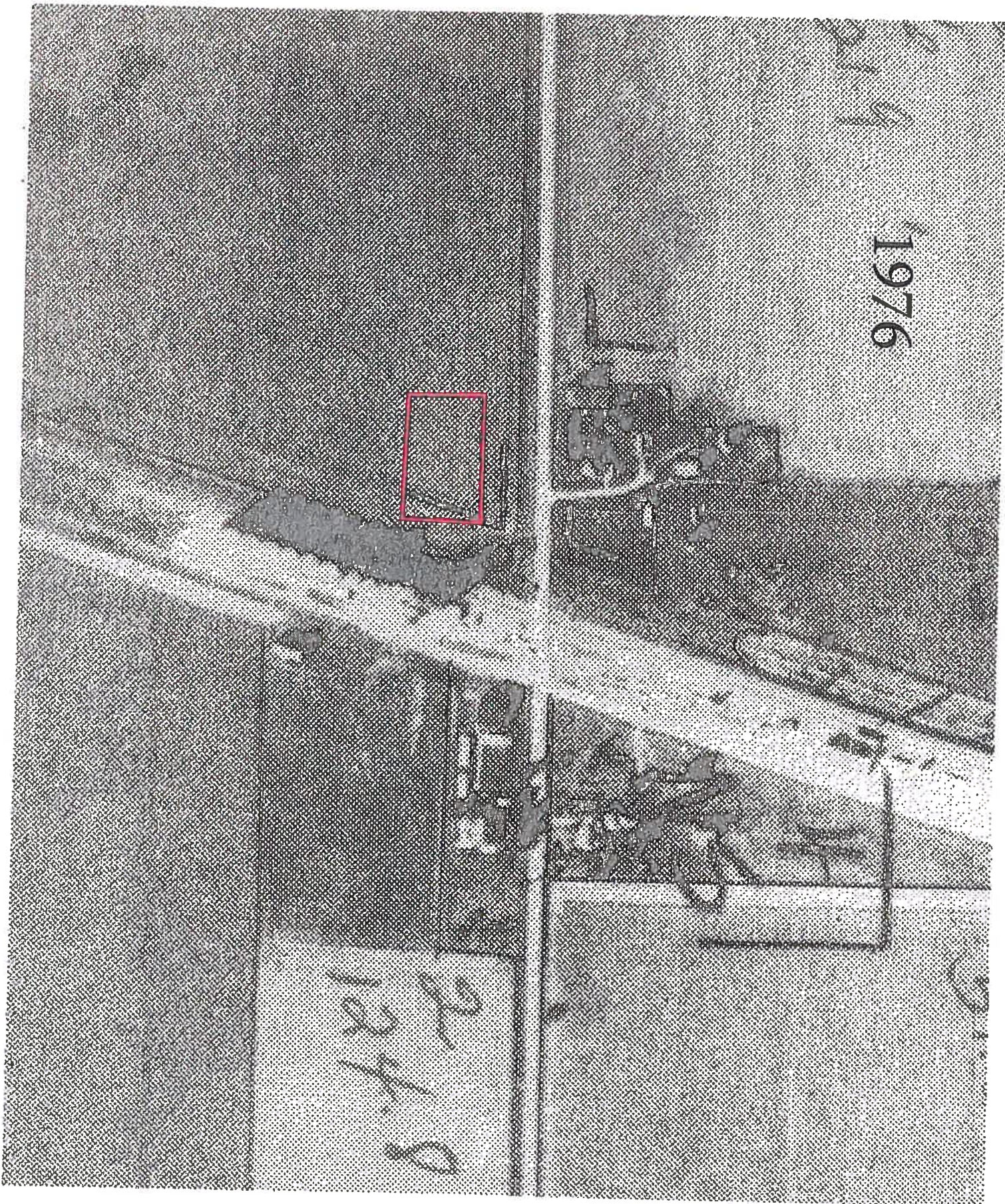
EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



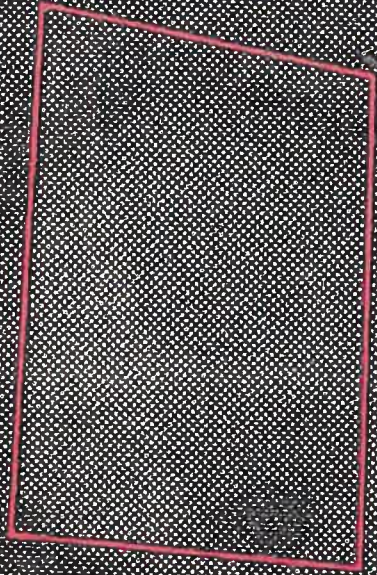
1940



1966



1990





Premier Cooperative INC

Date: 1/26/2015

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: JONATHON MANUEL

2004 Ariel Photo

State and County: IL, CHAMPAIGN



Legend

 Premier Cooperative INC



February 5, 2015

Zoning Board of Appeals
Champaign County Department of Planning and Zoning
1776 E. Washington Street
Urbana, Illinois 61802

SUBJECT: Spill Prevention Control and Countermeasures Plan
Premier Cooperative Facility
Leverett Road
Leverett, Champaign County, Illinois
GEOCON Project No. 15-G139

Dear Zoning Board of Appeals:

GEOCON Professional Services, LLC (GEOCON) is pleased to provide the Champaign County Zoning Board of Appeals with information pertaining to the above-referenced project. GEOCON has been retained by Premier Cooperative to provide environmental consulting engineering services for the proposed Premier Cooperative petroleum bulk storage facility to be located on the southwest side of the unincorporated town of Leverett, Champaign County, Illinois.

In accordance with the United States Environmental Protection Agency (USEPA) oil pollution prevention regulations, 40 Code of Federal Regulations (CFR) 112, *Oil Pollution Prevention*, a Spill Prevention Control and Countermeasure (SPCC) Plan must be prepared and implemented at facilities that could reasonably be expected to discharge oil into or upon navigable waters or adjoining shorelines; and, that meet one of the following conditions:

- Total aboveground oil storage capacity exceeds 1,320 gallons (total storage capacity is based on aggregate of all containers equal to or greater than 55 gallons); or
- Underground oil storage capacity exceeds 42,000 gallons, unless underground tanks are subject to all of the technical requirements of 40 CFR 280.

The proposed Premier Cooperative petroleum bulk storage facility will have a total storage capacity of approximately 48,000 gallons, which is in excess of 1,320 gallons, and will, therefore, be subject to the SPCC regulations. Upon completion of the construction of the facility and prior to placing the facility into operation, GEOCON will prepare the SPCC Plan for the facility on behalf of Premier Cooperative in accordance with good engineering practices, including consideration of applicable industry standards, and with the requirements of 40 CFR Part 112. The purpose of the SPCC Plan will be to prevent oil spills from occurring, and to perform safe, efficient and timely response in the event of a spill or leak.

If you have any questions regarding the contents of this letter, please do not hesitate to contact us. GEOCON appreciates the opportunity to be of service.

Sincerely,

GEOCON Professional Services, LLC.



Karl F. Newman, PG
Senior Project Manager