

## **CASE NO. 908-S-18**

PRELIMINARY MEMORANDUM

May 24, 2018

Petitioner: **Greg Allen, d.b.a. Prairie States Warehouse Inc.**

Request: **Authorize the storage and dispensing of agricultural fertilizer as a “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” facility as a Special Use in the AG-1 Agriculture Zoning District**

Location: **A tract in the Southeast Quarter of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township and commonly known as Prairie States Warehouse Inc. with an address of 1009 CR 2400E, Homer, Illinois**

Site Area: **88.03 acres (Special Use Permit area is 7.46 acres)**

Time Schedule for Development: **Already in use**

Prepared by: **Susan Burgstrom**  
Senior Planner

**John Hall**  
Zoning Administrator

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

(217) 384-3708  
[zoningdept@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us)  
[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

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### **BACKGROUND**

Petitioner Greg Allen, d.b.a. Prairie States Warehouse Inc., via agent Tim Mohr, requests a Special Use Permit for establishing a “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” facility.

On September 19, 2016, ZUPA #244-16-01 was approved for a detached storage shed for agriculture equipment; as an agricultural building, it was exempt from County ordinances. Once construction was underway, it became clear that they were storing agricultural chemicals and selling them to area farmers. P&Z Staff determined that this was a change in use that would require a Special Use Permit, and on December 14, 2016, sent a Special Use Permit application to the petitioner’s engineer, Nick Burrus of Milano and Grunloh Engineers and Surveying. On February 17, 2017, P&Z Staff received a draft application from Nick Burrus for review. Susan Burgstrom provided comments on February 21, 2017, noting the application was generally in order. Nick Burrus proceeded to apply for the Natural Resources Report from Champaign County Soil and Water Conservation District in February, but then communications stopped. Susan Burgstrom asked for an update from Tim Mohr and Nick Burrus via email on September 15, 2017, and Nick indicated that he had not heard from the petitioner. Susan checked in again with Nick in early April, and he said he had gathered the application documents and would submit them soon. Susan Burgstrom received the application via email on April 10, 2018.

Now that the building has changed to an agricultural business facility, it is no longer exempt from County ordinances. Had ZUPA #244-16-01 been processed under its current use, it would have been subject to standard lighting conditions, Champaign County *Storm Water Management and Erosion Control Ordinance*, and Illinois Accessibility Code, among other requirements. These requirements will need to be considered prior to final determination for this case.

## EXTRATERRITORIAL JURISDICTION

The subject property is not located within the one-and-one-half mile extraterritorial jurisdiction (ETJ) of a municipality with zoning. Municipalities with zoning do not have protest rights in Special Use Permits cases.

The subject property is located within Sidney Township, which does not have a Planning Commission.

## EXISTING LAND USE AND ZONING

**Table 1. Land Use and Zoning in the Vicinity**

Direction	Land Use	Zoning
Onsite	Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer and farmland in production	AG-1 Agriculture
North	Agriculture	AG-1 Agriculture
East	Agriculture	AG-1 Agriculture
West	Agriculture	AG-1 Agriculture
South	Agriculture	AG-1 Agriculture

## PROPOSED SPECIAL CONDITIONS

Regarding proposed special conditions of approval:

- A. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit until the Zoning Administrator has verified that the Special Use as constructed does in fact comply with the Illinois Accessibility Code and Illinois Environmental Barriers Act.**

The above stated special condition is necessary to ensure the following:

**The proposed Special Use Permit meets applicable state codes for handicapped accessibility.**

- B. **The Zoning Administrator shall not approve a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit unless a copy of the required Agrichemical Facility Permit from the Illinois Department of Agriculture is provided.**

The above stated special condition is necessary to ensure the following:

**The proposed Special Use Permit meets applicable state codes for construction and use of an agrichemical facility.**

- C. Regarding the ongoing operation of the Special Use as authorized by the Illinois Department of Agriculture:

- (1) The Special Use shall at all times be operated in conformance with Illinois Department of Agriculture permit, and any special conditions thereof.**
- (2) The owner/operator of the Special Use shall make all inspection and maintenance records required by the Illinois Department of Agriculture (IDAG) available to Champaign County upon request by the Zoning Administrator and shall cooperate with Champaign County in resolving any valid complaint or concern that is related to public safety and environmental protection.**
- (3) The owner/operator of the Special Use shall provide the Zoning Administrator with copies of renewal permits over the lifetime of the Special Use for the Illinois Department of Agriculture (IDAG) Permit. The Special Use shall become void if the Petitioner fails to submit a renewal permit from the Illinois Department of Agriculture (IDAG) to the Zoning Office over the lifetime of the Special Use.**

The special conditions above are required to ensure the following:

**To ensure that Champaign County is fully informed of any risks that arise for public safety and environmental protection.**

- D. The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special conditions stated above are required to ensure the following:

**That any proposed exterior lighting is in compliance with the Zoning Ordinance.**

- E. A complete Storm water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application for construction and all required certifications shall be submitted after construction prior to issuance of the Zoning Compliance Certificate.**

The special conditions stated above are required to ensure the following:

**That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.**

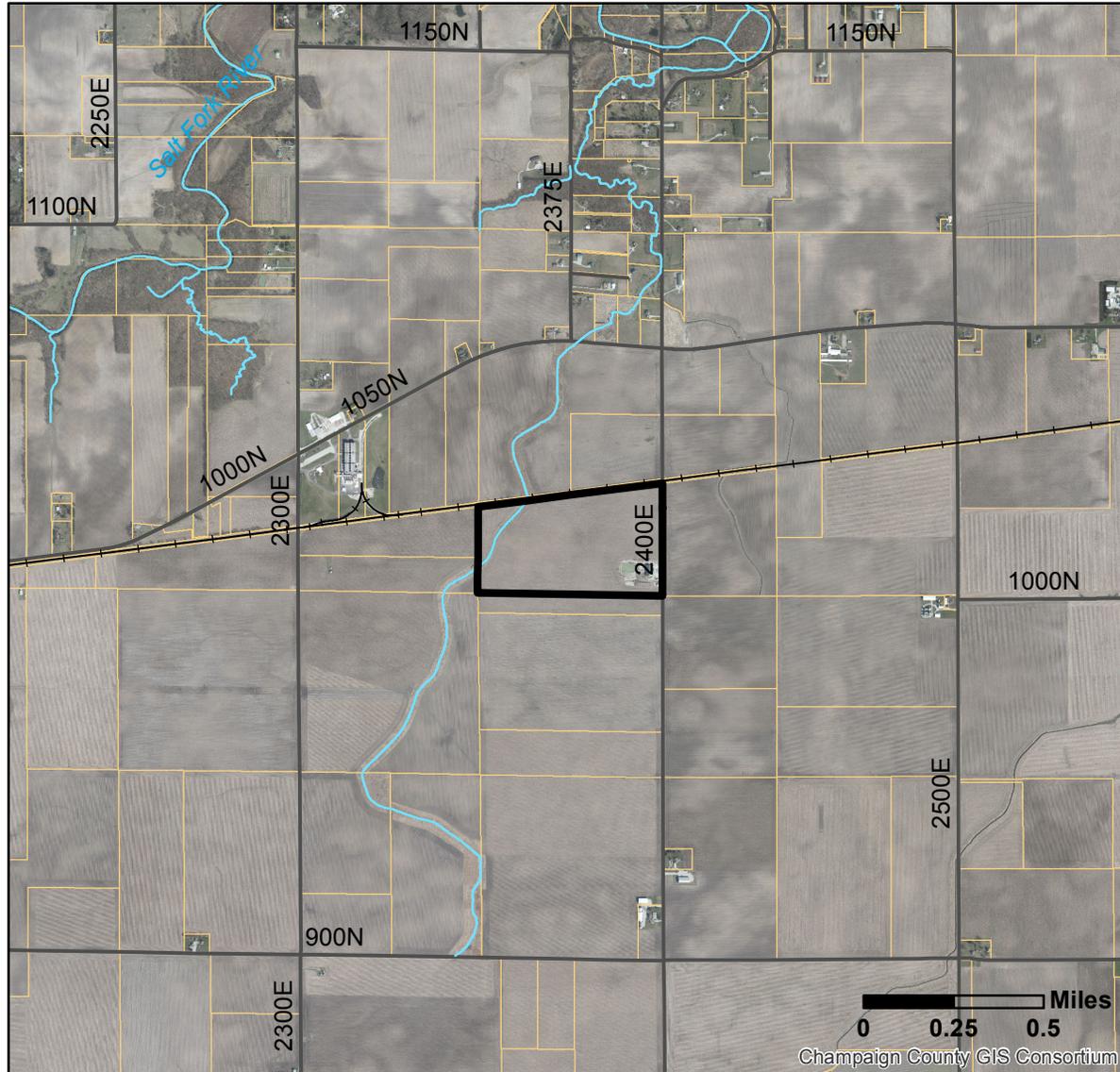
## **ATTACHMENTS**

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received April 10, 2018
- C Zoning Use Permit #244-16-01 approved September 19, 2016 with approved Site Plan
- D Permit application for Illinois Department of Agriculture received May 9, 2018
- E Private Sewage System approval letter from Champaign County Health Department dated March 29, 2017 with application worksheets attached, received April 10, 2018
- F Email from Felicia Burton, State of Illinois Capital Development Board, received May 7, 2018
- G Natural Resources Report by Champaign County Soil and Water Conservation District dated April 19, 2017 and received April 21, 2017
- H Site Visit Photos taken May 8, 2018
- I Draft Summary of Evidence, Finding of Fact, and Final Determination dated May 31, 2018

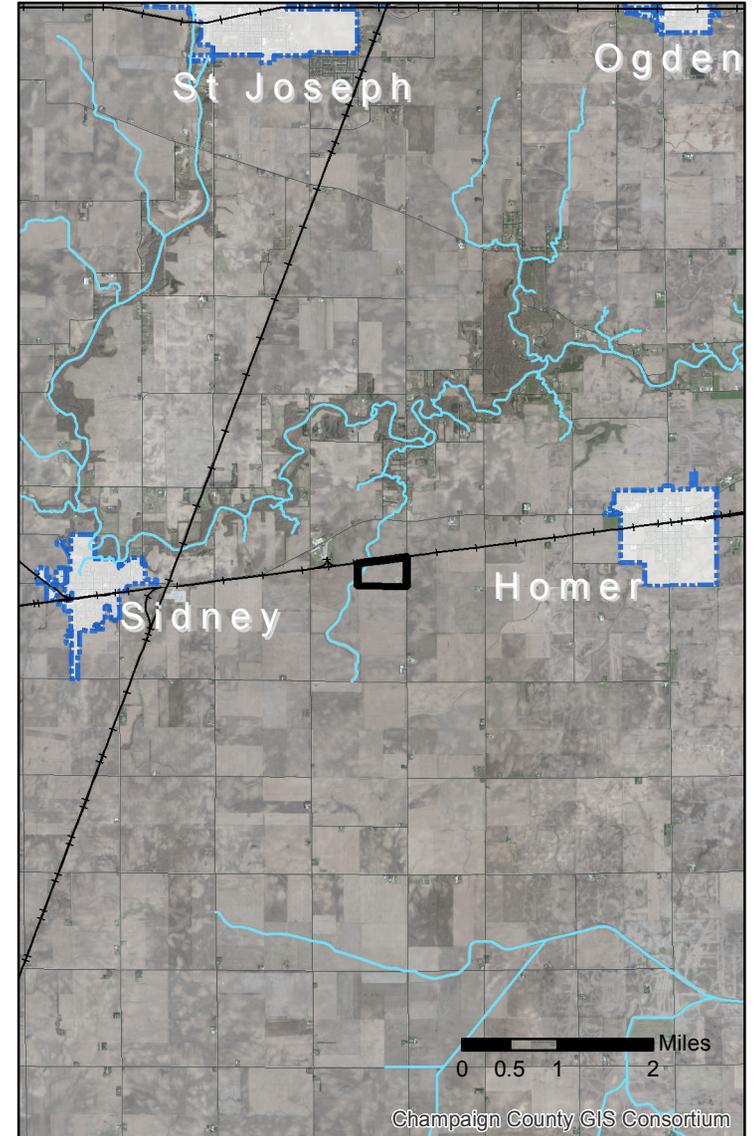
# Location Map

Case 908-S-18  
May 31, 2018

Subject Property



Property location in Champaign County



## Legend

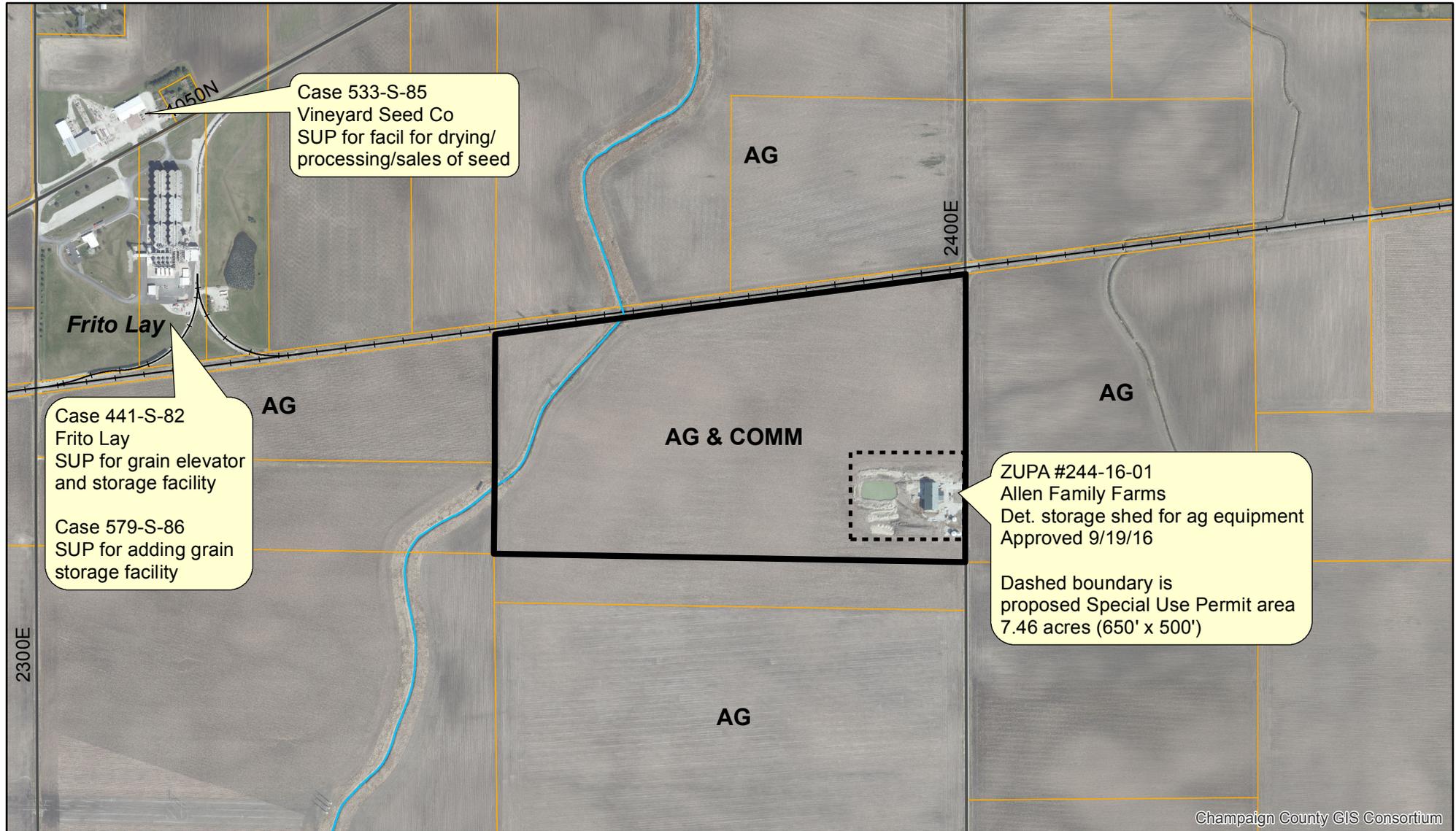
-  Subject Property
-  Parcels
-  Municipal Boundary
-  Streams
-  Railroads
-  Streets



Champaign County  
Department of  
PLANNING &  
ZONING

# Land Use Map

Case 908-S-18  
May 31, 2018



Champaign County GIS Consortium

## Legend

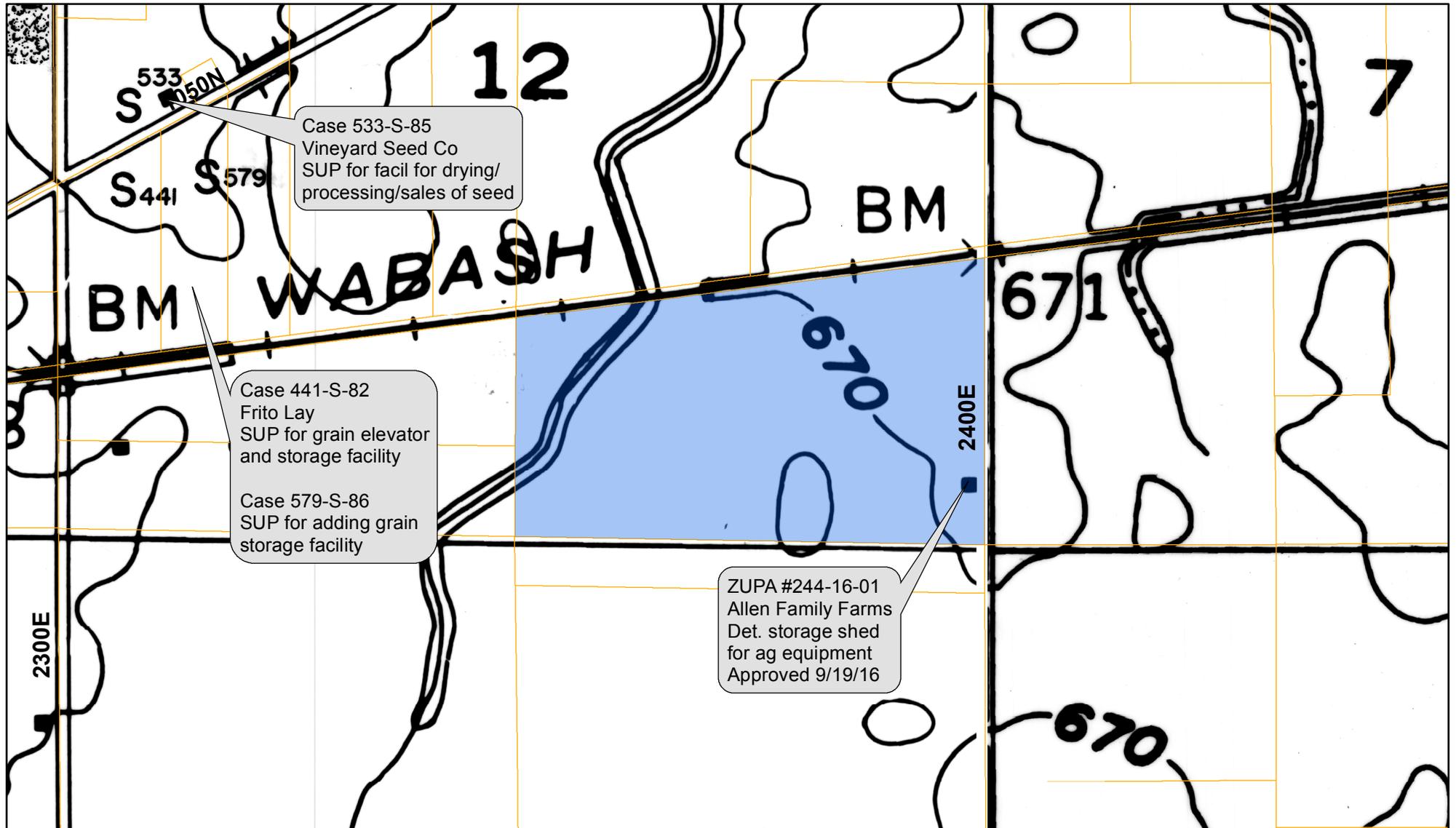
- Subject Property
- Streams
- Parcels
- Railroads
- Streets

0 200 400 800 Feet

Champaign County  
Department of  
PLANNING &  
ZONING

# Zoning Map

Case 908-S-18  
May 31, 2018

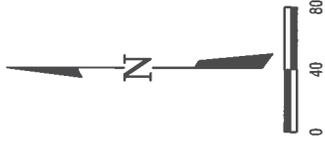


## Legend

-  Subject Property
-  Parcels

0 200 400 800 Feet





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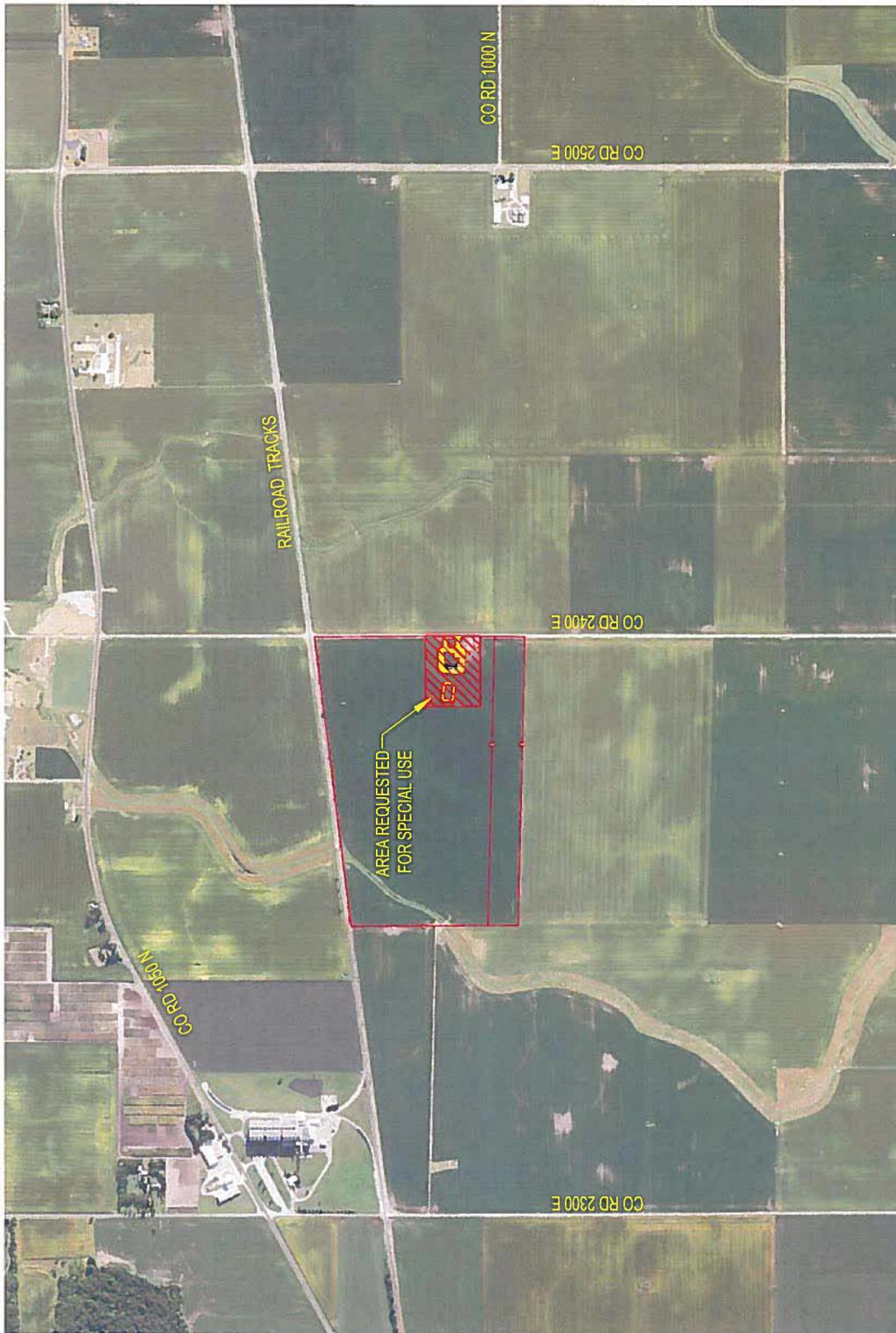
SPECIAL USE PERMIT EXHIBIT  
SE SEC 12, T18N & R10E  
PRAIRIE STATES WEST  
1009 CO RD 2400 E  
HOMER, IL 61849



MILANO & GRUNLOH ENGINEERS, LLC  
114 W. WASHINGTON AVE. | PO BOX 897  
EFFINGHAM, IL 62401  
Phone: (217) 347-7262 | (800) 677-2714  
Email: [mgengineers@mgengineers.com](mailto:mgengineers@mgengineers.com)  
Web: [www.mgengineers.com](http://www.mgengineers.com)  
Design Firm # 184-003108



File name: S:\2017\17208\dwg\Site Plan.dwg  
Plot date: 04/10/18 at 16:00 F.B. XXX



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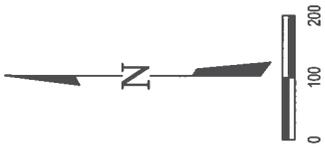
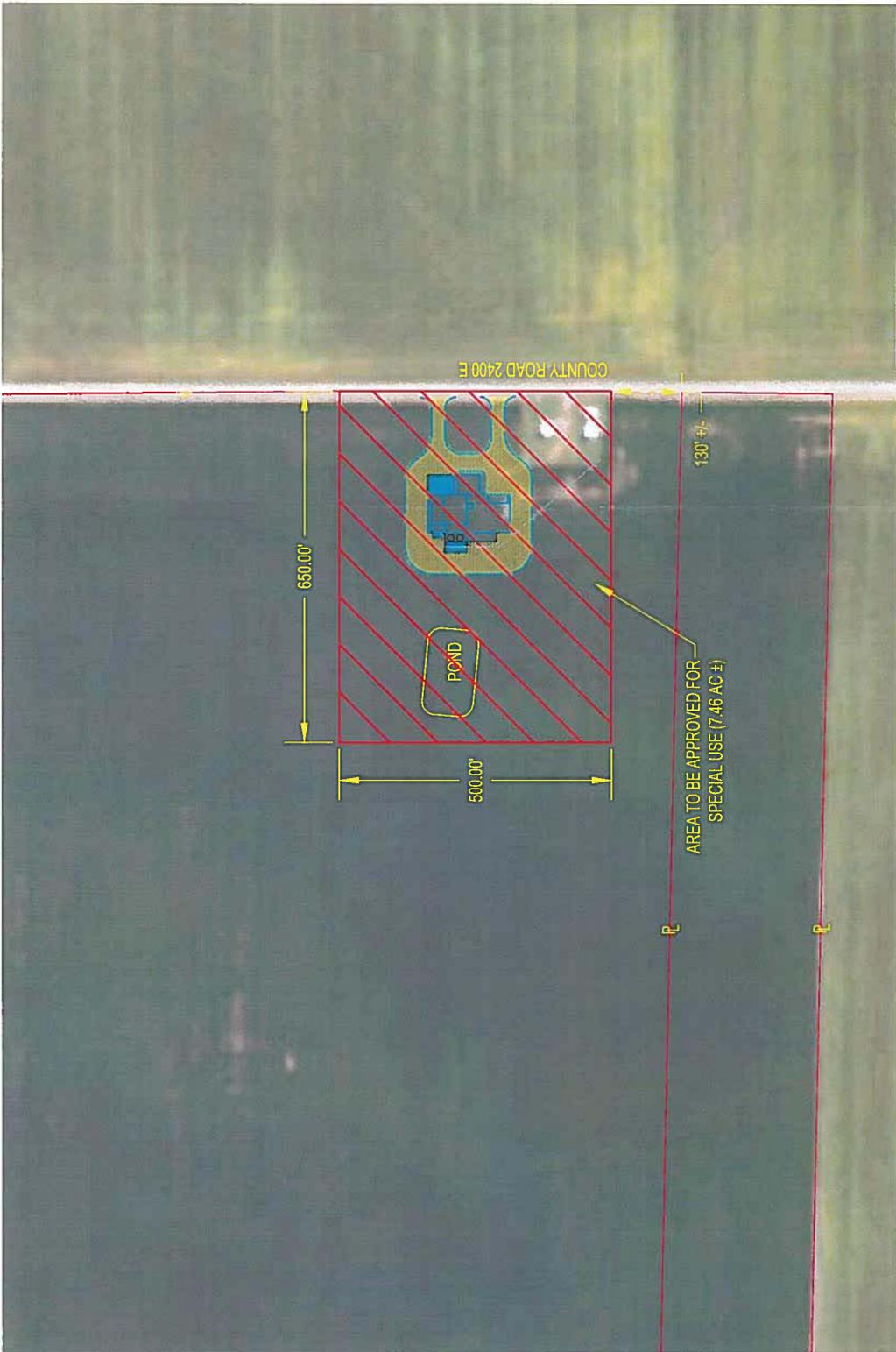
COMPACTION CO. P & Z DEPARTMENT

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 Email: [mgenengineers@mgenengineers.com](mailto:mgenengineers@mgenengineers.com)  
 Web: [www.mgenengineers.com](http://www.mgenengineers.com)  
 Design Firm # 64-003108



File name: S:\2017\17208\dwg\Site Plan.dwg  
 Plot date: 04/10/18 at 16:00  
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SPECIAL USE PERMIT EXHIBIT  
 SE SEC 12, T18N & R10E  
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 1009 CO RD 2400 E  
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Web: [www.mgengineers.com](http://www.mgengineers.com)  
Design Firm #184-003108



File name: S:\2017\17208\dwg\Site Plan.dwg  
Plot date: 04/10/18 at 16:00 F.B. XXX

SPECIAL USE PERMIT EXHIBIT  
SE SEC 12, T18N & R10E  
PRAIRIE STATES WEST  
1009 CO RD 2400 E  
HOMER, IL 61849

ZONING USE PERMIT

No.: 244-16-01

Application Date: 08/31/16

Township: Sidney Section: 12 & 13 Receipt #: 5351
P.I.N.: 24-28-12-400-004 & 13-200-004 Fee: \$0 - Agriculture Exempt

Location (Address, directions, etc.): Address to be assigned

Owner/s: Allen Family Farms c/o Spencer Allen

Issued to: Owner: X Agent: Zoning District: AG-1 Lot Area: 102 acres

Legal Description: 88 acres in the SE 1/4 of Section 12 and 16 acres in the NE 1/4 of Section 13, Sidney Township

Project Is To: construct a detached storage shed for agriculture equipment

Use Is: Accessory: Principal: X Conforming: X Non-Conforming:

By: Appeal #: Special Use #: Variance #:

Special Conditions: If the building will have a floor drain or a private sewage system or well, permits must be obtained from the Champaign County Public Health Department. Information can be found at www.c-uphd.org in the Environmental Health section. Phone: 217-363-3269.

Standard Conditions

1. This permit is issued with the understanding that all construction, use and occupancy will be in compliance with the application as filed with the Planning and Zoning Department, and with all provisions of the Champaign County Zoning Ordinance.

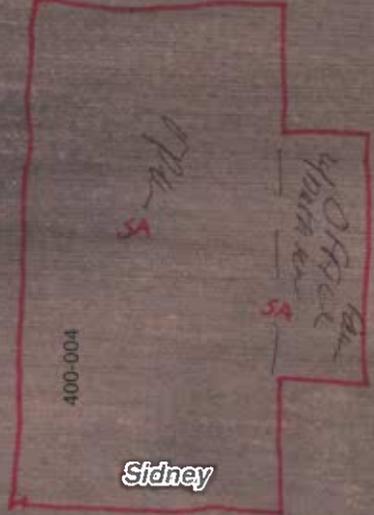
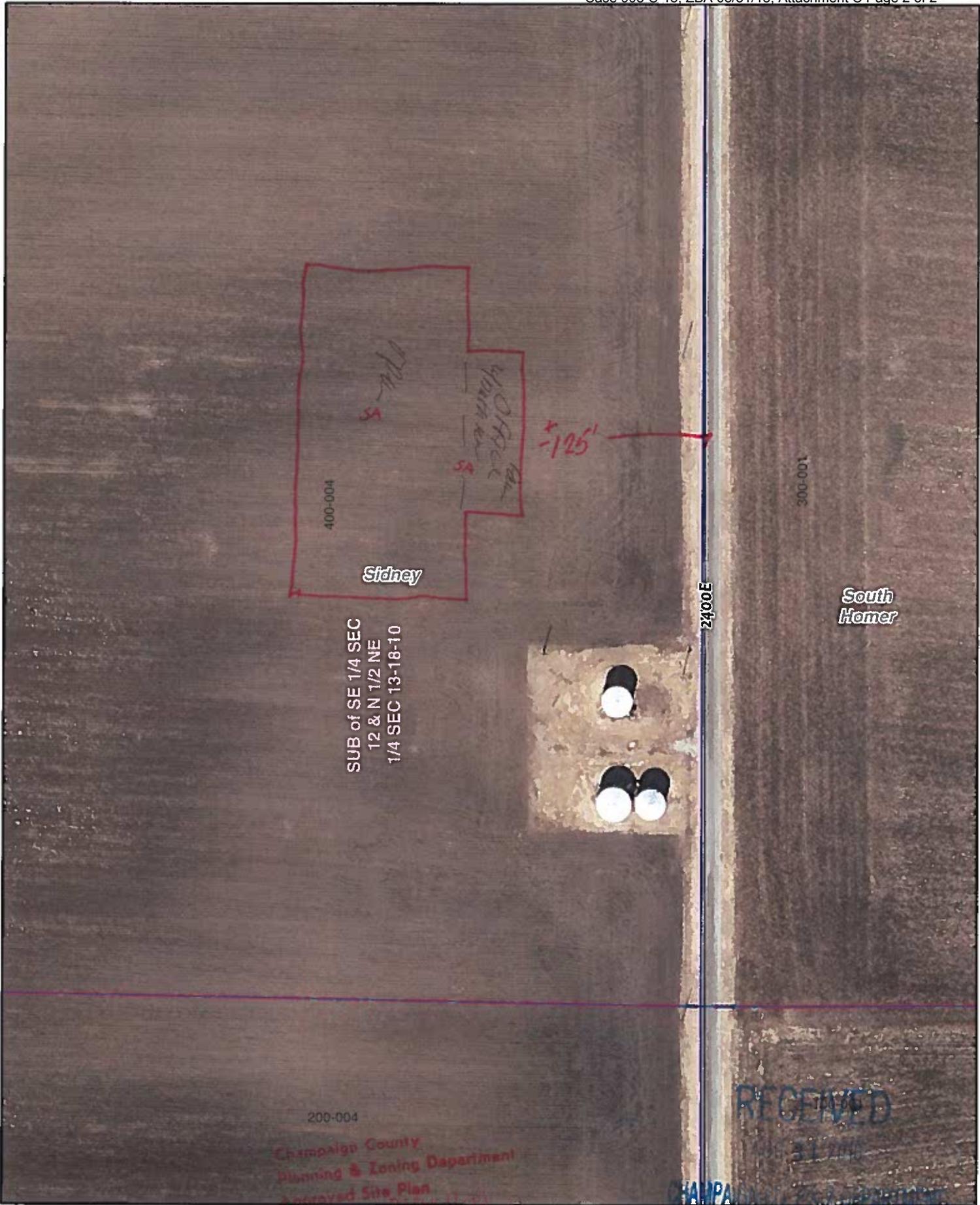
2. This Zoning Use Permit expires if the work described in the application has not begun within 180 consecutive days from issuance or if the work is not substantially completed within 365 consecutive days from issuance.

3. As evidenced in the Zoning Use Permit Application, the owner has expressly granted permission for representatives of the Champaign County Department of Planning & Zoning to enter the premises at reasonable times for the purpose of inspection to ensure compliance with the Champaign County Zoning Ordinance.

4. A Zoning Compliance Certificate must be obtained from the Department of Planning and Zoning, in writing, prior to occupancy or use of the work or structures covered by this permit (Section 9.1.3).

Date: 9/19/16

Signed By: [Signature] Zoning Administrator Authorized Agent



SUB of SE 1/4 SEC  
12 & N 1/2 NE  
1/4 SEC 13-18-10

Champaign County  
Planning & Zoning Department  
Approved Site Plan

Permit #:                       
Date: 9/19/18



1 inch = 100 feet  
1 inch = 0.02 miles

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CHAMPAIGN COUNTY PLANNING & ZONING DEPARTMENT

2018



Map Data Provided By

DISCLAIMER:  
This map was prepared by the Champaign County GIS Consortium (CCGIS) using the best available data. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. CCGIS does not warrant or guarantee the accuracy of this information for any purpose.

For questions regarding availability of geo-data or the CCGIS,

**Susan Burgstrom**

**From:** MG Engineers <mgengineers@mgengineers.com>  
**Sent:** Wednesday, May 09, 2018 10:08 AM  
**To:** Susan Burgstrom  
**Cc:** Tim Mohr; mgengineers@mgengineers.com  
**Subject:** FW: Prairie States West (Log # 17022237, Facility ID AC0193420000)  
**Attachments:** Dept of Ag - Response Letter.pdf; Dept of Ag - Site Plan.pdf; Water Sketch.pdf; Water Overall.pdf; RPZ Picture.pdf; Air Gap.pdf; Air Gap Detail.pdf

Susan,

Attached is copy of the Department of Ag resubmittal.

If you have any questions please feel free to contact me.

Thanks,

Nick

17208

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**MAY 09 2018**

**CHAMPAIGN CO. P & Z DEPARTMENT**

**From:** MG Engineers [<mailto:mgengineers@mgengineers.com>]  
**Sent:** Tuesday, April 10, 2018 3:49 PM  
**To:** 'Nathaniel.Sparks@illinois.gov' <[Nathaniel.Sparks@illinois.gov](mailto:Nathaniel.Sparks@illinois.gov)>  
**Cc:** 'mgengineers@mgengineers.com' <[mgengineers@mgengineers.com](mailto:mgengineers@mgengineers.com)>  
**Subject:** Prairie States West (Log # 17022237, Facility ID AC0193420000)



**OWNERS**  
LEER BECKMAN, P.E. P.L.S.  
DOUGLAS C. GRUNLOH, P.L.S.

**LICENSEES**  
NICHOLAS E. BURRUS, P.E.  
SCOTT J. HOENE, P.E. P.L.S.  
MICHAEL A. TAPPENDORF, P.E.

**TO:** Nathaniel Sparks

**FROM:** Nicholas E. Burrus, P.E.

**RE:** Prairie States West (Log # 17022237, Facility ID AC0193420000)

**COMMENTS:** As we had previously discussed on the phone, attached is the response letter and associated exhibits for the Prairie States West Facility.

If you have any questions please feel free to contact me.

Thank you,

**Nicholas E. Burrus, P.E.**

[mgengineers@mgengineers.com](mailto:mgengineers@mgengineers.com) | [www.mgengineers.com](http://www.mgengineers.com)

Phone: (217) 347-7262 | 114 W. Washington Ave., Effingham, IL 62401

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**Milano & Grunloh  
Engineers, LLC**  
engineering | surveying

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DOUGLAS C. GRUNLOH, P.L.S.

LICENSEES  
NICHOLAS E. BURRUS, P.E.  
SCOTT J. HOENE, P.E., P.L.S.  
MICHAEL A. TAPPENDORF, P.E.

April 10, 2018

VIA EMAIL

Illinois Department of Agriculture  
Attn: Nathaniel Sparks  
Agrichemical Facility Permit  
Bureau of Environmental Programs  
P.O. Box 19281  
Springfield, IL 62794-9281

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**MAY 09 2018**

CHAMPAIGN CO. P & Z DEPARTMENT

RE: Application for Permit & Construction Approval  
Agrichemical Facility  
Prairie States West (Log # 17022237, Facility ID AC0193420000)

Dear Nathaniel,

Below are responses to comments received from our office dated April 21, 2017.

**Schedule A**

- Please indicated whether or not the facility well is potable or non-potable

**Response:** *The facility well is a potable well.*

- Please show the location of the facility well and the exact distance from the nearest agrichemical storage or containment structure.

**Response:** *Attached is the revised site plan illustrating the location of the well from the nearest agrichemical storage or containment structure.*

- Please submit a complete well protection flow diagram depicting the water distribution system from the facility we to all points of use, uses of water at each point and backflow protection. Indicate the exact use of water in the proposed office. Also indicate of this diagram where the use points will be located for cleanup of agrichemical spills in secondary containment structures and operational containment structures pursuant to 8 Ill. Adm. Code 255.110 (b) an (c)

**Response:** *Attached are two exhibits which illustrate the proposed water distribution plan. The first is Water Sketch.pdf, which illustrates the proposed well water is split at the facility, allowing for use in the office and the remaining going to the shop. The water for the office, goes through a filter & softener, where it is then utilized for domestic use. The second line provides water to the shop, where it goes thru a RPZ prior to be utilized in the shop. The other exhibit, Water Overall.pdf, illustrates the travel of water from the well, to the shop, thru the RPZ and then to the other portions of the shop.*

*Also attached is a quick sketch of the proposed air gap and also a picture of the proposed air gap. As you will see in the air gap picture, there is an 8" pipe around the air gap which is utilized as a wind break to prevent the water from missing the pipe during windy days.*

*Currently onsite there is an existing pond, which will contain a pump that can also be utilized by staff to fill the holding tank. This water line from the pond will be tied into the proposed fill line between the RPZ and the holding tank. A series of valves will be utilized to select between well and pond water. Since the connection will be after the RPZ there will not be a chance for cross-connection between the two sources.*

- Please provide details of installation of the reduced pressure principle backflow preventer in the accordance with 35 Ill Adm. Code 653.803 (i.e. not subject to flooding and freezing, etc..)

**Response:** *Attached is a picture of the proposed RPZ for the facility, which is located inside the building adjacent to the interior containment structure.*

#### **Schedule B**

- Please provide pertinent features, sizes, capacities, flow rates and construction materials for all components on a collection and recovery system flow diagram.

**Response:** *The facility will operate a manual pump to recover any liquid that is spilled or collected in the sump pit. This liquid will then pumped back into the current load. If the recovered liquid is not placed into the current load it will be held in an approved container until the next load (of matching chemical), at which time it will be pumped into that load.*

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**CHAMPAIGN CO. P & Z DEPARTMENT**

**Schedule C**

- Proposed fertilizer secondary containment structure does not provide adequate storage capacity required

**Response:** *The top of the proposed containment wall will be fitted with a sloped cap that will divert all precipitation away from the containment structure.*

- Please describe how precipitation accumulation in the proposed fertilizer secondary containment structure shall be removed after storm and properly disposed to 8 Ill. Adm. Code 255.110(a)

**Response:** *Any precipitation that is accumulated in the proposed containment structure will be pumped out and the returned to the water holding tank to be utilized in the future spray applications.*

If you have any questions, please call.

Regards

MILANO & GRUNLOH ENGINEERS, LLC



Nick E. Burrus, P.E.

NEB

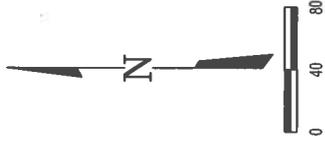
Enclosures

Job #17208

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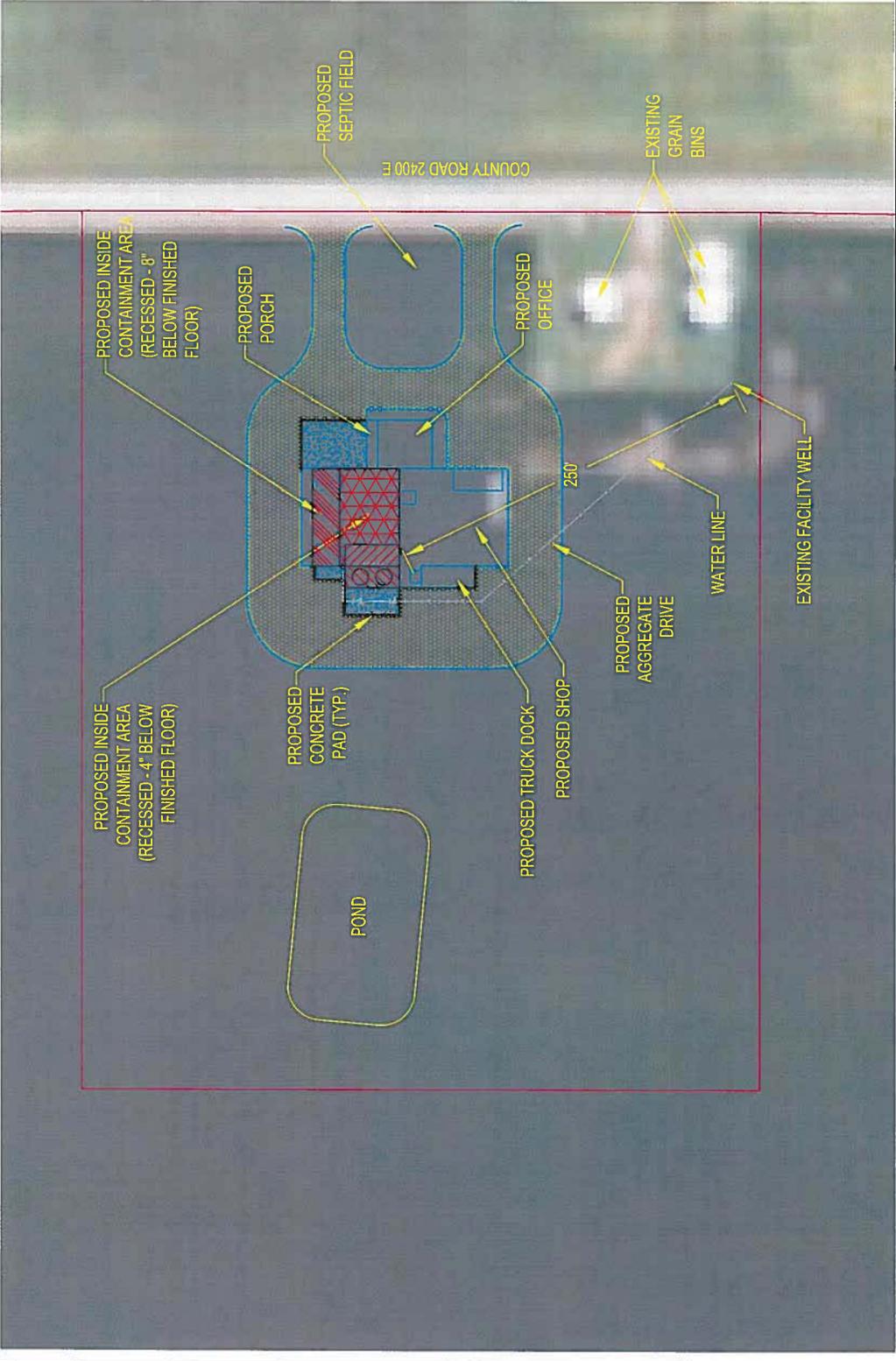


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CHAMPAIGN COUNTY DEPARTMENT

**PLOT PLAN**  
**PRAIRIE STATES WEST**  
 1009 CO RD 2400 E  
 HOMER, IL 61849



**MILANO & GRUNLOH ENGINEERS, LLC**  
 114 W. WASHINGTON AVE. | PO BOX 897  
 EFFINGHAM, IL 62401  
 Phone: (217) 347-7262 | (800) 677-2714  
 Email: mgenr@mgengineers.com  
 Web: www.mgengineers.com  
 Design Firm #184-003108

File name: S:\2017\17208\dwg\Dept of Ag Exhibits.dwg  
 Plot date: 04/02/18  
 F.B. XXX

- LEGEND**
-  OUTSIDE CONTAINMENT AREA (WALLED CONTAINING TANKS)
  -  INSIDE CONTAINMENT AREA (WALLED CONTAINING TANKS)
  -  INSIDE CONTAINMENT AREA (LOADING AND UNLOADING AREA - RECESSED 4" FINISHED FLOOR)
  -  INSIDE CONTAINMENT AREA (LOADING AND UNLOADING AREA - RECESSED 8" FINISHED FLOOR)

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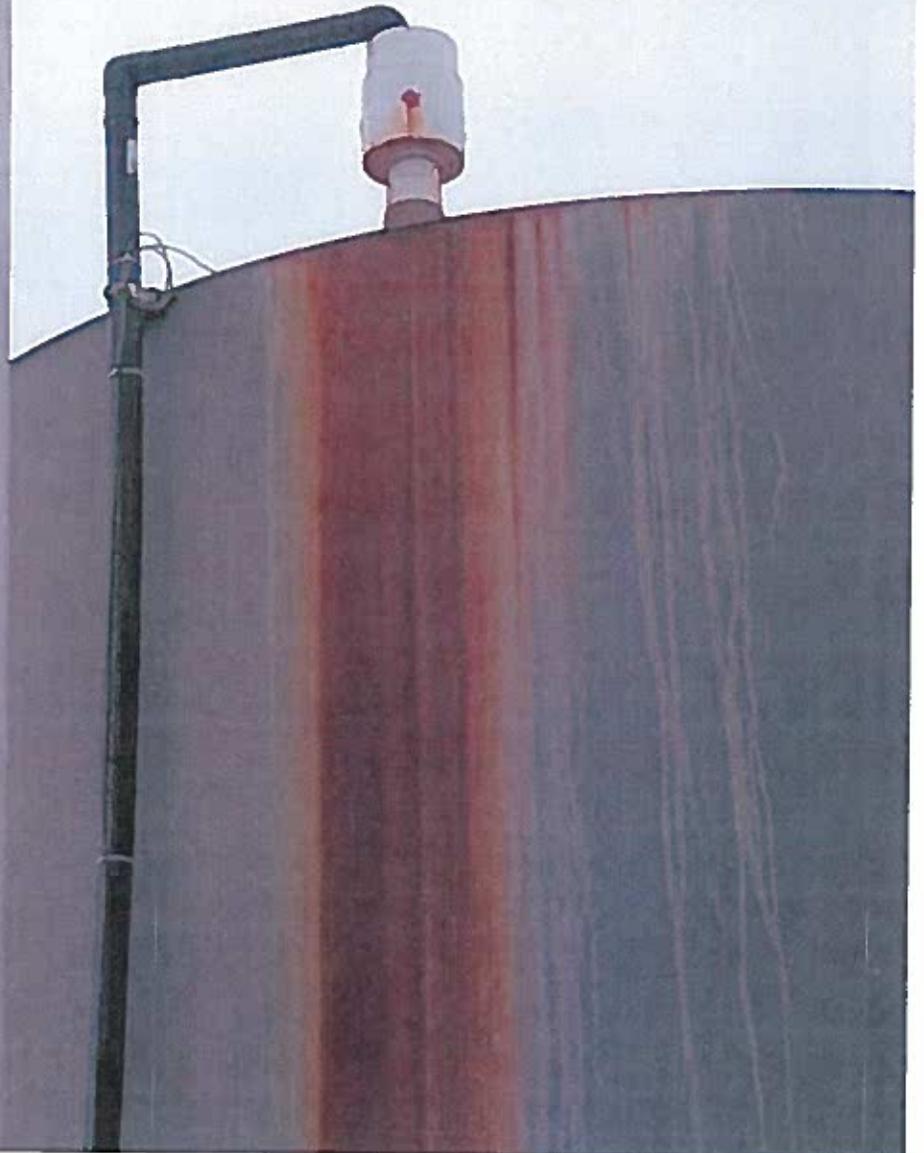
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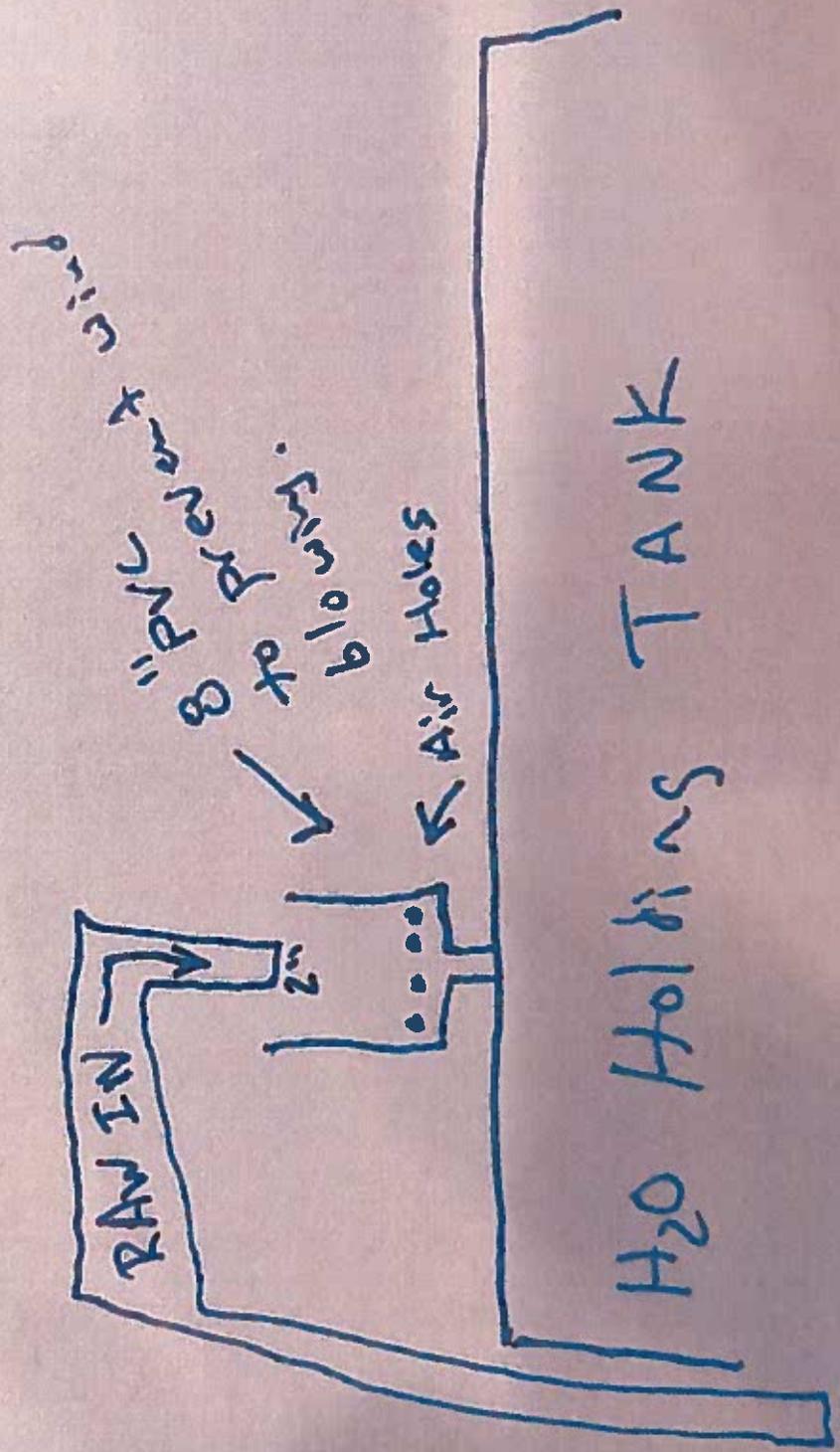




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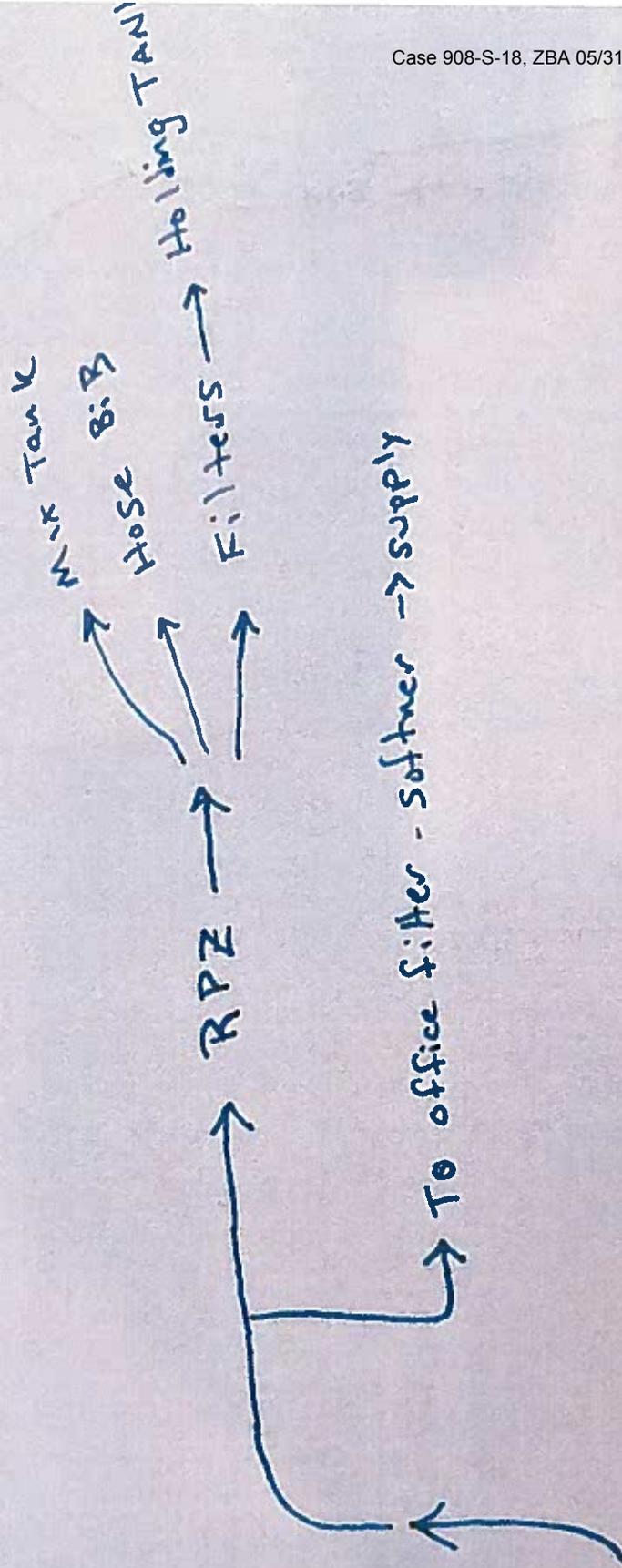
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**Public Health**  
Prevent Promote Protect  
**Champaign County**  
**Public Health Department**

**COPY**

March 29, 2017

Permit #17-012-19

Mr. Tim Moore  
1009N CR 2400E  
Homer, IL 61849

Dear Mr. Moore:

A final inspection of the private sewage system serving your property located at 1009N CR 2400E, Homer, was conducted on March 28, 2017, by the Champaign County Public Health Department. This department routinely inspects the work of licensed private sewage contractors to ensure construction is in accordance with the *Private Sewage Disposal Licensing Act and Code*.

Based on our report, no deficiencies in either location or construction were noted.

If you have any questions regarding this inspection, please contact Michael Flanagan at (217) 531-2908.

Sincerely,

Jim Roberts, MS, LEHP  
Director of Environmental Health

Enclosure

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APR 10 2018

CHAMPAIGN CO. P & Z DEPARTMENT

17-012-19

# PERMIT

PRIVATE SEWAGE DISPOSAL SYSTEM  
CONSTRUCTION APPROVAL

Case 008-S-18, ZBA 05/31/18, Attachment E Page 2 of 11

Approval Number

Champaign

County

COPY

Based on the Plan Review Application to construct a private sewage disposal system, filed by:

CHAD KISTLER

Applicant

Fax

3204 N 850E RD.

Street

INDIANOLA, IL

City

State

61850

Zip Code

On MARCH 2 20 17

Approval is hereby issued for a  New  Renovated Private Sewage Disposal System which is to be constructed at:

1009N CR 2400E

Street

HOMER

City

The private disposal system is to be constructed as specified by the plan review application and as noted under special conditions of this Approval.

The private sewage disposal system construction approval is null and void if a) conditions are changed from those shown on the application b) if construction has not commenced within 12 months of date of issuance.

The Champaign County Public Health Dept. does not guarantee length of service or trouble free operation of this private sewage disposal system by the issuance of this approval. The contractor and property owner are responsible for an installation that is in compliance with the Illinois Private Sewage Disposal Licensing Act and Code. The property owner assumes full responsibility for any nuisance or health hazard that might result from its use.

Issued by:

Mitchell

Date

3/3/17

Special Conditions/Comments/Approved Variances/

THE DEPARTMENT REQUIRES 48 HOURS NOTIFICATION PRIOR TO COMMENCING CONSTRUCTION. CONTACT THE OFFICE LISTED BELOW:

Champaign County Public Health Department  
201 W. Kenyon Road  
Champaign, IL 61820

Phone: (217) 363-3269  
Fax: (217) 373-7905

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APR 10 2018

CHAMPAIGN CO. P & Z DEPARTMENT



**Public Health**  
Prevent. Promote. Protect.  
**Champaign County**  
**Public Health Department**

**COPY**

**AFFIDAVIT FOR HOMEOWNER'S COMPLIANCE WITH  
ILLINOIS PRIVATE SEWAGE DISPOSAL LICENSING ACT AND CODE**

Date 2-21-17

Permit # \_\_\_\_\_

I (printed name) Tim Moore, owner of the property located at  
(address) 1009 N 24th E Rd Homer IL,  
am aware of, and accept the responsibility to service and maintain the private sewage disposal  
system in accordance with the Illinois Private Sewage Disposal Licensing Act (225 ILCS 225)  
and the Illinois Private Sewage Disposal Code (77111. Adm. Code Part 905).

1. As a condition of applying for an installation approval required by Section 905.190, the signature by the property owners on the installation approval submission/construction permit for any private sewage disposal system being installed, repaired or renovated, serves as written acknowledgement that the property owners are aware of and accept the responsibility to service and maintain the private sewage disposal system in accordance with the Act and this Part.
2. The property owner or the private sewage disposal system owner shall maintain all maintenance records on forms provided or approved by the Department (Illinois Department of Public Health) and make records available upon request by the Department or Local Authority. These records shall be transferred from owner to owner. Records shall be kept for the life of the system.

This affidavit acknowledges that I have been notified of the law and am responsible for the service and maintenance of the private sewage disposal system.

Signature of Owner

**RECEIVED**

APR 10 2018

CHAMPAIGN CO. P & Z DEPARTMENT

RECEIVED - E.H.

Date:

\$200 application fee

Case 908 S. 18 ZBA 05/21/16 Attachment E Page 4 of 11

MAR 02 2017

OG/ PERMIT NUMBER

17-012-19  
(Office Use Only)

COUNTY

Champaign (Office Use Only)  
Public Health Division

Owner: Tim Moore

Telephone No.: 217 - 202 - 6107

Address: 1009 N 2400 E Rd Homer IL

2. Contractor: Chad Kistler

License Number: 049-023401

Telephone No. 217-304-2955

Address: 3204 N 850 E Rd

City, State, Zip: Eastland IL 61850

Fax number: \_\_\_\_\_

NOTE: Work not done by homeowner (must own & occupy personal single family residence) must be done by a licensed contractor.

3. Location -County: Champaign City: \_\_\_\_\_

Street: 1009 N 2400 E Rd

Subdivision & Lot #: \_\_\_\_\_

Township Name: Sidney

Township: 18N

Range: 10E

Section #: 12

1/4 Section: \_\_\_\_\_

Local Identification Information: \_\_\_\_\_

4. Detailed Directions to Site: Highway Number, Secondary Roads, Signs to follow, Etc.; Rt # 130 South to Sidney Rd Head East to Sidney Keep going thru Sidney toward Homer Turn South on 2400 E Rd go over trucks Building on Right

5. Site Information:

Renovation: \_\_\_\_\_ New System:

Residential Dwelling: \_\_\_\_\_, Seasonal: Yes \_\_\_\_\_ No. Of Residents: \_\_\_\_\_

No. Of Bedrooms: \_\_\_\_\_

Garbage Grinder: Yes \_\_\_\_\_ Basement: Yes \_\_\_\_\_ Water Softener: Yes \_\_\_\_\_

Hot Tub: #Gallons: \_\_\_\_\_

Non-Residential:  No. Of Employees: 2 Design Flow: 1.5 E-GP Other Wastewater Generators: \_\_\_\_\_

Water Supply: Private Well:  Semi-Private Well: \_\_\_\_\_ Non-Community: \_\_\_\_\_ Municipal: \_\_\_\_\_

Percolation Tests: Date(s): \_\_\_\_\_ Conducted By: \_\_\_\_\_

Hole No. 1: Depth: \_\_\_\_\_ min./6" Hole No. 2: Depth: \_\_\_\_\_ min./6" Hole No. 3: Depth: \_\_\_\_\_ min./6"

Average min./6" Fall: \_\_\_\_\_ (Rerun or use highest value if difference is greater than 30 minutes)

Depth of Limiting Layer: \_\_\_\_\_ Soil Type: \_\_\_\_\_

Soil Scientist Data: Name of Soil Investigator: Galun Litwiler

(Attach copy of Soil Data Report to application)

6. Proposed Private Sewage Disposal System:

Gallons To Be Treated Per Day: 30

a. Septic Tank Size 1,000 Gallons, Illinois #: 20-00158

h. Wisconsin Mound Basal Area \_\_\_\_\_ Sq. Ft.

b. Subsurface Seepage Field/Bedroom \_\_\_\_\_ Sq. Ft.

i. Chlorination Tank \_\_\_\_\_ Gallons (If required)

Total Subsurface Seepage Field \_\_\_\_\_ Sq. Ft., Lin.Ft. \_\_\_\_\_, Width \_\_\_\_\_

j. Aerobic Treatment Plant: \_\_\_\_\_

c. Gravel-less Seepage Field: 8": \_\_\_\_\_ Lin. Ft. 10" \_\_\_\_\_ Lin. Ft.

Manufacturer & Model: \_\_\_\_\_

d. Chamber System: Manufacturer: Esiltron Eq 36 LP  
Sq. Ft. per Lin. Ft., 5 Total Lin. Ft. 52

Treatment Capacity: \_\_\_\_\_ Gallons per day

e. Seepage Bed \_\_\_\_\_ Sq. Ft.

k. Location of Audio & Visual Alarms \_\_\_\_\_

f. Waste Stabilization Pond \_\_\_\_\_ Length \_\_\_\_\_ Width \_\_\_\_\_

Depth \_\_\_\_\_ (Garage, Basement, Stairwell, Etc.)

g. Buried Sand Filter/Recirculating Sand filter \_\_\_\_\_ Sq. Ft.

l. Effluent Discharge to \_\_\_\_\_

Width: \_\_\_\_\_, Length: \_\_\_\_\_

m. Pump Chamber Size \_\_\_\_\_

Other: \_\_\_\_\_

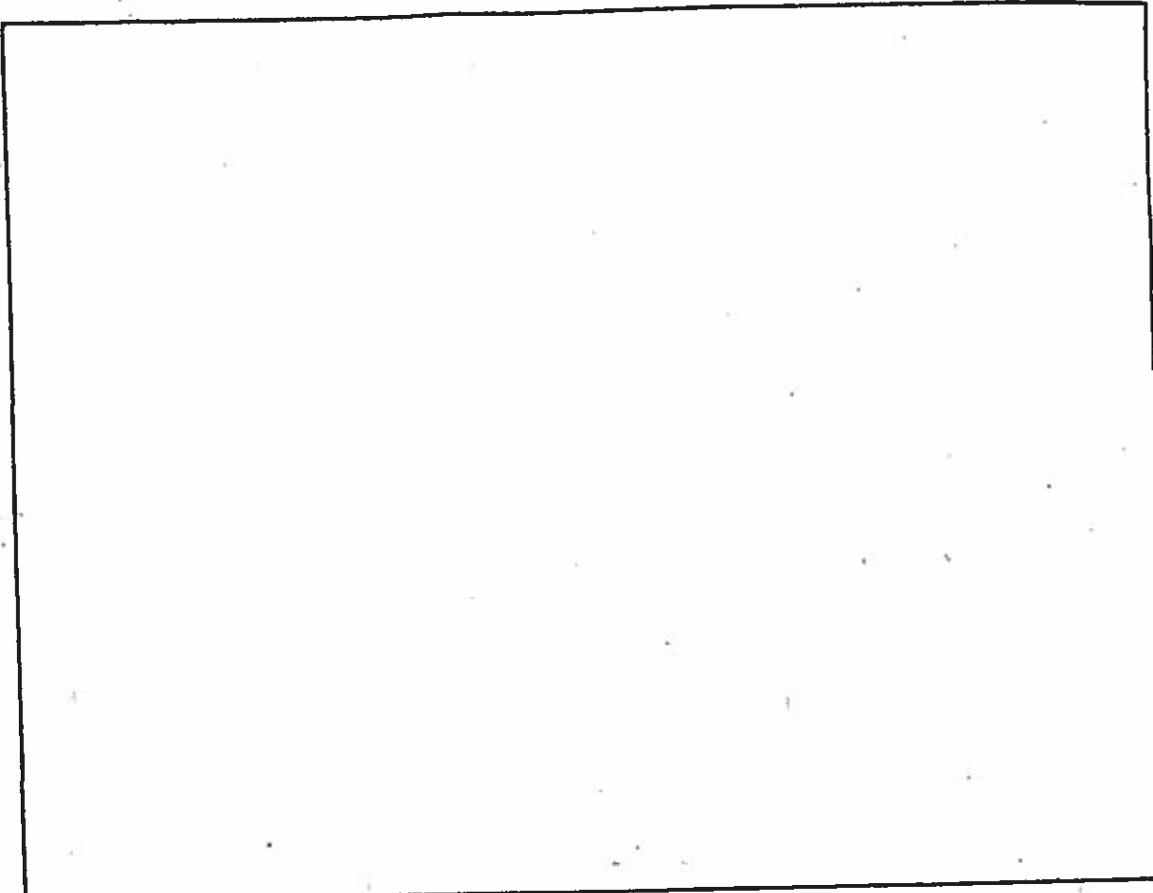
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**PRIVATE SEWAGE DISPOSAL SYSTEM  
PLAN REVIEW APPLICATION**

**7. Lot diagram and sewage system plan:**

Furnish plans or draw to scale the proposed construction indicating lot size with dimension showing the system, type of system to be constructed, the dimensions of the system to be installed showing type of material, utilities, distances to water lines, water wells (including wells on neighboring property if they are near the property line), potable water storage tanks, buildings, lot lines, location of percolation holes, site elevations & ground surface elevations sufficient to determine this elevation of system components & the slope of the ground surface, location of sanitary sewer, if available, within 200 feet of the property, depth of limiting layer and any other extraordinary conditions on the lot.

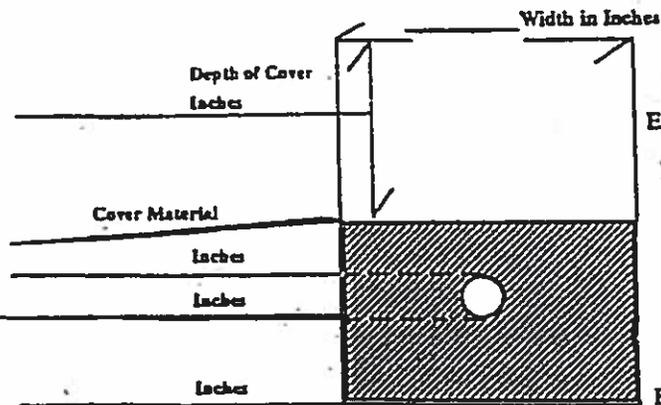


N  
+

1" = \_\_\_\_\_

**8. Checklist**

- Lot Size: \_\_\_\_\_
- System Dimensions: \_\_\_\_\_
- Materials Labeled: \_\_\_\_\_
- Utilities Shown: \_\_\_\_\_
- Location of Perc Tests: \_\_\_\_\_
- Water Supply Shown: \_\_\_\_\_
- Required Distances Labeled: \_\_\_\_\_
- Depth of Limiting Layer: \_\_\_\_\_



**Elevations of the System Components:**

- Benchmark & Elevation: \_\_\_\_\_
- Elevation to Invert of Building Drain: \_\_\_\_\_
- Elevation to Invert of Tank Inlet: \_\_\_\_\_
- Elevation of Ground Surface over Tank: \_\_\_\_\_
- Lowest Elevation of Ground Surface over Field: \_\_\_\_\_
- Highest Elevation of Ground Surface over Field: \_\_\_\_\_
- Length of Building Sewer (House to Tank): \_\_\_\_\_

Extraordinary Condition Shown: \_\_\_\_\_

**COPY**

**Cross Section Seepage Field Gravel**

9. I certify that the attached information is complete and correct and that, if approved, the work will conform with the current Private Sewage Disposal Licensing Act and Code.

*[Handwritten Signature]*

Signature of Applicant (Owner or Contractor)

**RECEIVED**

APR 10 2018

3-2-17  
Date

**IMPORTANT NOTICE:**

This State Agency is requesting disclosure of information that is necessary to carry out its regulatory purposes under Public Act 84-670. Disclosure of this information is mandatory.

Report prepared for: Mohr Fertilizer  
Installer: Morrison Benoit Construction, Ph 815 683-2631

**COPY**

Prepared by Galen Litwiller, Certified Soil Classifier, ISCA #79, Ph 217 898-3946

Location: 1009 N 2400E, Homer, IL  
Sct 12 , T.18N, R.10E  
Champaign County, IL  
Lat.40.0261 , Lon. 88.0100  
Soil Survey Sheet No. 103

Comments: New commercial building (Ag fertilizer retailer). Well >240' from evaluated area.  
The evaluated area is limited to approximately 5100 square feet (60' by 85'). The surrounding area includes a gravelled lot and a new pole building.

Site No. 1

Lower Depth	Horizon	Texture	Color of Matrix	Color of Mottles	Structure	Consistence	Loading Rate G/D/FT2	Resident Req Abs Ft2/ bdr
16	A	sil	10YR3/1		1-m-gr	fr	0.69	290
21	BA	sicl	10YR4/2		2-f-sbk	fr	0.62	325
26	Bt1	H sicl	10YR4/3	10YR4/1	2-m-sbk	fi	0.40	500
36	Bt2	sicl	10YR4/4	10YR4/2	2-m-sbk	fi	0.52	385
45	Bt3	sicl	10YR5/4	10YR5/2	2-m-sbk	fi	0.52	385
55	2Bt4	l	2.5Y5/4	2.5Y5/2	2-m-sbk	fi	0.40	500
60	2BC	l	2.5Y5/4	2.5Y5/2	1-m-pr	fi	0.40	500

Depth to effervescence: 60"  
Seasonal High Water Table: 16"  
Physiography: Summit  
Parent Material: Loess over glacial till

Slope: 1%  
Direction: West  
Soil Name: Flanagan silt loam, 154A  
Drainage Class: Somewhat Poorly Drained

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APR 10 2018

CHAMPAIGN CO. P & Z DEPARTMENT

**SOIL EVALUATION REPORT**

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Report No. 191-Cha120116

Date: Dec 1, 2016  
Case 908-S-16, ZBA 05/31/18, Attachment E-Page 7 of 11

**COPY**

**Site No. 2**

Lower Depth	Horizon	Texture	Color of Matrix	Color of Mottles	Structure	Consistence	Loading Rate G/D/FT2	Resident Req Abs Ft2/ bdr
16	A	sil	10YR3/1		1-m-gr	fr	0.69	290
21	BA	sicl	10YR4/2		2-f-sbk	fr	0.62	325
27	Bt1	H sicl	10YR4/4	10YR4/2	2-m-sbk	fi	0.40	500
33	Bt2	sicl	10YR4/4	10YR4/2	2-m-sbk	fi	0.52	385
40	Bt3	sicl	10YR5/4	10YR5/2	2-m-sbk	fi	0.52	385
48	Bt4	sil	10YR5/4	10YR5/2	2-m-sbk	fi	0.75	265
60	2BC	l	2.5Y5/3	2.5Y5/1	1-m-sbk	fi	0.40	500

Depth to effervescence: 60"

Slope: 1%

Seasonal High Water Table: 16"

Direction: West

Physiography: Summit

Soil Name: Flanagan silt loam, 154A

Parent Material: Loess over glacial till

Drainage Class: Somewhat Poorly Drained

**Site No. 3**

Lower Depth	Horizon	Texture	Color of Matrix	Color of Mottles	Structure	Consistence	Loading Rate G/D/FT2	Resident Req Abs Ft2/ bdr
3	CB	l	2.5Y5/4		1-c-sbk	fi	0.40	500
17	A	sil	10YR3/1		1-m-gr	fr	0.69	290
22	BA	sicl	10YR4/2		2-f-sbk	fr	0.62	325
27	Bt1	H sicl	10YR4/3	10YR4/1	2-m-sbk	fi	0.40	500
33	Bt2	sicl	10YR4/4	10YR4/2	2-m-sbk	fi	0.52	385
47	Bt3	sicl	10YR5/4	10YR5/2	2-m-sbk	fi	0.52	385
58	2Bt4	l	2.5Y5/4	2.5Y5/2	2-m-sbk	fi	0.52	385
60	2BC	l	2.5Y5/4	2.5Y5/2	1-m-pr	fi	0.40	500

Depth to effervescence: 60"

Slope: 1%

Seasonal High Water Table: 17"

Direction: West

Physiography: Summit

Soil Name: Flanagan silt loam, 154A

Parent Material: Loess over glacial till

Drainage Class: Somewhat Poorly Drained

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APR 10 2018

# Soil Evaluation Report

In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90  
Report No. 191-Cha120116

Case No. 191-105, Attachment E Page 8 of 11  
Date: Dec 1, 2016

## Soil Summary

Soil evaluation for Mohr Ag, Homer, IL

COPY

I arrived at the site on Thursday afternoon Dec 1, 2016. The soils were examined to evaluate soil characteristics such as color, texture, structure, and firmness or friability that are used to determine the potential for siting a subsurface septic disposal system. Attached are detailed descriptions of soil cores taken at three locations (see map). The soils are naturally somewhat poorly drained. The area is nearly level and surface water runoff is slow. All the core sites are at about the same elevation.

The soils have moderately expressed structure. Permeability is moderate in the solum and slow in the underlying glacial till. The soils have a loading rate of 0.40 gallons/square foot/day. This places them in Design Group XI which indicates 500 square feet of absorption area is needed per bedroom and a minimum separation of two feet is required between the bottom of the subsurface seepage system and the top of the most limiting layer.

The most limiting layer is a potential seasonal water table. This is indicated by the gray soil colors (10YR4/2 and 10YR5/2) mixed in with yellowish brown soil color (10YR4/4 and 10YR5/4) at an average depth of 21". A potential seasonal water table is observed in these soils (normally during late winter and in the spring months) at a depth of 1 to 2 feet. The water table may be lowered with subsurface tile drains providing there is a suitable outlet. Free water was observed on the day of this field evaluation at a depth of 48".

Galen Litwiller

Certified Professional Soil Scientist, ISCA #79

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APR 10 2018

CHAMPAIGN CO. P & Z DEPARTMENT

# Soil Evaluation Report

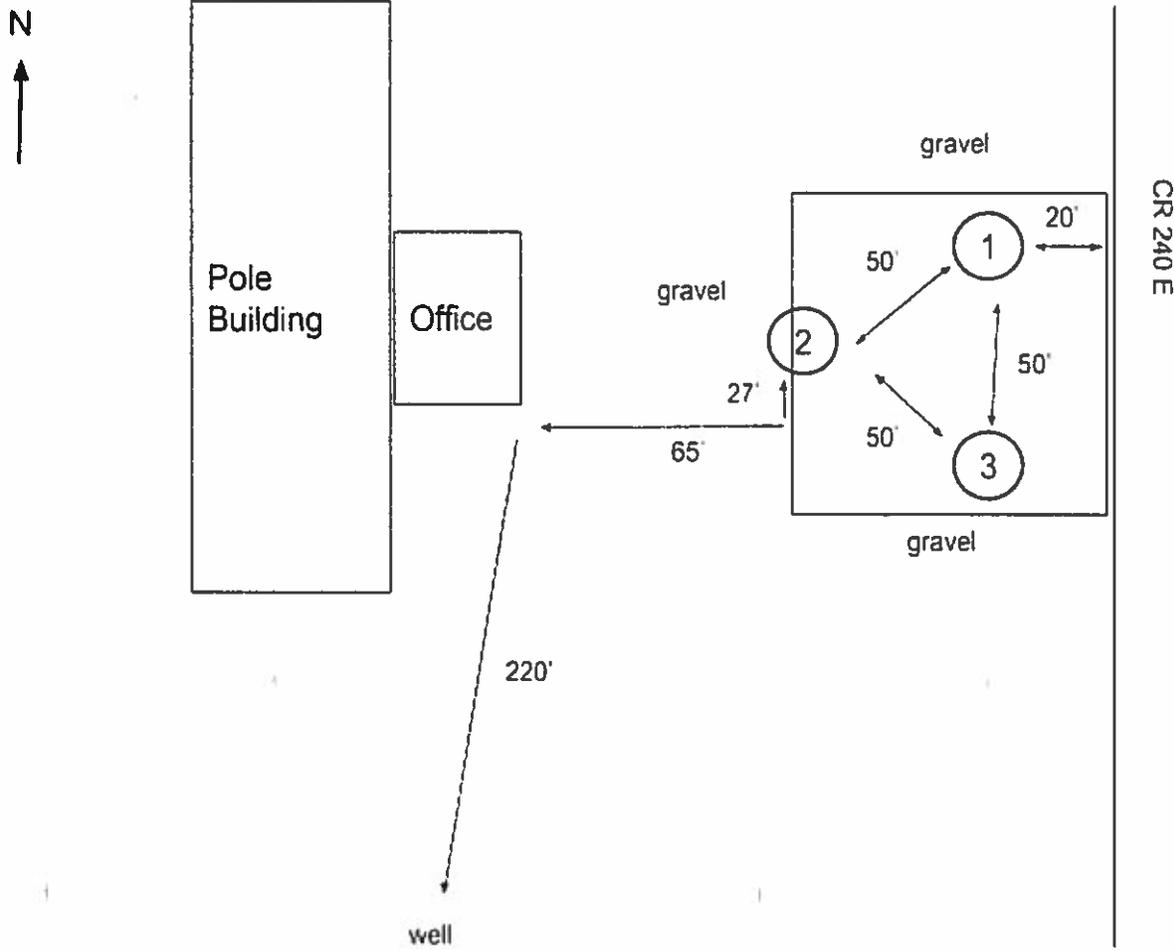
In accordance with 77 Administrative Code, Chapter 1, Subchapter r, Section 90

Report No. 191-Cha120116

Case 908-18-ZBA-05/2016 Attachment E Page 9 of 11  
Date: Dec 1, 2016

Not to scale

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APR 10 2018

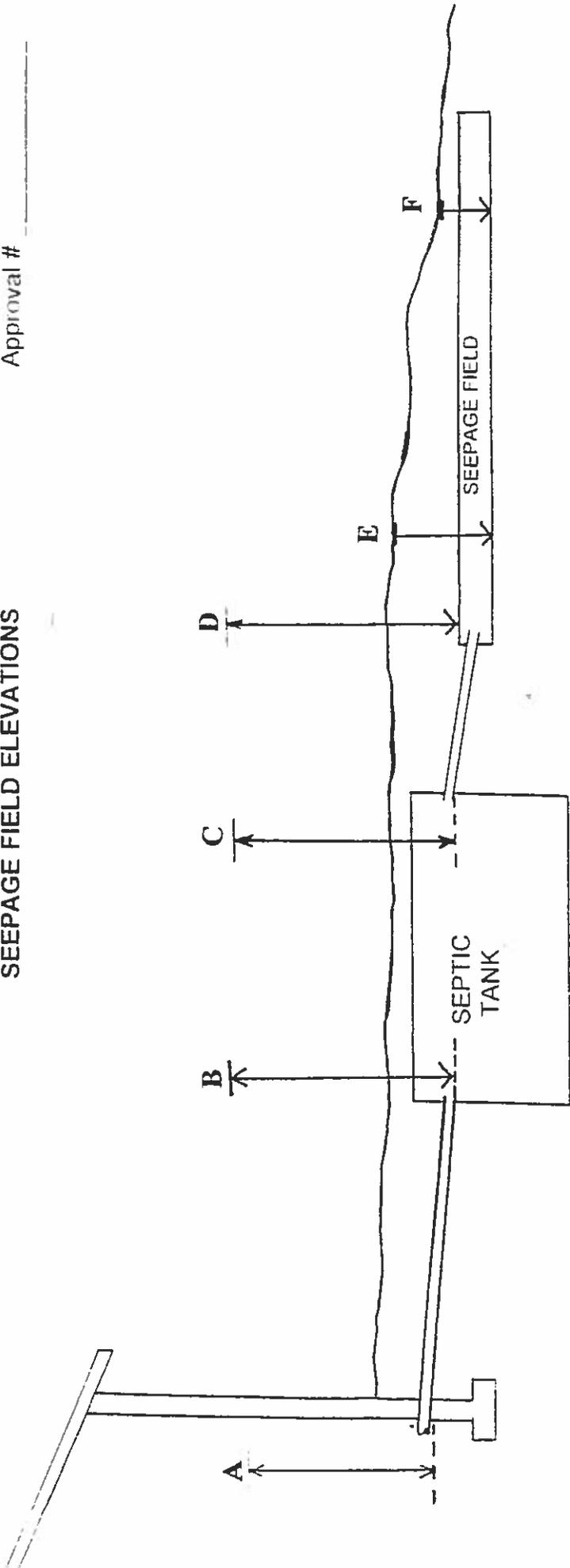
CHAMPAIGN CO. P & Z DEPARTMENT

APR 10 2018

CHAMPAIGN CO P & Z DEPARTMENT

SEEPAGE FIELD ELEVATIONS

Approval # \_\_\_\_\_



A to B: Distance 7' Fall 1 1/2"

C to D: Difference between invert of outlet and top of gravel or gravelless pipe. 6"

E: Trench bottom maximum depth to existing grade. 25"

F: Trench bottom minimum depth to existing grade. 25"

COPY



**Susan Burgstrom**

---

**From:** Burton, Felicia <Felicia.Burton@Illinois.gov>  
**Sent:** Monday, May 07, 2018 2:26 PM  
**To:** Susan Burgstrom  
**Subject:** RE: agriculture business building

Susan,

If this building is being used for the purchase, rental, sale or acquisitions of any goods, personal property or services, it is considered a "Public Facility" per the Illinois Accessibility Code and is required to be accessible.

The authority to issue Illinois Accessibility Code interpretations is project specific based on the information provided and is granted to the Capital Development Board by the Illinois Environmental Barriers Act. It does not relieve the project from conformance with the 2010 Americans with Disabilities Act or other applicable codes.

Sincerely,

**Felicia Burton**  
Accessibility Specialist

**State of Illinois Capital Development Board**  
Third Floor, Wm. G. Stratton Building  
401 South Spring Street, Springfield, IL 62706  
Phone: (217) 782-8530



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**MAY 07 2018**

**CHAMPAIGN CO. P & Z DEPARTMENT**

---

**From:** Susan Burgstrom [mailto:sburgstrom@co.champaign.il.us]  
**Sent:** Monday, May 07, 2018 11:38 AM  
**To:** Burton, Felicia <Felicia.Burton@Illinois.gov>  
**Subject:** [External] agriculture business building

Hi Felicia,

Could you please let me know whether IAC compliance applies for what was originally an agricultural warehouse (farm implements/storage), but has since changed use to a "Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer" facility? We didn't require IAC compliance when the \$295,000 building was constructed because it was an agricultural building, but now it is a business. Any insight would be appreciated.

Thanks,  
Susan

**Susan Burgstrom**, AICP  
Senior Planner  
Champaign County Department of Planning & Zoning  
1776 East Washington Street  
Urbana, IL 61802

P: 217-384-3708



# Champaign County

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

## NATURAL RESOURCE REPORT

**Development Name:** Prairie States West

**Date Reviewed:** March, 27<sup>th</sup>, 2017

**Requested By:** Tim Mohr

**Address:** P.O. Box 21  
Allerton, IL 61810

**Location of Property:** part of the SE  $\frac{1}{4}$  of sec.12 in T. 18 N., R.10 E., of the 3<sup>rd</sup>. P.M.



The Resource Conservationist of the Champaign County Soil and Water Conservation District inspected this tract on March 31st, 2017.

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APR 21 2017

CHAMPAIGN CO. P & Z DEPARTMENT

April 10, 2017



# Champaign County

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

## SITE SPECIFIC CONCERNS

1. The area that is and to be developed has 2 soil types (Flanagan Silt Loam 154A, Drummer Silty Clay Loam 152A,) that are severe wetness and ponding for dwellings without a basement.

## SOIL RESOURCE

### a) Prime Farmland:

This tract is considered best prime farmland for Champaign County by the LE calculation.

This tract has an L.E. Factor of 99; see the attached worksheet for this calculation.

### b) Soil Characteristics:

There are 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 ponding in shallow excavations. A development plan will have to take the soil characteristics into consideration.

Map Symbol	Name	Slope	Shallow Excavations	Basements	Roads	Septic Fields
56B	Dana Silt Loam	2-5%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: v
152A	Drummer Silty Clay Loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: p
622C2	Wyanet Silt Loam	5-10%	moderate: dense layer	Slight:	Severe: low strength	Severe: p slowly

Map Symbol	Name	Slope	Shallow Excavations	Basements	Roads	Septic Fields	Steel Corrosion	Concrete Corrosion
154A	Flannigan Silty Clay Loam	0-2%	Severe: wetness	Severe: wetness	Severe: low strength	Severe: wetness	high	moderate
152A	Drummer Silty Clay Loam	0-2%	Severe: ponding	Severe: ponding	Severe: ponding	Severe: ponding	high	moderate

### c) Erosion:

This area that still may be developed, will be susceptible to erosion both during and after construction. 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 a slight slope to the West which could allow erosion during construction and heavy rainfall events. Erosion control measures must be installed before construction starts. There will be no need for silt fence on the East and North sides of the area being disturbed.



# Champaign County

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

---

## **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/>

This link has a resource to help develop a SWPPP for small lots:

<http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>

## **WATER RESOURCE**

### **a) Surface Drainage:**

The site has a slit slope to the West. The developed areas seem to have good drainage.

The water from the site will leave by way of the drainage ditch.

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

### **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 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.



# Champaign County

Soil and Water Conservation District  
 2110 West Park Court Suite C Champaign, IL 61821  
 (217) 352-3536 Extension 3 --- [www.ccswd.com](http://www.ccswd.com)

## 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>.

A new small lots plan can be found at this website location:

<http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>

## d) Low impact development:

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](http://www.epa.gov/owow/nps/lid/costs07).



# Champaign County

Soil and Water Conservation District  
2110 West Park Court Suite C Champaign, IL 61821  
(217) 352-3536 Extension 3 --- [www.ccswcd.com](http://www.ccswcd.com)

## CULTURAL, PLANT, AND ANIMAL RESOURCE

### a) Cultural:

The Illinois Historic Preservation Agency may require a Phase 1 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. The soil types will support trees such as Bur Oak, Norway Spruce, Black Oak, and Silky 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 Joe Rothermel  
Joe Rothermel  
Board Chairman

Prepared by Jonathon Manuel  
Jonathon Manuel  
Resource Conservationist

# SE 1/4 of Section 12, T18N, R10E



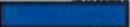
### Legend

#### MUSYM

-  152A
-  154A
-  site\_area

ortho\_1-1\_1n\_s\_il019\_2015\_1.sid

#### RGB

-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

March 22, 2017

1:7,920



### LAND EVALUATION WORKSHEET

Soil Type	Soil Name	Ag Group	Relative Value	Acres	Land Evaluation Score
154A	Flanagan	1	100	4.4	440.0
152A	Drummer	2	98	3.1	303.8
					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= 743.8**

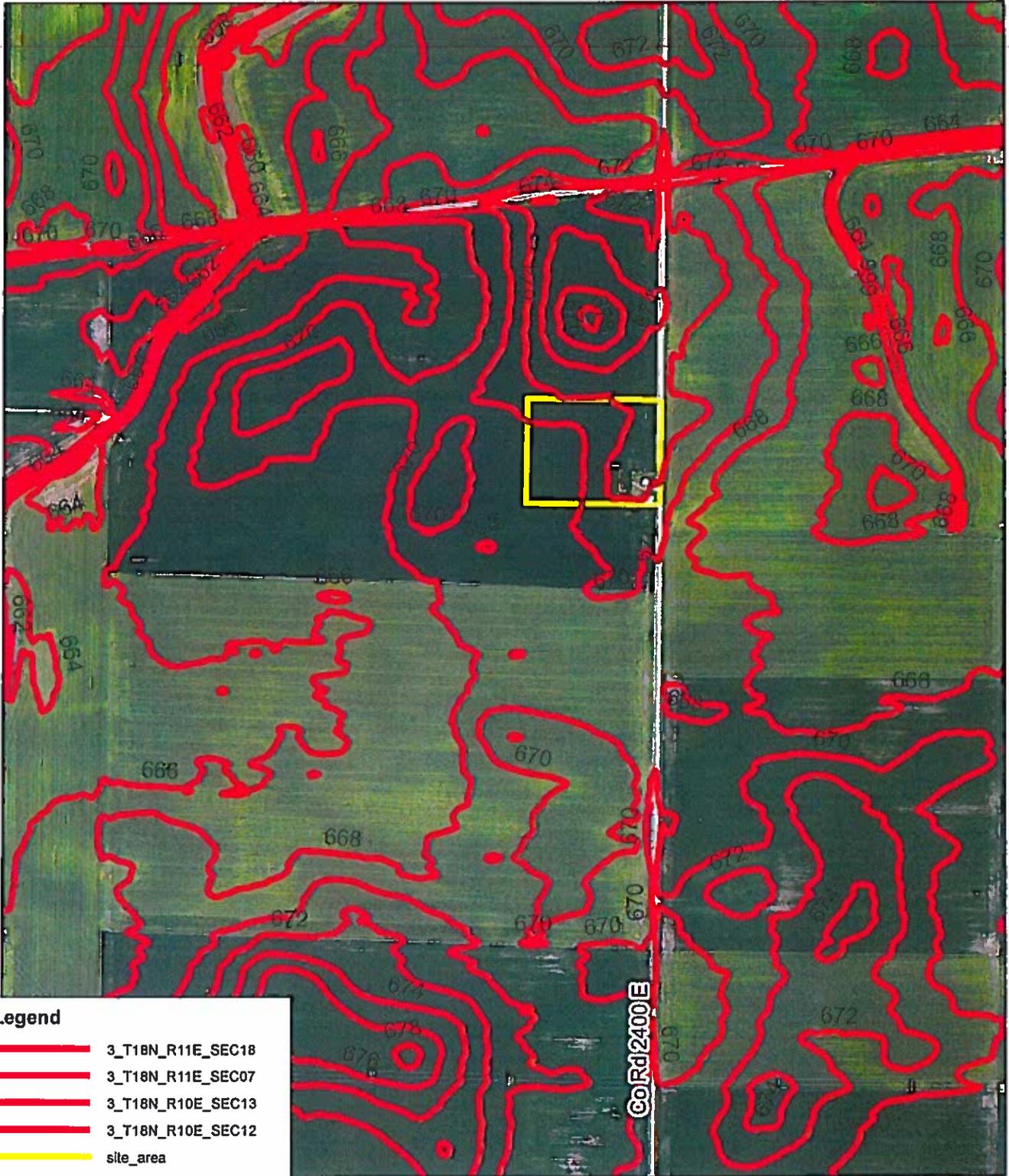
**Acreage= 7.5**

**Land Evaluation Factor For Site= 99**

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

Data Source: Champaign County Digital Soil Survey

# SE 1/4 of Section 12, T18N, R10E



### Legend

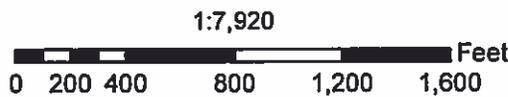
-  3\_T18N\_R11E\_SEC18
-  3\_T18N\_R11E\_SEC07
-  3\_T18N\_R10E\_SEC13
-  3\_T18N\_R10E\_SEC12
-  site\_area

ortho\_1-1\_1n\_s\_il019\_2015\_1.sid

RGB

-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

March 22, 2017





*Applicant:* Champaign County Soil & Water Conservation District *IDNR Project Number:* 1709266  
*Contact:* Jonathon Manuel *Date:* 04/10/2017  
*Address:* 2110 West Park Court  
Suite C  
Champaign, IL 61821

*Project:* Prairie States West  
*Address:* 2110 West park Ct, Suite C, Champaign

*Description:* new buildings

### 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:*

18N, 10E, 12

18N, 11E, 7



#### **IL Department of Natural Resources**

##### **Contact**

Impact Assessment Section

217-785-5500

Division of Ecosystems & Environment

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#### **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.

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*IDNR Project Number: 1709266*

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.
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#### **Security**

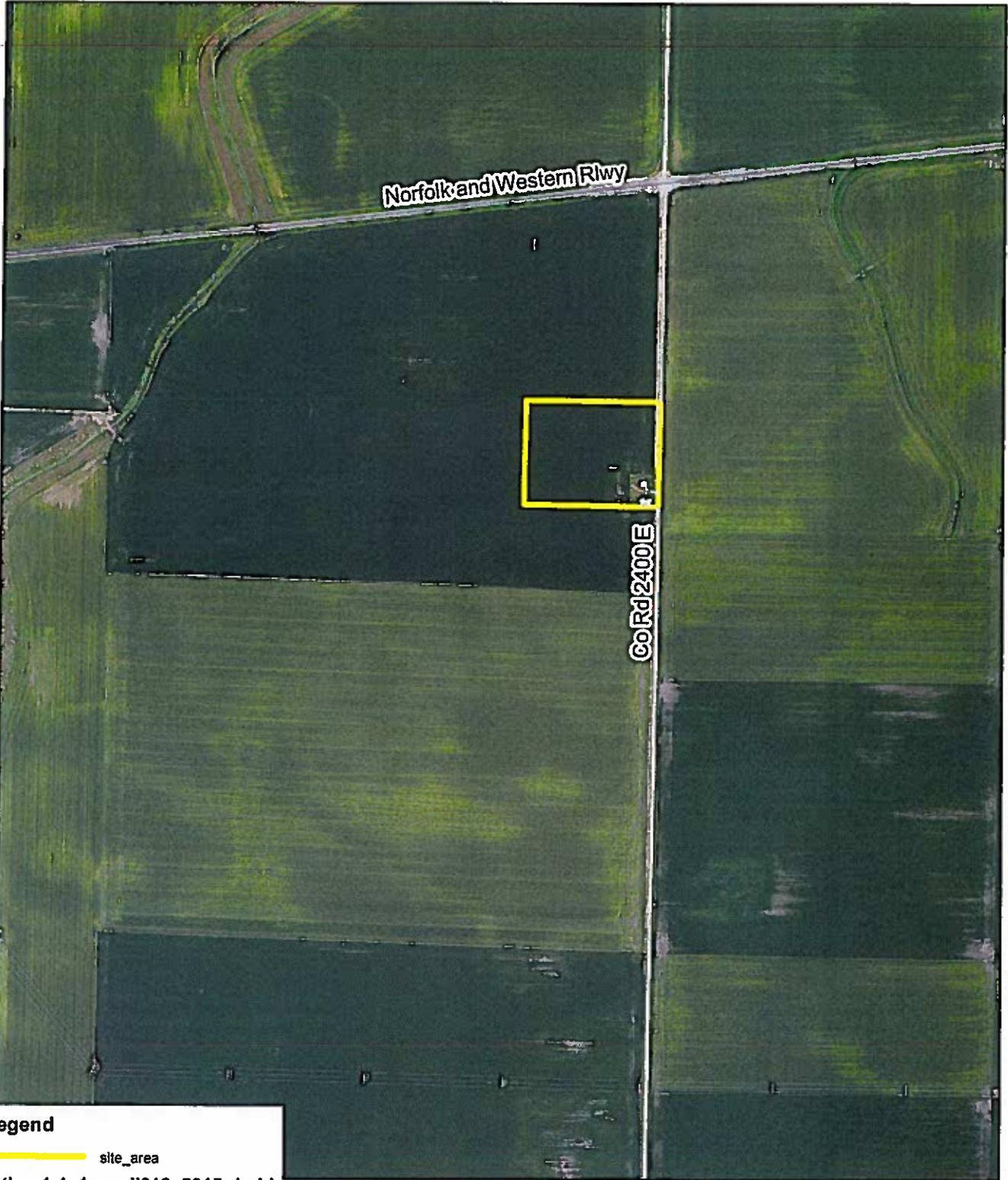
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#### **Privacy**

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.

# SE 1/4 of Section 12, T18N, R10E 2015 Aerial Photo



### Legend

— site\_area  
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### RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

March 22, 2017

1:7,920



# SE 1/4 of Section 12, T18N, R10E 2010 Aerial Photo

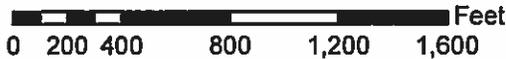


March 22, 2017

**Legend**

— site\_area

1:7,920



# SE 1/4 of Section 12, T18N, R10E 2006 Aerial Photo

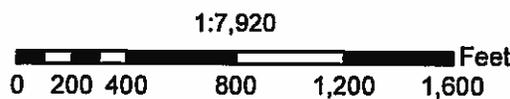


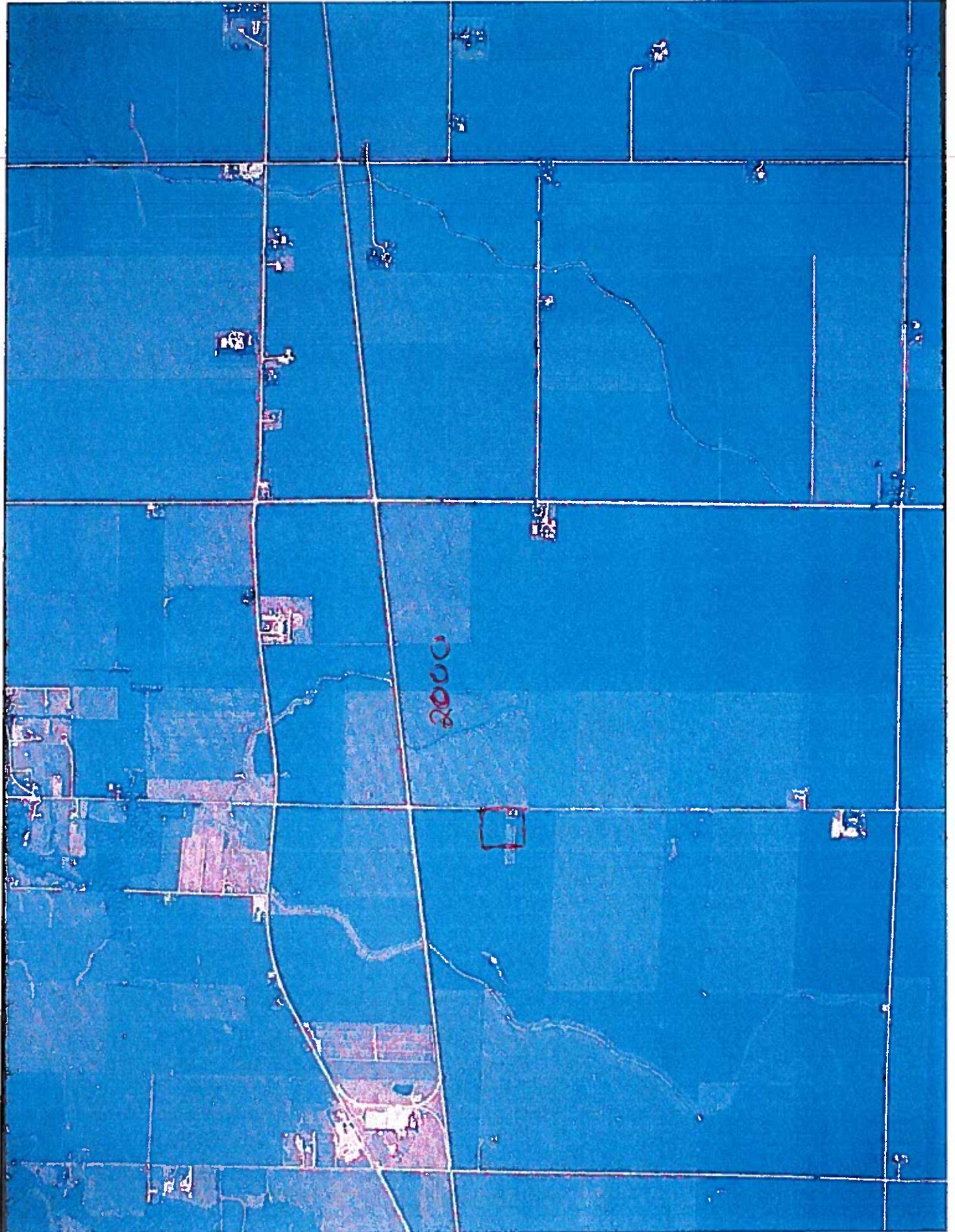
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RGB

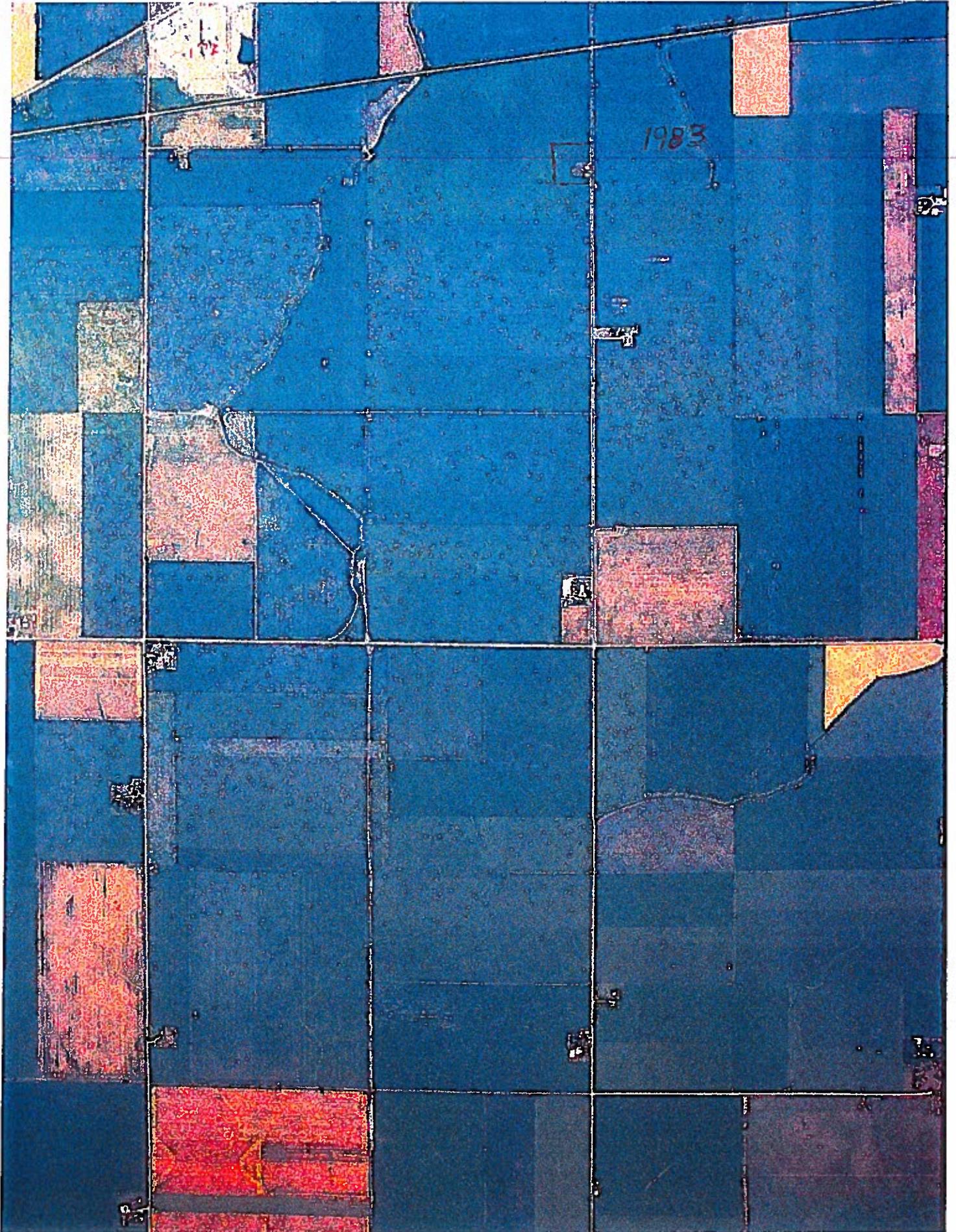
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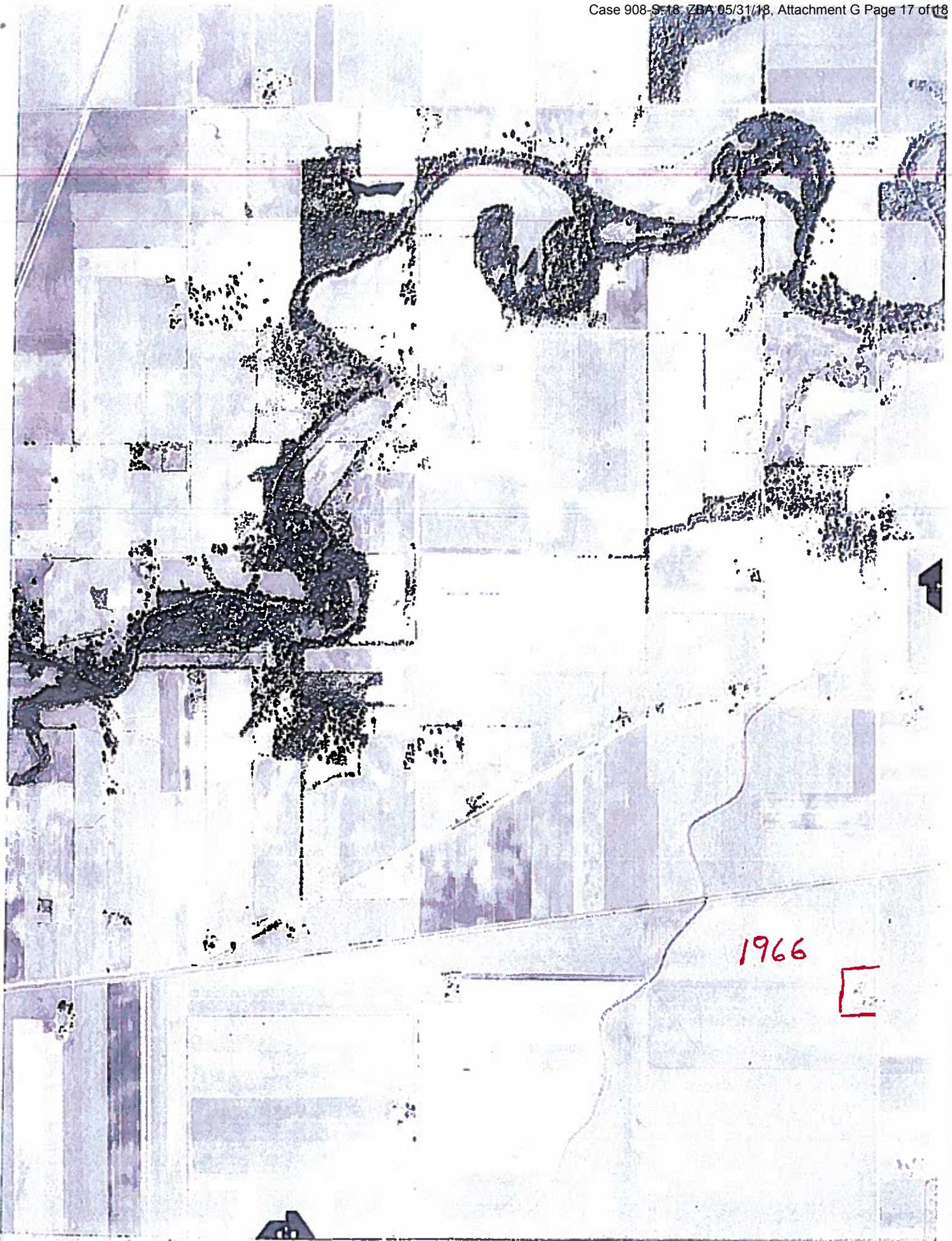
March 22, 2017

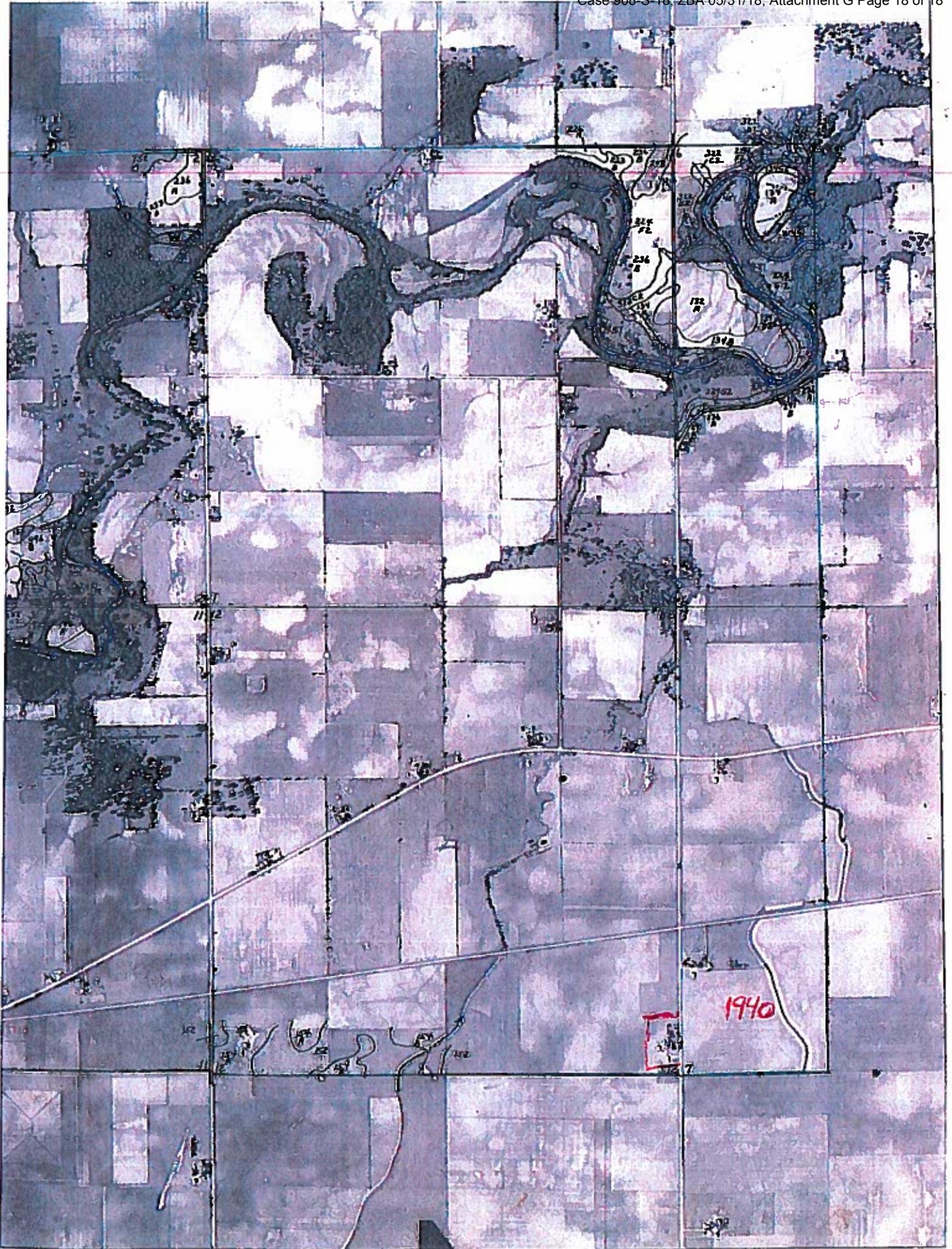












**908-S-18 Images**



**From CR 2400N facing NW**



**Facing south toward office entrance**

### 908-S-18 Images



**From west side facing ESE - water and gas tanks**



**Close-up of fuel tanks**

### 908-S-18 Images



Case 908-S-18  
05/08/18

**From west side of building facing west (Frito Lay in distance)**



Case 908-S-18  
05/08/18

**From southwest of building facing north – loading dock**

### 908-S-18 Images



From east parking lot facing west toward southern storage area



From northeast garage entrance

### 908-S-18 Images



From northeast garage entrance facing north interior wall



From southeast garage entrance

### 908-S-18 Images



**From interior office door facing west toward loading berth (alcove)**

**PRELIMINARY DRAFT**

**908-S-18**

**SUMMARY OF EVIDENCE, FINDING OF FACT  
AND FINAL DETERMINATION  
of  
Champaign County Zoning Board of Appeals**

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Final Determination: ***{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}***

Date: ***{May 31, 2018}***

Petitioners: **Greg Allen, d.b.a. Prairie States Warehouse Inc.**

Request: **Authorize the storage and dispensing of agricultural fertilizer as a “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” facility as a Special Use in the AG-1 Agriculture Zoning District**

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***PRELIMINARY DRAFT***

**SUMMARY OF EVIDENCE**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **May 31, 2018**, the Zoning Board of Appeals of Champaign County finds that:

1. Greg Allen, sole owner and officer of Prairie States Warehouse Inc., 3400 Jones Rd, Danville, IL 61834, owns the subject property.
2. The subject property is an 88.03-acre tract in the Southeast Quarter of Section 12, Township 18 North, Range 10 East of the Third Principal Meridian in Sidney Township and commonly known as Prairie States Warehouse with an address of 1009 CR 2400E, Homer, Illinois.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
  - A. The subject property is not located within the one-and-one-half mile extraterritorial jurisdiction (ETJ) of a municipality with zoning. Municipalities with zoning do not have protest rights in Special Use Permits cases.
  - B. The subject property is located within Sidney Township, which does not have a Planning Commission.

***GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY***

4. Land use and zoning on the subject property and in the vicinity are as follows:
  - A. The subject property is an 88.03 acre tract zoned AG-1 Agriculture and is partially in agricultural production and partially in use as a farm chemicals and fertilizer sales business, including incidental storage and mixing of blended fertilizer.
  - B. Land to the north, east, south, and west of the subject property is zoned AG-1 Agriculture and is in use as farmland.

***GENERALLY REGARDING THE PROPOSED SPECIAL USE***

5. Regarding the site plan and operations of the proposed Special Use:
  - A. The site plan received April 10, 2018 indicates the following existing and proposed improvements:
    - (1) Existing features include:
      - a. One approximately 14,000 square feet detached storage shed constructed under ZUPA #244-16-01;
      - b. Three grain bins;
      - c. A 0.5 acre pond; and
      - d. A gravel parking area with two access points onto CR 2400E.
    - (2) There are no proposed improvements currently planned.
  - B. Previous Zoning Use Permits on the subject property are as follows:

**PRELIMINARY DRAFT****Case 908-S-18**

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- (1) Zoning Use Permit # 244-16-01 was approved on September 19, 2016, to construct a detached storage shed for agricultural equipment.
  - a. During the permit approval process, it became clear that the petitioner was selling agricultural chemicals, primarily herbicides, which is only allowed with a Special Use Permit.

**GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS**

6. Regarding authorization for “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” as a Special Use in the AG-1 Agriculture Zoning District in the *Zoning Ordinance*:
  - A. Section 5.2 authorizes “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” as a Special Use only in the AG-1 and AG-2 Zoning Districts, and by-right in the B-1, B-5, I-1, and I-2 Zoning Districts.
  - B. Subsection 6.1 contains standard conditions that apply to all SPECIAL USES, standard conditions that may apply to all SPECIAL USES, and standard conditions for specific types of SPECIAL USES. Relevant requirements from Subsection 6.1 are as follows:
    - (1) Paragraph 6.1.2 A. indicates that all Special Use Permits with exterior lighting shall be required to minimize glare on adjacent properties and roadways by the following means:
      - a. All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
      - b. No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.
      - c. Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
      - d. The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.
      - e. The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer’s documentation of the full-cutoff feature for all exterior light fixtures.
    - (2) Subsection 6.1.3 does not indicate any standard conditions that apply specifically to Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer.
  - C. The following definitions from the *Zoning Ordinance* are especially relevant to the requested Special Use Permit (capitalized words are defined in the Ordinance):
    - (1) “ACCESS” is the way MOTOR VEHICLES move between a STREET or ALLEY and the principal USE or STRUCTURE on a LOT abutting such STREET or ALLEY.
    - (2) “AGRICULTURE” is the growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable crops, floriculture, horticulture,

**PRELIMINARY DRAFT**

mushroom growing, orchards, forestry and the keeping, raising and feeding of livestock or poultry, including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm BUILDINGS used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm BUILDINGS for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm DWELLINGS occupied by farm OWNERS, operators, tenants or seasonal or year-round hired farm workers. It is intended by this definition to include within the definition of AGRICULTURE all types of agricultural operations, but to exclude therefrom industrial operations such as a grain elevator, canning or slaughterhouse, wherein agricultural products produced primarily by others are stored or processed. Agricultural purposes include, without limitation, the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats, or other farm seeds.

- (3) “BERTH, LOADING” is a stall of dimensions herein specified, adjacent to a LOADING DOCK for the maneuvering and parking of a vehicle for loading and unloading purposes.
- (4) “BEST PRIME FARMLAND” is Prime Farmland Soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System that under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils*. Best Prime Farmland consists of the following:
  - a. Soils identified as Agriculture Value Groups 1, 2, 3 and/or 4 in the Champaign County LESA system;
  - b. Soils that, in combination on a subject site, have an average LE of 91 or higher, as determined by the Champaign County LESA system;
  - c. Any development site that includes a significant amount (10% or more of the area proposed to be developed) of Agriculture Value Groups 1, 2, 3 and/or 4 soils as determined by the Champaign County LESA system.
- (5) “BUILDING” is an enclosed STRUCTURE having a roof supported by columns, walls, arches, or other devices and used for the housing, shelter, or enclosure of persons, animal, and chattels.
- (6) “BUILDING, MAIN or PRINCIPAL” is the BUILDING in which is conducted the main or principal USE of the LOT on which it is located.
- (7) “ESTABLISHMENT” is a business, retail, office, or commercial USE. When used in the singular this term shall be construed to mean a single USE, BUILDING, STRUCTURE, or PREMISES of one of the types here noted.
- (8) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.

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- (9) “LOT LINES” are the lines bounding a LOT.
- (10) “PARKING GARAGE or LOT” is a LOT, COURT, YARD, or portion thereof used for the parking of vehicles containing one or more PARKING SPACES together with means of ACCESS to a public way.
- (11) “PARKING SPACE” is a space ACCESSORY to a USE or STRUCTURE for the parking of one vehicle.
- (12) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (13) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.
- (14) “STORAGE” is the presence of equipment, or raw materials or finished goods (packaged or bulk) including goods to be salvaged and items awaiting maintenance or repair and excluding the parking of operable vehicles.
- (15) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
- (a) MAJOR STREET: Federal or State highways.
  - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
  - (c) MINOR STREET: Township roads and other local roads.
- (16) “SUITED OVERALL” is a discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be SUITED OVERALL if the site meets these criteria:
- a. The site features or site location will not detract from the proposed use;
  - b. The site will not create a risk to health, safety, or property of the occupants, the neighbors or the general public.
  - c. The site is not clearly inadequate in one respect even if it is acceptable in other respects;
  - d. Necessary infrastructure is in place or provided by the proposed development; and
  - e. Available public services are adequate to support the proposed development effectively and safely.
- (17) “USE” is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term “permitted USE” or its equivalent shall not be deemed to include any NONCONFORMING USE.

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- (18) “WAREHOUSE” is a BUILDING within which raw materials, goods, or equipment including vehicles, are kept and wherein no manufacturing, assembly, construction, repair, sales or other activity is performed except for the packaging of goods and materials for shipment
- (19) “WELL SUITED OVERALL” is a discretionary review performance standard to describe the site on which a development is proposed. A site may be found WELL SUITED OVERALL if the site meets these criteria:
- a. The site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative effects on neighbors or the general public; and
  - b. The site is reasonably well-suited in all respects and has no major defects.
- (16) “YARD” is an OPEN SPACE, other than a COURT, of uniform depth on the same LOT with a STRUCTURE, lying between the STRUCTURE and the nearest LOT LINE and which is unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.
- (17) “YARD, FRONT” is a YARD extending the full width of a LOT and situated between the FRONT LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT. Where a LOT is located such that its REAR and FRONT LOT LINES each abut a STREET RIGHT-OF-WAY both such YARDS shall be classified as FRONT YARDS.
- (18) “YARD, REAR” is a YARD extending the full width of a LOT and situated between the REAR LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT.
- (19) “YARD, SIDE” is a YARD situated between a side LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT and extending from the rear line of the required FRONT YARD to the front line of the required REAR YARD.
- D. Section 9.1.11 requires that a Special Use Permit shall not be granted by the Zoning Board of Appeals unless the public hearing record and written application demonstrate the following:
- (1) That the Special Use is necessary for the public convenience at that location;
  - (2) That the Special Use is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise detrimental to the public welfare except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
    - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements in WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.

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- b. The existing public services are available to support the proposed SPECIAL USE effectively and safely without undue public expense.
  - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
- (3) That the Special Use conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
  - (4) That the Special Use is in harmony with the general purpose and intent of this ordinance.
  - (5) That in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
- E. Paragraph 9.1.11. D.2. states that in granting any SPECIAL USE permit, the BOARD may prescribe SPECIAL CONDITIONS as to appropriate conditions and safeguards in conformity with the Ordinance. Violation of such SPECIAL CONDITIONS when made a party of the terms under which the SPECIAL USE permit is granted, shall be deemed a violation of this Ordinance and punishable under this Ordinance.

**GENERALLY REGARDING WHETHER THE SPECIAL USE IS NECESSARY FOR THE PUBLIC CONVENIENCE AT THIS LOCATION**

- 7. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use is necessary for the public convenience at this location:
  - A. The Petitioner has testified on the application: **“The proposed project is located in agricultural setting and adjacent to a number of surrounding communities, which will allow them to serve the surrounding more efficiently.”**

**GENERALLY REGARDING WHETHER THE SPECIAL USE WILL BE INJURIOUS TO THE DISTRICT OR OTHERWISE INJURIOUS TO THE PUBLIC WELFARE**

- 8. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use be designed, located, and operated so that it will not be injurious to the District in which it shall be located, or otherwise detrimental to the public welfare:
  - A. The Petitioner has testified on the application: **“The proposed site is located in AG-1 zoning and so is the surrounding land use for many miles adjacent to the site. The proposed site is also located approximately 0.7 miles from the nearest home.”**
  - B. Regarding surface drainage:
    - (1) Per the Natural Resources Report from Champaign County Soil and Water Conservation District (CCSWCD) received April 21, 2017, “the site has a slit slope to the west. The developed areas seem to have good drainage. The water from the site will leave by way of the drainage ditch.”

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- (2) There is an existing pond west of the principal building constructed at some point after the 2014 County aerial photography was taken.
  - (3) Over 5 acres of land were disturbed during the construction process. A Storm Water Drainage Plan will be required per the Champaign County *Storm Water Management and Erosion Control Ordinance*. A special condition has been added to ensure compliance with the Ordinance.
- C. Regarding traffic:
- (1) The subject property fronts the west side of CR 2400E, approximately 0.6 miles south of CR 1050N (County Highway 15), and has two access drives.
  - (2) The Illinois Department of Transportation's Manual of Administrative Policies of the Bureau of Local Roads and Streets are general design guidelines for local road construction using Motor Fuel Tax funding and relate traffic volume to recommended pavement width, shoulder width, and other design considerations. The Manual indicates the following pavement widths for the following traffic volumes measured in Average Daily Traffic (ADT):
    - a. A local road with a pavement width of 20 feet has a recommended maximum ADT between 250 and 400 vehicle trips.
    - b. CR 2400E at this location is a 20 feet wide oil and chip surface with grass ditches.
  - (3) The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Annual Average Daily Traffic (AADT). The most recent (2016) AADT data in the vicinity of the subject property are as follows:
    - a. CR 2400E has a 25 AADT where it passes the subject property, which is much less than the road capacity per IDOT.
  - (4) It is unclear how AADT would be affected by the establishment, which has been open for over a year, but CR 2400E has sufficient capacity to absorb any increase from the proposed use.
  - (5) It is unclear how increased heavy truck traffic might affect the condition of CR 2400E.
  - (6) CR 2400E meets the definition of a MINOR STREET in the Zoning Ordinance.
  - (7) The Township Highway Commissioner was notified of this case, but no comments have been received.
- D. Regarding fire protection of the subject property:
- (1) The subject property is within the protection area of the Sidney Fire Protection District and is located approximately 4.1 road miles from the fire station.

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- (2) The Fire Protection District Chief has been notified of this request, but no comments have been received at this time.
- E. The subject property is not located within a Special Flood Hazard Area, as indicated by FIRM Map Panel No. 17019C0475D effective October 2, 2013.
- F. Regarding subsurface drainage, per the Natural Resources Report from Champaign County Soil and Water Conservation District (CCSWCD) received April 21, 2017, “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 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.”
  - (1) All construction is complete per ZUPA #244-16-01 approved September 19, 2016, and there is no additional proposed construction.
- G. Regarding wastewater treatment and disposal on the subject property:
  - (1) A private sewage disposal system was approved by Champaign County Public Health Department on March 28, 2017; no deficiencies in construction or location were noted.
- H. Regarding parking for proposed Special Use Permit, it appears that there is sufficient off-street parking for the facility; see Item 9.B.(2).
- I. Regarding life safety considerations related to the proposed Special Use:
  - (1) Champaign County has not adopted a building code. Life safety considerations are considered to a limited extent in Champaign County land use regulation as follows:
    - a. The Office of the State Fire Marshal has adopted the Code for Safety to Life from Fire in Buildings and Structures as published by the National Fire Protection Association (NFPA 101) 2000 edition, Life Safety Code, as the code for Fire Prevention and Safety as modified by the Fire Prevention and Safety Rules, 41 Ill. Adm Code 100, that applies to all localities in the State of Illinois.
    - b. The Office of the State Fire Marshal is authorized to enforce the Fire Prevention and Safety Rules and the code for Fire Prevention and Safety and will inspect buildings based upon requests of state and local government, complaints from the public, or other reasons stated in the Fire Prevention and Safety Rules, subject to available resources.
    - c. The Office of the State Fire Marshal currently provides a free building plan review process subject to available resources and subject to submission of plans prepared by a licensed architect, professional engineer, or professional designer that are accompanied by the proper Office of State Fire Marshal Plan Submittal Form.

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- d. Compliance with the code for Fire Prevention and Safety is mandatory for all relevant structures anywhere in the State of Illinois whether or not the Office of the State Fire Marshal reviews the specific building plans.
  - e. Compliance with the Office of the State Fire Marshal's code for Fire Prevention and Safety is not required as part of the review and approval of Zoning Use Permit Applications.
  - f. The Illinois Environmental Barriers Act (IEBA) requires the submittal of a set of building plans and certification by a licensed architect that the specific construction complies with the Illinois Accessibility Code for all construction projects worth \$50,000 or more and requires that compliance with the Illinois Accessibility Code be verified for all Zoning Use Permit Applications for those aspects of the construction for which the Zoning Use Permit is required.
  - g. The Illinois Accessibility Code incorporates building safety provisions very similar to those of the code for Fire Prevention and Safety.
  - h. The certification by an Illinois licensed architect that is required for all construction projects worth \$50,000 or more should include all aspects of compliance with the Illinois Accessibility Code including building safety provisions very similar to those of the code for Fire Prevention and Safety.
  - i. When there is no certification required by an Illinois licensed architect, the only aspects of construction that are reviewed for Zoning Use Permits and which relate to aspects of the Illinois Accessibility Code are the number and general location of required building exits.
  - j. Verification of compliance with the Illinois Accessibility Code applies only to exterior areas. With respect to interiors, it means simply checking that the required number of building exits is provided and that they have the required exterior configuration. This means that other aspects of building design and construction necessary to provide a safe means of egress from all parts of the building are not checked.
- J. The subject property is considered BEST PRIME FARMLAND. The subject property Drummer silty clay loam (152A) and Flanagan silty clay loam (154A). Drummer soils have a relative Land Evaluation (LE) value of 98, and Flanagan soils have a relative LE of 100.
- K. Other than as reviewed elsewhere in this Summary of Evidence, there is no evidence to suggest that the proposed Special Use will generate either nuisance conditions such as odor, noise, vibration, glare, heat, dust, or electromagnetic fields or public safety hazards such as fire, explosion, or toxic materials release, that are in excess of those lawfully permitted and customarily associated with other uses permitted in the zoning district.

**GENERALLY REGARDING WHETHER THE SPECIAL USE CONFORMS TO APPLICABLE REGULATIONS AND STANDARDS AND PRESERVES THE ESSENTIAL CHARACTER OF THE DISTRICT**

9. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use conform to all applicable regulations and standards and preserve the essential character of the District in which it shall be located, except where such regulations and standards are modified by Section 6 of the Ordinance:
- A. The Petitioner has testified on the application: **“The proposed use is allowed per Special Use in the County Zoning Ordinance under the zoning classification AG-1.”**
  - B. Regarding compliance with the *Zoning Ordinance*:
    - (1) “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” is authorized in the AG-1 Agriculture Zoning District only by Special Use Permit.
    - (2) Regarding parking on the subject property:
      - a. Although the proposed use is listed as a business use in Section 5.2, the business parking standard in subparagraph 7.4.1 C.3.e. of one parking space per 200 square feet of floor area cannot be sensibly applied to the proposed Special Use. Instead, the parking standard for industrial uses in paragraph 7.4.1 D. appears to approximate the way the business will operate.
      - b. Paragraph 7.4.1.D.1 requires industrial uses to provide one off-street parking space for every three employees based upon the maximum number of persons employed during one work period, plus one space for each business vehicle, and a minimum of one visitor parking space.
      - c. In a phone call received May 7, 2018, Tim Mohr stated the following regarding parking:
        - (a) During the busy season (spring and summer), they might have 1 regular employee at the Homer facility.
        - (b) There are no regular employees during the off season; employees are based out of the Danville office.
        - (c) Some clients visit the Homer facility during the busy season.
        - (d) The Homer facility does not have a paved, marked handicapped accessible parking space, but does have a hard pack limestone base by the entrance.
          - i. They have 2 customers who use wheelchairs, and neither have any problems getting around at the Homer facility.
      - d. The proposed site plan appears to include more than enough area to accommodate all required off-street parking.
    - (3) Paragraph 6.1.2 A. establishes standard conditions for exterior lighting that apply to all Special Use Permits (see Item 6.B. above).

**PRELIMINARY DRAFT**

- a. The principal building was constructed as an agricultural shed, which is exempt from the Zoning Ordinance. Existing lighting may remain. No exterior lighting information was provided on the Site Plan received April 10, 2018. Any exterior lighting installed after approval of the Special Use Permit must comply with Paragraph 6.1.2 A. A special condition has been added to ensure compliance with this condition.
- (4) There are no standard conditions of approval that specifically apply to “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” uses. However, Section 6 does include standard conditions for Fertilizer Manufacturing and Bulk Storage, which require a 100 feet separation from all lot lines. The proposed site plan indicates more than 100 feet separation of all fertilizer storage areas from the lot lines.
  - (5) Regarding required screening of outdoor operations:
    - a. Section 7.6 of the Zoning Ordinance requires a Type D screen for any outdoor storage or outdoor operations visible within 1,000 feet of any point within the BUILDING RESTRICTION LINE of any located in any R district or any lot occupied by a DWELLING conforming as to USE or occupied by a SCHOOL; church or temple; public park or recreational facility; public library, museum, or gallery; public fairgrounds; nursing home or hospital; or recreational business use with outdoor facilities; or any urban arterial or MAJOR STREET.
    - b. No screening is required because there are no non-agricultural uses within 1,000 feet of the Special Use Permit area.
- C. Regarding compliance with the *Stormwater Management and Erosion Control Ordinance*:
- (1) The principal building was constructed for an agricultural use, making it exempt from the SWMEC Ordinance.
  - (2) With the change to an agricultural business, the subject property must now comply with the SWMEC Ordinance. A special condition has been added to require that any future development comply with the SWMEC Ordinance.
- D. Regarding the Special Flood Hazard Areas Ordinance, the subject property is not located in the Special Flood Hazard Area.
- E. Regarding the Subdivision Regulations, the subject property conforms to the Champaign County Subdivision Regulations.
- F. Regarding regulations enforced by the Illinois Department of Agriculture regarding proper storage and use of fertilizers:
- (1) The petitioner has submitted a permit application to the Illinois Department of Agriculture, which was received by the P&Z Department on May 9, 2018.

**PRELIMINARY DRAFT**

- a. Engineer Nick Burrus stated in a phone call to Susan Burgstrom on May 9, 2018, that the permit has not been approved officially, but believes that final approval will occur within 1 to 3 months.
- G. Regarding the requirement that the Special Use preserve the essential character of the AG-1 Agriculture Zoning District, the proposed use is “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer,” which serves row crop agriculture that is the primary land use in the AG-1 Agriculture Zoning District.
- H. The proposed Special Use must comply with the Illinois Accessibility Code, which is not a County ordinance or policy, and the County cannot provide any flexibility regarding that Code. A Zoning Use Permit cannot be issued for any part of the proposed Special Use until full compliance with the Illinois Accessibility Code has been indicated in drawings. A special condition has been proposed to ensure documentation of compliance with the Illinois Accessibility Code.

**GENERALLY REGARDING WHETHER THE SPECIAL USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE**

- 10. Regarding the *Zoning Ordinance* requirement that the proposed Special Use is in harmony with the general intent and purpose of the Ordinance:
  - A. Regarding whether the proposed Special Use Permit is in harmony with the general intent of the Zoning Ordinance:
    - (1) Subsection 5.1.14 of the Ordinance states the general intent of the AG-1 District and states as follows (capitalized words are defined in the Ordinance):  
The AG-1, Agriculture DISTRICT is intended to protect the areas of the COUNTY where soil and topographic conditions are best adapted to the pursuit of AGRICULTURAL USES and to prevent the admixture of urban and rural USES which would contribute to the premature termination of AGRICULTURE pursuits.
    - (2) The types of uses authorized in the AG-1 District are in fact the types of uses that have been determined to be acceptable in the AG-1 District. Uses authorized by Special Use Permit are acceptable uses in the district provided that they are determined by the ZBA to meet the criteria for Special Use Permits established in paragraph 9.1.11 B. of the Ordinance.
  - B. Regarding whether the proposed Special Use Permit is in harmony with the general purpose of the Zoning Ordinance:
    - (1) Paragraph 2 .0 a. of the Ordinance states that one purpose of the Ordinance is securing adequate light, pure air, and safety from fire and other dangers.

This purpose is directly related to the limits on building coverage and the minimum yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those requirements.

**PRELIMINARY DRAFT**

- (2) Paragraph 2.0 b. of the Ordinance states that one purpose of the Ordinance is conserving the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.
- a. In regards to the value of nearby properties, it is unclear what impact the proposed SUP will have; the facility is surrounded by agricultural land in production.
  - b. With regard to the value of the subject property, the building construction on previously farmed land suggests that the value of the proposed facility is more valuable than the farmland that was converted.

- (3) Paragraph 2.0 c. of the Ordinance states that one purpose of the Ordinance is lessening and avoiding congestion in the public STREETS.

The subject property has CR 2400E, which is a local road. The existing facility has been in use for over a year and the P&Z Department has not heard of any traffic complaints in that area.

- (4) Paragraph 2.0 d. of the Ordinance states that one purpose of the Ordinance is lessening and avoiding the hazards to persons and damage to PROPERTY resulting from the accumulation of runoff from storm or flood waters.

The principal building was constructed for an agricultural use, making it exempt from the *Champaign County Stormwater Management and Erosion Control Ordinance*. Now that the facility is used for agricultural business, it must comply with the SWMEC Ordinance. A Storm Water Management Plan will be required, and a special condition has been added to ensure compliance. The subject property is located outside of the Special Flood Hazard Area, and there are no special drainage problems that appear to be created by the Special Use Permit.

- (5) Paragraph 2.0 e. of the Ordinance states that one purpose of the Ordinance is promoting the public health, safety, comfort, morals, and general welfare.
- a. In regards to public safety, this purpose is similar to the purpose established in paragraph 2.0 a. and is in harmony to the same degree.
  - b. In regards to public comfort and general welfare, this purpose is similar to the purpose of conserving property values established in paragraph 2.0 b. and is in harmony to the same degree.

- (6) Paragraph 2.0 f. states that one purpose of the Ordinance is regulating and limiting the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected; and paragraph 2.0 g. states that one purpose is establishing, regulating, and limiting the BUILDING or SETBACK lines on or along any STREET, trafficway, drive or parkway; and paragraph 2.0 h. states that one purpose is regulating and limiting the intensity of the USE of LOT AREAS, and regulating and determining the area of OPEN SPACES within and surrounding BUILDINGS and STRUCTURES.

**PRELIMINARY DRAFT**

These three purposes are directly related to the limits on building height and building coverage and the minimum setback and yard requirements in the Ordinance, and the proposed site plan appears to be in compliance with those limits.

- (7) Paragraph 2.0 i. of the Ordinance states that one purpose of the Ordinance is classifying, regulating, and restricting the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES; and paragraph 2.0 (j.) states that one purpose is dividing the entire COUNTY into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT AREA, area of OPEN SPACES, and other classification as may be deemed best suited to carry out the purpose of the ordinance; and paragraph 2.0 k. states that one purpose is fixing regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform; and paragraph 2.0 l. states that one purpose is prohibiting USES, BUILDINGS, OR STRUCTURES incompatible with the character of such DISTRICT.

Harmony with these four purposes requires that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent uses, and that the special conditions adequately mitigate nonconforming conditions.

- (8) Paragraph 2.0 m. of the Ordinance states that one purpose of the Ordinance is preventing additions to and alteration or remodeling of existing BUILDINGS, STRUCTURES, or USES in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

This purpose is not relevant to the proposed Special Use Permit because it relates to nonconforming buildings, structures, or uses that existed on the date of the adoption of the Ordinance and the proposed use is new.

- (9) Paragraph 2.0 n. of the Ordinance states that one purpose of the Ordinance is protecting the most productive AGRICULTURAL lands from haphazard and unplanned intrusions of urban USES.

The subject property is located in the AG-1 Agriculture District and serves the agricultural nature of the rural area.

- (10) Paragraph 2.0 o. of the Ordinance states that one purpose of the Ordinance is protecting natural features such as forested areas and watercourses.

The subject property does not contain any natural features and there are no natural features in the vicinity of the subject property.

- (11) Paragraph 2.0 p. of the Ordinance states that one purpose of the Ordinance is encouraging the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.  
The subject property is located in the AG-1 Agriculture District and is a rural use.

**PRELIMINARY DRAFT**

- (12) Paragraph 2.0 q. of the Ordinance states that one purpose of the Ordinance is encouraging the preservation of AGRICULTURAL belts surrounding urban areas, to retain the AGRICULTURAL nature of the COUNTY, and the individual character of existing communities.

The subject property is located in the AG-1 Agriculture District and serves the agricultural nature of the rural area.

- (13) Paragraph 2.0 (r) of the Ordinance states that one purpose of the Ordinance is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed Special Use Permit is not related to this purpose.

**GENERALLY REGARDING WHETHER THE SPECIAL USE IS AN EXISTING NONCONFORMING USE**

- 11. Regarding the *Zoning Ordinance* requirement that in the case of an existing NONCONFORMING USE the granting of the Special Use Permit will make the use more compatible with its surroundings:
  - A. The Petitioner has testified on the application: “N/A.”
  - B. The existing use is conforming as to use.

**GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL**

- 12. Regarding proposed special conditions of approval:
  - A. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit until the Zoning Administrator has verified that the Special Use as constructed does in fact comply with the Illinois Accessibility Code and Illinois Environmental Barriers Act.**

The above stated special condition is necessary to ensure the following:

**The proposed Special Use Permit meets applicable state codes for handicapped accessibility.**

- B. **The Zoning Administrator shall not approve a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit unless a copy of the required Agrichemical Facility Permit from the Illinois Department of Agriculture is provided.**

The above stated special condition is necessary to ensure the following:

**The proposed Special Use Permit meets applicable state codes for construction and use of an agrichemical facility.**

- C. Regarding the ongoing operation of the Special Use as authorized by the Illinois Department of Agriculture:

- (1) The Special Use shall at all times be operated in conformance with Illinois Department of Agriculture permit, and any special conditions thereof.**
- (2) The owner/operator of the Special Use shall make all inspection and maintenance records required by the Illinois Department of Agriculture (IDAG) available to Champaign County upon request by the Zoning Administrator and shall cooperate with Champaign County in resolving any valid complaint or concern that is related to public safety and environmental protection.**
- (3) The owner/operator of the Special Use shall provide the Zoning Administrator with copies of renewal permits over the lifetime of the Special Use for the Illinois Department of Agriculture (IDAG) Permit. The Special Use shall become void if the Petitioner fails to submit a renewal permit from the Illinois Department of Agriculture (IDAG) to the Zoning Office over the lifetime of the Special Use.**

The special conditions above are required to ensure the following:

**To ensure that Champaign County is fully informed of any risks that arise for public safety and environmental protection.**

- D. The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special conditions stated above are required to ensure the following:

**That any proposed exterior lighting is in compliance with the Zoning Ordinance.**

- E. A complete Storm water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application for construction and all required certifications shall be submitted after construction prior to issuance of the Zoning Compliance Certificate.**

The special conditions stated above are required to ensure the following:

**That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.**

***PRELIMINARY DRAFT***

**DOCUMENTS OF RECORD**

1. Special Use Permit application received April 10, 2018, with attachments:
  - A Site Plan (3 sheets)
  - B Private Sewage System approval letter from Champaign County Health Department dated March 29, 2017 with application worksheets attached
  - C Soil Evaluation Report by Galen Litwiller dated December 1, 2016
  - D Legal Description
2. Zoning Use Permit #244-16-01 approved September 19, 2016 with approved Site Plan
3. Private Sewage System approval letter from Champaign County Health Department dated March 29, 2017 with application worksheets attached
4. Natural Resources Report by Champaign County Soil and Water Conservation District dated April 19, 2017 and received April 21, 2017
5. Email from Felicia Burton, State of Illinois Capital Development Board, received May 7, 2018
6. Preliminary Memorandum for Case 908-S-18 dated May 24, 2018, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Site Plan received April 10, 2018
  - C Zoning Use Permit #244-16-01 approved September 19, 2016 with approved Site Plan
  - D Permit application for Illinois Department of Agriculture received May 9, 2018
  - E Private Sewage System approval letter from Champaign County Health Department dated March 29, 2017 with application worksheets attached, received April 10, 2018
  - F Email from Felicia Burton, State of Illinois Capital Development Board, received May 7, 2018
  - G Natural Resources Report by Champaign County Soil and Water Conservation District dated April 19, 2017 and received April 21, 2017
  - H Site Visit Photos taken May 8, 2018
  - I Draft Summary of Evidence, Finding of Fact, and Final Determination dated May 31, 2018

**PRELIMINARY DRAFT****FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **908-S-18** held on **May 31, 2018**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit *{IS / IS NOT}* necessary for the public convenience at this location because:
2. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* is so designed, located, and proposed to be operated so that it *{WILL NOT / WILL}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
  - a. The street has *{ADEQUATE / INADEQUATE}* traffic capacity and the entrance location has *{ADEQUATE / INADEQUATE}* visibility *{because}*:
  - b. Emergency services availability is *{ADEQUATE / INADEQUATE}* *{because}*:
  - c. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses *{because}*:
  - d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE}* *{because}*:
  - e. Public safety will be *{ADEQUATE / INADEQUATE}* *{because}*:
  - f. The provisions for parking will be *{ADEQUATE / INADEQUATE}* *{because}*:
  - g. The property is BEST PRIME FARMLAND and the property with the proposed improvements *{IS/ IS NOT}* WELL SUITED OVERALL *{because}*:
  - h. The existing public services *{ARE/ ARE NOT}* available to support the proposed special use effectively and safely without undue public expense *{because}*:
  - i. The only existing public infrastructure together with proposed improvements *{ARE/ ARE NOT}* adequate to support the proposed development effectively and safely without undue public expense *{because}*:

*(Note the Board may include other relevant considerations as necessary or desirable in each case.)*

The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{DOES / DOES NOT}* conform to the applicable regulations and standards of the DISTRICT in which it is located.
- 3b. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{DOES / DOES NOT}* preserve the essential character of the DISTRICT in which it is located because:
  - a. The Special Use will be designed to *{CONFORM / NOT CONFORM}* to all relevant County ordinances and codes.
  - b. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses.
  - c. Public safety will be *{ADEQUATE / INADEQUATE}*.
4. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{IS / IS NOT}* in harmony with the general purpose and intent of the Ordinance because:
  - a. The Special Use *{IS/ IS NOT}* authorized in the District.

**PRELIMINARY DRAFT**

- b. The requested Special Use Permit *{IS/ IS NOT}* necessary for the public convenience at this location.
- c. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* is so designed, located, and proposed to be operated so that it *{WILL / WILL NOT}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.
- d. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{DOES / DOES NOT}* preserve the essential character of the DISTRICT in which it is located.
5. The requested Special Use *{IS/ IS NOT}* an existing nonconforming use and the requested Special Use Permit *{WILL/ WILL NOT}* make the existing use more compatible with its surroundings *{because:}*
6. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW}***

- A. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit until the Zoning Administrator has verified that the Special Use as constructed does in fact comply with the Illinois Accessibility Code and Illinois Environmental Barriers Act.**

The above stated special condition is necessary to ensure the following:

**The proposed Special Use Permit meets applicable state codes for handicapped accessibility.**

- B. **The Zoning Administrator shall not approve a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit unless a copy of the required Agrichemical Facility Permit from the Illinois Department of Agriculture is provided.**

The above stated special condition is necessary to ensure the following:

**The proposed Special Use Permit meets applicable state codes for construction and use of an agrichemical facility.**

- C. Regarding the ongoing operation of the Special Use as authorized by the Illinois Department of Agriculture:
- (1) **The Special Use shall at all times be operated in conformance with Illinois Department of Agriculture permit, and any special conditions thereof.**
  - (2) **The owner/operator of the Special Use shall make all inspection and maintenance records required by the Illinois Department of Agriculture (IDAG) available to Champaign County upon request by the Zoning Administrator and shall cooperate with Champaign County in resolving any**

**valid complaint or concern that is related to public safety and environmental protection.**

- (3) The owner/operator of the Special Use shall provide the Zoning Administrator with copies of renewal permits over the lifetime of the Special Use for the Illinois Department of Agriculture (IDAG) Permit. The Special Use shall become void if the Petitioner fails to submit a renewal permit from the Illinois Department of Agriculture (IDAG) to the Zoning Office over the lifetime of the Special Use.**

The special conditions above are required to ensure the following:

**To ensure that Champaign County is fully informed of any risks that arise for public safety and environmental protection.**

- D. The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special conditions stated above are required to ensure the following:

**That any proposed exterior lighting is in compliance with the Zoning Ordinance.**

- E. A complete Storm water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application for construction and all required certifications shall be submitted after construction prior to issuance of the Zoning Compliance Certificate.**

The special conditions stated above are required to ensure the following:

**That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.**

**PRELIMINARY DRAFT****FINAL DETERMINATION**

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, the requirements of Section 9.1.11B. for approval *{HAVE/ HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6 B. of the Champaign County Zoning Ordinance, determines that:

The Special Use requested in Case **908-S-18** is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS / DENIED }* to the applicant, **Greg Allen, d.b.a. Prairie States Warehouse Inc.**, to authorize **storage and dispensing of agricultural fertilizer as a “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” facility as a Special Use in the AG-1 Agriculture Zoning District.**

*{ SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS: }*

- A. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit until the Zoning Administrator has verified that the Special Use as constructed does in fact comply with the Illinois Accessibility Code and Illinois Environmental Barriers Act.**

The above stated special condition is necessary to ensure the following:

**The proposed Special Use Permit meets applicable state codes for handicapped accessibility.**

- B. **The Zoning Administrator shall not approve a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit unless a copy of the required Agrichemical Facility Permit from the Illinois Department of Agriculture is provided.**

The above stated special condition is necessary to ensure the following:

**The proposed Special Use Permit meets applicable state codes for construction and use of an agrichemical facility.**

- C. Regarding the ongoing operation of the Special Use as authorized by the Illinois Department of Agriculture:
- (1) **The Special Use shall at all times be operated in conformance with Illinois Department of Agriculture permit, and any special conditions thereof.**
  - (2) **The owner/operator of the Special Use shall make all inspection and maintenance records required by the Illinois Department of Agriculture (IDAG) available to Champaign County upon request by the Zoning Administrator and shall cooperate with Champaign County in resolving any valid complaint or concern that is related to public safety and environmental protection.**
  - (3) **The owner/operator of the Special Use shall provide the Zoning Administrator with copies of renewal permits over the lifetime of the Special Use for the Illinois Department of Agriculture (IDAG) Permit. The Special**

**PRELIMINARY DRAFT**

**Use shall become void if the Petitioner fails to submit a renewal permit from the Illinois Department of Agriculture (IDAG) to the Zoning Office over the lifetime of the Special Use.**

The special conditions above are required to ensure the following:

**To ensure that Champaign County is fully informed of any risks that arise for public safety and environmental protection.**

- D. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special conditions stated above are required to ensure the following:

**That any proposed exterior lighting is in compliance with the Zoning Ordinance.**

- E. **A complete Storm water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application for construction and all required certifications shall be submitted after construction prior to issuance of the Zoning Compliance Certificate.**

The special conditions stated above are required to ensure the following:

**That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.**

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Catherine Capel, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date