

## **CASE 004-S-21**

### **PRELIMINARY MEMORANDUM**

APRIL 20, 2021

**Petitioners:** Brandon Moore, Stephen Dahl and Brad Bengtson, d.b.a. Sandpiper Holdings LLC

**Request:** Authorize the construction and use of up to 170,260 square feet of Self-Storage Warehouse Units of various sizes including 45,300 square feet of Self-Storage Warehouse Units with climate control and 124,960 square feet of non-climate controlled Self-Storage Warehouse Units as a Special Use on land in the B-3 Highway Business Zoning District.

**Location:** An 11.2-acre tract of land located in the Southwest Quarter of the Southeast Quarter of Section 9, Township 18 North, Range 8 East of Tolono Township of the Third Principal Meridian, commonly known as the 4.48-acre former gas station with an address of 872 CR 1000 North, Champaign and the 6.72-acre vacant lot west of the former gas station.

**Site Area:** 11.2 acres

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

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

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## **BACKGROUND**

The petitioners have a contract to purchase the 11.2 subject property contingent upon approval of the proposed Special Use Permit. They would like to construct self-storage warehouses of varying sizes, with development in phases based on consumer demand. The proposed main building would have approximately 72,700 square feet of climate-controlled units, standard units, interior loading area, and an office. Other buildings would total approximately 99,850 square feet of standard self-storage units, for a total approximate buildout of 172,550 square feet. No caretaker's dwelling is proposed.

"Self-Storage Warehouse Units with heat and utilities to individual units" are allowed with a Special Use Permit in the B-3 Highway Business District.

The natural resource analysis shows a potential impact on a migratory upland sandpiper; the petitioners have indicated they will follow Illinois Department of Natural Resources recommendations. More information can be found below.

## **EXISTING LAND USE AND ZONING**

**Table 1. Land Use and Zoning Summary**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
Onsite	Former gas station, agriculture	B-3 Highway Business
North	Agriculture	AG-1 Agriculture
East	Agriculture	AG-1 Agriculture
West	Residential & Agriculture	B-2 Neighborhood Business
South	Agriculture	B-2 Neighborhood Business

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## EXTRATERRITORIAL JURISDICTION

The subject property is not located within the one and one-half mile extraterritorial jurisdiction of a municipality with zoning.

The subject property is located within Tolono Township, which does not have a Plan Commission.

## BEST PRIME FARMLAND CONVERSION

The subject property has been a gas station with adjacent agricultural production for decades. The soil on the subject property consists of 152A Drummer silty clay loam and 154A Flanagan silt loam, and has an average LE of 100.

All four quadrants around the I-57 interchange at Monticello Road/CR 1000N/CH-18 are zoned either B-2, B-3, or B-4. The usual findings for a Special Use Permit regarding Best Prime Farmland only apply in CR, AG-1, and AG-2 districts, so the Board does not have to make findings regarding whether the proposed uses is WELL SUITED OVERALL, and whether existing public infrastructure and services are available to support the proposed development.

## NATURAL RESOURCES – ONE SPECIES FOUND

The following evidence can be found under Item 8.J regarding the upland sandpiper and the potential impact from the proposed development:

- J. Regarding natural resources:
- (1) A letter from Illinois Department of Natural Resources to Don Wauthier dated February 5, 2021 and received February 23, 2021 states, “EcoCAT indicated the migratory upland sandpiper (*Bartramia longicauda*) occurs in the project vicinity. The Department recommends no work occurs on the project from April 1<sup>st</sup> through July 31<sup>st</sup> to avoid the prime nesting season for this bird species. If the date restrictions cannot be accommodated, the Department recommends a formal bird survey and habitat assessment be performed by a qualified biologist in the proposed development area. Results should be forwarded to the Department for a final determination on impacts to state-listed migratory birds. Given the above recommendations are adopted, the Department has determined adverse impacts are unlikely. In accordance with 17 Ill. Adm. Code 1075.40(h), please notify the Department of your decision regarding these recommendations.”
  - (2) Application materials received February 23, 2021 state, “The possible existence of a threatened species of sandpiper on site has been identified. The site plan includes installation of a 25-foot-wide landscape buffer around the entire site. The landscape buffer more than doubles the site area that will be available for nesting by the sandpiper and other wildlife. Construction activities will be timed so that no disturbance of existing landscaped areas occurs during the nesting season.”

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## STORM WATER DETENTION BASIN PLANNED

The proposed development would be paved. This significant increase in impervious area will require stormwater detention, a Storm Water Drainage Plan, and review by P&Z's consulting engineer. The following evidence can be found under Item 8 of the Summary of Evidence dated April 29, 2021:

- 8.C. Regarding surface drainage:
- (1) The "Project Review and Analysis" created by BCA as part of the application packet states, **"Surface and subsurface drainage will be adequate because the site plan includes construction of perimeter surface drainage swales, an internal system of surface drainage, and a stormwater management basin with a storage volume of approximately 3.5 acre-feet of stormwater runoff... The site will be fully paved to prevent dust."**
  - (2) The Natural Resource Information Report by the Champaign County Soil and Water Conservation District received April 13, 2021, states the following:
    - a. Soil on the subject property is Best Prime Farmland, consists of 152A Drummer silty clay loam, and 154A Flanagan silt loam, and has an average Land Evaluation (LE) of 100.
      - (a) 152A Drummer soils are classified as "very limited" due to ponding, depth to saturated zone, and shrink-swell properties. "The degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly."
      - (b) 154A Flanagan soils are classified as "somewhat limited" due to depth to saturated zone, and shrink-swell properties. "Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated "not limited."

## PARKING SPACES

P&Z Staff found that there is sufficient area to meet the parking spaces requirement in the Zoning Ordinance, so no variance will be needed. The following evidence can be found under Item 9.B.(2) of the Summary of Evidence dated April 29, 2021:

- 9.B.(2) Regarding parking on the subject property for the proposed special use:
- a. As interpreted by the Zoning Administrator, self-storage warehouses require 1 parking space per 3 storage units and must provide accessible spaces. Office areas require 1 space per 200 square feet.
    - (a) The revised Site Plan received April 15, 2021 shows 14 parking spaces on the south side of the main building, including 1 accessible space, and 36 spaces located northwest of the central building, including 3 additional accessible spaces.
    - (b) Proposed full buildout has not been finalized, but the petitioner's early estimate is for 1,085 total units plus one 1,200 square foot office, which would require 368 total parking spaces.

- i. Phase 1 includes approximately 450 units in the main building and 80 units in the two buildings to the north, plus the office. 530 total units require 177 parking spaces, and the office requires 6 spaces, for a total of 183 spaces.
  - ii. Future phases include approximately 635 additional units, which will require 212 additional parking spaces.
- (c) Analysis by P&Z staff indicates that there is sufficient space between the smaller self-storage buildings, around and inside the main building, and along the north, east, and south sides of the development to meet that requirement in addition to a 10 to 12 feet wide through path.
  - i. Phase 1 buildings have sufficient space for 152 parking spaces plus the existing pavement at the former gas station.
  - ii. Future phases (including the former gas station) have space for 248 more parking spaces.
  - iii. Total available parking spaces over all phases is 400.
- (d) The Illinois Accessibility Code requires 8 accessible parking spaces for 368 required parking spaces. These 8 spaces can be part of the 368 required. A special condition has been added to ensure compliance with the Illinois Accessibility Code.
- b. Section 7.4.1 C.4. provides parking SCREENS requirements for commercial establishments. No screening is required for parking areas because there is no lot with a dwelling within 100 feet of the subject property.

## PROPOSED SPECIAL CONDITIONS

- A. The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Self-Storage Warehouse Units providing heat and utilities to individual units until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

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

**That the proposed Special Use meets applicable State requirements for accessibility.**

- B. 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 condition stated above is required to ensure the following:

**That the proposed use is in compliance with the Zoning Ordinance.**

- C. No business operations on the subject property can include anything other than simple storage.**

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

**That no additional uses are established on the subject property.**

- D. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed buildings until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the 2006 or later edition of the International Building Code, and (B) the 2008 or later edition of the National Electrical Code NFPA 70.**

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

**New commercial buildings shall be in conformance with Public Act 96-704.**

- E. **A septic system shall be installed on the subject property, and:**
- (1) **A Zoning Use Permit shall not be approved until the petitioner provides a copy of certification from the County Health Department that the proposed septic system on the subject property has sufficient capacity for the proposed use.**
  - (2) **The septic leach field shall be kept free of vehicular traffic and cannot be paved over.**

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

**That the septic system complies with State regulations.**

- F. **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, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

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

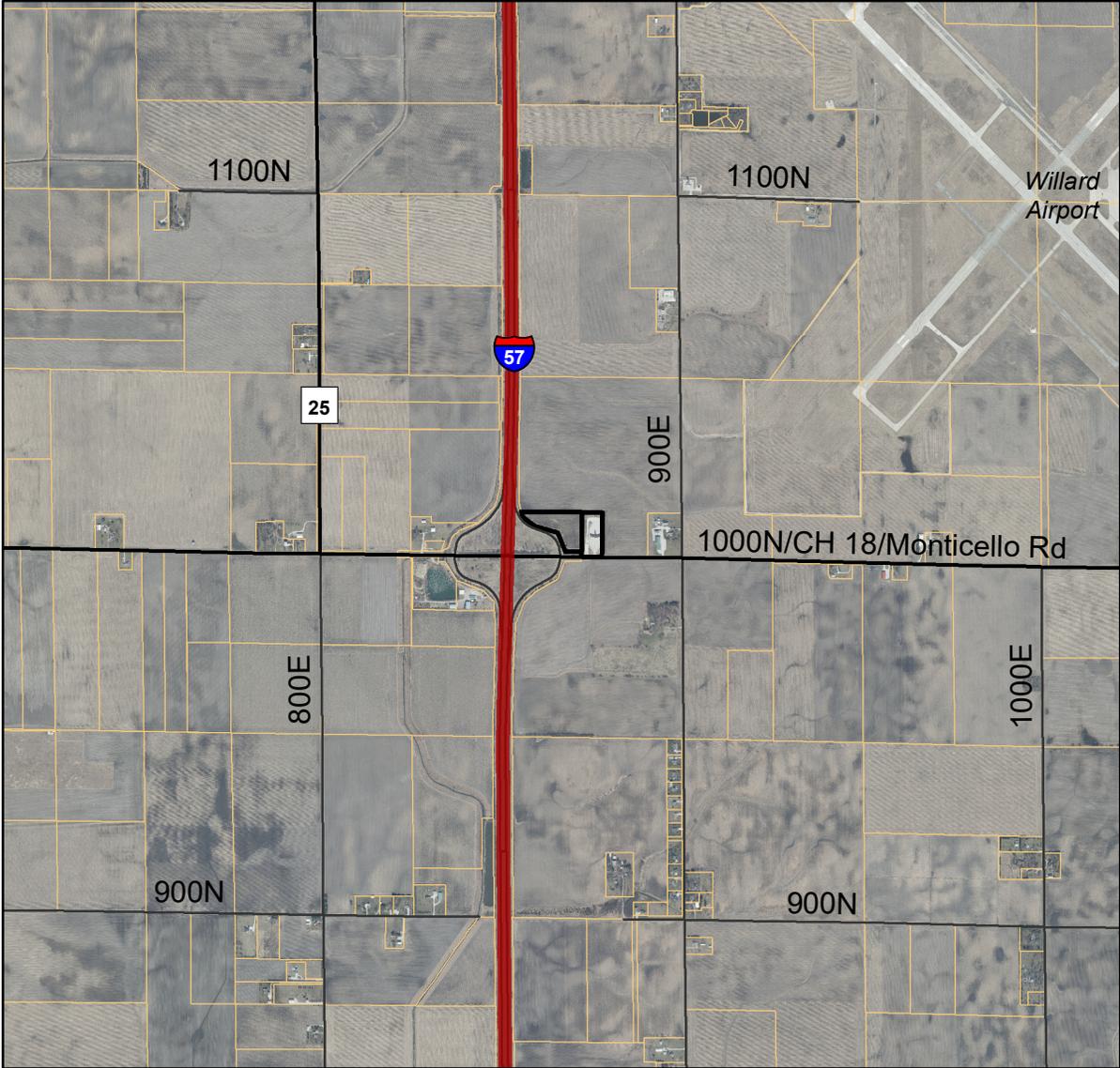
## ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Revised Site Plan sheets received April 15, 2021:
  - 1 Existing Site Conditions
  - 2 Concept Plan with LIDAR Topographic Contour Lines
  - 3 Concept Plan with 2020 Google Earth Aerial Photography
  - 4 Concept Plan Details and Notes
- C Email from Don Wauthier received April 13, 2021
- D Natural Resources Report from Champaign County Soil and Water Conservation District received April 13, 2021
- E Parking diagram created by P&Z Staff on April 15, 2021
- F Site photos dated April 12, 2021
- G Summary of Evidence, Finding of Fact, and Final Determination dated April 29, 2021

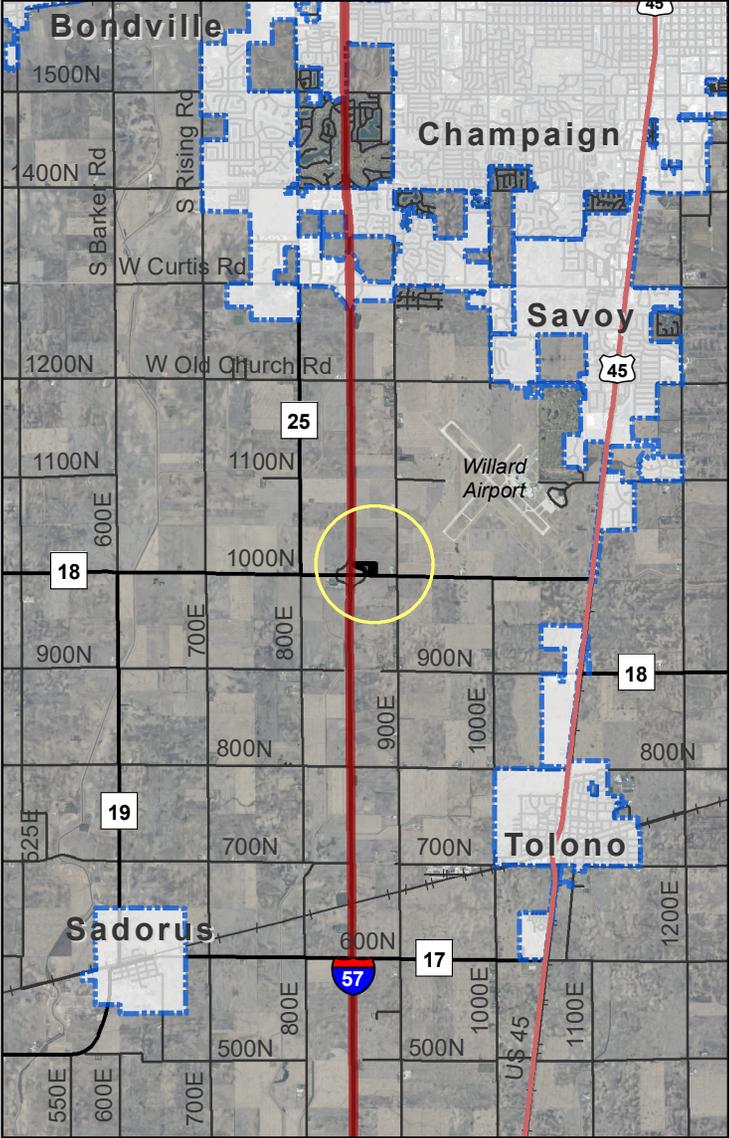
# Location Map

Case 004-S-21  
April 29, 2021

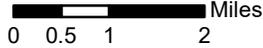
Subject Property



Property location in Champaign County



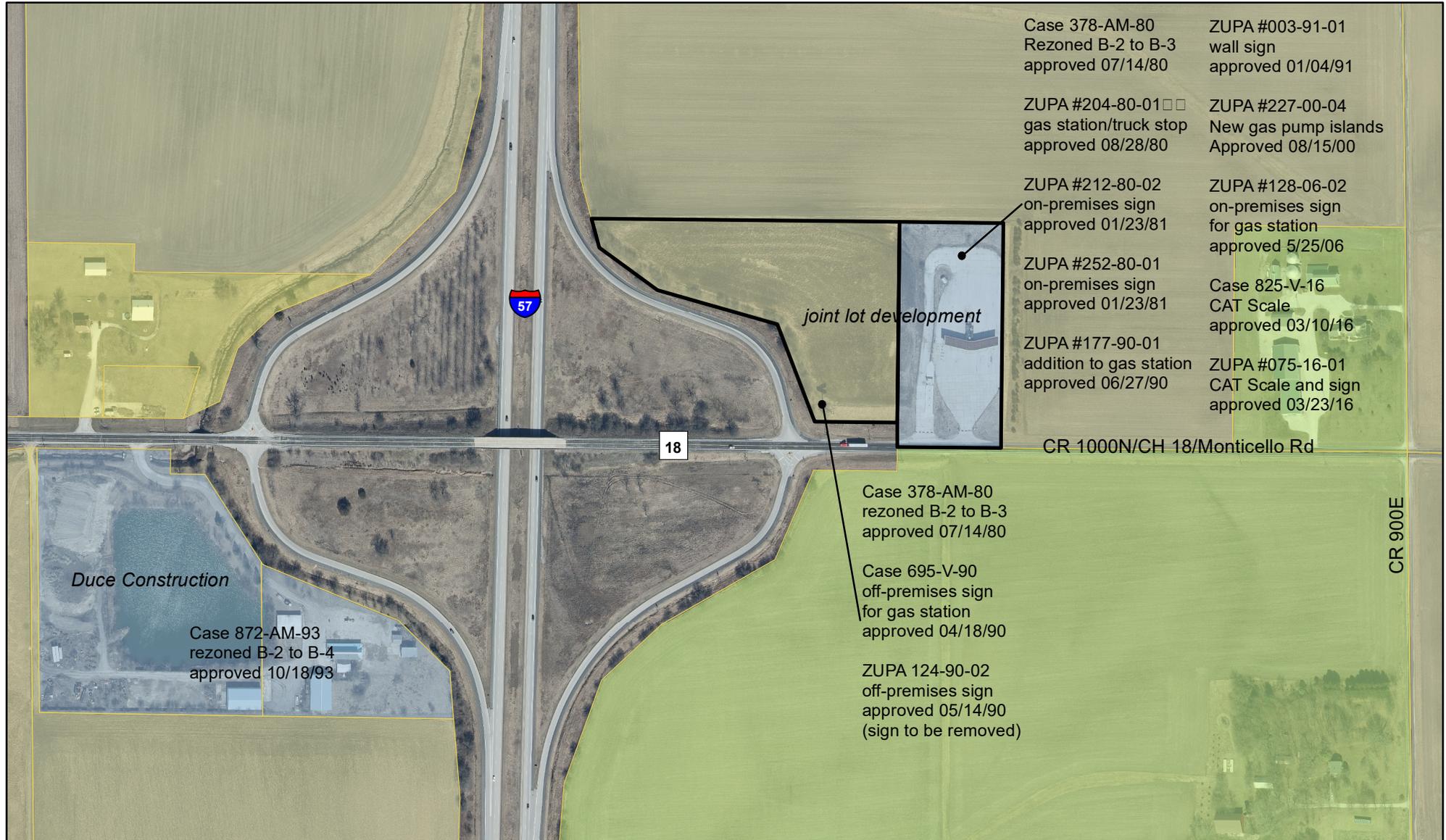
- Legend**
-  Municipal Boundary
  -  Subject Property
  -  Parcels



Champaign County  
Department of  
PLANNING &  
ZONING

# Land Use Map

Case 004-S-21  
April 29, 2021



## Legend

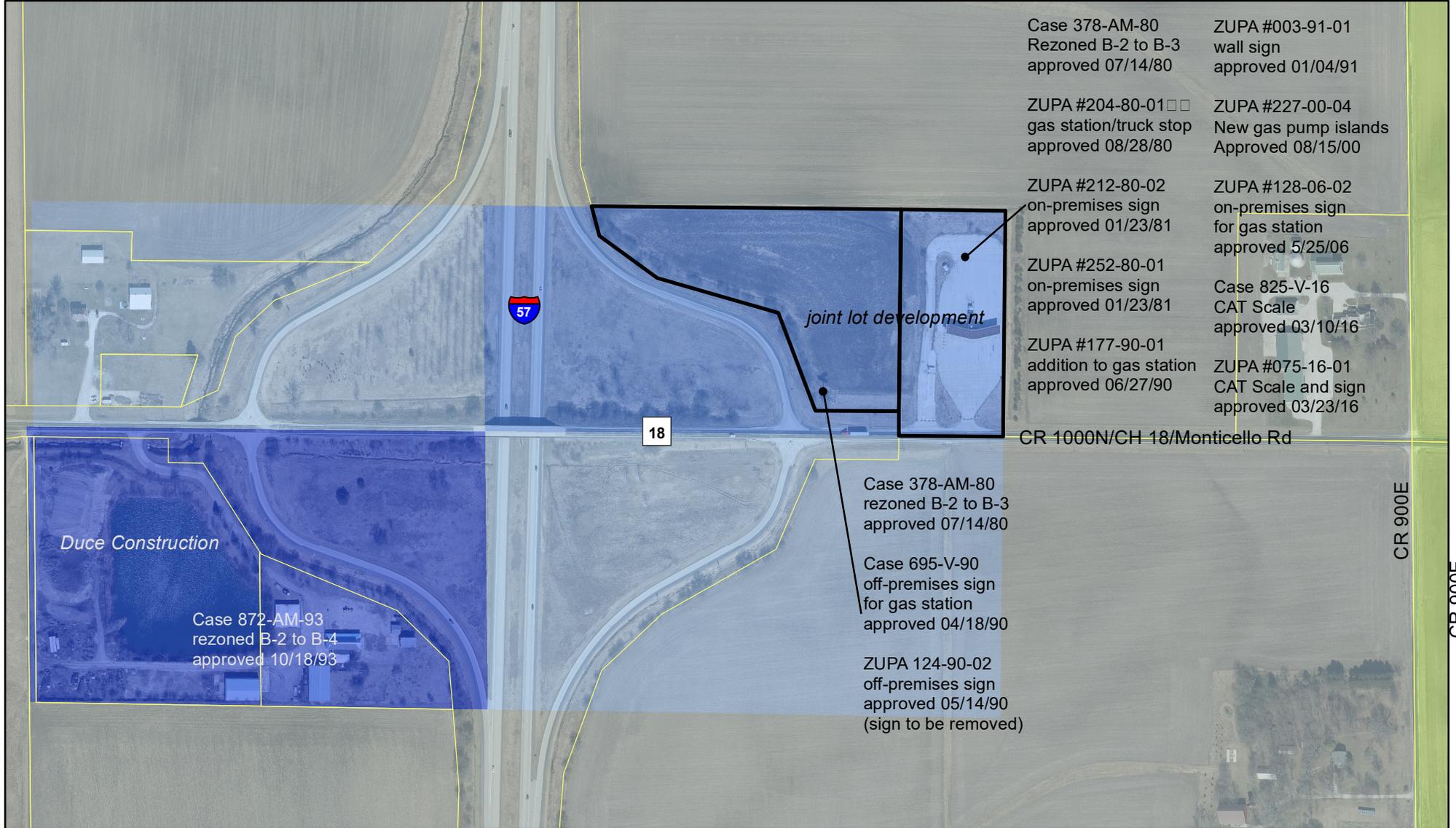
- Subject Property
- Parcels
- Agriculture
- Ag/Residential
- Residential
- Commercial

0 100 200 400 Feet



# Zoning Map

Case 004-S-21  
April 29, 2021

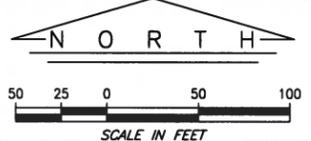


## Legend

- |                  |                           |                      |
|------------------|---------------------------|----------------------|
| Subject Property | AG-1 Agriculture          | B-3 Highway Business |
| Parcels          | AG-2 Agriculture          | B-4 General Business |
|                  | B-2 Neighborhood Business |                      |

0 100 200 400 Feet





**LEGEND**

- TITLE LINE
- - - EXISTING BUILDING SETBACK LINE
- 706- EXISTING CONTOUR LINE

**RECEIVED**  
APR 15 2021

CHAMPAIGN CO. P & Z DEPARTMENT

J.U.L.I.E. NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITY LOCATIONS CALL J.U.L.I.E. (800) 892-0123	SURVEYED:	REVISIONS
	CHECKED:	


**BERNS, CLANCY AND ASSOCIATES**  
 ENGINEERS • SURVEYORS • PLANNERS  
 405 EAST MAIN STREET - POST OFFICE BOX 0755  
 URBANA, ILLINOIS 61801-0755

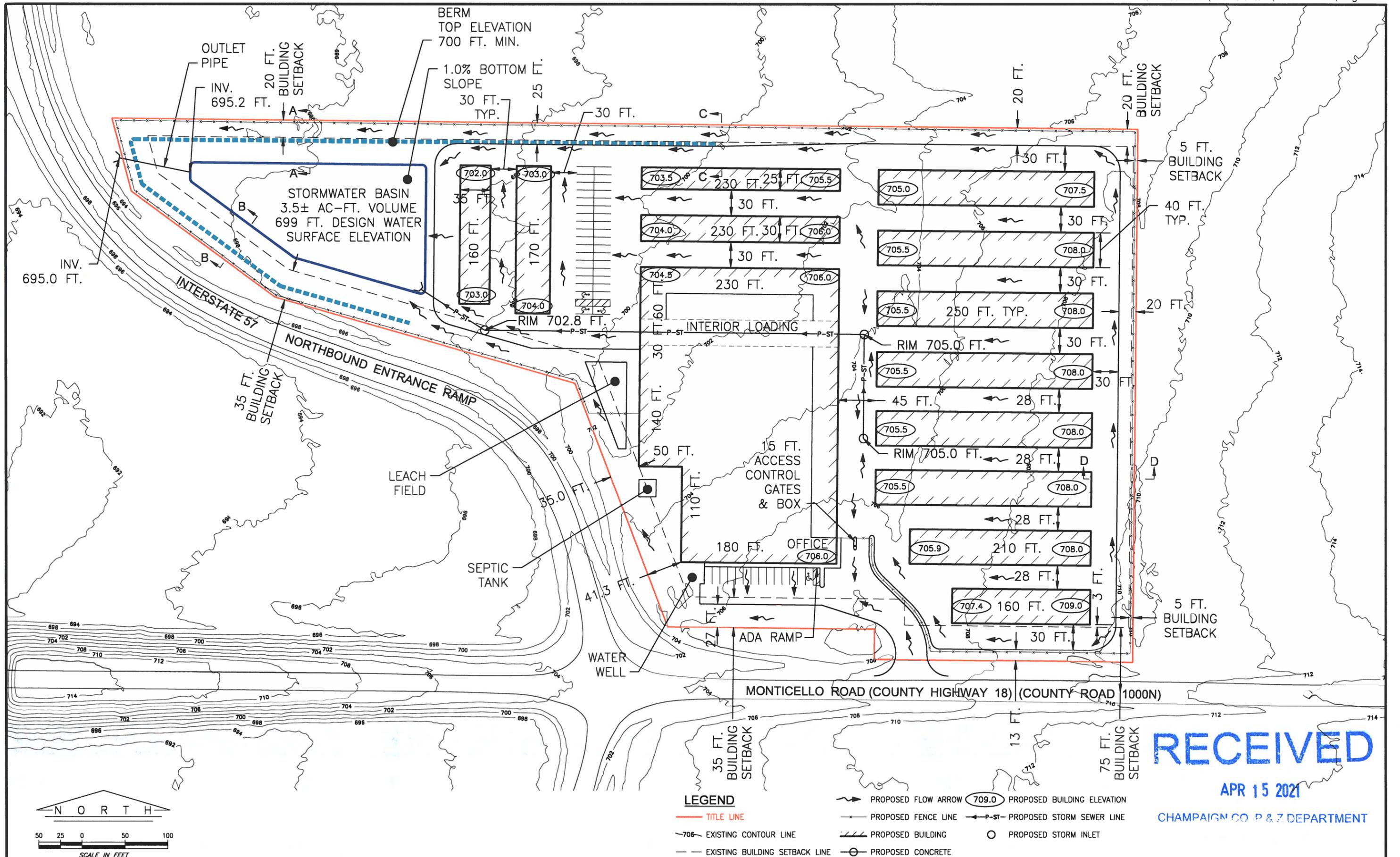
AERIAL PHOTOGRAPHY FROM GOOGLE EARTH DATED 2021

CONTOURS GENERATED FROM ILLINOIS HEIGHT MODERNIZATION LIDAR

EXISTING SITE CONDITIONS

MONTICELLO ROAD SELF - STORAGE SITE TOLONO TOWNSHIP

DATE: 040721
SHEET: 1 OF 4



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APR 15 2021

CHAMPAIGN CO. P & Z DEPARTMENT

**LEGEND**

- TITLE LINE
- PROPOSED FENCE LINE
- 706— EXISTING CONTOUR LINE
- EXISTING BUILDING SETBACK LINE
- PROPOSED FLOW ARROW
- P-ST— PROPOSED STORM SEWER LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED BUILDING ELEVATION
- PROPOSED STORM INLET

J.U.L.T.E.  
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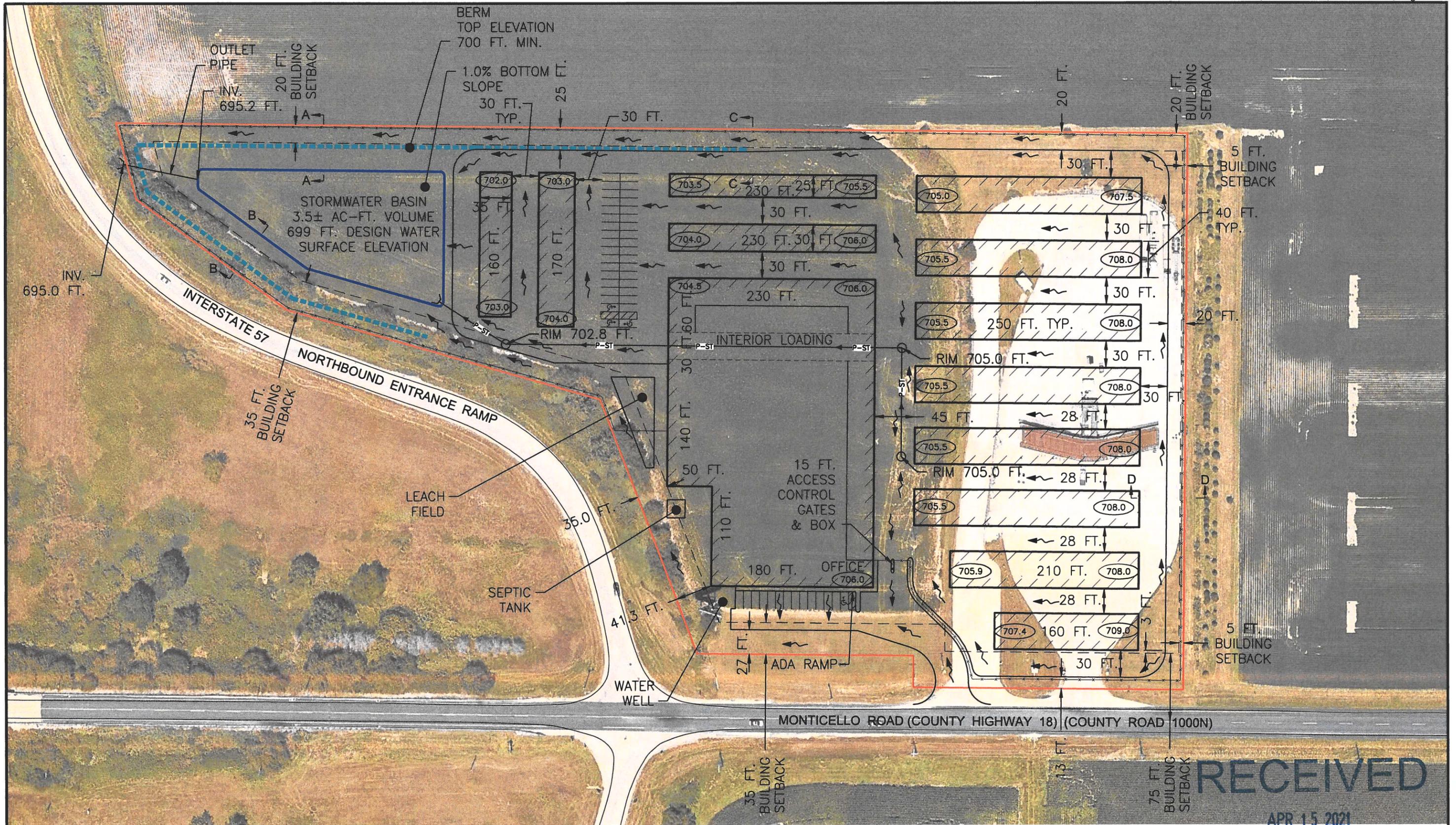
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CONTOURS GENERATED FROM ILLINOIS HEIGHT MODERNIZATION LIDAR

**CONCEPT SITE PLAN**

MONTICELLO ROAD SELF-STORAGE SITE  
TOLONO TOWNSHIP

DATE: 040721  
SHEET: 2 OF 4



**LEGEND**

- TITLE LINE
- EXISTING BUILDING SETBACK LINE
- PROPOSED FENCE LINE
- PROPOSED CONCRETE
- PROPOSED FLOW ARROW
- PROPOSED STORM SEWER LINE
- PROPOSED STORM INLET
- PROPOSED BUILDING ELEVATION

J. U. L. L. E. NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL 800-852-0193	SURVEYED:	REVISIONS
	CHECKED:	

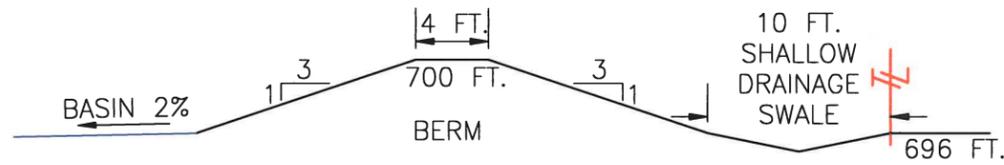
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 URBANA, ILLINOIS 62902

AERIAL PHOTOGRAPHY FROM GOOGLE EARTH  
 DATED 2021

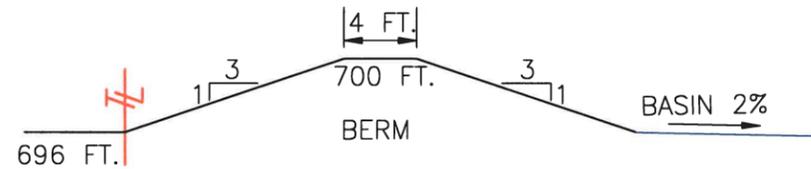
CONCEPT SITE PLAN OVERLAY

MONTICELLO ROAD SELF-STORAGE SITE  
 TOLONO TOWNSHIP

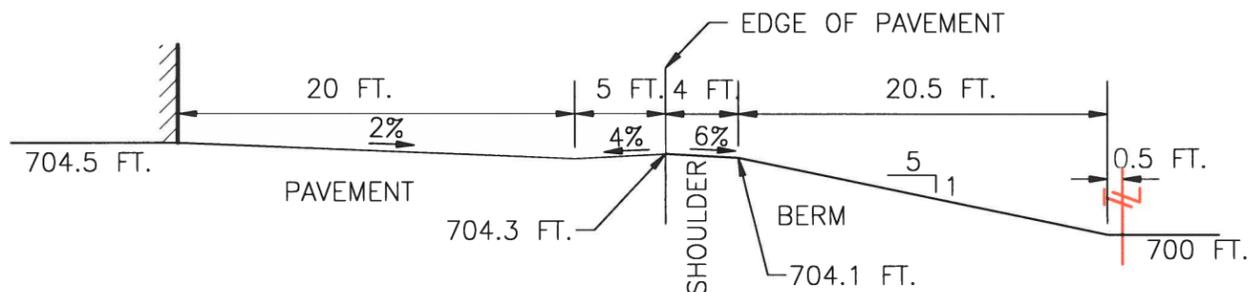
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 SHEET: 3 OF 4



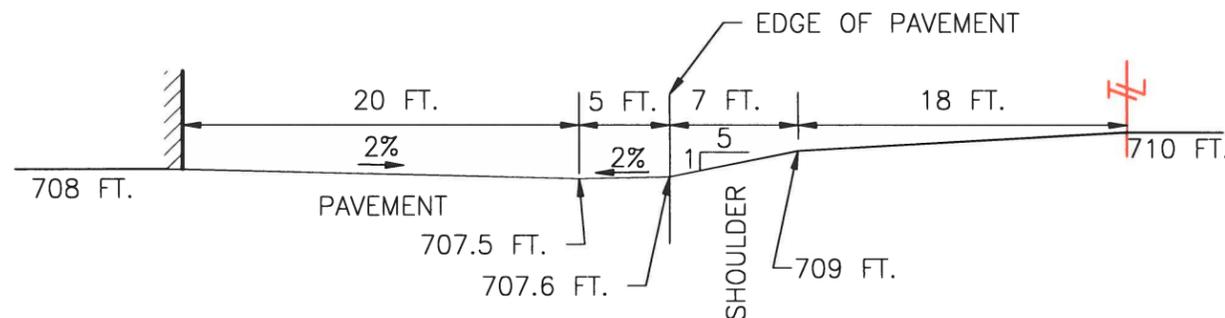
SECTION A-A LOOKING WEST



SECTION B-B LOOKING WEST



SECTION C-C LOOKING WEST



SECTION D-D LOOKING NORTH

**BERM CROSS - SECTIONS**

NO SCALE

**ZONING NOTE**

PER THE CHAMPAIGN COUNTY OFFICE OF PLANNING AND ZONING, THE PROPERTY SURVEYED IS REPORTED TO BE ZONED "B-3" (HIGHWAY BUSINESS). WITH THE FOLLOWING REQUIREMENTS PER THE CHAMPAIGN COUNTY ZONING ORDINANCE, SECTION 5.3, AMENDED THROUGH AUGUST 23, 2018:

MINIMUM LOT SIZE (AREA): 6,500 SQUARE FEET.

MINIMUM LOT WIDTH: 65 FEET.

MAXIMUM BUILDING HEIGHT: 40 FEET.

MINIMUM FRONT SETBACK FROM STREET CENTERLINE:

85 FEET FOR A MAJOR STREET (INTERSTATE 57),

75 FEET FOR A COLLECTOR STREET (MONTICELLO ROAD (COUNTY HIGHWAY 18)).

NOTE 3: IN NO CASE SHALL THE FRONT YARD, MEASURED FROM THE NEAREST RIGHT-OF-WAY LINE, BE LESS THAN 35 FEET FROM A MAJOR STREET, 30 FEET FROM A COLLECTOR STREET.

MINIMUM SIDE YARD SETBACK: 5 FEET.

MINIMUM REAR YARD SETBACK: 20 FEET.

**PROJECT DESCRIPTION**

- 11.2 ACRE SITE
- MAIN BUILDING WITH OFFICE SPACE AND 40,000 SQUARE FEET OF CLIMATE-CONTROLLED SELF-STORAGE UNITS.
- 90,000 SQUARE FEET OF STANDARD SELF-STORAGE UNITS IN VARIOUS SIZE SINGLE STORY BUILDINGS.
- PERIMETER CHAIN LINK SECURITY FENCE
- KEY-CONTROLLED ACCESS GATE WITH AUTOMATIC EXIT GATE
- MOTION SENSOR ACTIVATED "DARK SKY" SHIELDED LIGHTING
- PORTLAND CEMENT CONCRETE PARKING AND DRIVEWAYS
- STORM WATER MANAGEMENT DETENTION BASIN WITH APPROXIMATELY 3.5 ACRE-FEET STORAGE CAPACITY WITH A 699 FOOT DESIGN ELEVATION AND 1 FOOT OF FREEBOARD LOCATED AT THE NORTHWEST CORNER OF SITE WITH OUTLET INTO INTERSTATE 57 RIGHT-OF-WAY
- PRIVATE WELL AND PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM
- APPROXIMATELY 25 FOOT WIDTH LANDSCAPED AREA AROUND THE PERIMETER OF THE SITE
- OFF SITE STORM WATER EAST AND NORTH OF THE SUBJECT SITE IS CURRENTLY DIVERTED AROUND SUBJECT SITE.

**RECEIVED**

APR 15 2021

CHAMPAIGN CO. P & Z DEPARTMENT

J.U.L.E.  
NOTE: THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS SEE SHEET 3000-0001

SURVEYED:	REVISIONS
CHECKED:	



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DETAILS AND NOTES

MONTICELLO ROAD  
SELF - STORAGE SITE  
TOLONO TOWNSHIP

DATE: 040721  
SHEET:  
4 OF 4

## Susan Burgstrom

---

**From:** Don Wauthier <dwauthier@bernsclancy.com>  
**Sent:** Monday, April 12, 2021 7:15 PM  
**To:** Susan Burgstrom; sandpiperholdingsllc@gmail.com; IL Premier; Stephen Dahl; Brad Bengtson; gelton@saaarchitects.com  
**Subject:** RE: Monticello Rd self storage site 7997

**CAUTION:** External email, be careful when opening.

Susan,

The designs for the various buildings are not fully fixed yet. However here is what I can tell you.

The main building will have approximately 40,000 SF of temperature controlled storage area. It will contain approx. 400 units with an average size of 100 SF. However the units will range in size from 25 SF to 200 SF.

The main building will also have approx. 50 drive up units with an average unit size of 300 SF.

In addition the first phase of the project will include the 2 buildings directly north of the main building. These buildings will also accommodate drive-up storage. Approximately 80 units will be involved ranging in size from 25 SF to 300 SF.

For purposes of the concept site plan buildings are shown for future phases. The size and types of those buildings and the sizes and types of units contained within them will vary depending upon demand. However approximately 90,000 SF of storage space is projected, with units ranging in size from 25 SF to 300 SF. The average unit size would be approximately 150 SF with estimated total units at 600.

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APR 13 2021

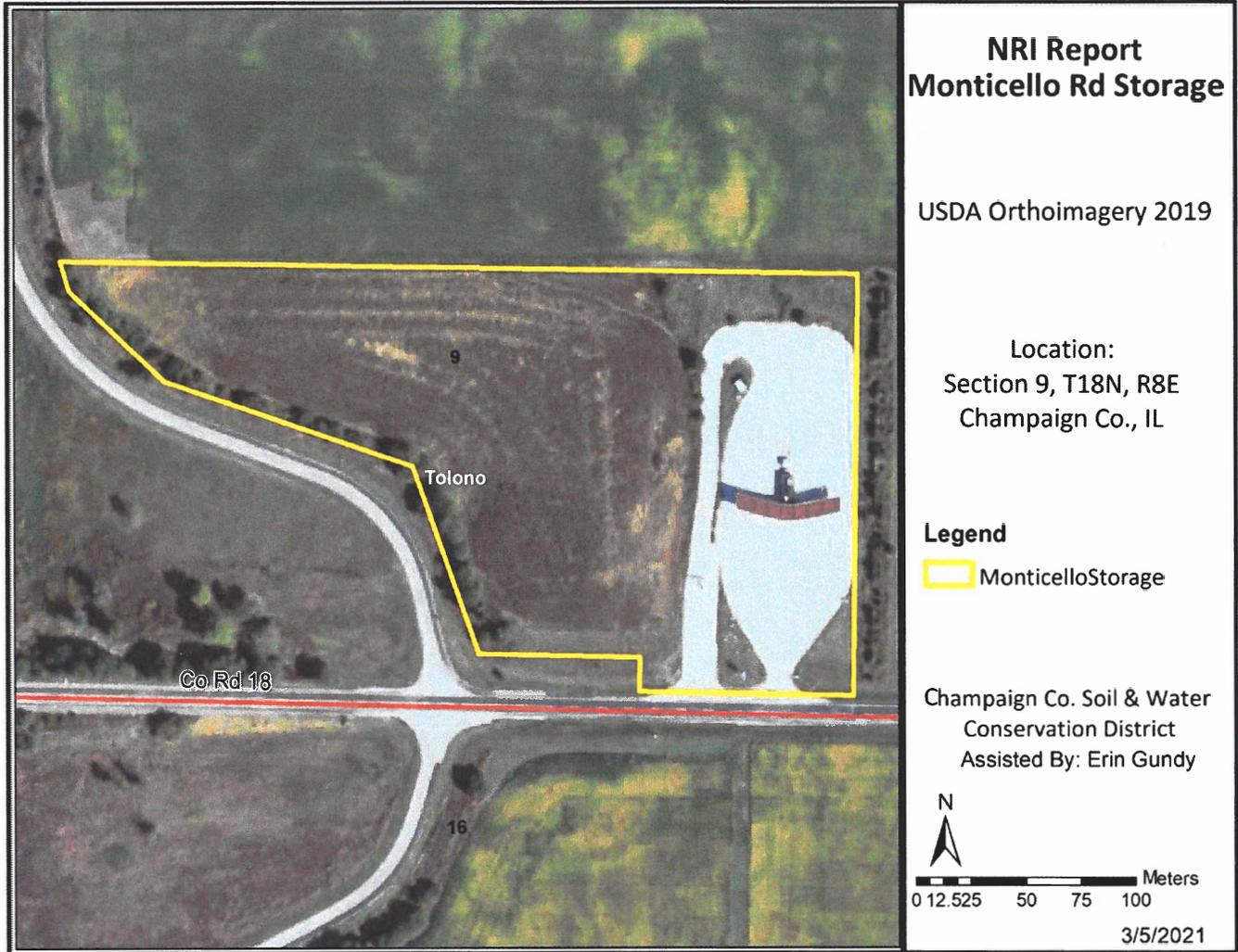
CHAMPAIGN CO. P & Z DEPARTMENT

Don Wauthier, Vice President  
**Berns, Clancy and Associates, P.C.**  
405 East Main Street  
Post Office Box 755  
Urbana, Illinois 61803-0755

Phone: (217) 384-1144  
Fax: (217) 384-3355  
Email: dwauthier@bernsclancy.com

**From:** Susan Burgstrom <sburgstrom@co.champaign.il.us>  
**Sent:** Monday, April 12, 2021 9:15 AM  
**To:** sandpiperholdingsllc@gmail.com; IL Premier <il\_mtg@yahoo.com>; Stephen Dahl <ddahl058@gmail.com>; Brad Bengtson <abbeyventurestoday@gmail.com>  
**Cc:** Don Wauthier <dwauthier@bernsclancy.com>  
**Subject:** RE: Monticello Rd self storage site 7997

MARCH 5, 2021



NATURAL RESOURCE INFORMATION (NRI)  
**RECEIVED**  
 REPORT 22.02

APR 13 2021

PETITIONER: BRANDON MOORE

CHAMPAIGN CO. P & Z DEPARTMENT

PREPARED BY: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT  
 2110 W PARK CT, STE C, CHAMPAIGN, IL 61821  
 (217) 352-3536 EXT 3 | WWW.CCSWCD.COM

<b>Champaign County Soil and Water Conservation District Natural Resource Information Report (NRI)</b>
--

Date District Board Reviewed Application	March 29, 2021
Applicant's Name	Brandon Moore
Contact Person	Don Wauthier
Size of Subject Property	11.2
Present Zoning	AG-1, B-3 Highway Business
Proposed Zoning	B-3 Highway Business
Present Land Use	Truck stop (closed), farmland
Proposed Land Use	Self-storage site

<b><i>Copies of this report or notification of the proposed land-use change were provided to:</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>
The Applicant	x	
The Contact Person	x	
The Local/Township Planning Commission	n/a	n/a
The Village/City/County Planning & Zoning Department	x	
The Champaign County Soil & Water Conservation District Files	x	

Report Prepared By: Erin Gundy, Resource Conservationist

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APR 13 2021

CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

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## Forward

Soil and Water Conservation Districts are required to prepare Natural Resource Information (NRI) Reports under the Illinois Soil and Water Conservation Act of 1977, Illinois Revised Statutes, Chapter Five.

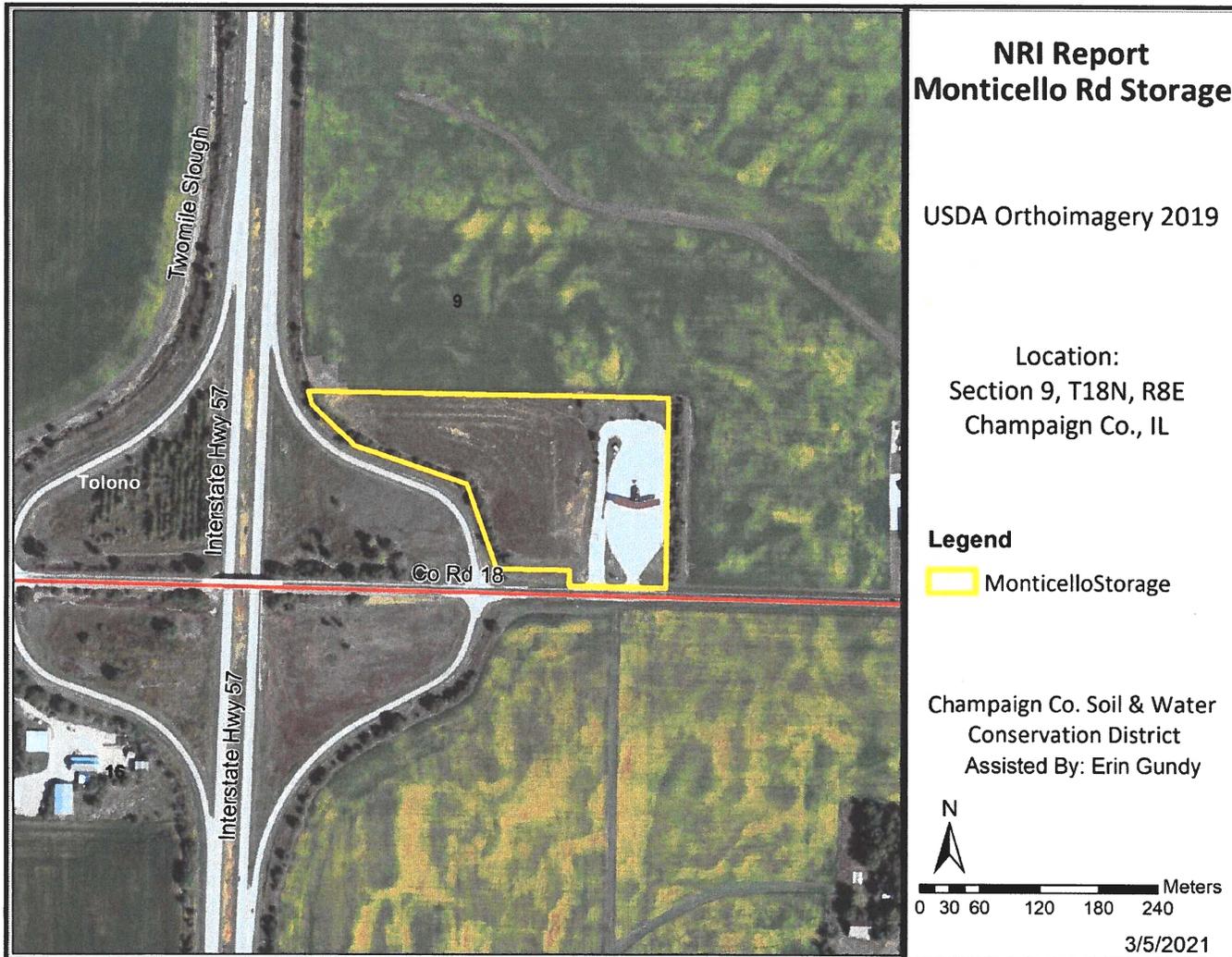
Section 22.02a The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning, ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from municipality's or county's zoning ordinance or who proposes to sub-divide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than thirty days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action. Added by Act approved December 3, 1971.

This report provides technical data necessary to evaluate the natural resources of a specific area and the impacts or limitations associated with the proposed land use change. The report is limited to information researched by the Champaign County Soil and Water Conservation District staff. (Technical information is obtained from several different sources and may be subject to modification based on detailed site investigations or new technical information.) The information gathered in this report comes from several key reference materials and are cited throughout this report and listed in the Reference section. Any questions on the information contained in this report can be directed to:

Champaign County Soil and Water Conservation District  
2110 W. Park Court, Suite C  
Champaign, IL 61821  
Phone 217-352-3536 ext. 3

### Subject Property Location

Location Map for Natural Resources Information Report for the Monticello Road Self-Storage Site. The property is predominately located in the southwest quarter of the southeast quarter of Section 9, Township 18N, Range 8E in Champaign County, Illinois.



### **Summary and Concerns of the Board**

The Champaign County Soil and Water Conservation District has reviewed the proposed land use change and has the following concerns relevant to the impact on the area's natural resources.

1. All soils on the subject property are not suitable sanitary facilities or dwellings. It is advised to perform onsite investigations with a professional to determine construction strategy before moving forward. See pages 7-9.
2. A majority of the soils on the subject property are not suitable for dwellings or small commercial buildings. It is advised to consult with a professional to determine safety and quality of current and future construction projects. See pages 7-9.
3. The subject property is located in the *70. Two Mile Slough* drainage district. Please contact drainage district officials for questions or concerns regarding drainage management.
4. The average Land Evaluation (LE) score for this site is: 100. See pages 13-14.
5. The subject property is located in the vicinity of the Upland Sandpipe. Special care should be taken to ensure endangered, state-listed species, nature preserves, landmarks, geological features, and wildlife habitats are protected during development. It is advised to follow instructions from the Illinois Department of Natural Resources letter, as provided by Don Wauthier, before, during, and after construction of the storage site. See pages 18-19.

### Soil Information

The soil information comes from the United States Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) Soil Survey of Champaign County. This information is important to all parties involved in determining the suitability of the proposed land use change. Each polygon is given a number with letters, which represents its soil type, slope, flooding, etc., and is then called a map unit. Each soil map unit has limitations for a variety of land uses, which are explained using interpretations.

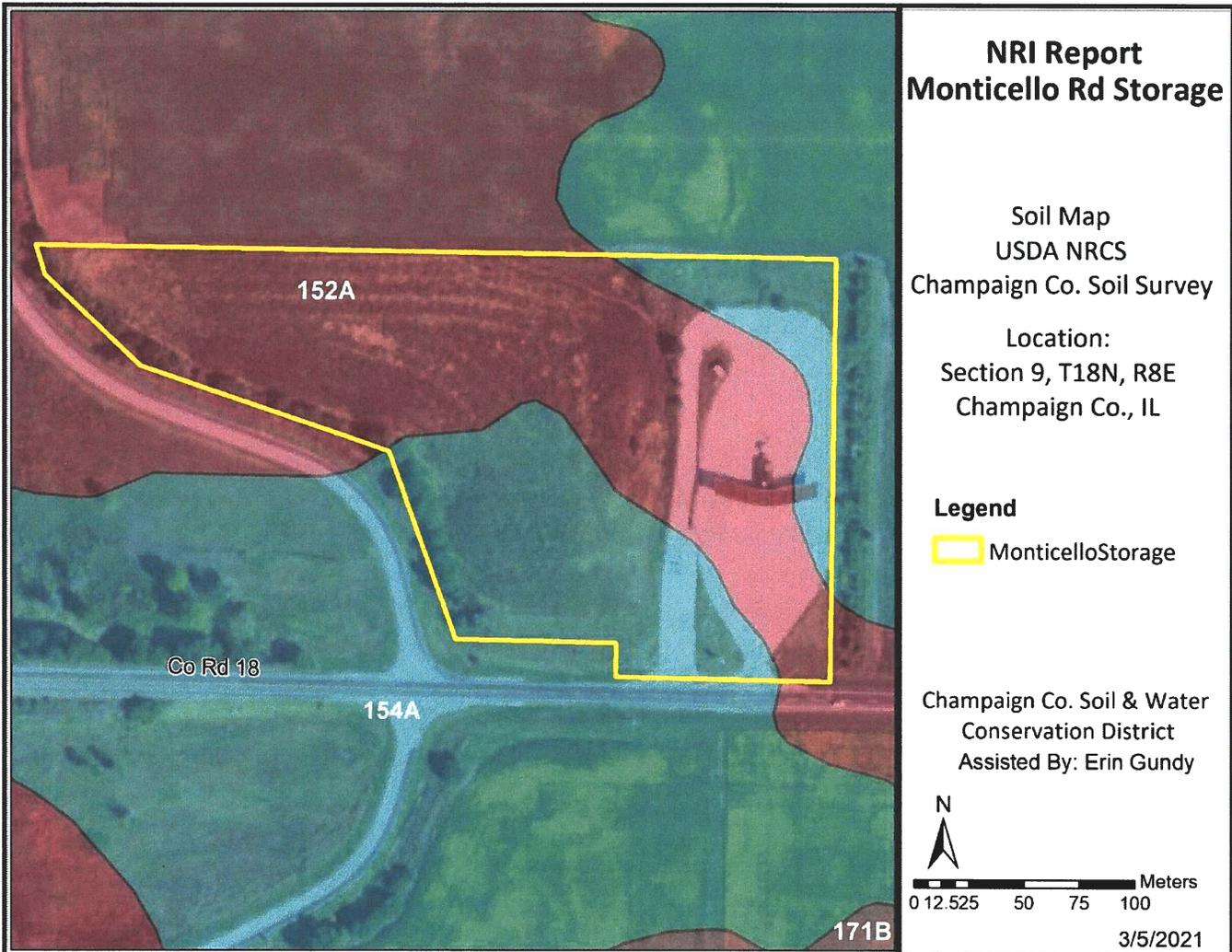


Table 1. Soil map unit descriptions.

Map Unit Symbol	Description	Acres	Percent of Area
152A	Drummer silty clay loam, 0-2% slopes	7.1	63.3%
154A	Flanagan silt loam, 0-2% slopes	4.1	36.7%

### Introduction to Soil Interpretations

Non-agricultural soil interpretations are ratings that help engineers, planners, and others understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Other features may need treatment to overcome soil limitations for a specific purpose.

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. However, most of these practices are costly. The final decision in selecting a site for a land use generally involves weighing the costs for site preparation and maintenance.

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common type of building limitation this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Organic soils, when present on the subject property, are referenced in the hydric soils section of the report.

The area of development 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 needs to be established as soon as possible.

#### *Limitation Ratings*

1. *Not limited*- This soil has favorable properties for the intended use. The degree of limitation is minor and easy to overcome. Those involved can expect good performance and low maintenance.
2. *Somewhat limited*- This soil has moderately favorable properties for the intended use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated "*not limited*."
3. *Very limited*- This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonally high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

#### **Soil Interpretations**

##### *Sanitary Facilities*

The table below shows the degree and kind of soil limitations that affect septic tank absorption fields and sewage lagoons.

Septic Tank Absorption Fields: Areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. The ratings are based on soil properties, site features, and observed performance of the soils. Permeability, high water table, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Large stones and bedrock or a cemented pan interfere with installation. Unsatisfactory performance of septic tank absorption fields, including excessively slow absorption of effluent, surfacing of effluent, and hillside seepage can affect public health. There must be unsaturated soil material beneath the absorption field to filter the effluent effectively.

Table 2. Septic tank absorption fields.

Map Unit Symbol	Septic Tank Absorption Fields	Acres	Percent of Area
152A	Very limited: flooding, ponding, depth to saturated zone	7.1	63.3%
154A	Very limited: depth to saturated zone, slow water movement	4.1	36.7%

For the subject property: 100% of the soils on the property are very limited for the use of septic tank absorption fields and special design is required for any septic tank absorption field.

### *Building Site Development*

The table below shows the degree and the kind of soil limitations that affect dwellings with or without basements and small commercial buildings.

Dwellings and Small Commercial Buildings: Structures built on a shallow foundation on undisturbed soil that are three stories or less. The ratings are based on soil properties, site features, and observed performance of the soils. High water table, depth to bedrock or to a cemented pan, large stones, slope, and flooding effect the ease of excavation, construction, and maintenance.

Table 3. Dwellings and small commercial buildings limitations.

Map Unit Symbol	Dwellings with Basements	Dwellings without Basements	Small Commercial Buildings	Acres	Percent of Area
152A	Very limited: ponding, depth to saturated zone, shrink-swell	Very limited: ponding, depth to saturated zone, shrink-swell	Very limited: ponding, depth to saturated zone, shrink-swell	7.1	63.3%
154A	Very limited: depth to saturated zone, shrink-swell	Somewhat limited: depth to saturated zone, shrink-swell	Somewhat limited: depth to saturated zone, shrink-swell	4.1	36.7%

### *Surface Water Management System*

The table below shows the degree and the kind of soil limitations that affect surface water management systems.

Surface Water Management Systems: impoundments or excavated basins for the short-term detention of stormwater runoff from a completed development area followed by a controlled release from the structure at downstream, pre-development flow rates. The ratings are based on the soil properties that affect the capacity of the soil to convey surface water across the landscape. Factors affecting the system installation and performance are considered. Water conveyances include graded ditches, grassed waterways, terraces, and diversions. The properties that affect the surface system performance include depth to bedrock, saturated hydraulic conductivity, depth to cemented pan, slope, flooding, ponding, large stone content, sodicity, surface water erosion, and gypsum content.

Table 4. Surface Water Management Systems limitations.

Map Unit Symbol	Surface Water Management Systems	Acres	Percent of Area
152A	Somewhat limited: ponding	7.1	63.3%
154A	Not limited	4.1	36.7%

## Soil Water (Wetness) Features

This section gives estimates of various soil water (wetness) features that should be taken into consideration when reviewing engineering for a land use project.

Hydrologic Soil Groups (HSGs): The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- Group A: Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- Group B: Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- Group C: Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- Group D: Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: if a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D) the first letter is for drained areas and the second is for undrained areas.

Surface Runoff: Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate, and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from the irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

Water Table: Refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles, called redoximorphic features) in the soil. Note: a saturated zone that lasts for less than a month is not considered a water table.

Ponding: Refers to standing water in a closed depression and the data indicates duration and frequency of ponding.

- Duration: expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- Frequency: expressed as *none* (ponding is not possible), *rare* (unlikely but possible under unusual weather conditions), *occasional* (occurs, on average, once or less in 2 years), *frequent* (occurs, on average, more than once in 2 years).

Flooding: The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- Duration: Expressed as *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- Frequency: Expressed as *none* (flooding is not probable), *very rare* (very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year)), *rare* (unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year)), *occasional* (occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year)), and *very frequent* (likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year)).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5. Soil water (wetness) features.

Map Unit Symbol	HSG	Surface Runoff	Depth to Water Table (ft)			Ponding		Flooding	
			Upper Limit	Lower Limit	Kind	Duration	Frequency	Duration	Frequency
152A	B/D	Neg.	0.0-1.0	6.0	Apparent	Brief	Frequent	-	None
154A	C/D	Low	1.0-2.0	3.7-5.9	Perched	-	None	-	None

### Hydric Soils

Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. Soil maps may not be small enough to show inclusions of hydric soils, so it is important to consult a soil scientist if building residential areas on hydric soils or soils with hydric inclusions.

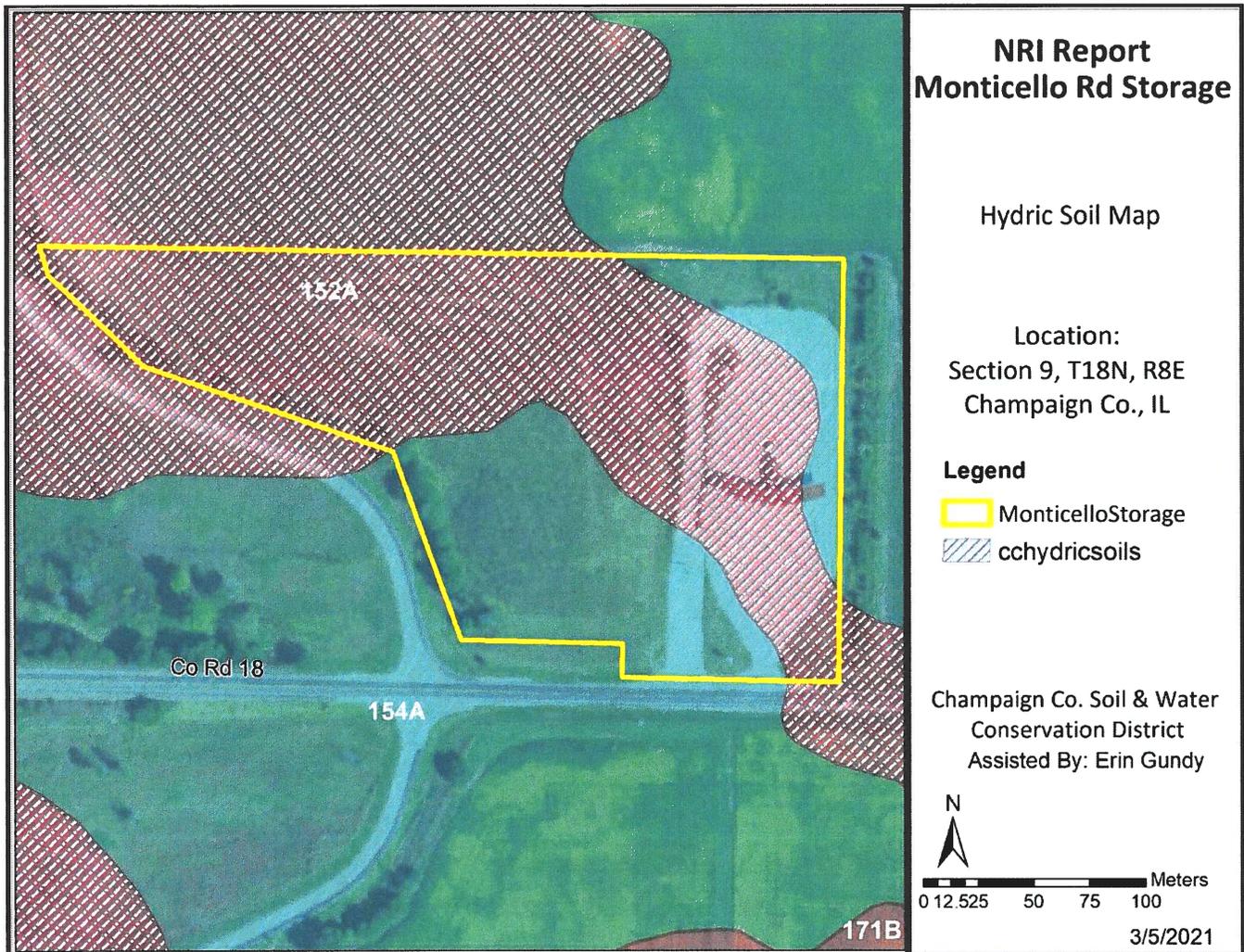
On most agricultural soils in the county that are poorly or somewhat poorly drained, subsurface agriculture drainage tile occurs. This expedites drainage but must be maintained and undisturbed so the soil does not return to its original hydrologic condition.

The Champaign County SWCD recommends the following for an intense land use, such as a subdivision:

1. A topographical survey with 1-foot contour intervals to define the flood area.
2. An intensive soil survey to define locations of hydric inclusions.
3. A drainage tile survey to locate tiles that must be preserved.

Table 6. Hydric soils.

Map Unit Symbol	Drainage Class	Hydric Designation	Acres	Percent of Area
152A	Poorly drained	Hydric	7.1	63.3%
154A	Somewhat poorly drained	Non hydric	4.1	36.7%
			<b>Percent Hydric</b>	<b>63.3%</b>



### Soil Erosion and Sediment Control

Erosion is the wearing away of the soil by water, wind, and other forces and a soil's erodibility is mainly determined by the following properties: soil texture, slope, soil structure, soil organic matter content. Soil erosion threatens the nation's soil productivity and contributes to pollutants in waterways. Sediment entering creeks, rivers, and lakes degrade water quality and reduce capacity, which increases the risk of flooding and disrupts ecosystems. Sediment also carries other possible pollutants, such as chemicals and metals, by adhering to the sediment's surface.

#### Erosion Control at Construction Sites

Construction sites can experience 20 to 200 tons/acre/year of soil loss, which is greater than other land uses, like agriculture, averaging 4-5 tons/acre/year. It is extremely important that the developer employ Best Management Practices, like the ones listed below, to help reduce soil erosion and protect water quality during and after construction.

- **Silt Fencing:** A woven geotextile fabric stretched across and attached to supporting posts used to intercept sediment-laden runoff from small drainage areas of disturbed soil. The purpose is to filter out sediment from runoff before it enters a water body.
- **Construction Road Stabilization:** The stabilization of temporary construction access routes, subdivision roads, on-site vehicle transportation routes, and construction parking areas with stone immediately after grading the area to reduce erosion.

- **Vegetative Cover:** One of the most important means to control runoff is to plant temporary vegetation around the perimeter of the construction site. This provides a natural buffer to filter sediment and chemicals. The CCSWCD recommends that temporary grass be planted (i.e. smooth brome grass, oats, cereal rye) to help protect soil from erosion during construction.

### EPA Stormwater Pollution Prevention Plan (SWPPP) Reference Tool

EPA requires a plan to control storm water 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 to obtain NPDES permit coverage for their storm water discharges. More information at the following website:

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

Table 7. Soil erosion potential.

Map Unit Symbol	Slope	Rating	Acres	Percent of Area
152A	0.5%	Slight	7.1	63.3%
154A	0.9%	Slight	4.1	36.7%

### Prime Farmland Soils

Prime farmland soils are an important resource to Champaign County. Some of the most productive soils in the world occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Urban or built-up land on prime farmland soils is not prime farmland.

Table 8. Prime farmland designation.

Map Unit Symbol	Prime Designation	Acres	Percent of Area
152A	Prime farmland if drained	7.1	63.3%
154A	All areas are prime farmland	4.1	36.7%
<b>Percent Prime Farmland</b>			<b>100%</b>

### The Land Evaluation and Site Assessment System

Decision-makers in Champaign County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the USDA-NRCS and takes into consideration local conditions, such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESA system is a two-step procedure:

- Land Evaluation (LE) – the soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agricultural use. The best group is assigned a value of 100 and is based on data from the Champaign County Soil Survey. The Champaign County LE designates soils with a score of 91 to 100 as best prime farmland, as reported in Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils. Best Prime Farmland consists of:
  - a) Soils identified as agricultural value groups 1, 2, 3, and/or 4
  - b) Soils that, in combination on a subject site, have an average LE of 91 or higher
  - c) Any 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
- Site Assessment (SA) – the site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives.

The Champaign County LESA system is designed to provide officials with a systematic objective means to numerically rate a site in terms of its agricultural importance.

- To assist officials in evaluating the proposed conversion of farmland on a parcel or site in zoning cases that include farmland conversion to a non-agricultural land use.
- To assist in the review of state and federal projects for compliance with the Illinois Farmland Preservation Act and the Federal Farmland Protection Policy Act in terms of their impact on important farmland.

Note: A land evaluation (LE) score will be compiled for every project property, but a site assessment score is not applicable in most cases, making the full LESA score unavailable.

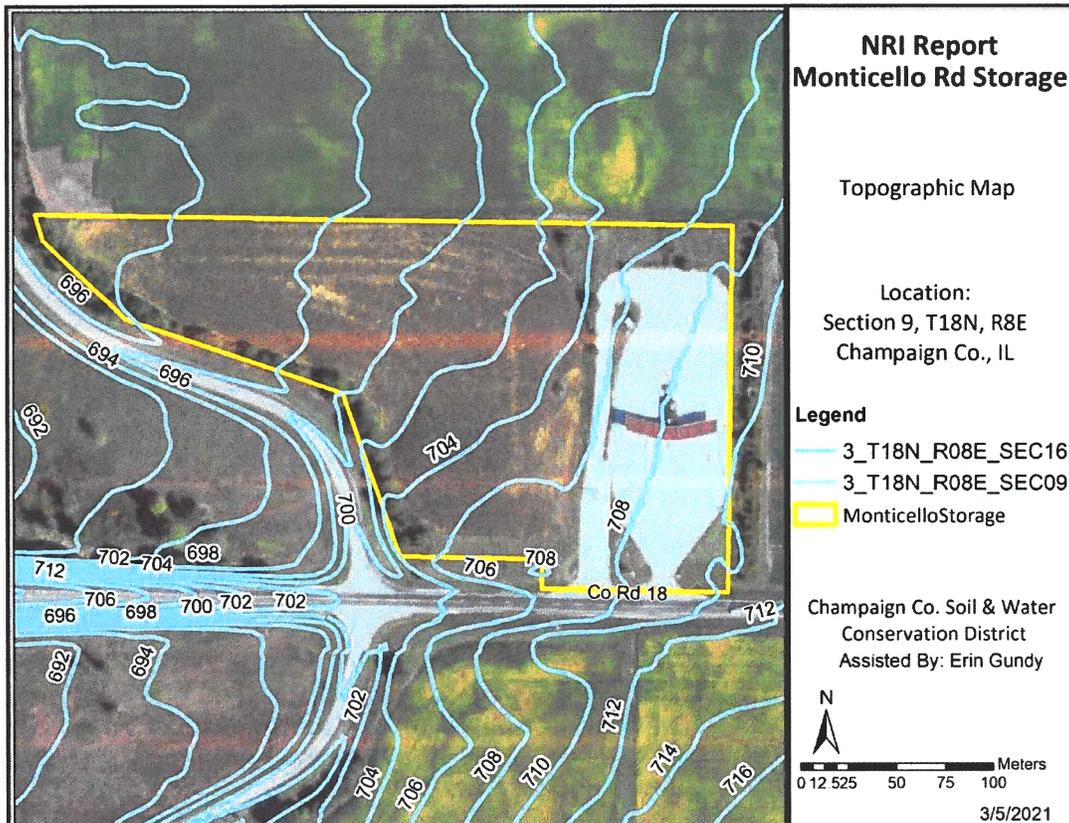
Table 9. Land Evaluation and Site Assessment System score.

Map Unit Symbol	Value Group	Relative Value	Acres	Product (Relative Value*Acres)
152A	2	100	7.1	710
154A	1	100	4.1	410
Totals			11.2	1,120
LE Score		LE=1120/11.2		LE = 100

For the subject property: the overall Land Evaluation (LE) score is 100.

### Topographic Information

United States Geologic Survey (USGA) topographic maps give information on elevation, which are important mostly to determine slope, drainage direction, and watershed information. Elevation determines the area of impact of floods. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the subject property, possibly impacting surrounding natural resources.



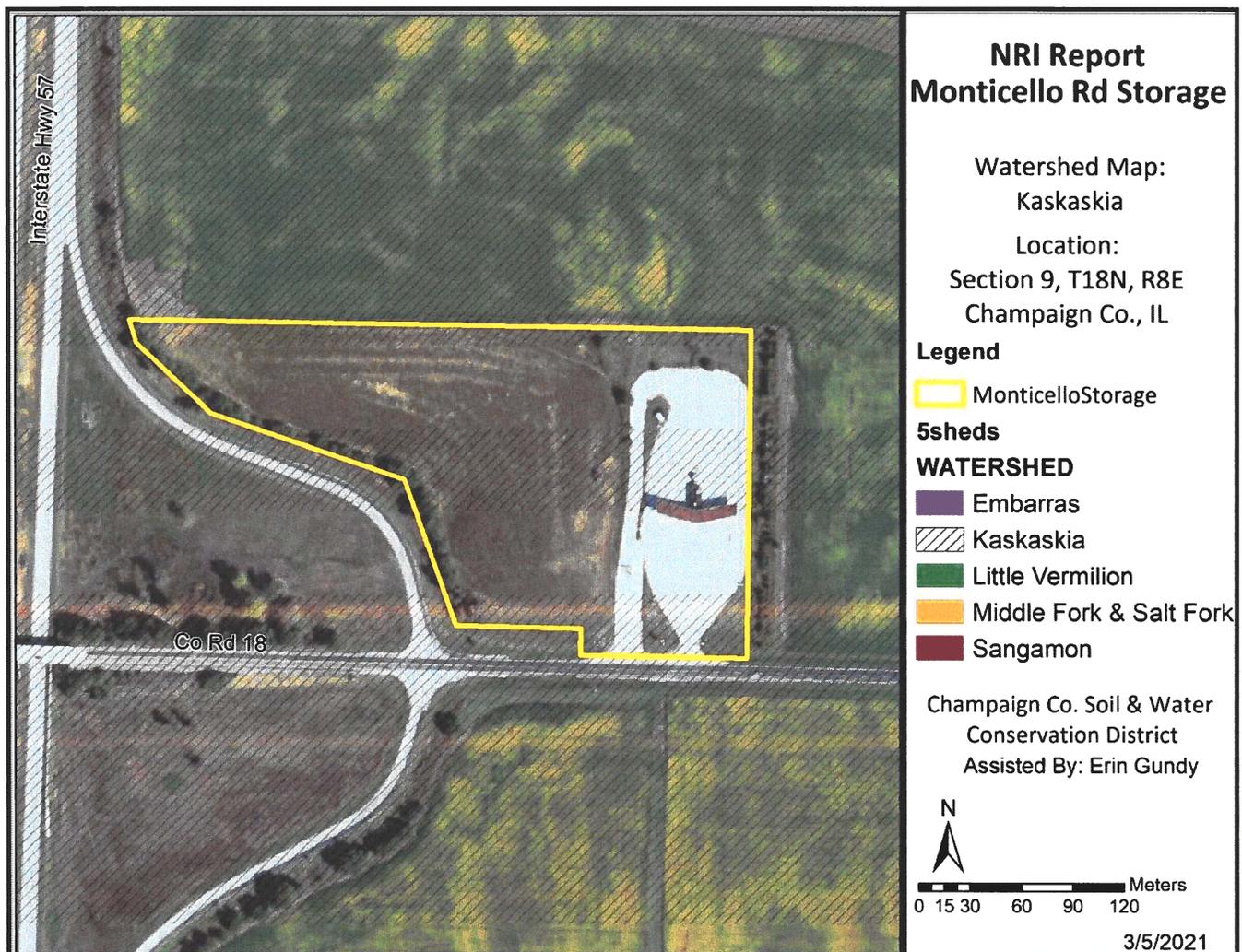
## Watershed Information

Watershed information is given when land use is changed to a subdivision type of development on parcels greater than 10 acres. A watershed is an area of land that drains to an associated water resource, such as a wetland, river, or lake. Rainwater carries pollutants through watersheds, impacting natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and implications of their activities.

The following are recommendations to developers for protection of watersheds:

- Preserve open space
- Maintain wetlands as part of development
- Use natural water management
- Prevent soil from leaving construction sites
- Protect subsurface drainage
- Use native vegetation
- Retain natural features
- Mix housing and style types
- Decrease impervious surfaces
- Reduce area disturbed by mass grading
- Treat water where it falls

For the subject property: the property is located in the Kaskaskia River Watershed.



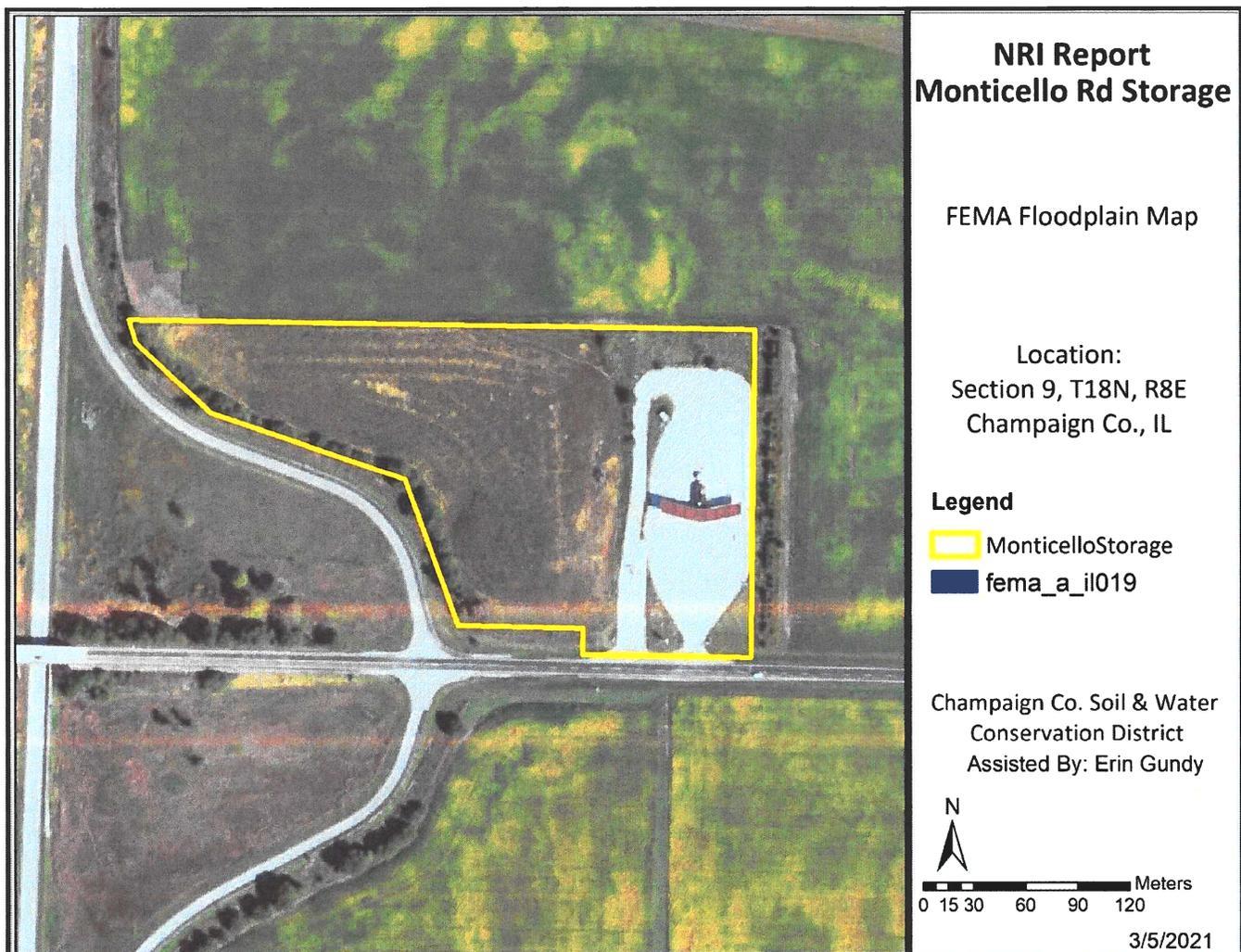
## Floodplain and Wetland Information

### Floodplain Information

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas that demand protection since they have water storage and conveyance functions that affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is dangerous to people and destructive to their properties. The following map can help developers and future homeowners to “sidestep” potential flooding or ponding problems. The Flood Insurance Rate Map (FIRM) was produced by the Federal Emergency Management Agency (FEMA) to define flood elevation adjacent to tributaries and major bodies of water that are superimposed onto a simplified USGS topographic map.

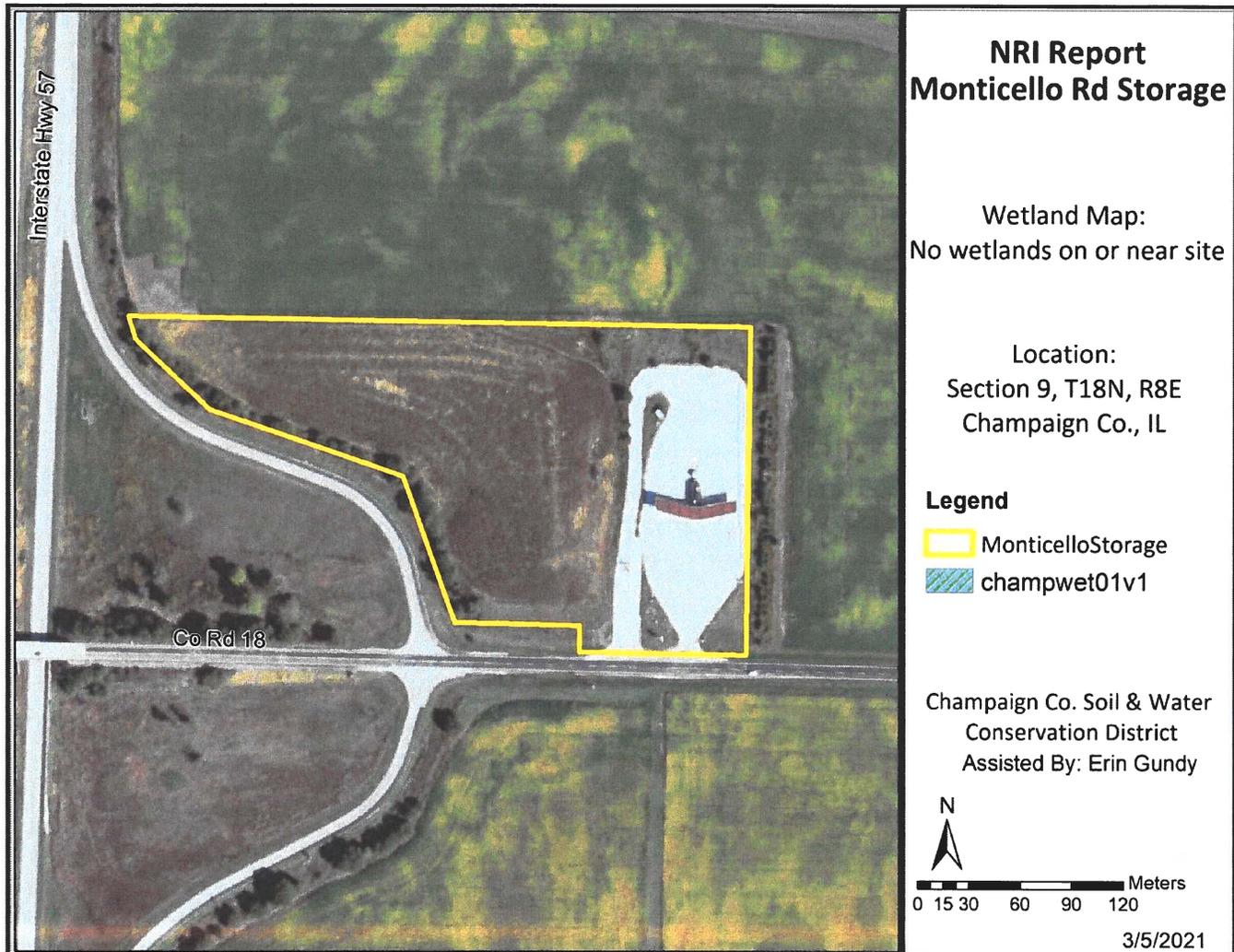
For the subject property: no portion of the property is in the floodplain.



## Wetland Information

Wetlands function in many ways to provide numerous benefits to society and the environment, including flood control, cleanse water, recharge groundwater, and provide a wildlife habitat. However, approximately 95% of the wetlands that were historically present in Illinois have been destroyed. It is crucial that we take steps to conserve current wetlands and reestablish new wetlands where once destroyed. Wetland determinations are made by a certified NRCS staff.

For the subject property: a wetland is not present on the subject property.



## Wetland and Floodplain Regulations

Please read the following if you are planning to do any work near a stream, lake, wetland, or floodway, including: dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, flood plain, or floodway subject to State or Federal regulatory jurisdiction.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general,

the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy and adversely impact the public. Therefore, please contact the proper authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Regulatory Agencies:

- Wetlands or U.S. Waters: U.S. Army Corps of Engineers
- Floodplains: Illinois Department of Natural Resources/Office of Water Resources, Natural Resources Way, Springfield, IL
- Water Quality/Erosion Control: Illinois Environmental Protection Agency

Coordination: we recommend early coordination with the agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. This could reduce time required to process necessary approvals and reduce expense.

## **Cultural and Animal Resources**

### **Cultural Resources**

The most common cultural resources found during changes in land use are historical properties or non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are non-renewable because there is no way to grow a site to replace a disrupted site. Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all of the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains. Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth-moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency may require a Phase 1 Archaeological review to identify any cultural resources that may be on the site. The IHPA has not been contacted by the Champaign County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

### **Animal Resources**

According to the Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act, state agencies or local units of government must consult Illinois Department of Natural Resources (IDNR) 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 and animals or for adversely modifying a Nature Preserve or a Land and Water Preserve. Home rule governments may delegate this responsibility through duly enacted ordinances to the parties seeking authorization or funding of the action.

### **Ecologically Sensitive Areas**

Biodiversity is the sum of total of all the plants, animals, fungi, and microorganisms in the world, or in a particular area that make up the fabric of the Earth and allow it to function. Biodiversity must be protected, as it is diminishing, which weakens entire natural systems. It is intrinsically valuable for an ecosystem to be biologically diverse to sustain ecosystem health and support life.

As part of the Natural Resources Information Report, staff checks if any nature preserves are in the general vicinity of the subject property. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource.

Such efforts should include but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

For the subject property: as shown on the below EcoCAT provided by Don Wauthier, the subject property may be in the vicinity of the Upland Sandpiper. As also provided by Don Wauthier of Berns, Clancy and Associates, a letter from the Illinois Department of Natural Resources provided instructions to the petitioner and contact persons on this report for instructions to minimize disturbance to the Upland Sandpiper during construction of the storage site. This letter is not included in this report.



<i>Applicant:</i>	Development Site	<i>IDNR Project Number:</i>	2110146
<i>Contact:</i>	Don Wauthier	<i>Date:</i>	02/05/2021
<i>Address:</i>	872 County Road 1000 North Champaign, IL 61822		
<i>Project:</i>	Development Site 872 County Road 1000 North, Champaign		
<i>Description:</i>	Installation of self storage buildings on a 11.2 acre tract		

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Upland Sandpiper (*Bartramia longicauda*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

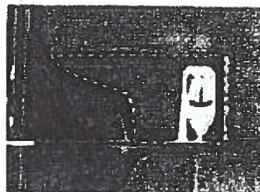
#### Location

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

*County:* Champaign

*Township, Range, Section:*

18N, 8E, 9



IL Department of Natural Resources Contact

Government Jurisdiction  
Development Site

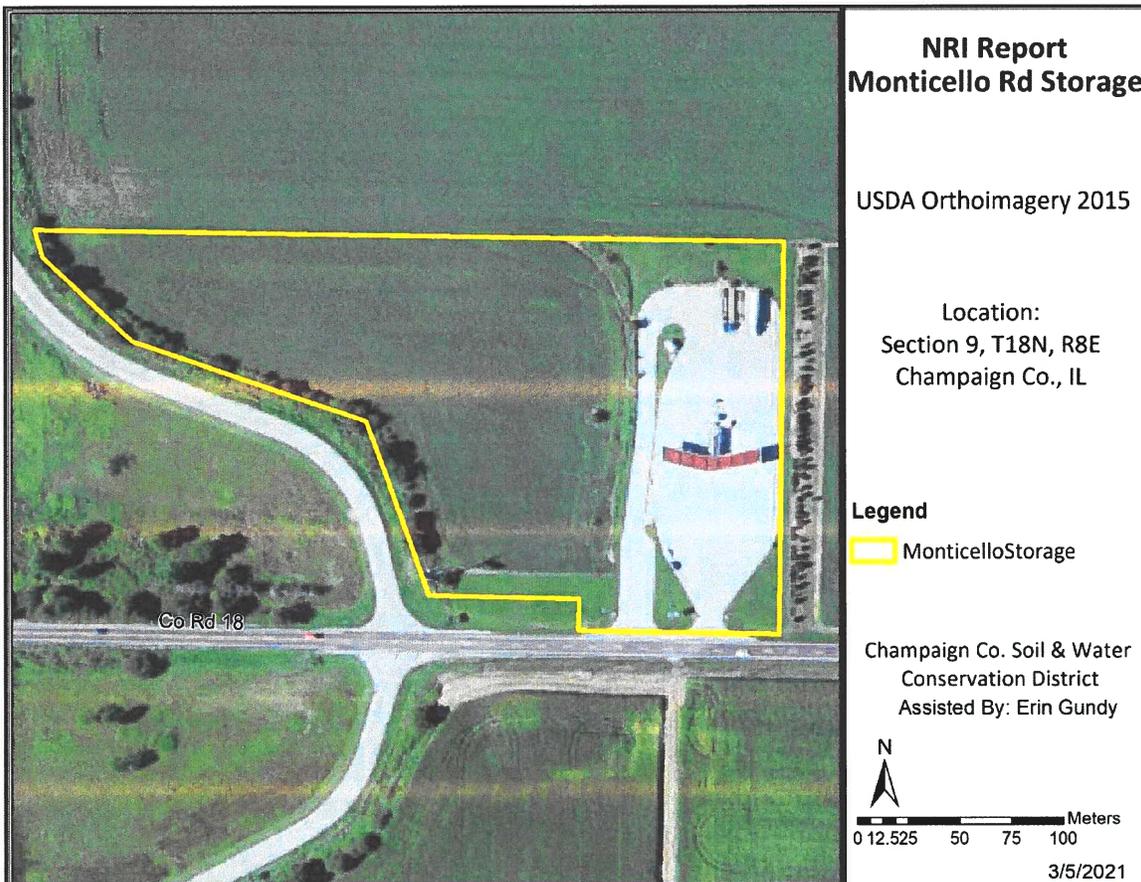
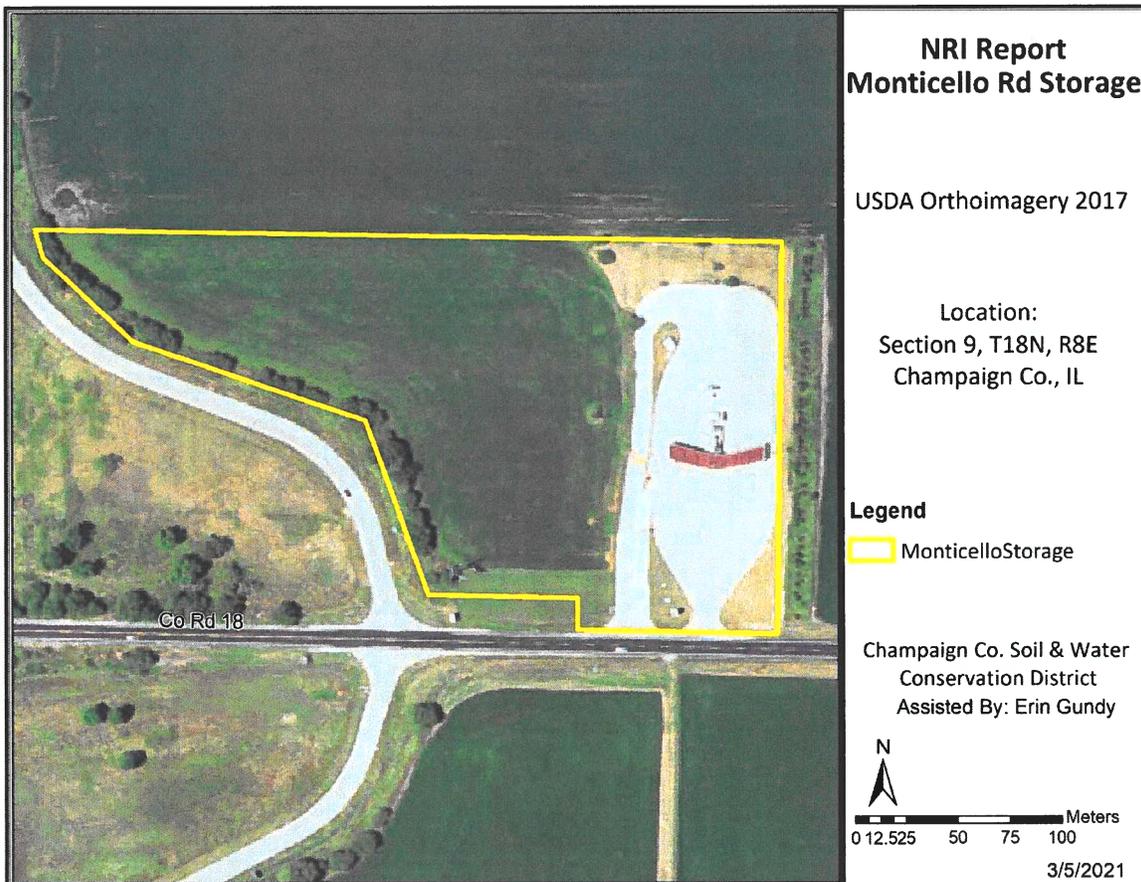
#### Disclaimer

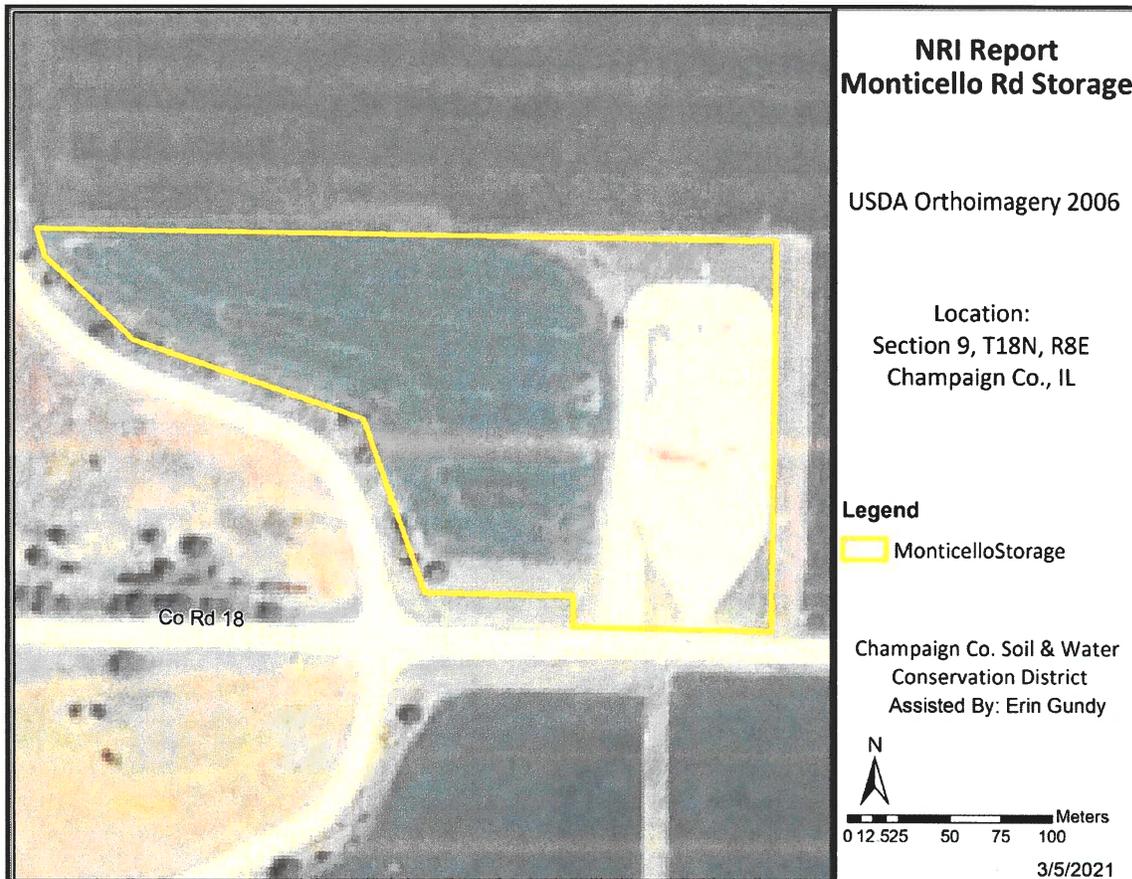
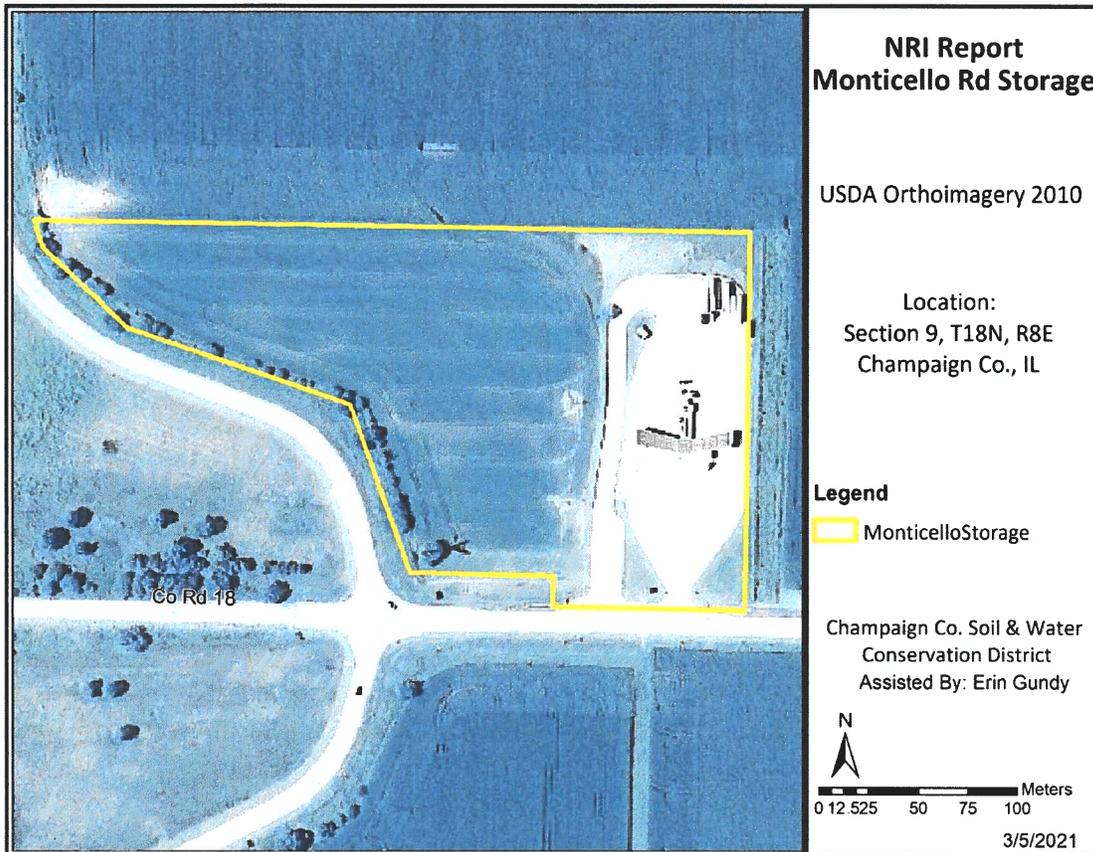
The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site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

#### Terms of Use

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

### Historic Aerial Photos





## Glossary and Acronyms

Agriculture – The growing, harvesting, and storing of crops, including legumes, hay, grain, fruit; and truck or vegetables, including dairy, poultry, swine, sheep, beef cattle, pony and horse, fur, and fish and wildlife; 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, or 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 around hired farm workers.

ADT – average daily traffic that a local road normally receives, based upon records by the County Superintendent of Highways.

B.G. – below grade. Under the surface of the Earth.

Bedrock – indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

Flooding – indicates frequency, duration, and period during year when floods are likely to occur.

High Level Management – the application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high-quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near-optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses (within limits imposed by weather).

High Water Table – a seasonal highwater table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian.

Water Table, Apparent – a thick zone of free water in the soil indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian – a water table under hydrostatic head, generally beneath an impermeable layer. When layer is penetrated, the water level rises in the uncased borehole.

Water Table, Perched – a water table standing above an unsaturated zone, often separated from a lower wet zone by a dry zone.

Delineation – (for wetlands) a series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

Determination – (for wetlands) a polygon drawn on a map using map information that gives an outline of a wetland.

Hydric Soil – soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service, 1987).

Intensive Soil Mapping – mapping done on a small, intensive scale than a modern soil survey to determine soil properties of a specific site, i.e. mapping for septic suitability.

Land Evaluation Site Assessment (L.E.S.A.) – LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

Modern Soil Survey – a soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent is shown on a map. An accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of soils under different uses and the soils' response to management. Predictions are made for areas of soil at specific places. Soil information collected in a soil survey are useful in developing land use plans and alternatives.

Palustrine – name given to inland fresh water wetlands.

Permeability – values listed estimate the range of time it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture,

soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ – parcel in question

Potential Frost Action – damage that may occur to structures and roads due to ice lens formation, causing upward and lateral soil movement. Based primarily on soil texture and wetness.

Prime Farmland – lands that are best suited for food, feed, forage, fiber, and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban, built up land, or water areas. When well-managed, the soil qualities and moisture supply provide a sustained high yield of crops with minimum inputs of energy and economic resources in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooding during the growing season. The slope ranges from 0 to 5 percent. (USDA Natural Resources Conservation Service)

Productivity Indexes – express the estimated yields of the major grain crops in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state (Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn, Joy soil series). See Circular 1156 from the Illinois Cooperative Extension Service.

Seasonal – when used in reference to wetlands, indicates the area flooded only during a portion of the year.

Shrink-Swell Potential – indicates volume changes to be expected for the specific soil material with changes in moisture content.

Soil Mapping Unit – collection of soil and miscellaneous areas delineated in mapping. Generally, an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for tax and in terms of ranges of tax adjuncts and inclusions.

Soil Series – a group of soils formed from a type of parent material, having horizons that, except for texture of the surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, mineralogy, and chemical composition.

Subsidence – applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

Terrain – the area or surface over which a particular rock or group of rocks is prevalent.

Topsoil – portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity, and plant growth take place. Depths of topsoil vary between soil types.

Watershed – an area of land that drains to an associated water resource, such as a wetland, river, or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams, ditches, and ponding areas, such as detention structures, natural ponds, or wetlands.

Wetland – an area that has a predominance of hydric soils that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophilic vegetation typically adapted for life in saturated soil conditions.

## **References**

Field Office Technical Guide. USDA Natural Resources Conservation Service.

Flood Insurance Rate Map. National Flood Insurance Program, Federal Emergency Management Agency.

Illinois Urban Manual. 2016. Association of Illinois Soil & Water Conservation Districts.

Soil Survey of Champaign County. USDA Natural Resources Conservation Service.

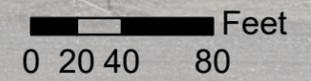
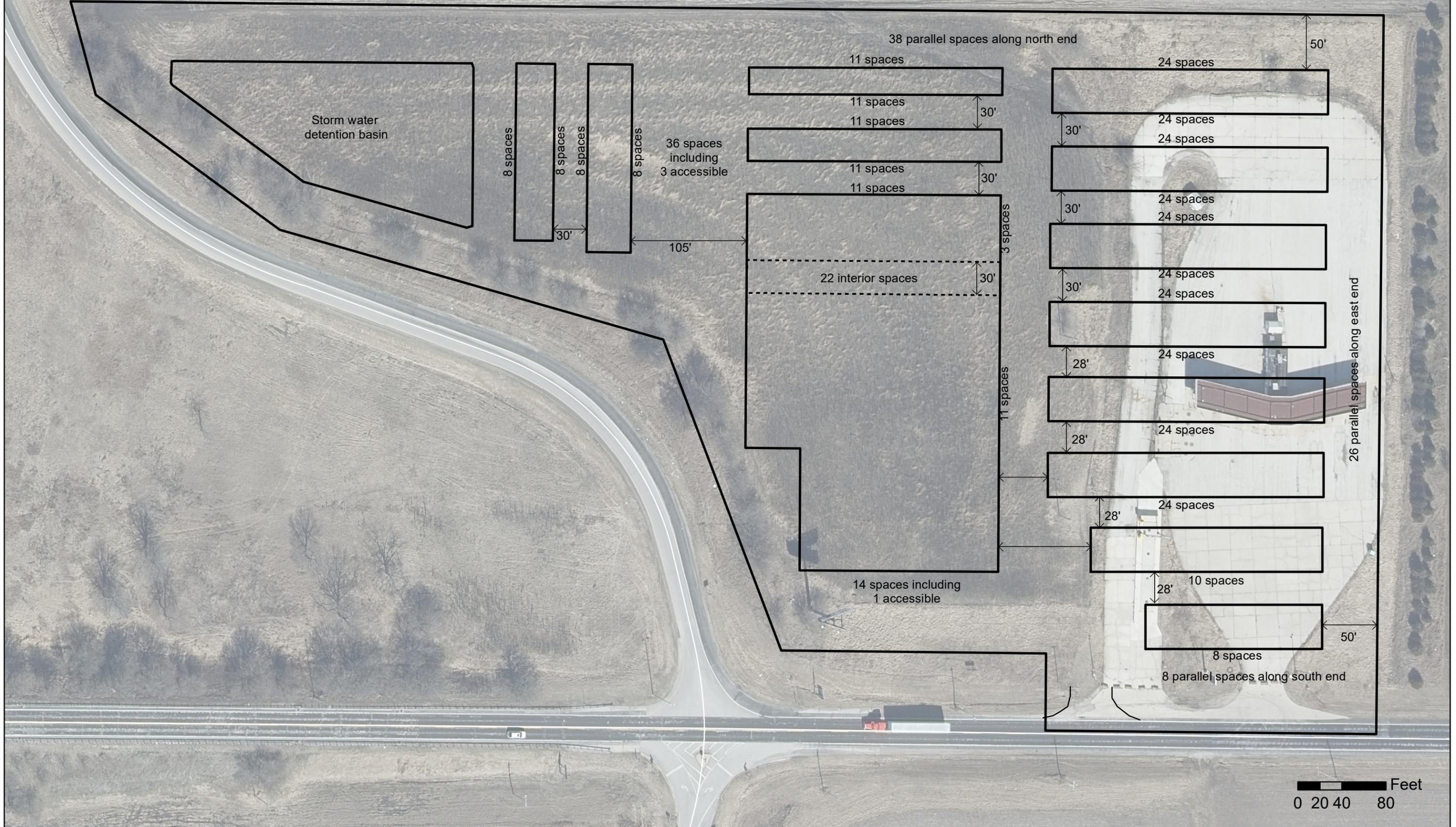
Wetlands Inventory Maps. Department of the Interior.

Potential for Contamination of Shallow Aquifers in Illinois. Illinois Department of Energy and Natural Resources, State Geological Survey Division.

Land Evaluation and Site Assessment System. The Kendall County Department of Planning, Building, and Zoning, and the Champaign County Soil and Water Conservation District. In cooperation with USDA Natural Resources Conservation Service.

# Available Parking Areas

Case 004-S-21  
April 29, 2021



**004-S-21 Site Images**



**From CR 1000N facing NE to gas station parcel**



**From CR 1000N facing NW to vacant west parcel**

### 004-S-21 Site Images



**From east gas station entrance facing west to interchange**



**From west gas station entrance facing east**

**004-S-21 Site Images**



**From south side of CR 1000N facing NW**



**From south side of CR 1000N facing NE**

### 004-S-21 Site Images



From east gas station entrance facing north



From west gas station entrance facing north

**PRELIMINARY DRAFT**

**004-S-21**

**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: ***{April 29, 2021}***

Petitioner: **Brandon Moore, Stephen Dahl and Brad Bengtson, d.b.a. Sandpiper Holdings LLC**

Request: **Authorize the construction and use of up to 170,260 square feet of Self-Storage Warehouse Units of various sizes including 45,300 square feet of Self-Storage Warehouse Units with climate control and 124,960 square feet of non-climate controlled Self-Storage Warehouse Units as a Special Use on land in the B-3 Highway Business 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 **April 29, 2021**, the Zoning Board of Appeals of Champaign County finds that:

1. The State Bank of Illinois Trust Department owns the subject property.
  - a. Sandpiper Holdings LLC is under contract for purchasing the property, with closing anticipated in mid-May.
  - b. Sandpiper Holdings LLC has the following officers: Brandon Moore, 1165 Hoo Soo Too Drive, Monticello, Stephen Dahl, 622 North Glover Court St Joseph, and Brad Bengtson, 411 Bluestem Drive Savoy.
2. The subject property is an 11.2-acre tract of land located in the Southwest Quarter of the Southeast Quarter of Section 9, Township 18 North, Range 8 East of Tolono Township of the Third Principal Meridian, commonly known as the 4.48-acre former gas station with an address of 872 CR 1000 North, Champaign and the 6.72-acre vacant lot west of the former gas station.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
  - A. The subject property is not located within the one-and-one-half miles of a municipality with zoning.
  - B. The subject property is located within Tolono 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 11.2-acre subject property is zoned B-3 Highway Business and is vacant. There is a former gas station on the 4.48-acre east parcel of the joint lot development. The 6.72-acre west parcel is undeveloped.
  - B. Land to the north is zoned AG-1 Agriculture and is in agricultural production.
  - C. Land to the east is zoned AG-1 Agriculture and is in agricultural production.
  - D. Land to the south is zoned B-2 Neighborhood Business and is in agricultural production.
  - E. Land to the west of the subject property, on the west side of I-57, is zoned B-2 Neighborhood Business and is partly residential in use and partly in agricultural production.

**GENERALLY REGARDING THE PROPOSED SPECIAL USE**

5. Regarding the site plan and operations of the proposed Special Use:
  - A. The revised Site Plan received April 15, 2021 includes 4 sheets, and indicates the following existing and proposed features:
    - (1) Existing features are the following:

**PRELIMINARY DRAFT****Case 004-S-21****Page 3 of 28**

- a. The 6.72-acre west parcel has an existing off-premises sign. There is no access to a roadway from this parcel.
  - b. The 4.48-acre east parcel includes the following:
    - (a) A former gas station;
    - (b) Two portable sheds;
    - (c) One 22 feet tall on-premises freestanding sign with an area of 120 square feet located approximately 50 feet north of Monticello Road/CR 1000N/CH-18; and
    - (d) Two access driveways fronting Monticello Road/CR 1000N/CH-18.
- (2) Proposed features include approximately 172,550 square feet of building space:
- a. Phase One will include approximately 85,350 square feet of building space:
    - (a) One 72,700 square feet climate-controlled storage, interior loading, and office space in the large central building;
    - (b) 12,650 square feet of drive-up self-storage units located in two buildings north of the central building;
    - (c) One 3.5 acre-feet stormwater detention basin;
    - (d) 14 parking spaces, including 1 accessible space, along the south side of the central building and 36 spaces northwest of the main building, including 3 more accessible spaces;
      - i. The entire facility will be paved, so additional parking will be available along and around buildings.
    - (e) One septic system to be located west of the central building; and
    - (f) One well to be located southwest of the central building.
  - b. Phase Two will include the two westernmost buildings totaling approximately 12,400 square feet:
    - (a) One 35 feet by 160 feet (5,600 sq ft) building;
    - (b) One 40 feet by 170 feet (6,800 sq ft) building.
  - c. Future buildout includes up to 8 buildings on the east side of the subject property. As drawn, total area for these 8 buildings would be 74,800 sq ft.
  - d. All existing structures will be demolished.
- (3) In an email from Don Wauthier received April 13, 2021, more information was provided about the self-storage units:
- a. The main building will have approximately 40,000 square feet of temperature-controlled storage area. It will contain approximately 400 units

**PRELIMINARY DRAFT**

with an average size of 100 square feet. The units will range in size from 25 square feet to 200 square feet.

- (a) The revised Site Plan received April 15, 2021 revises the building area to 72,700 square feet.
  - b. The main building will also have approximately 50 drive up units with an average unit size of 300 square feet.
  - c. In addition, the first phase of the project will include the 2 buildings directly north of the main building. These buildings will also accommodate drive-up storage. Approximately 80 units will be involved ranging in size from 25 square feet to 300 square feet.
  - d. For purposes of the concept site plan, buildings are shown for future phases. The size and types of those buildings and the sizes and types of units contained within them will vary depending upon demand. However, approximately 90,000 square feet of storage space is projected, with units ranging in size from 25 square feet to 300 square feet. The average unit size would be approximately 150 square feet with estimated total units at 600.
    - (a) The revised Site Plan received April 15, 2021 revises the building area for future phases to 87,200 square feet.
- B. Previous Zoning Use Permits for the subject property include:
- (1) ZUPA #204-80-01 was approved on August 28, 1980, to construct a gas station and truck stop.
  - (2) ZUPA #212-80-02 was approved on January 23, 1981, for an on-premises sign.
  - (3) ZUPA #252-80-01 was approved on January 23, 1981, for an on-premises sign.
  - (4) ZUPA #177-90-01 was approved on June 27, 1990, to construct an addition to the gas station.
  - (5) ZUPA #003-91-01 was approved on January 4, 1991, to construct a wall sign.
  - (6) ZUPA #227-00-04 was approved on August 15, 2000, to construct new gas pump islands.
  - (7) ZUPA #128-06-02 was approved on May 25, 2006, to construct an on-premises sign for the gas station.
  - (8) ZUPA #075-16-01 was approved on March 23, 2016, for a CAT scale and sign.
- C. Previous Zoning Cases for the subject property are as follows:
- (1) Case 378-AM-80 was approved on July 14, 1980, to rezone the subject property from B-2 to B-3.
  - (2) Case 825-V-16 was approved on March 10, 2016, to authorize a variance for height on a proposed on-premises freestanding sign.

**PRELIMINARY DRAFT****Case 004-S-21****Page 5 of 28****GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS**

6. Regarding authorization for “Self-Storage Warehouses providing heat and utilities to individual units” in the B-3 Highway Business Zoning DISTRICT in the *Zoning Ordinance*:
- A. 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) “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.
  - (3) “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.
  - (4) “DISCRETIONARY DEVELOPMENT” is a non-agricultural land USE that may occur provided that a SPECIAL USE permit and/or a rezoning request is granted by the BOARD and/or by the GOVERNING BODY following a DISCRETIONARY review process and additionally provided that the USE complies with provisions of the Zoning Ordinance and other applicable ordinances and regulations.
  - (5) “FRONTAGE” is that portion of a LOT abutting a STREET or ALLEY.
  - (6) “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.
  - (7) “RIGHT-OF-WAY” is the entire dedicated tract or strip of land that is to be used by the public for circulation and service.
  - (8) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
  - (9) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.
  - (10) “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.

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- (11) “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.
- (12) “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.
- (13) “WAREHOUSE, SELF-STORAGE” is a BUILDING or BUILDINGS containing multiple, independently accessible spaces where raw materials, goods or equipment, or personal goods including personal vehicles, are kept and wherein no other commercial or industrial activity occurs.
- (14) WELL SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be 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.
- B. Section 5.2 authorizes Self-Storage Warehouse Units providing heat and utilities to individual units as a Special Use only in the B-1, B-3, and B-5 Zoning Districts, and as a by-right use only in the B-4 and I-1 Zoning Districts.
- C. Section 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.

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- 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) There are no Standard Conditions for Self-storage units in Section 6.1.3 of the Zoning Ordinance.
- D. Section 7.4 establishes requirements for off-street PARKING SPACES and LOADING BERTHS:
- (1) Section 7.4.1 A. establishes general provisions for off-street parking.
    - a. Section 7.4.1 A.1. states, "All off-street PARKING SPACES shall be located on the same LOT or tract of land as the USE served."
    - b. Section 7.4.1 A.2. states, "All spaces for the accommodation of an AUTOMOBILE shall total at least 300 square feet including both parking and maneuvering area."
    - c. Section 7.4.1 A.3.a. states, "No such space shall be located less than 10 feet from any FRONT LOT LINE."
    - d. Section 7.4.1 A.3.b. states, "No such space shall be located less than five feet from any side or REAR LOT LINE."
  - (2) Section 7.4.1 B. establishes the minimum size of off-street PARKING SPACES shall be at least nine feet wide by 20 feet long.
  - (3) For parking purposes, the Zoning Administrator has determined that Self-Storage Warehouses require one parking space per three storage units.
  - (4) Section 7.4.1 C. establishes parking for off-street commercial establishments.
    - a. Section 7.4.1 C.1. states, "Such PARKING SPACE for the accommodation of a heavy motor truck, MOTOR BUS, or other VEHICLE shall be of dimensions herein specified for an off-STREET LOADING BERTH."
    - b. Section 7.4.1 C.2. states, "The number of such PARKING SPACES shall be the sum of the individual requirements of the various individual ESTABLISHMENTS computed separately in accordance with this section. Such PARKING SPACES for one such ESTABLISHMENT shall not be considered as providing the number of such PARKING SPACES for any other ESTABLISHMENT."
    - c. Section 7.4.1 C.3. requires establishments that are not specifically mentioned in the ordinance to provide one parking space for every 200 square feet of floor area or portion thereof.

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- d. Section 7.4.1 C.4. states, “Required parking SCREENS for commercial ESTABLISHMENTS shall be provided as follows:
- (a) Parking areas for more than four vehicles of no more than 8,000 pounds gross vehicle weight each, excluding any vehicles used for hauling solid waste except those used for hauling construction debris and other inert materials, located within any YARD abutting any residential DISTRICT or visible from and located within 100 feet from the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming as to USE shall be screened with a Type A SCREEN except that a TYPE B SCREEN may be erected along the rear LOT LINE of the business PROPERTY.
  - (b) Parking areas for any number of vehicles exceeding 8,000 pounds in gross vehicle weight each or any number of vehicles used for hauling solid waste except those used for hauling construction debris and other inert materials located within any YARD abutting any residential DISTRICT or visible from and located within 100 feet from the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming as to USE shall be screened with a Type D SCREEN.”
- (5) Section 7.4.2 refers to off-street LOADING BERTHS for commercial uses:
- a. Section 7.4.2 A. establishes general provisions for LOADING BERTHS.
    - (a) All LOADING BERTHS shall have vertical clearance of at least 14 feet.
    - (b) All LOADING BERTHS shall be designed with appropriate means of vehicular access to a STREET or ALLEY in a manner which will least interfere with traffic movement.
    - (c) No VEHICLE repair or service work shall be performed on any LOADING BERTH.
    - (d) No LOADING BERTH shall be located less than 10 feet from any FRONT LOT LINE and less than five feet from any side or REAR LOT LINE.
  - b. Section 7.4.2 C. states, “Off-street LOADING BERTHS for commercial ESTABLISHMENTS shall be provided as follows:
    - (a) All LOADING BERTHS shall be located on the same LOT or tract of land as the ESTABLISHMENT served except when serving adjacent ESTABLISHMENTS when the LOADING BERTH requirement is sufficient to serve both ESTABLISHMENTS.
    - (b) No such BERTH shall be located within any YARD abutting a residential DISTRICT or located less than 100 feet from the BUILDING RESTRICTION LINE of any LOT in the R DISTRICT or any LOT containing a DWELLING conforming as to USE unless

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such BERTH is screened from public view by a Type C SCREEN. If the berth is located adjacent to an elevated loading dock, however, a Type D SCREEN shall be used to screen both the loading berth and the loading dock.

- (c) No LOADING BERTH shall be located within 50 feet of the nearest point of intersection of two STREETS.
- (d) All LOADING BERTHS shall be improved with a compacted base at least six inches thick and shall be surfaced with at least two inches of some all-weather dustless material.
- (e) Schedule of off-street LOADING BERTHS:

Floor Area of ESTABLISHMENT in Square Feet (Thousands)	Minimum Required Number and Size of LOADING BERTHS
1 – 9.999	1 (12 x 40 feet)
10 – 24.999	2 (10 x 40 feet)
25 – 39.999	2 (10 x 70 feet)
40 – 99.999	3 (10 x 70 feet)
100 – 249.999	4 (10 x 70 feet)

- E. 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.
    - 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.

**PRELIMINARY DRAFT**

- (5) That in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
- F. 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 testified on the application, **“Nearest self-storage facilities are a small facility located 1 mile south and 2-1/2 miles east between Tolono and Savoy, and a medium-size facility located 2 miles north. Subject site is located on County Highway 18 adjacent to an Interstate 57 exit providing easy access to area residents.”**
- B. The “Project Review and Analysis” created by BCA as part of the application packet states, **“The requested Special Use Permit is necessary for the public convenience at this location because of a lack of existing self-storage facilities in the vicinity. A market study commissioned by the applicant indicates that the demand for self-storage facilities within a 5-mile radius of the proposed site exceeds the supply for these types of facilities. There are currently wait lists for climate-controlled self-storage and for several other unit types.”**
- C. The subject property is located in the northeast quadrant of the I-57 interchange at CR 1000N/CH 18/Monticello Road.
- D. Nearby villages include Tolono (1.8 miles), Savoy (2.3 miles), and Sadorus (4 miles). The City of Champaign is approximately 2.6 miles north.

**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 have testified on the application, **“Site is currently zoned B-3 Highway Business. Site will be secured with a perimeter fence with motion sensor lighting along within the perimeter of the fence and “dark shadow” lighting along the entrance driveway and public parking lot located along the County Highway.”**
- B. The “Project Review and Analysis” created by BCA as part of the application packet states, **“The proposed Special Use will note be injurious to the use and enjoyment of adjacent properties. The site will accommodate off-site stormwater drainage runoff and will install on-site stormwater drainage and management facilities. The site will**

**PRELIMINARY DRAFT****Case 004-S-21  
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**be surrounded by security fencing which will prevent the spread of wind-blown litter and prevent trespass upon the adjacent property. The security lighting will utilize “dark sky” shielding and motion detectors to minimize light pollution.”**

C. Regarding surface drainage:

- (1) The “Project Review and Analysis” created by BCA as part of the application packet states, **“Surface and subsurface drainage will be adequate because the site plan includes construction of perimeter surface drainage swales, an internal system of surface drainage, and a stormwater management basin with a storage volume of approximately 3.5 acre-feet of stormwater runoff... The site will be fully paved to prevent dust.”**
- (2) The Natural Resource Information Report by the Champaign County Soil and Water Conservation District received April 13, 2021, states the following:
  - a. Soil on the subject property is Best Prime Farmland, consists of 152A Drummer silty clay loam, and 154A Flanagan silt loam, and has an average Land Evaluation (LE) of 100.
    - (a) 152A Drummer soils are classified as “very limited” due to ponding, depth to saturated zone, and shrink-swell properties. “The degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.”
    - (b) 154A Flanagan soils are classified as “somewhat limited” due to depth to saturated zone, and shrink-swell properties. “Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated “not limited.”

D. Regarding impacts on traffic:

- (1) The subject property is located at the northeast corner of the I-57 interchange at Monticello Road/CR 1000N/CH-18.
  - a. Monticello Road/CR 1000N/CH-18 is a two-lane paved and marked county highway that is approximately 24 feet wide with four feet paved shoulders on each side.
  - b. The subject property currently has two access points on the north side of Monticello Road/CR 1000N/CH-18.
  - c. The “Project Review and Analysis” created by BCA as part of the application packet states, **“Monticello Road has adequate traffic capacity to support the proposed Special Use and the entrance location has adequate visibility. Traffic volumes along Monticello Road are below capacity, and the entrance location has been in place for many years without incident. Further, one of the existing entrances will be removed and the widened shoulder along Monticello Road will be removed. Traffic safety will be enhanced as a result of the project.”**

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- (2) Regarding the general traffic conditions on Monticello Road/CR 1000N/CH-18 at this location, the level of existing traffic, and the likely change from the proposed Special Use:
- a. 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 Average Daily Traffic (ADT). Monticello Road/CR 1000N/CH-18 had an ADT of 3,700 near the subject property in 2016.
  - b. The proposed self-storage warehouse use should not create significant additional traffic due to its occasional use.
  - c. Notice was also sent to the Township Supervisor and Township Road Commissioner, and no comments have been received.
  - d. Due to its proximity to I-57, notice was sent to IDOT District 5, and no comments have been received.
- E. Regarding fire protection on the subject property, the subject property is located approximately 5 road miles from the Tolono Fire Protection District station. Notice of this zoning case was sent to the Fire Protection District, and no comments have been received.
- F. No part of the subject property is located within a mapped floodplain.
- G. Soil on the subject property is Best Prime Farmland, consists of 152A Drummer silty clay loam and 154A Flanagan silt loam, and has an average Land Evaluation (LE) of 100.
- (1) The 6.72-acre tract was in agricultural production as of 2019. The 4.48-acre former gas station property has been out of production since the 1980s.
  - (2) All four quadrants around the I-57 interchange at Monticello Road/CR 1000N/CH-18 are zoned either B-2, B-3, or B-4. The usual findings for a Special Use Permit regarding Best Prime Farmland only apply in CR, AG-1, and AG-2 districts, so the Board does not have to make findings regarding whether the proposed uses is “WELL SUITED OVERALL”, and whether existing public infrastructure and services are available to support the proposed development.
- H. Regarding outdoor lighting on the subject property:
- (1) The Project Description submitted with the application received February 23, 2021 states, “Exterior security lighting will be provided with LED type exterior units. Lighting will include ‘dark sky’ shielding with motion detectors to minimize rural light glare.”
  - (2) A special condition has been added to ensure compliance with Section 6.1.2.
- I. Regarding wastewater treatment and disposal on the subject property:
- (1) The revised Site Plan received April 15, 2021 shows an on-site sewage disposal system to the west of the proposed main building.

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- (2) The Natural Resource Information Report by the Champaign County Soil and Water Conservation District received April 13, 2021, states the following:
- a. “All soils are on the subject property are not suitable sanitary facilities or dwellings. It is advised to perform onsite investigations with a professional to determine construction strategy before moving forward.”
    - (a) The application received February 23, 2021 states that no dwelling is planned for the subject property.
    - (b) All new septic systems in Champaign County must be approved by the Champaign County Health Department. A special condition has been added to ensure compliance.
- J. Regarding natural resources:
- (1) A letter from Illinois Department of Natural Resources to Don Wauthier dated February 5, 2021 and received February 23, 2021 states, “EcoCAT indicated the migratory upland sandpiper (*Bartramia longicauda*) occurs in the project vicinity. The Department recommends no work occurs on the project from April 1<sup>st</sup> through July 31<sup>st</sup> to avoid the prime nesting season for this bird species. If the date restrictions cannot be accommodated, the Department recommends a formal bird survey and habitat assessment be performed by a qualified biologist in the proposed development area. Results should be forwarded to the Department for a final determination on impacts to state-listed migratory birds. Given the above recommendations are adopted, the Department has determined adverse impacts are unlikely. In accordance with 17 Ill. Adm. Code 1075.40(h), please notify the Department of your decision regarding these recommendations.”
  - (2) Application materials received February 23, 2021 state, “The possible existence of a threatened species of sandpiper on site has been identified. The site plan includes installation of a 25-foot-wide landscape buffer around the entire site. The landscape buffer more than doubles the site area that will be available for nesting by the sandpiper and other wildlife. Construction activities will be timed so that no disturbance of existing landscaped areas occurs during the nesting season.”
- K. 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.

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- 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.
  - 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.
- L. 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, 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.

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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 have testified on the application, “**Yes.**”
- B. Regarding compliance with the *Zoning Ordinance*:
- (1) Section 5.2 authorizes Self-Storage Warehouse Units providing heat and utilities to individual units as a Special Use only in the B-1, B-3, and B-5 Zoning Districts, and as a by-right use only in the B-4 and I-1 Zoning Districts.
  - (2) Regarding parking on the subject property for the proposed special use:
    - a. As interpreted by the Zoning Administrator, self-storage warehouses require 1 parking space per 3 storage units and must provide accessible spaces. Office areas require 1 space per 200 square feet.
      - (a) The revised Site Plan received April 15, 2021 shows 14 parking spaces on the south side of the main building, including 1 accessible space, and 36 spaces located northwest of the central building, including 3 additional accessible spaces.
      - (b) Proposed full buildout has not been finalized, but the petitioner’s early estimate is for 1,085 total units plus one 1,200 square foot office, which would require 368 total parking spaces.
        - i. Phase 1 includes approximately 450 units in the main building and 80 units in the two buildings to the north, plus the office. 530 total units require 177 parking spaces, and the office requires 6 spaces, for a total of 183 spaces.
        - ii. Future phases include approximately 635 additional units, which will require 212 additional parking spaces.
      - (c) Analysis by P&Z staff indicates that there is sufficient space between the smaller self-storage buildings, around and inside the main building, and along the north, east, and south sides of the development to meet that requirement in addition to a 10 to 12 feet wide through path.
        - i. Phase 1 buildings have sufficient space for 152 parking spaces plus the existing pavement at the former gas station.
        - ii. Future phases (including the former gas station) have space for 248 more parking spaces.
        - iii. Total available parking spaces over all phases is 400.
      - (d) The Illinois Accessibility Code requires 8 accessible parking spaces for 368 required parking spaces. These 8 spaces can be part of the

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368 required. A special condition has been added to ensure compliance with the Illinois Accessibility Code.

- b. Section 7.4.1 C.4. provides parking SCREENS requirements for commercial establishments. No screening is required for parking areas because there is no lot with a dwelling within 100 feet of the subject property.
- (3) Regarding the required LOADING BERTHS:
- a. For commercial facilities with 100,000 to 249,999 square feet in floor area, four 10 feet by 70 feet LOADING BERTHS must be constructed per the requirements in Section 7.4.2.
    - (a) The entire facility will be paved in concrete, so there is sufficient room for the required loading berths.
- C. Regarding compliance with the *Storm Water Management and Erosion Control Ordinance*:
- (1) The proposed Special Use is not exempt from the SWMEC Ordinance, and a Storm Water Drainage Plan (SWDP) is required.
  - (2) A 3.5 acre-feet storm water detention basin is proposed for the west end of the subject property.
  - (3) A special condition has been added to ensure compliance with the Ordinance.
- D. Regarding the Special Flood Hazard Areas Ordinance, no portion of the subject property is located within the mapped floodplain.
- E. Regarding the Subdivision Regulations, the subject property is located in the Champaign County subdivision jurisdiction and the subject property is in compliance.
- F. 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.
- (1) For self-storage units with over 200 units, the Illinois Accessibility Code requires at least 10 self-storage units plus 2 percent of the self-storage units over 200 to be accessible (IAC 225.3, 2018). With approximately 1,085 units proposed, this totals 28 required units.
  - (2) The IAC requires that “individual self-service storage spaces be dispersed throughout the various classes of spaces provided. Where more classes of spaces are provided than the number required to be accessible, the number of spaces shall not be required to exceed that required by Table 225.3. Self-service storage spaces complying with Table 225.3 shall not be required to be dispersed among buildings in a multi-building facility.”
  - (3) Accessible storage units must also an entryway and an accessible route between an accessible parking space and the accessible entryway.

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- (4) A special condition has been added to ensure 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 be in harmony with the general intent and purpose of the Ordinance:
- A. Regarding the proposed Special Use:
- (1) In the B-3 Zoning District, Section 5.2 authorizes Self-Storage Warehouse Units providing heat and utilities to individual units only via Special Use.
- B. Regarding whether the proposed Special Use Permit is in harmony with the general intent of the Zoning Ordinance:
- (1) Subsection 5.1.11 of the Ordinance states the general intent of the B-3 District as follows (capitalized words are defined in the Ordinance):
- The B-3 Highway Business DISTRICT is intended to provide areas for commercial establishments which primarily serve the needs of motorists and are intended for application only adjacent to major thoroughfares in the COUNTY.
- (2) The types of uses authorized in the B-3 District are in fact the types of uses that have been determined to be acceptable in the B-3 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.
- C. 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 zoning regulations and standards that have been adopted and established is to secure 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.
- (2) Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.
- It is not clear whether the proposed Special Use will have any impact on the value of nearby properties without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
- (3) Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public streets.

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The proposed Special Use is unlikely to significantly increase traffic.

- (4) Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.
- a. The subject property is not in a Special Flood Hazard Area.
  - b. The subject property is not exempt from the Storm Water Management and Erosion Control Ordinance because more than one acre of land is being disturbed. A Storm Water Drainage Plan and detention basin will be required.
  - c. The revised Site Plan received April 15, 2021 includes a 3.5 acre-foot storm water detention basin.
  - d. A special condition has been added to ensure compliance.
- (5) Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.
- a. Regarding public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.
  - b. Regarding 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.
  - c. No comments have been received regarding the proposed Special Use.
- (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.

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

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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 any problematic conditions.

- (8) Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent 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.

All existing structures will be demolished.

- (9) Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.
- a. The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.
  - b. All four quadrants around the I-57 interchange at Monticello Road/CR 1000N/CH-18 are zoned either B-2, B-3, or B-4. The usual findings for a Special Use Permit regarding Best Prime Farmland only apply in CR, AG-1, and AG-2 districts.

- (10) Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.
- a. A letter from Illinois Department of Natural Resources to Don Wauthier dated February 5, 2021 and received February 23, 2021 states, “EcoCAT indicated the migratory upland sandpiper (*Bartramia longicauda*) occurs in the project vicinity. The Department recommends no work occurs on the project from April 1<sup>st</sup> through July 31<sup>st</sup> to avoid the prime nesting season for this bird species. If the date restrictions cannot be accommodated, the Department recommends a formal bird survey and habitat assessment be performed by a qualified biologist in the proposed development area. Results should be forwarded to the Department for a final determination on impacts to state-listed migratory birds. Given the above recommendations are adopted, the Department has determined adverse impacts are unlikely. In accordance with 17 Ill. Adm. Code 1075.40(h), please notify the Department of your decision regarding these recommendations.”

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- b. Application materials received February 23, 2021 state, **“The possible existence of a threatened species of sandpiper on site has been identified. The site plan includes installation of a 25-foot-wide landscape buffer around the entire site. The landscape buffer more than doubles the site area that will be available for nesting by the sandpiper and other wildlife. Construction activities will be timed so that no disturbance of existing landscaped areas occurs during the nesting season.”**

- (11) Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.

- (12) Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

All four quadrants around the I-57 interchange at Monticello Road/CR 1000N/CH-18 are zoned either B-2, B-3, or B-4, so there is an expectation for business development on the subject property.

- (13) Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established 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 will not hinder the development of renewable energy sources.

**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 testified on the application: “N/A”
  - B. The proposed use is not an existing non-conforming use.

**GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL**

12. Regarding proposed special conditions of approval:
- A. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Self-Storage Warehouse Units providing heat and utilities to individual**

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**units until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

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

**That the proposed Special Use meets applicable State requirements for accessibility.**

- B. 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 condition stated above is required to ensure the following:

**That the proposed use is in compliance with the Zoning Ordinance.**

- C. No business operations on the subject property can include anything other than simple storage.**

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

**That no additional uses are established on the subject property.**

- D. The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed buildings until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the 2006 or later edition of the International Building Code, and (B) the 2008 or later edition of the National Electrical Code NFPA 70.**

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

**New commercial buildings shall be in conformance with Public Act 96-704.**

- E. A septic system shall be installed on the subject property, and:**
- (1) A Zoning Use Permit shall not be approved until the petitioner provides a copy of certification from the County Health Department that the proposed septic system on the subject property has sufficient capacity for the proposed use.**
  - (2) The septic leach field shall be kept free of vehicular traffic and cannot be paved over.**

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

**That the septic system complies with State regulations.**

- F. 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, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

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

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**DOCUMENTS OF RECORD**

1. Application for Special Use Permit received from Berns, Clancy & Associates on February 23, 2021, with attachments:
  - A Preliminary Site Plan Sheets:
    - 1 Existing Site Conditions
    - 2 Concept Plan with LIDAR Topographic Contour Lines
    - 3 Concept Plan with 2020 Google Earth Aerial Photography
    - 4 Concept Plan Details and Notes
  - B ALTA/ACSM Land Title Survey by ILS 2801 dated January 30, 2006
  - C EcoCAT Ecological Compliance Report dated February 5, 2021
  - D Illinois Historic Preservation Agency Consultation Applications
  - E Written Project Description
  - F Project Review and Analysis dated February 22, 2021
2. Email from Don Wauthier received April 7, 2021, with attachment:
  - A Revised Project Description
3. Email from Don Wauthier received April 13, 2021
4. Natural Resources Report from Champaign County Soil and Water Conservation District received April 13, 2021
5. Email from Don Wauthier received April 15, 2021, with attachments:
  - A Revised Site Plan Sheets:
    - 1 Existing Site Conditions
    - 2 Concept Plan with LIDAR Topographic Contour Lines
    - 3 Concept Plan with 2020 Google Earth Aerial Photography
    - 4 Concept Plan Details and Notes
6. Preliminary Memorandum dated April 20, 2021, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Revised Site Plan sheets received April 15, 2021:
    - 1 Existing Site Conditions
    - 2 Concept Plan with LIDAR Topographic Contour Lines
    - 3 Concept Plan with 2020 Google Earth Aerial Photography
    - 4 Concept Plan Details and Notes
  - C Email from Don Wauthier received April 13, 2021
  - D Natural Resources Report from Champaign County Soil and Water Conservation District received April 13, 2021
  - E Parking diagram created by P&Z Staff on April 15, 2021
  - F Site photos dated April 12, 2021
  - G Summary of Evidence, Finding of Fact, and Final Determination dated April 29, 2021

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From the documents of record and the testimony and exhibits received at the public hearing for zoning case **004-S-21** held on **April 29, 2021**, 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:
  - a. *A market study commissioned by the applicant indicates that the demand for self-storage facilities within a 5-mile radius of the proposed site exceeds the supply for these types of facilities. There are currently wait lists for climate-controlled self-storage and for several other unit types.*
  - b. *The subject property is located in the northeast quadrant of the I-57 interchange at CR 1000N/CH 18/Monticello Road.*
  - c. *Nearby villages include Tolono (1.8 miles), Savoy (2.3 miles), and Sadorus (4 miles). The City of Champaign is approximately 2.6 miles north.*
  
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:
    - a. *Traffic volumes along Monticello Road are below capacity, and the entrance location has been in place for many years without incident.*
    - b. *One of the existing entrances will be removed and the widened shoulder along Monticello Road will be removed.*
    - c. *Notice was also sent to the Township Supervisor, Township Road Commissioner, and County Engineer, and no comments have been received.*
    - d. *Due to its proximity to I-57, notice was sent to IDOT District 5, and no comments have been received.*
  - b. Emergency services availability is *{ADEQUATE / INADEQUATE}* because:
    - a. *The subject property is located approximately 5 road miles from the Tolono Fire Protection District station. Notice of this zoning case was sent to the Fire Protection District, and no comments have been received.*
  - c. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses because:
    - a. *All four quadrants around the I-57 interchange at Monticello Road/CR 1000N/CH-18 are zoned either B-2, B-3, or B-4. The proposed land use is commercial.*

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- d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE}* because:
- a. *The site plan includes construction of perimeter surface drainage swales, an internal system of surface drainage, and a stormwater management basin with a storage volume of approximately 3.5 acre-feet of stormwater runoff.*
  - b. *A Storm Water Drainage Plan must be submitted and reviewed by an independent consulting engineer as part of the construction permit process.*
- e. Public safety will be *{ADEQUATE / INADEQUATE}* because:
- a. *The subject property is located approximately 5 road miles from the Tolono Fire Protection District station. Notice of this zoning case was sent to the Fire Protection District, and no comments have been received.*
  - b. *Notice was also sent to the Township Supervisor and Township Road Commissioner, and no comments have been received.*
  - c. *Due to its proximity to I-57, notice was sent to IDOT District 5, and no comments have been received.*
- f. The provisions for parking will be *{ADEQUATE / INADEQUATE}* because:
- a. *Analysis by P&Z staff indicates that there is sufficient space on the property for all 368 required parking spaces.*

*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 authorized in the District.
  - 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

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*{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 NOT* an existing non-conforming use.

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 issue a Zoning Compliance Certificate for the proposed Self-Storage Warehouse Units providing heat and utilities to individual units until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

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

**That the proposed Special Use meets applicable State requirements for accessibility.**

B. **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 condition stated above is required to ensure the following:

**That the proposed use is in compliance with the Zoning Ordinance.**

C. **No business operations on the subject property can include anything other than simple storage.**

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

**That no additional uses are established on the subject property.**

D. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed buildings until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the 2006 or later edition of the International Building Code, and (B) the 2008 or later edition of the National Electrical Code NFPA 70.**

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

**New commercial buildings shall be in conformance with Public Act 96-704.**

E. **A septic system shall be installed on the subject property, and:**

**(1) A Zoning Use Permit shall not be approved until the petitioner provides a copy of certification from the County Health Department that the proposed**

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**septic system on the subject property has sufficient capacity for the proposed use.**

- (2) The septic leach field shall be kept free of vehicular traffic and cannot be paved over.**

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

**That the septic system complies with State regulations.**

- F. 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, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

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

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**FINAL DETERMINATION FOR CASE 004-S-21**

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 **004-S-21** is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS / DENIED}* to the applicants, **Brandon Moore, Stephen Dahl, and Brad Bengtson, d.b.a. Sandpiper Holdings LLC**, to authorize the following:

**Authorize the construction and use of up to 170,260 square feet of Self-Storage Warehouse Units of various sizes including 45,300 square feet of Self-Storage Warehouse Units with climate control and 124,960 square feet of non-climate controlled Self-Storage Warehouse Units as a Special Use on land in the B-3 Highway Business Zoning District.**

***{SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:}***

- A. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Self-Storage Warehouse Units providing heat and utilities to individual units until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**
- B. **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.**
- C. **No business operations on the subject property can include anything other than simple storage.**
- D. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed buildings until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the 2006 or later edition of the International Building Code, and (B) the 2008 or later edition of the National Electrical Code NFPA 70.**
- E. **A septic system shall be installed on the subject property, and:**
  - (1) **A Zoning Use Permit shall not be approved until the petitioner provides a copy of certification from the County Health Department that the proposed septic system on the subject property has sufficient capacity for the proposed use.**
  - (2) **The septic leach field shall be kept free of vehicular traffic and cannot be paved over.**
- F. **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, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

SIGNED:

ATTEST:

Ryan Elwell, Chair  
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date