

# CASES 980-S-20 & 981-V-20

SUPPLEMENTAL MEMORANDUM #1

October 14, 2020

Petitioner: **Greg Allen, d.b.a. Prairie States Warehouse Inc., via agent Tim Mohr**

Request: **Case 980-S-20**

**Authorize the construction and use of a facility for storage and dispensing of agricultural fertilizer as a “Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer” Special Use in the AG-1 Agriculture Zoning District, subject to approval of the variance in related Case 981-V-20.**

**Case 981-V-20**

**Authorize the following variance on the Special Use Permit requested in related Zoning Case 980-S-20:**

**Part A:** Authorize a variance for the creation of a 5-acre lot, in lieu of the maximum allowed 3 acres for lots with soils that are best prime farmland, per Section 5.3 of the Champaign County Zoning Ordinance.

**Part B:** Authorize the construction of a storm water detention basin with a setback of ~~33~~ 42 feet from the centerline of CR 2500N (County Highway 11) in lieu of the minimum required setback of 75 feet, and a front yard of ~~3~~ 12 feet in lieu of the minimum required 30 feet, per Section 5.3 of the Zoning Ordinance.

**Part C:** Authorize the construction of a storm water detention basin with a setback of ~~35~~ 47.57 feet from the centerline of CR 2000E in lieu of the minimum required setback of 55 feet, and a front yard of ~~9~~ 21.57 feet in lieu of the minimum required 25 feet, per Section 5.3 of the Zoning Ordinance.

Location: **A newly created 5-acre lot that was part of an existing 15-acre lot on the Southeast Corner of the Southeast Quarter of Section 29, Township 21 North, Range 10 East of the Third Principal Meridian in Rantoul Township, and commonly known as vacant land on the Northwest corner of the intersection of CR 2000E and CR 2500N (County Highway 11).**

Site Area: **5 acres**

Time Schedule for Development: **As soon as possible**

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

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## STATUS

On October 5, 2020, P&Z Staff reached out to the County Highway Department and the Township to see if they had objections to adding the variances for front yard and setback for the drainage basin. Jeff Blue, County Highway Engineer, provided comments in an email received October 6, 2020, which will be added under Item 8.C.(6) and repeated as Item 9.C.(1)b.(c):

- (6) The County Engineer was notified of this case, and the following comments were received via email on October 6, 2020:
- a. The road right-of-way for CR 2500N is 60 feet total.
  - b. Mr. Blue stated that he has the following concerns about the proposed drainage basin location:
    - (a) Having the basin that close to the ROW really restricts our ability to ever do a roadway improvement through there in the future. Typically an improvement consists of widening the shoulders and ditches for safety purposes and to accommodate bigger equipment. Typically we end up acquiring 40 feet of ROW on each side of the road (80 feet total) for those types of projects. Therefore, I am opposed to the variance and would prefer the basin be no closer than 40 feet from the center line.
    - (b) The septic tank should also be no closer than 40 feet due to the same issues.
    - (c) We would like a concrete culvert pipe in the driveway so that it doesn't require maintenance in the future. The culvert will need to be permitted through our department for size and type.

P&Z Staff sent these comments to the project engineer, who submitted a revised plan on October 14, 2020. The following evidence was added as Item 5.C.:

- C. A revised Storm Water Management Plan received October 14, 2020, reduced the requested variances by moving the drainage basin inward from the road rights-of-way:
- (1) The proposed detention basin would be approximately 42 feet from the street centerline and approximately 12 feet from the road right-of-way line of CR 2500N (County Highway 11).
  - (2) The proposed detention basin would be approximately 47.57 feet from the street centerline and approximately 21.57 feet from the road right-of-way line of CR 2000E.

The following evidence will be added under Item 8.B.(2)b.(c):

- (c) A revised Storm Water Drainage Plan was received from Milano & Grunloh Engineers on October 14, 2020.
  - i. The revised drawing shows the drainage basin shifted north nine feet and west 12.57 feet.
  - ii. As proposed, the basin is still closer than the minimum required front yard and setback from the street centerline.
  - iii. Variance parts B and C of Case 981-V-20 have been adjusted to show this difference.

Under Item 10.B.(4)a., part (c) has been added as follows:

- (c) A revised Storm Water Drainage Plan was received from Milano & Grunloh Engineers on October 14, 2020. The SWDP approval will occur as part of the Zoning Use Permit approval. A special condition has been added to ensure compliance.

Under Item 13, the following evidence has been added:

- C. Regarding Parts B and C of the proposed variance, the petitioners want to keep the required detention basin in the southeast corner of the facility in order to maximize the amount of cropland in the north part of the 5 acres.

Under Item 15 parts C and D, the required variance calculations have been adjusted as described at the top of this Supplemental Memorandum.

## **PROPOSED SPECIAL CONDITIONS**

The proposed special conditions remain the same as listed in the Preliminary Memorandum dated October 6, 2020.

## **ATTACHMENTS**

- A Email from Jeff Blue, County Highway Engineer, received October 6, 2020
- B Revised Storm Water Drainage Plan by Milano & Grunloh Engineers received October 14, 2020

## Susan Burgstrom

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**From:** Jeff Blue  
**Sent:** Tuesday, October 6, 2020 5:35 PM  
**To:** Susan Burgstrom  
**Subject:** RE: proposed detention basin in Cty Hwy ROW?

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RECEIVED

OCT 06 2020

CHAMPAIGN CO. P & Z DEPARTMENT

Susan: the ROW for 2500N is 60' total, but I am concerned about a couple of things:

- 1) Having the basin that close to the ROW really restricts our ability to ever do a roadway improvement through there in the future. Typically an improvement consists of widening the shoulders and ditches for safety purposes and to accommodate bigger equipment. Typically we end up acquiring 40' of ROW on each side of the road (80' total) for those types of projects. Therefore, I am opposed to the variance and would prefer the basin be no closer than 40' from the center line.
- 2) The septic tank should also be no closer than 40' due to the same issues.
- 3) I know you didn't ask, but we would like a concrete culvert pipe in the driveway so that it doesn't require maintenance in the future. The culvert will need to be permitted through our department for size and type.

Jeff

**From:** Susan Burgstrom <sburgstrom@co.champaign.il.us>  
**Sent:** Monday, October 5, 2020 2:53 PM  
**To:** Jeff Blue <jblue@co.champaign.il.us>  
**Subject:** proposed detention basin in Cty Hwy ROW?

Hi Jeff,

Prairie States West has a ZBA hearing on 10/15. Their proposed fertilizer storage facility would be located on the NW corner of the intersection of CR 2500N (CH 11) and CR 2000E. They recently submitted a Storm Water Drainage Plan that appears to show a wet basin very close to the County Highway 11 right-of-way. I'm requesting a couple of things:

1. Could you please verify if the CR 2500N ROW at that location is 60 feet?
2. Could you please respond to this email saying if you DO or DO NOT object to a variance that would allow the basin to be 33 feet from street centerline of CH 11 and 35 feet from the street centerline of CR 2000E?

Thanks for your time,  
Susan

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