

CASE NO. 792-V-14 REACTIVATED

SUPPLEMENTAL MEMORANDUM #10

March 8, 2017

Petitioner: **Robert Frazier**

Request: **Authorize the following Variance from the Champaign County Zoning Ordinance in the I-1 Light Industry Zoning District on the subject property described below:**

Part A. Variance for 62 parking spaces in lieu of the minimum required 89 parking spaces as required by Section 7.4.1 of the Zoning Ordinance.

Part B. Variance for 16 on-site parking spaces in lieu of the minimum required 89 parking spaces as required by Section 7.4 of the Zoning Ordinance.

Part C. Variance for allowing 46 off-street parking spaces on an adjacent lot in lieu of requiring all off-street parking spaces to be located on the same lot or tract of land as the use served, as required by Section 7.4.1 of the Zoning Ordinance.

Part D. Variance for a setback of 50 feet and a front yard of 20 feet between the principal building and Tiffany Court in lieu of the minimum required setback of 55 feet and the minimum required front yard of 25 feet as required by Section 5.3 of the Zoning Ordinance.

Part E. Variance for parking spaces that are at least 8 feet 6 inches by 18 feet 6 inches in lieu of the minimum required 9 feet by 20 feet as per Section 7.4.1.B. of the Zoning Ordinance.

Subject Property: **Lot 4 of the Stahly Subdivision in the Southeast Quarter of Section 8 of Champaign Township and commonly known as the former LEX building located at 310 Tiffany Ct, Champaign.**

Site Area: **51,625 square feet (1.19 acres)**

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

Prepared by: **Susan Burgstrom**
Senior Planner

John Hall
Zoning Administrator

STATUS

On October 28, 2016, staff sent an email with attachments to Mr. Frazier, copied to architect Andrew Fell, listing the documentation requested by ZBA members and staff at the June 30, 2016, public hearing (Attachment A). The packet included all previous ZBA and staff requests for information sent to Mr. Frazier since June 2014. Given the hearing continuance date of March 16, 2017, the ZBA established a deadline of February 21, 2017 for Mr. Frazier to provide the materials.

Attorney Kent Follmer was hired by Mr. Frazier to act as his agent in resolving the zoning issues for 310 Tiffany Court. Staff received a letter from Mr. Follmer on February 21, 2017, which requested a 60 to 90 day continuance of the March 16, 2017 public hearing. He provided several reasons for the proposed continuance, including the fact that Mr. Frazier is negotiating the purchase of Lot 7A with Isaacs properties in coordination with the City of Champaign. The letter included a Preliminary Site Plan dated February 9, 2016, and an updated Preliminary Site Plan dated September 8, 2016, that includes additional land acquisition. A string of emails between Eric Hewitt of Phoenix Consulting Engineers and City of Champaign Planner Jeff Marino dated between November 10, 2015, and March 8, 2016, was also included to document discussion about the proposed north lot acquisition.

Staff contacted Eric Hewitt via email on February 22, 2017. Mr. Hewitt stated that he is working on a replat of Lot 7A through the City and also stated that Mr. Frazier intends to purchase Lot 7A. Mr. Hewitt provided a Draft Final Plat of Lot 7A (Attachment C), which had not yet been submitted for subdivision approval to the City. On February 28, 2017, Mr. Hewitt copied the Zoning Department on an email to Jeff Marino at the City of Champaign Planning Department. The email included the draft final plat of the replat of Lot 7A and asked Mr. Marino how soon a subdivision case number could be assigned. In an email received on March 6, 2017, Mr. Hewitt told Susan Burgstrom that Mr. Marino could assign the case number with just the application, prints of the plat and fee, and that he is trying to get that to the City this week.

Given the new information and documented progress from Mr. Follmer and Mr. Hewitt, staff is prepared to recommend a continuance of the March 16, 2017, public hearing for this case. As of now, the earliest available continuance date is May 25, 2017, and the latest hearing date within the 100 day continuance limit is June 15, 2017.

POSSIBLE ADDITIONAL VARIANCE PARTS

The Revised Preliminary “Site Plan” of the expanded Lot 7A dated September 8, 2016, and received February 21, 2017, appears to show insufficient maneuvering space for the parking spaces east of the existing septic system. The easternmost spaces along the north side of the building create a bottleneck area that might affect circulation. The parking spaces west of those spaces (still east of the septic system) need to be revised to either show more land purchase or at least an easement for the use by the Frazier property. If a future owner of the north property were to fence off the property, those parking spaces would no longer be possible. As the Revised Preliminary “Site Plan” shows currently, an additional variance part would be necessary to allow 265 square feet of parking maneuvering area for those particular parking spaces, in lieu of the minimum required 300 square feet as per the Zoning Ordinance.

In an email dated February 8, 2016, Jeff Marino, Senior Planner for the City of Champaign, indicated to Eric Hewitt that any parking in proposed Lot 7A would have to comply with City of Champaign landscaping requirements. He stated that the City “requires all new parking lots to meet the landscaping requirements, which requires a tree at the ends of all rows of parking and a buffer from the public right-of-way.” County staff is concerned that adding trees at the ends of rows might remove some of the minimum required parking spaces shown in the October 17, 2016, Revised Site Plan. The number of parking spaces requested in the variance may need to be amended.

UPDATE ON CURB REPLACEMENT

Staff requested a determination from the State’s Attorney’s Office regarding whether the ZBA has legal standing to require Mr. Frazier to replace the curb he removed from Tiffany Court as a special condition of approval for the variance case. No response has been received, but one is expected by March 16, 2017.

ATTACHMENTS

- A Email from staff to Mr. Frazier dated October 28, 2016, with attachments:
- Letter from John Hall dated June 26, 2014
 - Letter from Susan Chavarria dated March 11, 2015
 - Letter from Susan Chavarria dated September 17, 2015
 - Letter from Susan Chavarria dated April 1, 2016
 - Letter from Susan Chavarria dated July 6, 2016
- B Email from Follmer Law Offices received February 21, 2017, with attachments:
- Cover letter from Kent Follmer dated February 21, 2017
 - Preliminary “Site Plan” of Lot 7A dated February 9, 2016
 - Revised Preliminary “Site Plan” of expanded Lot 7A dated September 8, 2016
 - Email string between Tummelson, Bryan and Knox LLP; Phoenix Consulting Engineers; City of Champaign; dated November 10, 2015 to March 8, 2016
- C Email from Eric Hewitt, Phoenix Consulting Engineers, received February 22, 2017, with attachment:
- Draft Final Plat for Replat of Lot 7 of Replat of Lot 5 of Stahly Subdivision dated February 20, 2017
- D Email string between Eric Hewitt, Jeff Marino, and Susan Burgstrom dated February 28, 2017 to March 6, 2017, with same Draft Final Plat dated February 20, 2017, attached

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Susan Burgstrom

From: Susan Chavarria
Sent: Friday, October 28, 2016 8:48 AM
To: Frazier, R
Cc: andrewfell@comcast.net; John Hall; 'Eric Thorsland'
Subject: ZBA punchlists
Attachments: Frazier letter ATTACHMENTS based on ZBA 102816.pdf

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Mr. Frazier,

As per last night's ZBA meeting, more information is required from you in order for a decision to be made on your case. Attached you will find copies of previous letters that have items requested by ZBA.

You may also visit the ZBA meetings website to read minutes from your previous hearings on 2/12/15, 5/14/15, 9/10/15, 10/29/15, 3/24/16, and 6/30/16.

http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php

The 10/27/16 minutes will not be available for awhile, but I presume you took adequate notes at last night's hearing.

Your next hearing is scheduled for Thursday, March 16, 2017. The 2017 meetings calendar will be approved by ZBA in December, so this date is probable but still tentative.

ZBA gave you a deadline of February 21, 2017 to have all requested information submitted to me.

Susan Chavarria, AICP, PCED
Senior Planner
Champaign County Planning and Zoning
1776 East Washington Street
Urbana, IL 61802
217-819-4086
www.co.champaign.il.us

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Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

June 26, 2014

Bob Frazier
310 Tiffany Court
Champaign IL 61822

RE: Changes of use, building changes, and removal of street curb at 310 Tiffany Court, Champaign (PIN 03-20-08-476-004)

Dear Bob:

This letter documents our discussion yesterday regarding the changes to your property at 310 Tiffany Court, Champaign. The changes include modifying the existing office area that was formerly the offices of LEX by subdividing the interior space into at least four different spaces with their own exterior entrances; renting the new office spaces to various uses including a photographer, a musician, a painter, and a gymnasium (including converting storage area into the gymnasium); adding a wrap-around covered porch (in progress but not complete) to provide covering for the exterior entrances; and removal of a portion of a bus maintenance garage. These changes are in addition to the change in lot area due to the fact that the adjacent lot (PIN 03-20-08-476-005) is no longer part of the property.

It has also been reported to me that you have removed the curb along Tiffany Court without prior authorization from the Champaign Township Highway Commissioner.

This letter reviews the changes that have and are occurring to the property and the types of zoning approvals that are required.

CHANGE OF USE PERMIT REQUIRED

The uses for which you have leased the office spaces are all allowable in your zoning district, the I-1 Light Industry Zoning District. Please check with our Department when and if those leases expire and you have new prospective leases, so that we can verify that any proposed use is allowed in the I-1 District.

A Change of Use Permit is required to document that the changes you are making are in fact compliant with the Zoning Ordinance. The standard Zoning Use Permit Application form is also the Change of Use Application form and I have included a blank form with this letter. An accurate site plan and floor plans will be necessary to document either that the property (as proposed) will be compliant with all required yards and parking requirements or to accurately document the amount of variance that will be required for the property (as proposed).

Bob Frazier
June 26, 2014

removed without proper authorization. If the report regarding removal curbs is incorrect, then this is not an issue.

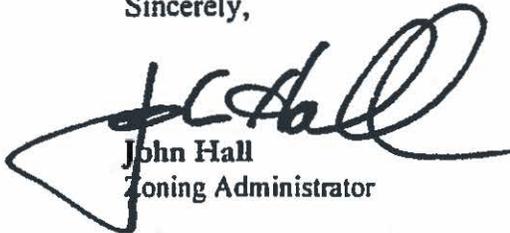
If a more accurate site plan and floor plans demonstrates that no variance is required for lot coverage and that all required parking will in fact be provided, then I think you have a good chance to get the variance for the front yard because the covered porch will enhance the entire subdivision. The application fee for any or all of the above Variances is \$200 and is non-refundable.

I have included an Informational Letter on the Variance process.

I would appreciate receiving the completed Change of Use Permit Application and an accurate site plan and floor plans no later than **July 14, 2014**. Upon receipt of an accurate site plan and floor plans, I will reassess what Variance may be required and let you know the results. If you decide to pursue a Variance, I would appreciate receiving a completed Variance application within two weeks thereafter.

I appreciate your cooperation. Please call if you have questions and if I am not available, please feel free to ask for Jamie Hitt.

Sincerely,



John Hall
Zoning Administrator

ATTACHMENTS

Zoning Use (Change of Use) Permit Application
Variance Informational Letter and Variance Application

Champaign
County
Department of

PLANNING &
ZONING

March 11, 2015

Bob Frazier
310 Tiffany Court
Champaign IL 61822

RE: Requested items for continued public hearing for Case 792-V-14

Dear Bob:

Thank you for attending the February 12, 2015 ZBA meeting. I wanted to follow up with you to provide a list of items the ZBA requested so they can fully consider your application for your case's next hearing, to be held **May 14, 2015**. Submitting these documents at least two weeks before your hearing date would be appreciated.

1. An updated site plan of the full property showing:
 - Existing buildings and their measurements
 - Existing uses for all buildings, including any 2nd floor space
 - Parking spaces (existing and proposed, indicated with distinct symbols or coloring)
 - the location of the property's septic system components
 - location and wording of all signs on the property
 - any handicap accessibility features you have (ramps, hard surface parking, signs, etc.)
2. A detailed floor plan for all floors of each building:
 - room measurements
 - current uses for each room
 - any handicap accessibility features you have
3. The Illinois Accessibility Code (71 Illinois Administrative Code 400) implements the Illinois Environmental Barriers Act (410 ILCS 25) that requires a "statement of compliance" by an Illinois Registered Architect or an Illinois Licensed Professional Engineer when construction costs \$50,000 or more. Improvements you have made to your property seem likely to have exceeded \$50,000 in value.
4. Miscellaneous documentation:
 - copies of permits from the State/EPA regarding storage of used cooking oil
 - a list of businesses operating on the property with: type of business, number of employees, number of employee vehicles, number of company vehicles, and their hours of operation
 - any other documents that you think would support your case

Please feel free to contact me at 819-4086 or schavarr@co.champaign.il.us with any questions or concerns.

Sincerely,



Susan Chavarria
Senior Planner

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

(217) 384-3708

FILE COPY

September 17, 2015

Champaign
County
Department of



Mr. Robert Frazier
310 Tiffany Court
Champaign, IL 61822

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

(217) 384-3708

RE: Requested items for continued public hearing for Case 792-V-14

Mr. Frazier:

Thank you for attending the September 10, 2015 ZBA meeting. I wanted to follow up with you to provide a list of items the ZBA requested so they can fully consider your application for your case's next hearing, to be held **October 29, 2015**. Submitting these documents at least two weeks before your hearing date would be appreciated.

1. **A new, professionally prepared Site Plan of the full property, drawn to scale, showing at minimum:**
 - existing buildings and their measurements, including all stories;
 - the location of the property's septic system components;
 - location and wording of all signs on the property;
 - any handicap accessibility features you have (ramps, hard surface parking, signs, etc.);
 - any proposed demolition (of the buildings and of the remainder of the curb removed previously);
 - any new proposed paving (i.e. if you plan on adding pavement to north side);
 - address how you propose to provide enough parking (and/or what additional building area do you propose to remove) to bring the parking requirements in line with the amount of parking provided;
 - a note about removal of the remainder of the curb and replacement with all new curb meeting the dimensions and specifications of the original curb;
 - confirmation from the architect on whether or not the parking and the "accessible path" from the accessible parking to the office areas complies with the Illinois Accessibility Code and Americans with Disabilities Act and if not, include with the site plan the necessary changes to make them comply; and
 - proposed location of the garbage dumpster and explanation of how a garbage truck is going to service this property without driving on the neighboring properties.

2. **A detailed floor plan for all floors of each building, showing at minimum:**
 - room measurements;
 - current uses for each room;
 - detail of restrooms, and have a Registered Illinois Architect confirm in writing whether the restrooms comply with Illinois Accessibility Code and Americans with Disabilities Act and if they do not comply then propose the necessary modifications to make them comply;
 - size and number of self-storage units on the 2nd floor of the middle building; and
 - any handicap accessibility features.

3. **A written statement which indicates whether the replacement value (the fair market cost of the remodeling of the west building and gym) is less than \$50,000. The Illinois Accessibility Code (71 Illinois Administrative Code 400) implements the Illinois Environmental Barriers Act (410 ILCS 25) that requires a "statement of compliance" by an Illinois Registered Architect or an Illinois Licensed Professional Engineer when construction costs \$50,000 or more. Improvements you have made to your property seem likely to have exceeded \$50,000 in value.**

4. **Miscellaneous documentation:**
 - copies of permits from the State/EPA regarding storage of used cooking oil;
 - an up-to-date list of businesses operating on the property with: type of business, number of employees, number of employee vehicles, number of company vehicles, and their hours of operation; and
 - any other documents that you think would support your case.

PARKING REQUIREMENTS AND CONCERNS

I have enclosed a **mark-up of your most recent (received March 30, 2015) proposed parking layout** which outlines the issues this layout has; it will be included as part of the next case memo to the ZBA. The issue of "usable" parking spaces is not a factor in day to day permitting; however, the ZBA made it clear that they are only interested in parking that is actually usable. I want to reiterate the ZBA's lack of support for an off-site parking lease.

Revised Minimum Parking Requirements

Staff revised its analysis of minimum parking requirements for your property; the number of spaces that will be communicated to ZBA for the next hearing is 58, as per the following:

1. **Required parking spaces for 4,950 square feet of office space in the west wing (less 153 square feet for two restrooms as per ZUPA #351-02-03) at one parking space per 200 square feet (as per Zoning Ordinance 7.4.1 C.3.e.) equals 24 spaces.**

2. **Required parking spaces for 53 self-storage units (all on ground floor) if required at one parking space per 3 self-storage units equals 18 spaces.**

3. **Required parking spaces for company storage and garage spaces if required at one per each 3 employees (as per Zoning Ordinance 7.4.1D.1.) equals 1 space.**

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Robert Frazier
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4. Required parking spaces for visitors and company vehicles are assumed to be included in the parking for the office space.
5. Required parking spaces for the 15' x 30' (450 square feet) upstairs Frazier properties executive office lounge at one parking space per 200 square feet (as per Zoning Ordinance 7.4.1 C.3.e.) equals 3 spaces.
6. Required parking spaces for the 25' x 95' (2,375 square feet) Silver Back Barrel Club (strength conditioning and rehabilitation space) at one parking space per 200 square feet (as per Zoning Ordinance 7.4.1 C.3.b.i.) equals 12 spaces.

In addition to the 58 spaces described above, parking spaces will also be required for:

1. any self-storage units in the unauthorized upstairs storage space in the middle wing at one parking space per 3 self-storage units. It is recommended that this space not be used for self-storage but simply storage for Frazier properties in which case no parking will be required for this space.
2. the arborist tenant's work related vehicles; these are not included in the office space calculation for parking and will clearly need parking spaces that are larger than 9' x 20'.

Required versus useable parking spaces

Staff has calculated 36 usable parking spaces on the subject property. Your land uses thus require 22 additional on-site parking spaces, plus spaces for the arborist's vehicles, and more if you rent the middle building's upstairs as self-storage spaces.

Parking Recommendations

Mr. Hall suggests that you need to do the following to demonstrate your commitment to resolving several significant regulatory issues:

1. In order to reduce the amount of variance for parking spaces, propose to demolish the bus garage and not rent the second floor storage areas in the middle building. Regarding those second floor storage areas, propose to remove the current stairway since it adds to traffic congestion on the south side.
2. Permanently remove the buses from the property by the next public hearing, as you indicated you would at the January 29, 2015 public hearing. If you do not remove the buses, you need to provide a firm date by which they will be removed from the property and that date will be made a condition of the variance.
3. Investigate purchase of adjacent land, and if purchase is feasible, include that extra land in the revised site plan. Please consider purchasing more than the minimum required to give you some flexibility. If neither purchase of adjacent land nor reducing the building footprint are feasible, you can propose the lease option (at the risk of the ZBA not accepting it) but

there needs to be an improved lease that will guarantee that the Zoning Department will know immediately if the lease is in dispute.

Please feel free to contact me at 384-3708 or schavarr@co.champaign.il.us.

Sincerely,

A handwritten signature in cursive script that reads "Susan Chavarria".

Susan Chavarria
Senior Planner

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

April 1, 2016

Mr. Robert Frazier
310 Tiffany Court
Champaign, IL 61822

RE: Case 792-V-14

Mr. Frazier:

At the March 24, 2016 Zoning Board of Appeals Meeting, the Board continued your case to June 30, 2016. Based on discussion at the meeting, you are responsible for completing the following items prior to your next hearing:

1. Relocate all buses from the Tiffany Court property unless even more parking is proposed to make up for the area occupied by the buses.
2. Secure comments from Illinois Capital Development Board (CDB) regarding accessibility.
3. Verify with Jeff Marino at the City of Champaign and secure an email with his response that the second floor areas are acceptable to the City or whether any changes are necessary.
4. If necessary, meet with Planning & Zoning to discuss proposed changes.
5. Have your engineer prepare a new parking plan for the north property that provides all of the additional parking that is required.
6. Secure comments from the Fire Protection District (FPD) regarding access by fire trucks and also check with Jeff Marino with the City of Champaign.
7. Submit to Planning & Zoning a copy of the purchase agreement for the north parking area, including all of the items discussed in the March 18, 2016 memo, and including any revisions necessary to provide additional parking.
8. Make any necessary revisions to building plans and site plan, including parking areas) based on the following:
 - a. Capital Development Board accessibility requirements;
 - b. Fire Protection District comments;
 - c. City of Champaign comments;
 - d. Identify where the arborist vehicles will be parked to ensure that arborist parking is considered in the site plan; and
 - e. Your final decision regarding the steps and the ramp on the west side of the building; dumpster relocation; removal of the exterior stair; adding pavement where required; any required expansion of the proposed north parking area and land purchase.

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9. **SUBMIT A COMPREHENSIVE SITE PLAN WITH ALL OF THE RELEVANT PROPERTY (EXISTING & PROPOSED) ON ONE SHEET AND INDICATE AND NUMBER EACH PARKING SPACE.**
10. **Prepare a scaled engineering/architecture drawing of the proposed removal and reconstruction of the curb and sidewalk, including adequate detail drawings, that has been coordinated with the rest of the site plan and submit to Planning & Zoning, County Engineer, and Keith Padgett for comments and then revise as needed.**
11. **Upon approval of scaled engineering/architecture drawing of proposed curb and sidewalk reconstruction, construct the curb and sidewalk but coordinate extensively with both Planning & Zoning and Keith Padgett to ensure that adequate inspections are made during construction.**
12. **Secure Keith Padgett's and Jeff Blue's written acceptance of reconstructed curb and sidewalk.**
13. **No later than June 3, 2016, apply to the City of Champaign for subdivision approval including submission of a completed Plat of Subdivision and provide copies of plan and application to Champaign County.**

Staff hopes that the June 30th meeting will bring final action for your case and we will do our utmost to help you achieve that. In order for this to be possible, every item listed above needs to be complete and any documentation submitted to our office no later than Friday, June 3, 2016.

Please feel free to contact me at 384-3708 or schavarr@co.champaign.il.us.

Sincerely,



**Susan Chavarria
Senior Planner**

July 6, 2016

Champaign
County
Department of



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

(217) 384-3708

Mr. Robert Frazier
310 Tiffany Court
Champaign, IL 61822

FILE COPY

RE: Case 792-V-14

Mr. Frazier:

At the June 30, 2016 Zoning Board of Appeals Meeting, the Board continued your case to September 29, 2016. **Chairman Thorsland indicated that this is to be the final list of items given to you to complete and that the Board needs all of this information in order to begin to make a determination. You are responsible for completing the following items no later than September 8, 2016:**

1. Contact the Illinois Capital Development Board (CDB).
 - a. Submit an architectural drawing of all levels of all buildings on the subject property to CDB for their review.
 - b. Acquire written documentation from CDB regarding accessibility requirements for number of parking spaces; second floor access requirements in the case you do not install an elevator; and any other accessibility concerns they identify.
 - c. Submit a copy of their findings to the Zoning Department.
 - d. Resolve all issues they identify and submit approval documentation from CDB.

2. Revise your official site plan as needed. The site plan must mitigate any issues identified by the Illinois Capital Development Board, Bondville Fire Protection District, City of Champaign Planning Department, Champaign Township, Champaign County Zoning Board of Appeals, and the Zoning Department. The following details must be included in the site plan, which can be larger than 11x17 as long as a legible copy can be created on 11x17 for distribution:
 - a. The site plan can be more than one page, and staff offers the following possible format:
 - First page: first floor plan and the site plan showing all land area (existing lot and the proposed purchase to the north) and the proposed improvements (parking areas, curb replacement, accessible parking, etc.)
 - Second page: second floor plan
 - Additional pages may contain more details
 - b. How you will decommission all but 1,000 square feet on the second floor (in order to not have to install an elevator) – these areas can only be used as “archival storage” as per the Illinois Accessibility Code. Please see the “DECOMMISSIONING” section at the end of this list.
 - c. Redesigned parking for at least 57 spaces. Please see the “PARKING REQUIREMENTS” section at the end of this list.

- d. Sufficient handicap accessible spaces as required by the Illinois Accessibility Code: For 51-75 required parking spaces, 3 of them must be accessible spaces.
 - e. Depict both the north lot and the subject property;
 - f. All floors of all buildings – not just the business areas;
 - g. Dimensions of all buildings for each floor;
 - h. Dimensions of individual office spaces in the west building;
 - i. Distance between all buildings and the property line;
 - j. Separation distance between all buildings on the property;
 - k. Width of all access drives at the narrowest point on each side of the buildings;
 - l. All uses of each floor of each building;
 - m. How all buildings are connected (i.e. how do you access second story areas, can second floor areas in west building be accessed from the second floor of the middle self-storage areas);
 - n. Ensure sufficient turning radius for emergency vehicles at each corner of the property and for any access points, including between the north parking area and the subject property;
 - o. Curb replacement must be depicted;
 - p. Location of dumpster, septic, and any other structures that will remain on the property;
 - q. What type of surface will be on the septic field;
 - r. Remove the speckled concrete layer – it makes the plan difficult to read.
 - s. Correct the scale bar to be equivalent to the text scale.
3. Have your engineer prepare a Plat of Subdivision for the north lot, including any engineering drawings and other elements as required by the City of Champaign. Jeff Marino's phone is 217-403-8800. We recommend that you apply for subdivision approval with the City of Champaign before the September 29, 2016 ZBA meeting, which is consistent with the current proposed conditions of approval for your variance.
 4. Have your engineer draw up engineering plans and details for the curb replacement. The drawings must be of a quality that could be used for a bidding process.
 - Mr. Padgett indicated that a barrier curb is what should be installed, and any existing curb base must be removed before constructing a new curb. We sent you a copy of IDOT specifications for curbs on May 4, 2016 via email. Mr. Padgett also provided more details on the original construction of the curb as per the Final Plat of Stahly Subdivision dated 8/8/86 and received July 1, 2016; this information is enclosed with this memorandum.
 - Submit your engineering plans and details to the Zoning Department for review, and we will distribute them to the County Engineer and Mr. Padgett for their approval. We will notify you and your engineer when the documents are approved.
 - Construction should only begin once the plans and details are approved and there has been adequate coordination for inspection.

5. The Zoning Department will contact Adam Shaw, Bondville Fire Protection District (FPD) Chief, regarding access by emergency vehicles to the subject property and any issues they feel you may need to address.
6. Verify with Jeff Marino at the City of Champaign and secure a letter or email with his response that the City has no issues with the Site Plan in terms of City Ordinance requirements since you plan to annex the property.

DECOMMISSIONING SECOND FLOOR AREAS

Staff contacted Felicia Burton, Accessibility Specialist with the Illinois Capital Development Board, to seek clarification on the 1,000 square feet of functional space maximum on the second floor areas. It was determined that the Illinois Accessibility Code will require you to have no more than 1,000 square feet of functional space total for second floor areas on the property. This space would include your office, mini storage areas, corridors, as well as personal storage areas not used in the business.

Any 2nd floor space in excess of the 1,000 square feet of functional space can be used for "archival storage". Ms. Burton defined "archival storage" as "any storage area which is intended for the maintenance of unused records such as "dead files." Ms. Burton said that John Hall makes the determination about how areas outside of the 1,000 square feet should be decommissioned.

John Hall is going to recommend the following for ZBA members to consider in addition to Ms. Burton's input:

- All 2nd floor areas outside the 1,000 square feet of functional space must be made inaccessible and cannot even be used for "archival storage" unless all individual storage area walls are removed and the "archival storage" area is one large space.
- Add a special condition that the Zoning Administrator shall be allowed access to any part of the building at least once each year in order to verify that those 2nd floor areas are not being accessed or made usable. This special condition should be applicable to all of the "excess" 2nd floor areas in the entire building.

PARKING REQUIREMENTS

Obviously, decommissioning greatly reduces the number of minimum parking spaces required for the uses on your property. Here are the revised calculations based on the June 21, 2016 parking plan and the March 21, 2016 site plan information about the second floor areas:

1st floor west wing office space = 30 spaces
 6 storage units upstairs in west wing (assuming 50 s.f. each) = 2 spaces
 534 s.f. west wing upstairs office = 3 spaces
 1st floor storage units = 63 units / 3 = 21 spaces
 Employee spaces = 1
TOTAL = 57

Should the ZBA decide to accept the City of Champaign's Collective Parking Provision as described in Andrew Fell's letter received May 25, 2016, the number of parking spaces could be reduced by 15% to 49 spaces. We recommend that your site plan for

the next hearing show the 57 required spaces and if the ZBA approves your providing only 49 spaces in total, then your engineer may revise the Plat of Subdivision to either include less land or simply show fewer parking spaces.

Three of the 57 parking spaces must be handicap accessible.

The six parallel parking spaces must be removed from the north side of the buildings on the site plan.

Any travel lanes around the building must be at least 10 feet wide, and ideally at least 12 feet wide if emergency vehicles are to be able to access all sides of the property. Turning radius on each corner around the buildings and within the north lot must also be sufficient. There must be sufficient room for vehicles to park and maneuver when pulling in and out of the parking spaces.

ADDITIONAL REQUIRED ACTIONS PRIOR TO FINAL DETERMINATION OF ZONING CASE 792-V-14

John Hall, Zoning Administrator, is going to recommend to the ZBA that they not make a final determination on this case until the following activities are complete:

- a. All second floor areas except for the 1,000 square feet functional space allowed as per the Illinois Accessibility Code must be decommissioned to the satisfaction of the Zoning Administrator.
- b. The curb on Tiffany Court that you partially removed must be replaced to the satisfaction of the Zoning Administrator, County Highway Engineer, and Champaign Township.

Note that annexation cannot occur until the County Zoning Board of Appeals approves any required variance and you make any necessary changes to the property (including decommissioning of excess 2nd floor areas, replacing the street curb, adding accessible parking spaces, and passing an accessibility inspection by the Zoning Administrator) and you complete the subdivision plat approval process with the City of Champaign.

Staff hopes that the September 29, 2016 meeting will bring final action for your case and we will do our utmost to help you achieve that. In order for this to be possible, **every item listed above needs to be complete and any documentation submitted to our office no later than Thursday, September 8, 2016.** Based on the discussion at the June 30th meeting, I believe it is a good possibility that your case will be denied at the next hearing and forwarded to the State's Attorney for enforcement proceedings unless these items are completed. We recommend that Mr. Fell or any other engineer/architect who creates your plans/designs/plat of survey attend the next meeting.

Please feel free to contact me at 384-3708 or schavarr@co.champaign.il.us.

Sincerely,



Susan Chavarria
Senior Planner

Susan Burgstrom

From: Michelle Follmer <michelle@follmerlaw.com>
Sent: Tuesday, February 21, 2017 3:08 PM
To: Susan Burgstrom; Kent Follmer
Subject: Frazier Replat (Case No. 792-V-14)
Attachments: LOT 7 OF REPLAT OF LOT 5 AND EMAILS.pdf; Ltr to Susan Burgstrom-signed.pdf

Dear Mrs. Burgstrom,

My name is Michelle Follmer and I am legal assistant to Attorney Kent Follmer who represents Robert Frazier. I attach a letter from Kent along with relating documents. Please confirm receipt of this email and its attachments. Thank you!

--
Michelle R. Follmer
Legal Assistant to Kent Follmer
Follmer Law Offices
1717 Philo Rd., #16
Urbana, IL 61802
(217) 367 - 2424

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FEB 21 2017

CHAMPAIGN CO. P & Z DEPARTMENT

Follmer Law Offices

Kent Follmer

Since 1958
ATTORNEYS AT LAW

Phone: 217-367-2424
Fax: 217-367-2468

Clive Follmer,

1717 Philo Road

Suite 16

kent@follmerlaw.com

10-1-31 - 8-14-16

Urbana, Illinois 61802-6099

February 21, 2017

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CHAMPAIGN CO. P & Z DEPARTMENT

Ms. Susan Burgstrom, Senior Planner
Department of Planning & Zoning
Brookens Administrative Center
1776 E. Washington St.
Urbana, IL 61802

Sent via email only to: sburgstrom@co.champaign.il.us

Re: Case No. 792-V-14
Owner: Robert Frazier
Subject Property: Lot 4 Stahly Sub
REQUEST FOR CONTINUANCE

Dear Susan:

As a follow-up to our conversation over the phone last week, I met with Robert Frazier and have preliminarily reviewed the voluminous documents in connection with the above-referenced matter, going back through the last 2 meetings. Although I have not become fully informed of the facts of this case as of yet, I am generally informed of the issues. I am willing to enter my appearance in this case on his behalf and will devote considerable effort to fully resolve this matter if the ZBA will agree to extend the March 16 hearing date. I have provided some information below that will bring you and the ZBA up to date concerning the reasons why we need more time and why it makes sense for all parties involved to push this case one more time.

First, I have a trial and other deadlines in major litigation files in early March which will dominate my time until March 10. I will not have sufficient time to become fully informed of the facts and issues in this matter. Second, more importantly, Mr. Frazier has been very busy negotiating with owner of the property to the north, Isaacs Properties. He has run into some stumbling blocks but it appears that he has clear path now to acquire the needed property to the north. Over the passed several months, Mr. Frazier and his engineers at Phoenix Consulting have discussed several different scenarios as to how Issacs can replat its property, to the city's satisfaction concerning easements and access, that will allow Mr. Frazier to acquire more property to resolve the parking problems that are central to the above-referenced case. It appears that just recently Mr. Frazier, Isaacs Properties and the City of Champaign have all come to an agreement. The purchase price has been agreed to and all other terms. I just got off the phone with Attorney Brian Schurter and confirmed all of the above to be true. I also confirmed that he is currently drafting the contract, but we won't have the legal description until the minor replat is approved. I attach copies of the replats and of recent emails concerning this matter, documenting the above to be true.

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February 21, 2017
Page 2 of 2

It does not make sense to have a hearing on these matters on March 16 based upon the current status of things. I am not going to enter my appearance until the ZBA has made a ruling on this request for a continuance. I cannot agree to walk into this hearing unprepared that will not be productive for several reasons to any person involved. It is my sole objective to help Mr. Frazier fully resolve all of the current violations without spending additional time that would be unproductive. I am fully aware of the amount of time the ZBA and the county staff have devoted to this case since 2014. A continuance would allow the ZBA to spend time on cases that are ripe for hearing, rather than this one that will soon be ripe for hearing. I suggest that enforcement proceedings are not necessary and will not be necessary. I ask that we allow a one-time "reset" on this case, allow Mr. Frazier some time to acquire the a parcel to the north, and allow me time to visit with staff. I ask for a 60-90 day continuance. If this is granted, I will enter my appearance and get busy.

I look forward to hearing from you. Thank you.

Very truly yours,

FOLLMER LAW OFFICES

Kent Follmer

Kent Follmer

From: Sandy Langley
Sent: Tuesday, February 21, 2017 1:02 PM
To: Brian T. Schurter <btschurter@tbklaw.com>
Subject: FW: Frazier - replat

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Sandy Langley
Assistant to Brian T. Schurter
TUMMELSON BRYAN & KNOX, LLP
115 N. Broadway Avenue
P.O. Box 99
Urbana, IL 61803-0099
Ph. (217) 367-2500
Fax: (217) 367-2555

From: Eric Hewitt [mailto:ehewitt@phoenix-ce.com]
Sent: Monday, February 20, 2017 4:04 PM
To: Sandy Langley <salangley@tbklaw.com>
Cc: Tom Overmyer <tovermyer@phoenix-ce.com>
Subject: Frazier - replat

Sandy,

Attached is a PDF containing the comprehensive email regarding the plan/replat I would like Brian to review. Also attached is the original plan drawing that should accompany this comprehensive email PDF.

Further attached is the current plan which includes more land. The City has seen this and has provided preliminary blessing, however I don't have a good email to send along as it was discussed in a phone conversation.

Thanks. Looking forward to hearing from Brian as soon as possible.

Eric E. Hewitt, PLS

Phoenix Consulting Engineers, LTD

421 E. Main St., PO Box 1187

Mahomet, IL 61853

217-586-1803

217-840-9129 (cell)

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6 attachments

 noname.html
1K

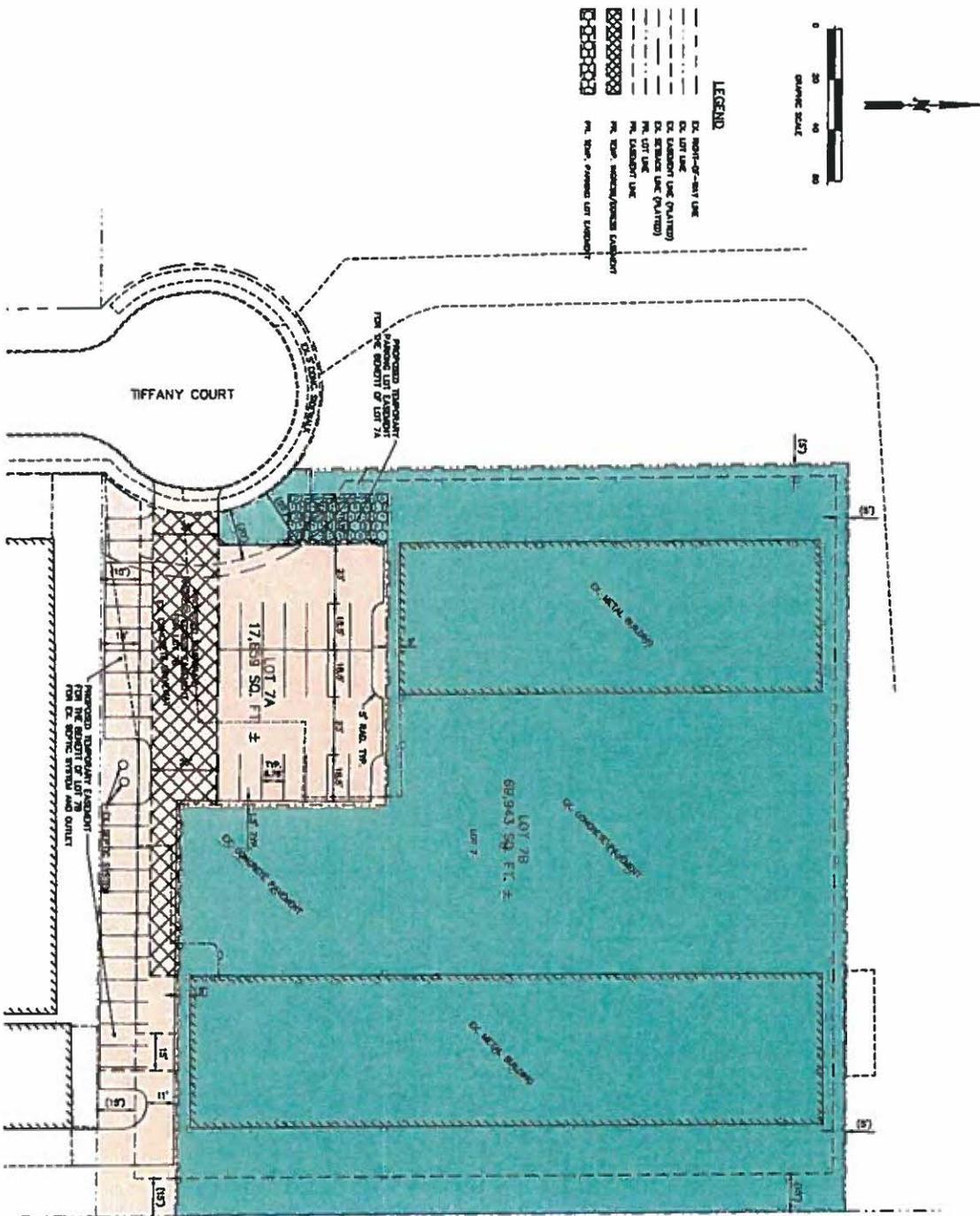
 Re_Minor Subdivision (emails).pdf ←
625K

 15SUR050 SITE PLAN_PRELIMINARY 020916.pdf
168K

 noname.html
1K

 15SUR050 090816 SITE PLAN (1).pdf
174K

 noname.html
1K



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CHAMPAIGN CO. P & Z DEPARTMENT

PRELIMINARY

PROJECT NO. 15510050	REVISIONS		DATE: 08/06/16	SITE PLAN	
	NO.	DATE	BY		
1					Phoenix Consulting Engineers, Ltd. Professional Design Firm No. 184.005835 421 E. Main Street • Mahomet, IL 61853 Ph 217-586-1803 • Fax 217-586-6757
DATE: 08/06/16	DRAWN BY: EDH		DATE: 08/06/16	LOT 7 OF REPLAT OF LOT 5 STAHLY SUBDIVISION CHAMPAIGN, ILLINOIS	

From: Eric Hewitt
To: "Eric Hewitt"
Cc: tovermyer@phoenix-ce.com
Subject: RE: Minor Subdivision
Date: Tuesday, March 08, 2016 1:24:08 PM

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Susan,

Here is another email where Jeff asked the same question about "temporary" and my response.

Eric

From: Eric Hewitt [mailto:ehewitt@phoenix-ce.com]
Sent: Tuesday, February 09, 2016 3:22 PM
To: 'Marino, Jeff'
Cc: tovermyer@phoenix-ce.com
Subject: RE: Minor Subdivision

Jeff,

Yes a long term temporary. Meaning if and when Lot 7B is leveled and completely redeveloped the easements would no longer be available. Maybe "temporary" is not the best word to describe this but would want the plat as well as the legal documents to explain the situation. Maybe an attorney can give some guidance on the wording if we get to that point or if you think of a better term to use please let me know. I will gladly take your advice. In the meantime, I am going to present this plan to the client and landowner to get their comments. I appreciate all of your help.

Eric

From: Marino, Jeff [mailto:jeff.marino@ci.champaign.il.us]
Sent: Tuesday, February 09, 2016 1:18 PM
To: Eric Hewitt
Subject: Re: Minor Subdivision

Eric,

This looks good. This is in compliance with the codes. One quick question, when you say "temporary", are you talking long term, or are you thinking something shorter?

Thanks,
Jeff

Jeff Marino, AICP
Senior Planner
Planning and Development Department
City of Champaign
217-403-8800

*Please be aware any emails to or from this account are subject to the Freedom of Information Act

On Tue, Feb 9, 2016 at 11:32 AM, Eric Hewitt <chewitt@phoenix-ce.com> wrote:
Jeff,

We have reworked the plan for these lots so Lot 7B has direct "future" access to the ROW. Lot 7B is proposed to "temporarily" be accessed via the 26' wide ingress/egress easement across Lot 7A. We are also proposing to use a portion of the Lot 7B 30' ROW connection as a parking for Lot 7A via a "temporary" parking easement.

Will you please confirm we now have an acceptable plan and provide informal approval so we can provide to the parties involved.

Thanks.

*Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD
421 E Main St., PO Box 1187
Mahomet, IL 61853
217-586-1803*

217-840-9129 (cell)

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From: Marino, Jeff [mailto:jeff.marino@ci.champaign.il.us]
Sent: Monday, February 08, 2016 2:26 PM
To: Eric Hewitt
Cc: tovermyer@phoenix-ce.com
Subject: Re: Minor Subdivision

Eric,

I have attached two possible scenario, where Lot 7B is essentially a flag lot with access to the cul-de-sac, and the shared access easement crosses the flag portion. This would help meet the 30 feet requirement for frontage on a public right-of-way. The design of the parking lot could/would remain the same, but the lots lines and the easements would be adjusted so both lots would have 30 feet of frontage.

I understand that from a functionality standpoint, they are essentially the same thing; however, from a long term use, and future redevelopment of the site standpoint, there are some slight nuances that can have a big impact in the future.

One other note, it looks like you have left enough room for landscaping. So it is really some just to keep in mind, the City of Champaign requires all new parking lots to meet the landscaping requirements, which requires a tree at the ends of all rows of parking and a buffer from the public right-of-way.

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Let me know if you have any questions,

Jeff Marino, AICP
Senior Planner
Planning and Development Department
City of Champaign
217-403-8800

*Please be aware any emails to or from this account are subject to the Freedom of Information Act

On Mon, Feb 8, 2016 at 9:03 AM, Eric Hewitt <ehewitt@phoenix-ce.com> wrote:
Jeff,

Sorry for the confusion. The access to Lot 7B is via a proposed 26' wide ingress/egress easement now hatched for clarification.

Eric

From: Marino, Jeff [mailto:jeff_marino@ci.champaign.il.us]
Sent: Friday, February 05, 2016 1:35 PM
To: Eric Hewitt
Cc: tovermyer@phoenix-ce.com
Subject: Re: Minor Subdivision

Eric,

It looks like Lot 7B only has 15 feet of frontage on the cul-de-sac. Our ordinance requires 30 feet of frontage on a public right-of-way for every lot. Can you increase this to 30 feet?

Jeff

Jeff Marino, AICP
Senior Planner
Planning and Development Department
City of Champaign
217-403-8800

*Please be aware any emails to or from this account are subject to the Freedom of Information Act

On Thu, Feb 4, 2016 at 12:33 PM, Eric Hewitt <ehewitt@phoenix-ce.com> wrote:
Jeff,

Attached is the site plan. Will you please provide comment on the replat as well as the schematic design of the parking lot.

We appreciate your help and time.

*Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD*

421 E Main St., PO Box 1187
Mahomet, IL 61853
217-586-1803

217-840-9129 (cell)

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CHAMPAIGN CO. P & Z DEPARTMENT

From: Marino, Jeff [mailto:jeff.marino@ci.champaign.il.us]
Sent: Wednesday, February 03, 2016 10:56 AM
To: Eric Hewitt
Subject: Re: Minor Subdivision

Eric,

Yes, that can work as a stand alone lot. The minimum lot size in the I-1, Light Industrial Zoning District is 10,000 square feet.

We also have a requirement that each lot has frontage on a public right-of-way. I would think it would be a good idea to have 30 feet of frontage for both lots, the existing lot 7 and the newly proposed parking lot. However, if you can design both lots with frontage, we typically support shared access points. So having a common access easement would not be a problem.

If the existing lot 7 didn't have frontage on a public right-of-way, that would require a waiver, which would kick it out of the minor plat category and into the replat category, which would need to go to City Council.

One other note, a stand along parking lot is not a permitted use in the I-1, Light Industrial Zoning District. However, once the lot is replatted it can be joined with the lot in the county, to make one lot for zoning purposes, through a Zoning Lot designation.

If you get a draft pdf, feel free to email it to me, and we can make sure we are on the same page.

Jeff

Jeff Marino, AICP
Senior Planner
Planning and Development Department
City of Champaign
217-403-8800

*Please be aware any emails to or from this account are subject to the Freedom of Information Act

On Wed, Feb 3, 2016 at 9:23 AM, Eric Hewitt <ehewitt@phoenix-ce.com> wrote:
Jeff,

Thanks for the info.

Instead of replatting his lot and the lot to the north and making the area of the lot to the north a part of his property, Mr. Frazier is proposing to replat just the lot to the north. See the attached GIS map. The blue box depicts the lot for Mr. Frazier to purchase for his additional parking associated with his lot to the south. The lot would contain an ingress/egress easement for access to the remainder of lot 7. I would like your comment on going this route. Hopefully this can be done as a non-buildable outlot and now that we are not replatting a property with a County zoning issue.

I look forward to hearing your thoughts.

Thanks.

*Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD
421 E Main St., PO Box 1187
Mahomet, IL 61853
217-586-1803*

217-840-9129 (cell)

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From: Marino, Jeff [mailto:jeff.marino@ci.champaign.il.us]
Sent: Tuesday, February 02, 2016 11:24 AM
To: Eric Hewitt
Subject: Re: Minor Subdivision

Eric,

Below are the code requirements for each individual section of the ordinance:

Landscaping:

https://www.municode.com/library/il/champaign/codes/code_of_ordinances?nodeId=MUCO_CH37ZO_ARTXLASC

Parking:

https://www.municode.com/library/il/champaign/codes/code_of_ordinances?nodeId=MUCO_CH37ZO_ARTVIIPALOACDR

I think that is a good idea to go ahead and design the parking to the City's standards, which will make it in-compliance, if the property is annexed.

Let me know if you have any specific questions about either of the sections.

Jeff Marino, AICP
Senior Planner
Planning and Development Department
City of Champaign

217-403-8800

On Tue, Feb 2, 2016 at 11:07 AM, Eric Hewitt <ehewitt@phoenix-cc.com> wrote:
Hi Jeff.

We are meeting with Mr. Frazier today to now discuss preparing a site plan for the County's review. The site plan will show the proposed property line adjustment to be accomplished through a replat with the City in the future. The reason for the property line adjustment is to include a portion of the land to the north with his existing lot for parking purposes. The site plan will show the proposed parking plan for this area. Since the property is proposed to be part of the City in the future, I am thinking the parking should be designed to the City requirements. Could you point me to information on City parking lot design, specifically setback and landscape requirements? Thank you for your assistance.

Eric

From: Marino, Jeff [<mailto:jeff.marino@ci.champaign.il.us>]
Sent: Tuesday, November 10, 2015 4:50 PM
To: Eric Hewitt
Cc: lexillini@gmail.com
Subject: Re: Minor Subdivision

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Eric,

You are right a replat will go through the City of Champaign, since this property is clearly within the City's mile and a half ETJ. Unfortunately, this particular subdivision wouldn't qualify for a minor plat because in order to meet the requirements for a minor plat, all of the infrastructure needs to be constructed and in place. This lot does not currently have sanitary sewer.

Additionally, it is my understanding that part of the reason for this plat was to help address a zoning issue with the County Planning and Zoning Department. The City of Champaign Subdivision Regulations state under section 31-503 (b) a minor subdivision is a division of land "which is in conformity with the Comprehensive Plan and Zoning Ordinance of the City or County of Champaign, whichever is applicable."

Since this is not in compliance with the Champaign County Zoning regulations, it needs to be brought into compliance with their codes before we can review and approve the plat. It is my understanding that this needs a variance to be brought into compliance with their codes and that there is a County ZBA meeting scheduled for the end of January to address these issues. After these issues have been addressed, we can revisit the plat.

Additionally, as part of the plat, if there are any outstanding zoning issues, we can possibly address them through an Annexation Agreement. The Annexation Agreement can serve as a contract between the City and the property owner, which allows some flexibility to be addressed, while setting expectations and a timeline for any existing issues.

Let me know if you have any questions,
Jeff Marino

Senior Planner
Planning and Development Department
City of Champaign

Jeff Marino, AICP
Senior Planner
Planning and Development Department
City of Champaign
217-403-8800

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CHAMPAIGN CO. P & Z DEPARTMENT

On Tue, Nov 10, 2015 at 8:18 AM, Eric Hewitt <ehewitt@phoenix-ce.com> wrote:
Dear Jeff,

We have been retained by Mr. Robert Frazier to prepare a replat-minor subdivision which will require your departments approval. I believe Mr. Frazier has brought the proposed project to your attention previously and we wanted to get your unofficial blessing at this time as we begin the surveying.

Attached is the GIS map with the 2 lots being replated boxed in red. The blue figure represent the reconfigured lot of Mr. Frazier.

What special circumstances exist in order to get the proposed minor subdivision approved? I am aware of the street tree requirement.

Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD
421 E Main St., PO Box 1187
Mahomet, IL 61853
217-586-1803

217-840-9129 (cell)

Susan Burgstrom

From: Eric Hewitt <ehewitt@phoenix-ce.com>
Sent: Wednesday, February 22, 2017 10:16 AM
To: Susan Burgstrom
Cc: Sandy Langley; Jeff J Marino
Subject: Re: Frazier property purchase
Attachments: REPLAT LOT 7 OF LOT 5 STAHLY SUB FINAL PLAT_2 LOTS DRAFT 022017.pdf

Susan,

Attached is the draft of the minor subdivision plat. We (Phoenix and Isaacs attorney-Brian Schurter) are working to get this submitted to the City of Champaign for approval and recording.

Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD
421 E. Main St., PO Box 1187
Mahomet, IL 61853
217-586-1803
217-840-9129 (cell)

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On Wed, Feb 22, 2017 at 8:43 AM, Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

Thanks Eric. Have you started preparing the Plat of Subdivision? Mr. Frazier, via his attorney Kent Follmer, want a continuance of the public hearing scheduled for 3/16. Staff thinks the ZBA members will require at least a preliminary plat of subdivision to grant this continuance. Any information you have would be appreciated.

Susan

From: Eric Hewitt [mailto:ehewitt@phoenix-ce.com]
Sent: Wednesday, February 22, 2017 8:38 AM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: Re: Frazier property purchase

Susan,

I don't know Kent Follmer, but I am currently working on a replat of his neighbors lot (Isaacs) through the City of Champaign. Mr. Frazier intends to purchase lot 7A.

Let me know if you have any questions or need anything further.

Thanks,

Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD
421 E. Main St., PO Box 1187
Mahomet, IL 61853
[217-586-1803](tel:217-586-1803)
[217-840-9129](tel:217-840-9129) (cell)

On Wed, Feb 22, 2017 at 8:34 AM, Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:
Hi Eric,

FINAL PLAT

REPLAT OF LOT 7 OF REPLAT OF LOT 5 OF STAHLY SUBDIVISION

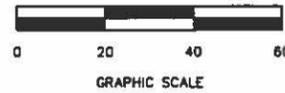
AN ADDITION TO
CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS
PART OF SE 1/4 OF SEC. 8, T. 19 N., R. 8 E., 3RD P.M.

DRAFT

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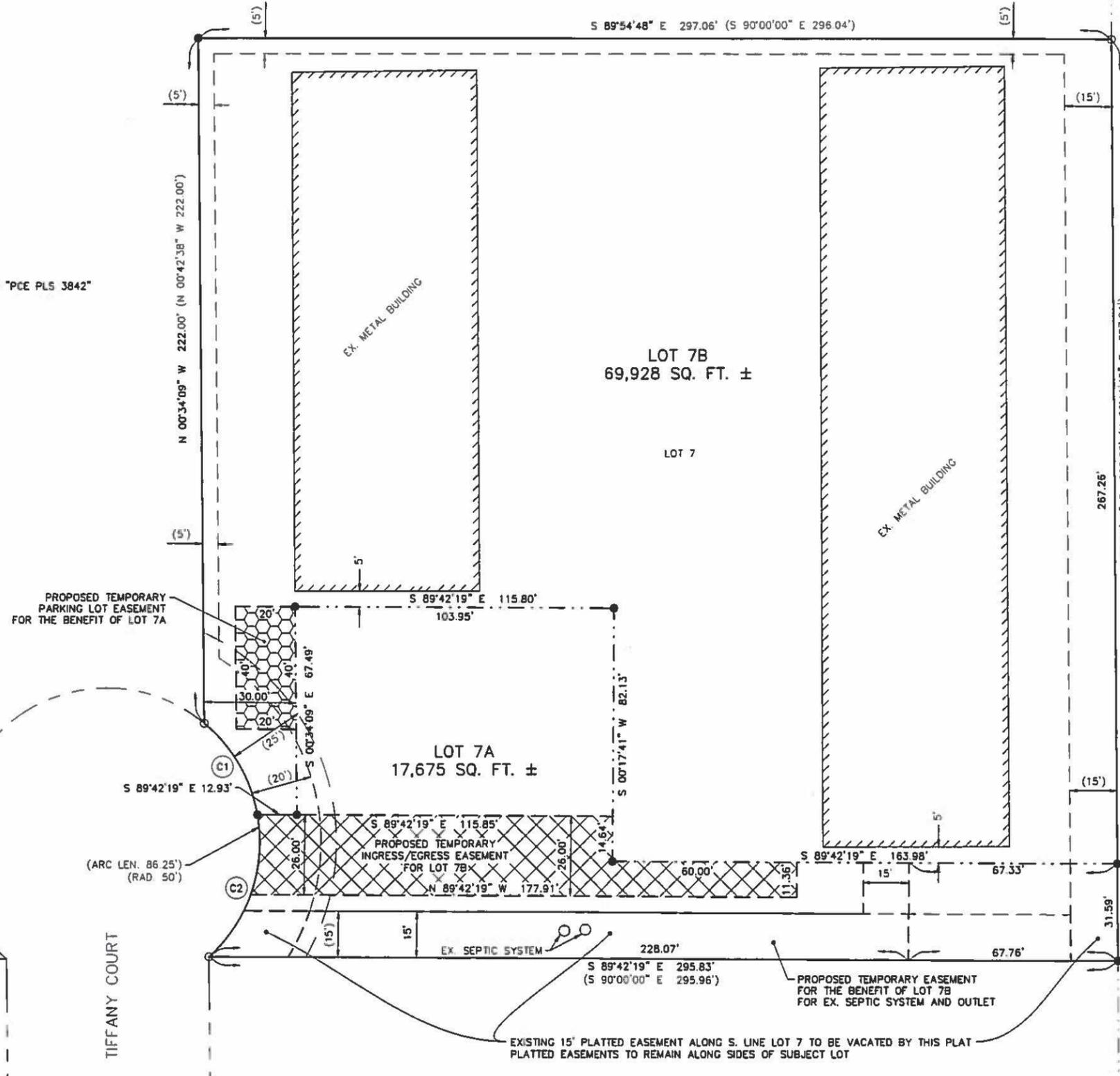
LEGEND

- BOUNDARY OF PLAT
- - - - EX. RIGHT-OF-WAY LINE
- EX. LOT LINE
- EX. EASEMENT LINE (PLATTED)
- EX. SETBACK LINE (PLATTED)
- PR. LOT LINE
- PR. EASEMENT LINE
- ▨ PR. TEMP. INGRESS/EGRESS EASEMENT
- ▩ PR. TEMP. PARKING LOT EASEMENT
- SET 5/8" IRON PIN W/ CAP STAMPED "PCE PLS 3842"
- IRON PIN FOUND
- () RECORD DIMENSION

- (C1) L = 35.06'
R = 50.00'
CH. = 34.34'
CH. BRG. = S 30°23'02" E
- (C2) L = 50.96'
R = 50.00'
CH. = 48.78'
CH. BRG. = S 18°54'07" W

NOTES:

1. THE SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN.
2. BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83).
3. PARCEL IS ZONED I-1 LIGHT INDUSTRIAL BY THE CITY OF CHAMPAIGN.
4. ALL YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CHAMPAIGN ZONING ORDINANCE AND ANY APPLICABLE RESTRICTIVE COVENANTS.
5. THE SUBDIVISION IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 17019C0402D, EFFECTIVE DATE OCTOBER 2, 2013.
6. STORM WATER DETENTION FACILITIES FOR THE SUBDIVISION ARE EXISTING AND LOCATED UPON THE ADJACENT LOT 6.



OWNER / SUBDIVIDER: ISACCS PROPERTIES
XXX
XXX

ENGINEER / SURVEYOR: PHOENIX CONSULTING ENGINEERS, LTD.
P.O. BOX 1187
MAHOMET, IL 61853
(217) 586-1803
FAX (217) 586-6757
PROFESSIONAL DESIGN FIRM
NO. 184.005835

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } SS

I, ERIC E. HEWITT, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3842, DO HEREBY CERTIFY THAT I HAVE SURVEYED, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND WITH THE ORDINANCES OF THE CITY OF CHAMPAIGN, THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

LOT 7 OF REPLAT OF LOT 5 IN THE STAHLY SUBDIVISION, CHAMPAIGN COUNTY, ILLINOIS, AS RECORDED IN PLAT BOOK AA AT PAGE 73, AS DOCUMENT NO. 86R24362, IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE.

THE TOTAL AREA FOR THIS REPLAT IS 87,603 SQUARE FEET, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO 2 LOTS, IRON PINS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAT AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF. SAID SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 7 OF A REPLAT OF LOT 5 OF STAHLY SUBDIVISION", CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE FOREGOING PLAT ACCOMPANYING THIS CERTIFICATE CORRECTLY REPRESENTS THE ABOVE DESCRIBED PROPERTY AS SUBDIVIDED.

I FURTHER CERTIFY THAT NO PORTION OF SAID SUBDIVISION LIES WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NAME OF FIRM OF SURVEYOR:
PHOENIX CONSULTING ENGINEERS, LTD.
P.O. BOX 1187
MAHOMET, IL 61853

DATE: _____

ERIC E. HEWITT
ILL. PROF. LAND SURVEYOR NO. 3842



APPROVED:

APPROVAL OF THIS MINOR SUBDIVISION PLAT IS HEREBY GRANTED UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CHAMPAIGN.

PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____



Phoenix Consulting Engineers, Ltd.
Professional Design Firm No. 184.005835
421 E. Main Street • Mahomet, IL 61853
Ph 217-586-1803 • Fax 217-586-6757

Susan Burgstrom

From: Eric Hewitt <ehewitt@phoenix-ce.com>
Sent: Monday, March 06, 2017 11:38 AM
To: Susan Burgstrom
Cc: Kent Follmer
Subject: Re: Frazier property purchase

RECEIVED
MAR 06 2017
CHAMPAIGN CO. P & Z DEPARTMENT

Yes I heard from Jeff. He can assign a case number with just the application, prints of the plat and fee. We are attempting to get that to the City this week. Have to get with the Isaacs first since they are the owner of the land.
Eric

Sent from my iPhone

On Mar 6, 2017, at 9:57 AM, Susan Burgstrom <sburgstrom@co.champaign.il.us> wrote:

Hi Eric,

Did you receive a response from Jeff? Should I anticipate any other information coming in this week? I will send the memo packet to ZBA on Wednesday.

Thanks!
Susan

From: Eric Hewitt [<mailto:ehewitt@phoenix-ce.com>]
Sent: Tuesday, February 28, 2017 10:57 AM
To: Jeff J Marino <Jeff.Marino@champaignil.gov>; Susan Burgstrom <sburgstrom@co.champaign.il.us>
Cc: kent@follmerlaw.com; Sandy Langley <salangley@tbklaw.com>; Robert Frazier <lexillini@gmail.com>; Tom Overmyer <tovermyer@phoenix-ce.com>
Subject: Fwd: Frazier property purchase

Jeff,

Attached is the draft of the final plat for the replat of Mr. Robert Frazier's neighbors lot. How soon could a subdivision case number be assigned? I assume you would need the final plat, subsidiary drainage plat, legal documents (owners cert, county clerk tax cert, and school district statement) and the application for minor subdivision and associated fee paid before a number could be assigned.

Eric E. Hewitt, PLS
Phoenix Consulting Engineers, LTD
421 E. Main St., PO Box 1187
Mahomet, IL 61853
[217-586-1803](tel:217-586-1803)
[217-840-9129](tel:217-840-9129) (cell)

----- Forwarded message -----

From: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Date: Wed, Feb 22, 2017 at 10:37 AM
Subject: RE: Frazier property purchase