

CASES 012-S-21 & 017-V-21

SUPPLEMENTAL MEMORANDUM #1

JULY 14, 2021

Petitioner: Robert R. Smith II, via agent Steve Frank

Request:

Case 012-S-21

Authorize a Special Use Permit for multiple principal structures consisting of an existing office, two existing warehouses, an existing multi-tenant building, and a proposed multi-tenant building in the I-1 Light Industry Zoning District, subject to the variance in related Zoning Case 017-V-21.

Case 017-V-21

Authorize the following Variance for the Special Use Permit requested in related Zoning Case 012-S-21:

Authorize two principal structures with 8 feet of open space between them, in lieu of the minimum required 40 feet of open space in the I-1 Light Industry Zoning District, per Section 4.2.1 F.2.d of the Zoning Ordinance.

Location: Two tracts of land comprising 15.2 acres located in the Northeast Corner of the South Half of the Southwest Quarter of Section 29, Township 20 North, Range 8 East of the Third Principal Meridian in Hensley Township, and commonly known as the TSI/Commercial Flooring Warehouse with an address of 3611 North Staley Road, Champaign.

Site Area: 15.2 acres

Time Schedule for Development: As soon as possible

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

STATUS

With the recent and proposed building construction, P&Z Staff sought to verify whether the private sewage lagoon on the subject property has sufficient capacity for the new and proposed tenants. Staff reached out to Jeff Blackford at the Champaign County Health Department, who said that the private lagoon was approved and monitored by IEPA and provided contact information for Jeff Holste, IEPA Bureau of Water, Division of Water Pollution Control. In an email received July 13, 2021, Jeff stated:

“I have forwarded your request on to the Water Pollution Permit Section for proper evaluation. According to Regional Office files, when the facility was originally constructed, it was oversized for the operating conditions at the facility to allow expansion that never materialized. After Colwell Systems closed, none of the following users of the property even came close to the capacity of the wastewater handling system.”

Derek Rompot, IEPA Environmental Protection Engineer, responded to Jeff Holste’s request in an email received July 13, 2021:

“Regarding the Coldwell System Lagoons (IL0067202); the lagoon system was originally permitted in 1993, and was oversized to address future expansions at Coldwell. The system as

designed, could handle an average daily flow of 8,000 gpd and a maximum flow of 30,000 gpd. In the permit, the wastewater Feeding into the lagoon was from the cafeterias, water softener backwash and sanitary systems, totaling an average of 3,100 gpd.”

P&Z Staff will consider any additional evaluation during the Zoning Use Permit process. Staff proposes revisions to special condition F as shown below.

Staff also proposes new special condition G to ensure that any new businesses that establish in the leased suites are authorized in the I-1 Light Industry Zoning District. It will be the responsibility of the petitioner to ensure that a proposed lessee’s business is authorized per the Zoning Ordinance, ideally prior to contracting the leased space with a proposed tenant.

PROPOSED SPECIAL CONDITIONS - REVISED

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 012-S-21.**

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

The establishment of the proposed uses shall be properly documented as required by the Zoning Ordinance.

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

- C. **The Zoning Administrator shall not authorize a Zoning Use Permit Application or issue a Zoning Compliance Certificate on the subject property until the Petitioner has ensured compliance with the Illinois Accessibility Code.**

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

That all state accessibility requirements have been met.

- D. **No materials shall be stored outdoors in the southwest paved area of the subject property unless the petitioners install a Type D screen on the south and east sides to conceal that area.**

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

That outdoor storage and operations comply with the Zoning Ordinance.

- E. **Any future sale of the subject property may be subject to the Illinois Plat Act (765 ILCS 205/0.01 et seq.) or the Champaign County Subdivision Regulations; or the subdivision regulations of a municipality that has jurisdiction within one and one-half miles of the corporate limits.**

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

That the subject property complies with the Zoning Ordinance.

- F. **The owner shall submit documentation that either the Illinois Environmental Protection Agency Water Pollution Permit Section has determined that Champaign County Health Department has approved either the use of the sewage treatment lagoons have adequate capacity to serve by the proposed new building areas or the Champaign County Health Department has approved some other means of wastewater treatment and disposal for the proposed new building areas, as part of any Zoning Use Permit Application for the proposed new building area.**

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

To ensure there is proper wastewater treatment and disposal for the proposed expansion in building area to protect public health and safety.

- G. Regarding leased space on the subject property, any change of use shall be authorized by an approved Change of Use Permit.**

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

To ensure that only those uses authorized in the I-1 Light Industry District are located on the subject property and that adequate parking spaces are provided.

ATTACHMENTS

- A Email from Jeff Holste, IEPA, received July 13, 2021
- B Email from Derek Rompot, IEPA, received July 13, 2021

Susan Burgstrom

From: Holste, Jeffrey <Jeffrey.Holste@Illinois.gov>
Sent: Tuesday, July 13, 2021 8:25 AM
To: Susan Burgstrom
Subject: RE: sewage lagoon question for upcoming zoning case hearing

Susan,

I have forwarded your request on to the Water Pollution Permit Section for proper evaluation. According Regional Office files, when the facility was originally constructed, it was over sized for the operating conditions at the facility to allow expansion that never materialized. After Colwell Systems closed, none of the following users of the property even came close to the capacity of the wastewater handling system.

Thanks

*Jeffrey Holste
Illinois Environmental Protection Agency
Bureau of Water
Division of Water Pollution Control
Champaign Regional Office
Tel. 217.278.5800
Fax 217.278.5808
jeffrey.holste@illinois.gov*

From: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Sent: Monday, July 12, 2021 2:50 PM
To: Holste, Jeffrey <Jeffrey.Holste@Illinois.gov>
Subject: [External] sewage lagoon question for upcoming zoning case hearing

Jeff Blackford at Champaign County Health Department gave me your contact information to inquire about the sewage lagoon located on the TSI Warehouse property on the southwest corner of US150 and Staley Road just outside of Champaign. He said that the lagoon is monitored by IEPA.

TSI has recently constructed a warehouse/office building for rent and a second one is proposed (site plan attached). For their upcoming zoning case, we wanted to see if IEPA feels there are any capacity or other issues with adding these buildings onto the lagoon system. I'd appreciate any comments you'd care to provide.

Thanks,
Susan

Susan Burgstrom, AICP
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Urbana, IL 61802

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Web: www.co.champaign.il.us

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JUL 13 2021

CHAMPAIGN CO. P & Z DEPARTMENT

Susan Burgstrom

From: Rompot, Derek <Derek.Rompot@Illinois.gov>
Sent: Tuesday, July 13, 2021 9:33 AM
To: Susan Burgstrom
Cc: Holste, Jeffrey; Fleming, Brant; LeCrone, Darin
Subject: RE: sewage lagoon question for upcoming zoning case hearing/ TSI warehouse proerty (old colwell facility)

Susan,

Regarding the Coldwell System Lagoons (IL0067202); the lagoon system was originally permitted in 1993, and was oversized to address future expansions at Coldwell.

The system as designed, could handle an average daily flow of 8,000 gpd and a maximum flow of 30,000 gpd.

In the permit, the wastewater Feeding into the lagoon was from the cafeterias, water softener backwash and sanitary systems , totaling an average of 3,100 gpd.

IF you have any further questions, please feel free tgo contact me directly by email or at 217-524-3262.

Derek

From: Holste, Jeffrey <Jeffrey.Holste@Illinois.gov>
Sent: Monday, July 12, 2021 5:00 PM
To: Fleming, Brant <Brant.Fleming@Illinois.gov>
Subject: FW: sewage lagoon question for upcoming zoning case hearing

Brant,

This facility was originally Colwell systems lagoon, IL0067202 and later used by other facilities. It was my understanding that this wastewater system was oversized from the beginning because the original facility had been planned to have many more employees than ever actually happened. Also, apparently there had been a cafeteria at the facility in the early years of Colwell systems.

Please have some take a look at the situation and let me know what you think.

Thanks

*Jeffrey Holste
Illinois Environmental Protection Agency
Bureau of Water
Division of Water Pollution Control
Champaign Regional Office
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Fax 217.278.5808
jeffrey.holste@illinois.gov*

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