

CASES 936-AM-19, 937-S-19 & 938-V-19

SUPPLEMENTAL MEMORANDUM #1

MAY 16, 2019

Petitioners: Jeff and Jolene Gensler

Case 938-AM-19

Request: Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to allow a two-family dwelling as a proposed Special Use in related Zoning Case 937-S-19, and subject to the requested variance in related zoning case 938-V-19.

Case 937-S-19

Request: Authorize the construction and use of an existing unauthorized two-family dwelling as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related Zoning Case 936-AM-19 and subject to the requested variance in related Zoning Case 938-V-19.

Case 938-V-19

Request: Part A. Authorize a variance from Section 5.3 of the Zoning Ordinance for an existing principal structure with a side yard of 2.5 feet and a rear yard of 2.5 feet in lieu of the minimum required 15 feet side yard and 25 feet rear yard that is also the subject of related cases 936-AM-19 and 937-S-19.

Part B. Authorize a variance from Section 4.3.4 B. for a lot size of 25,950 feet in lieu of the minimum lot area of 30,000 square feet for a lot with two dwelling units that is also the subject of related cases 936-AM-19 and 937-S-19.

Location: A 0.69 acre tract in the Northwest Quarter of the Southwest Quarter of Section 16, Township 21 North, Range 9 East of the Third Principal Meridian in Rantoul Township and commonly known as the farmstead with an address of 2740 CR 1400E, Rantoul.

Site Area: 0.69 acre (29,669 square feet) including road right-of-way; 0.6 acre (25,950 square feet) excluding right-of-way

Time Schedule for Development: Already in use

Prepared by: **Susan Burgstrom**, Senior Planner
John Hall, Zoning Administrator

STATUS

The floor plan of the current dwelling and the prior dwelling with detached garage were inadvertently excluded from the Preliminary Memo dated May 9, 2016. See Attachment A.

Attachment B is an Administrative Interpretation dated October 25, 1991, regarding accessory apartments in single family residence districts. Administrative Interpretations are sometimes written to clarify a gap or gray area in the Zoning Ordinance, and are effective as of the date shown in perpetuity.

Attachment C is an email from Jolene Gensler that includes an invoice from Gulliford Septic & Sewer dated May 10, 2019.

Attachment D is a letter received May 10, 2019 from Champaign County Soil and Water Conservation District regarding natural resources that states there are no resource concerns.

PROPOSED SPECIAL CONDITIONS – NO CHANGES

The following are proposed special conditions for Case 936-AM-19:

- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

- B. **The Map Amendment is contingent upon approval of Cases 937-S-19 and 938-V-19.**

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

That the Special Use is consistent with the Zoning Ordinance and ZBA recommendations.

The following are proposed special conditions for Case 937-S-19:

- A. **The petitioner shall apply for a Zoning Use Permit within 30 days of approval of rezoning Case 936-AM-19, to include any unauthorized existing structures, and pay associated permit fees for the existing structures.**

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

That all structures on the subject property have the required Zoning Use Permits.

- B. **The Special Use Permit is contingent upon approval of Case 936-AM-19.**

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

That the Special Use is consistent with Part 13.2.1 the Zoning Ordinance and ZBA recommendations.

The following is a proposed special condition for Case 937-S-19:

- A. **The Variance is contingent upon approval of Case 936-AM-19.**

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

That the variance is consistent with Part 13.2.1 of the Zoning Ordinance.

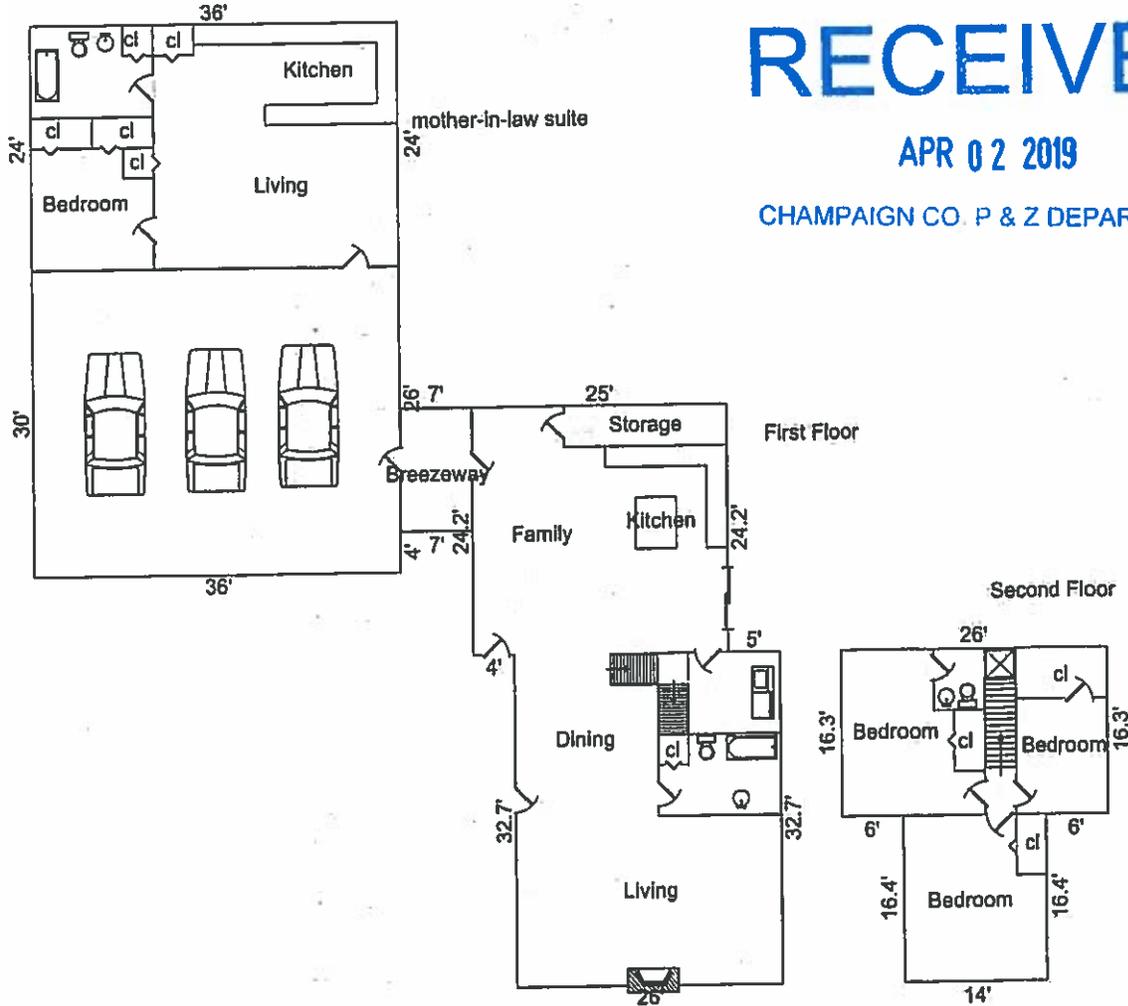
ATTACHMENTS

- A Floor Plan received April 2, 2019
- B Administrative Interpretation Z02-91 dated October 25, 1991
- C Email from Jolene Gensler received May 14, 2019, with attachment:
- Gulliford invoice dated May 10, 2019
- D Letter from Champaign County Soil and Water Conservation District received May 10, 2019

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APR 02 2019

CHAMPAIGN CO. P & Z DEPARTMENT



Sketch by Apex Sketch v3 Standard™

Comments:

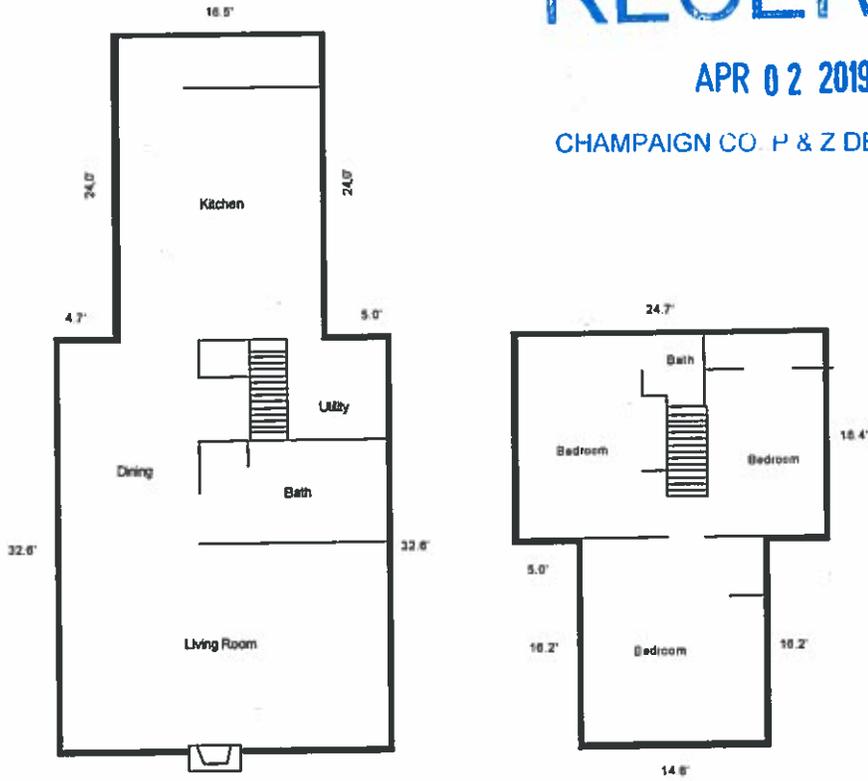
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1455.20	1455.20
GLA2	Second Floor	653.40	653.40
GBA1	Mother-In-Law Suite	864.00	864.00
GAR	Garage	1080.00	1080.00
P/P	Breezeway	84.00	84.00
		(rounded)	2109

LIVING/BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
25.0	x	24.2	605.00
26.0	x	32.7	850.20
Second Floor			
26.0	x	16.3	423.80
16.4	x	14.0	229.60
Mother-In-Law Suite			
36.0	x	24.0	864.00

RECEIVED

APR 02 2019

CHAMPAIGN CO. P & Z DEPARTMENT



Sketchy/Asx/M™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1250.12	1250.12
GLA2	Second Floor	644.84	644.84
TOTAL LIVABLE (rounded)			1895

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
16.5	x	24.0	396.00
26.2	x	32.6	854.12
Second Floor			
14.8	x	16.2	239.76
16.4	x	24.7	405.08
4 Calculations Total (rounded)			1895

Champaign
County
Department of

PLANNING &
ZONING

1303 N. Cunningham Ave.
Urbana, Illinois 61801
(217) 384-3708
FAX (217) 328-2426

**ADMINISTRATIVE INTERPRETATION
Zoning Ordinance**

Z02-91

ACCESSORY APARTMENTS IN SINGLE FAMILY RESIDENCE DISTRICTS

Provisions Affected: Section 4.2.1A, 5.2 and 7.1

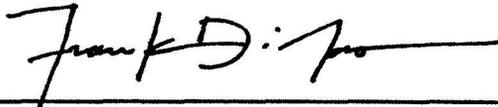
Date: October 25, 1991

Accessory Apartments may be permitted as an accessory use to a single family residence under the following conditions:

1. Only one apartment is permitted for each single family dwelling.
2. The apartment is not offered for rent.
3. It is located in the same building as the principal use (dwelling).
4. The apartment shares a common entry and the units are open to and communicate with one another. The common entry cannot be merely by means of a common foyer or hall.
5. The accessory apartment must occupy less than 1/3 of the area of the principal dwelling.
6. At least one additional off-street parking space must be provided.

Additional Requirements

1. Applications for Change of Use or Construction permits for Accessory Apartments must include complete dimensioned floor plans showing location of all doors of the entire building.



**Frank DiNovo
Zoning Administrator**

Susan Burgstrom

From: D Jolene Gensler <jogensler@gmail.com>
Sent: Tuesday, May 14, 2019 7:37 AM
To: Susan Burgstrom
Subject: Fwd: Gulliford Septic

Hi Susan. Attached is the invoice from the septic company. It has notes regarding the condition. He cleaned out 1,235 gallons and it was about 90% full. The last time it was cleaned was in 2014, so that's about 5 years worth of usage. He did noted that the cement that covers the top ground level surface of the tank needs repair, but that doesn't affect the functionality of the system itself.

Please let me know if you need anything else. See you Thursday. Thank you for all of your hard work on this! :)

Jolene

RECEIVED

MAY 14 2019

CHAMPAIGN CO. P & Z DEPARTMENT

GULLIFORD SEPTIC & SEWER

A division of Gulliford Services, Inc.
 1009 N. Boyden Urbana IL 61802
 (217) 337-5996
 GullifordSepticAndSewer.com

- Septic Tanks
- Aeration Tanks
- Grease Traps
- Real Estate Septic Inspections
- Water Test
- Sewer Line Cleaning / Camera Inspections

Invoice # _____

Time In/Time Out _____

Next Scheduled Date: _____

Interval: _____

QTY	DESCRIPTION	AMOUNT
1	Septic / Grease Trap (circle)	\$100
	Aeration System-Brand:	
	Mud Pits-Quantity:	
1	Disposal Fee-Gallons: 1235	\$159
	Locate & Dig	
	Travel / Fuel (circle) - Mileage:	
	Labor	
	2nd Man Labor	
	Crustbuster / Tri-pod (circle)	
	Auger / Cart / Electric Jetter (circle)	
	Trailer Jetter	
	Camera / Locator	
	Septic Inspection / Water Test (circle)	
	Emergency Fee	
	Vector / RootX / Chlorine Tub (circle)	
		\$259

Date Scheduled **5-10-19**
 ETA **1:00 pm 5/10/19**
 Technician **JS**
 Alt. Phone # _____
 Completed **5-10-19**
 Payment Method Cash Email US Mail
 Office Rep _____

Customer Name **Jeff & Julie**
 Job Site Address **2740 CR HOPE**
 City/Zip **Rantoul 61866** Phone # **413-2133**
 Billing Name _____
 Billing Address _____
 City/Zip _____ Phone # _____
 Email _____

Tank Size _____ Gallons Pumped **1235** Dig Depth **6.1** Hose Length **120'** Type of System/Service **Septic**
 Service Request **Pump septic needs better status general condition of tank & volume of tank, last pumped 6-18-18** Customer POW **1250 gal lid 105' hose**

COMMENTS
 Normal liquid levels in tank. medium scum & solids content. Pumped out to empty. Heavy debris on base of tank. Thick walls of tank are in good condition for age, outlet baffle in place & functioning as normal. Tank top is cracked & in need of repair.

CUSTOMER AGREES THAT ALL CHARGES SHALL BE PAID ON A C.O.D. BASIS UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE. CUSTOMER AGREES TO PAY A FINANCE CHARGE OF 2% (MINIMUM \$5.00) PER MONTH ON ANY OUTSTANDING BALANCE AS WELL AS ALL EXPENSES INCURRED IN COLLECTING AN OUTSTANDING BALANCE. I HEREBY ACKNOWLEDGE THE SATISFACTORY COMPLETION OF THE ABOVE DESCRIBED WORK. TO THE BEST OF MY KNOWLEDGE, THE WASTE REMOVED FROM THIS SITE WAS DOMESTIC WASTE OR COMMERCIAL GREASE TRAP WASTE AND THEREFORE NON-HAZARDOUS, NON-TOXIC, AND NOT A "SPECIAL" WASTE.
 I HEREBY AGREE THAT GULLIFORD SERVICES, INC. IS NOT LIABLE FOR ANY "LIFTING" OF A SEPTIC TANK FOLLOWING IT'S PUMPING DUE TO AREA WATER TABLES.
 Signature _____ Date _____

RECEIVED
 MAY 14 2019
 CHAMPAIGN CO P & Z DEPARTMENT

Thank you,
 [Signature]

I take full responsibility to refill my septic tank/aeration system to avoid the tank from lifting out of the ground. _____ Initials _____

Description of Location _____
 Pictures Taken _____ Date Sent _____

5/10/19
 1:00 pm 5/10/19



Champaign County

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

May 10, 2019

Susan Burgstrom
Champaign County Planning and Zoning
1776 E Washington St.
Urbana, IL 61802

Dear Ms. Burgstrom,

The Champaign County Soil & Water Conservation District (CCSWCD) received a Natural Resources Information Report (NRIR) application for Jeff and Jolene Gensler's addition to their property. The property is in the SW ¼ of Section 16, Township 21N, Range 9E. After reviewing the application and learning that the addition to the property was minor and built in 2009-2010, it was determined that a full NRIR is not necessary at this time. Records have been reviewed and there are no resource concerns for this addition. Included with this letter are 3 dates of aerial imagery for reference.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Bush".

Erin Bush
Resource Conservationist
Champaign County Soil & Water Conservation District

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MAY 10 2019

CHAMPAIGN CO. P & Z DEPARTMENT

John and Jolene Gensler

5/3/19

Aerial 2010

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: Erin Bush

State and County: IL, Champaign County, Illinois

Legal Description: Section 16, 21N, R9E



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

-  GenslerAOI
-  civiltw p01v1



John and Jolene Gensler

5/3/19

Aerial 2012

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: Erin Bush

State and County: IL, Champaign County, Illinois

Legal Description: Section 16, 21N, R9E



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

-  GenslerAOI
-  civiltwp01v1



John and Jolene Gensler

5/3/19

Aerial 2017

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: Erin Bush

Legal Description: Section 16, 21N, R9E

State and County: IL, Champaign County, Illinois



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

-  GenslerAOI
-  civiltp01v1

