

# CASE NO. 700-S-11

## SUPPLEMENTAL MEMORANDUM

Champaign County  
March 29, 2012

Department of

**PLANNING &  
ZONING**

Petitioner: **L.A. Gourmet Catering, LLC**

Site Area: **10 acres**

Time Schedule for Development:

**Post Zoning Approval (Approximately  
1 year)**

Request: **The construction and use of an Event Center as a "Private Indoor Recreational Development" as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related zoning case 699-AM-11**

Location: **A 10 acre tract in the Southwest Quarter of the Northwest Quarter of Section 14 of Hensley Township and commonly known as the home at 2150 CR 1000E, Champaign.**

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

(217) 384-3708

Prepared by: **Andy Kass**  
Associate Planner

**John Hall**  
Zoning Administrator

---

### STATUS

This is the first hearing for this case. New evidence is proposed to be added to the Summary of Evidence.

---

### PROPOSED NEW EVIDENCE

Item 8.B. (2) of the Summary of Evidence should be revised as follows:

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:

B. Regarding surface drainage:

(2) Berns, Clancy, and Associates, an engineering firm ~~is reviewing~~ reviewed the proposed drainage plan for feasibility and ~~evaluating~~ evaluated drainage calculations. The results of the feasibility study are summarized as follows:

(a) The concept drainage plan appears to be feasible to construct in a manner that will comply with the stormwater management ordinance.

(b) The proposed compensatory storage area along the surface waterway should minimize any impacts caused by the placement of a portion of the proposed development site within the informal "flood plain" of the surface waterway.

- 
- (c) Storage volumes and discharge rates of the concept stormwater management system appear to comply at the conceptual level with requirements of the stormwater management ordinance.
- (d) If the drainage system is properly designed and constructed there should not be any adverse impacts to adjacent property
- (e) The proposed development will increase the total volume of runoff from the site, but it would likely result in an increase from the approximate 2.75 square mile watershed of less that 1%.
- (f) The proposed tree screening along the north property line would be located in within the flood flow area of the adjacent surface drainage waterway. The planting of the trees in this location would result in debris collecting and blocking the waterway and would hinder the flow of stormwater runoff.

#### ATTACHMENTS

A Letter from Don Wauthier received March 27, 2012



**BCA**

**BERNS, CLANCY AND ASSOCIATES**

PROFESSIONAL CORPORATION

**ENGINEERS • SURVEYORS • PLANNERS**

March 26, 2012

THOMAS BERNS  
EDWARD CLANCY  
CHRISTOPHER BILLING  
DONALD WAUTHIER

ROGER MEYER  
DAN ROTHERMEL  
KATHERINE LATHAM

MICHAEL BERNS  
OF COUNSEL

RECEIVED

MAR 27 2012

CHAMPAIGN CO. P & Z DEPARTMENT

**Mr. John Hall, Zoning Administrator**  
**Champaign County Department of Planning & Zoning**  
Brookens Administration Center  
1776 East Washington Street  
Urbana, Illinois 61802

**PROJECT: L.A. GOURMET SPECIAL USE PERMIT (CASE 700-8-11)**  
**HENSLEY TOWNSHIP, CHAMPAIGN COUNTY, ILLINOIS**

**RE: PRELIMINARY DRAINAGE PLAN EVALUATION**

Dear **Mr. Hall**;

In accordance with your request to us and in keeping with our proposal for Engineering Services, dated March 8, 2012, we performed a preliminary review of the conceptual plan for stormwater management for the L. A. Gourmet Event Retreat site. As a part of our review we examined the following materials provided by the petitioner:

1. Letter from Phoenix Consulting Engineers, dated February 1, 2012.
2. Preliminary Grading Plan, prepared by Phoenix Consulting Engineers dated January 30, 2012.
3. Overall Plan, prepared by Phoenix Consulting Engineer,s dated January 27, 2012.
4. Site Plan, prepared by Hardwick Architects, dated March 1, 2012.

We also examined the existing Champaign County soils map covering this site, and the existing County aerial photography of the site, dated April 2008.

Based upon our review of these materials we offer the following observations concerning the feasibility of the conceptual drainage plan for this site:

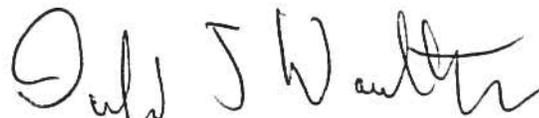
- A. The conceptual drainage plan appears to be feasible to construct in a manner that will comply with the County Stormwater Management Ordinance requirements.
- B. Although the informal "flood plain" of the existing surface waterway is not regulated in any formal fashion, the site development extends into the informal "flood plain" of that waterway. The proposed compensatory storage of 0.8 acre-feet of stormwater runoff along the surface waterway should minimize any adverse impacts caused by placement of a portion of the development site with the informal "flood plain" of the surface waterway.

- C. The storage volumes and discharge rates of the conceptual stormwater management system appear to comply, at the conceptual level, with the requirements of the County Stormwater Management Ordinance.
- D. If the conceptual stormwater drainage system is properly designed and constructed it does not appear that there will be any significant adverse drainage impacts to adjacent property. The peak rate of release of stormwater runoff from the developed site will reportedly be less than for current conditions for all storm events.
- E. The construction of this site will result in an increase in the total volume of stormwater runoff from this site, as compared to the current conditions. However, the site development would likely result in an increase of total volume of stormwater runoff from the entire 2.75 ± square mile watershed of less than 1%.
- F. The Architectural Site Plan depicts the planting of a row of evergreen trees as a visual screen along a portion of the northern property line of the site. These trees would be located within the flood flow area of the adjacent surface drainage waterway. Planting of a traditional evergreen screen, with limbs that reach down to the ground surface is probably not a wise action at that location. Such a tree screen would likely inhibit free flow of stormwater runoff, and would likely cause cornstalks and other debris to collect and block the surface waterway. Altering the landscaping design to resolve this situation would be prudent.

As previously indicated, the Site Plan and Grading Plan are only "preliminary" at this time and do not purport to show all of the design details needed to construct the improvements. Final design will need to be reviewed for conformance with the Ordinance requirements at the time the Final Plans are submitted.

We appreciate this opportunity to be of assistance to you. If you have any questions, please call. **Thank you.**

Sincerely,  
**BERNS, CLANCY AND ASSOCIATES, P.C.**



Donald S. Wauthier, Vice President

RECEIVED

MAR 27 2012

CHAMPAIGN CO. P & Z DEPARTMENT



# CASE NO. 698-S-11 & 706-V-12

PRELIMINARY MEMORANDUM

March 29, 2012

Champaign  
County  
Department of

**PLANNING &  
ZONING**

**Petitioners:** S.J. Broadcasting, LLC and Steven J. Khachaturian

**Request:** CASE: 698-S-11

Authorize a radio transmission tower that is 346 feet in height and transmitter building as a Special Use with waivers (variance) of standard conditions in the AG-1 Zoning District subject to the required variance in related Case 706-V-12 on the subject property described below.

CASE: 706-V-12

Authorize the following in the AG-1 District:

- A. Authorize the use of a 5 acre lot on best prime farmland in lieu of the maximum lot size of 3 acres on best prime farmland in the AG-1 District for the construction and use of a radio transmission tower and transmitter building in related Special Use Permit Case 698-S-11 (included as the original variance);
- B. Waiver (variance) of standard conditions for a front yard setback of 70 feet from CR 1200E in lieu of the required 100 feet and a rear yard setback of 40 feet in lieu of the required 50 feet on the subject property described below.

**Location:** A 5 acre tract in the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 36 of Tolono Township and commonly known as a vacant parcel on the west side of CR 1200E and located approximately one-half mile south of the intersection of CR 1200E and CR 700N, Tolono.

**Site Area:** 5 acres

**Time Schedule for Development:** March 2012

**Prepared by:** **Andy Kass**  
Associate Planner

**John Hall**  
Zoning Administrator

---

## *STATUS*

These cases were continued from the March 15, 2012, public hearing. New evidence is proposed to be added to the Summary of Evidence as well as proposed special conditions of approval.

---

## PROPOSED NEW EVIDENCE

Item 5.B. of the Summary of Evidence should be revised as follows:

- B. ~~The~~ A revised Site Plan of the proposed development was received on ~~March 7, 2012,~~  
March 27, 2012, and includes the following:
- (1) Location and height of the radio tower. The height of the radio tower is indicated to be ~~346~~ 349 feet in height. The base of the tower is proposed to be 245 feet from the centerline of CR 1200E.
  - (2) A 10' × 15' transmitter building located approximately 15 feet north of the tower.
  - (3) Chain link fencing which is indicated to be 6 feet in height around guy wire anchors and the base of the tower connecting to the transmitter building.
  - (4) Location of 3 guy wire anchors with a radius of 200 feet.
  - (6) ~~A~~ An existing grass driveway on the north side of the subject property.
  - (7) A new driveway access with a culvert 175 feet from the north property line.

Item 8.B. of the Summary of Evidence should be revised as follows:

- B. Regarding surface drainage on the subject property: ~~the subject property is located in the Embarrass River Mutual Drainage District. Drainage should not be an issue on the subject property. The drainage district has been contacted and no comments have been received at this time.~~
- (1) The subject property is located in the Embarras River Mutual Drainage District. The drainage district has received notice of these petitions and no comments have been received at this time.
  - (2) In general the proposed use should not cause an increase in surface drainage.
  - (3) The General Drainage Map of Champaign County indicates that there is an underground drain that crosses the subject property.
  - (4) Planning and Zoning Staff conducted a site visit on March 28, 2012, and found that a box culvert is located on the property and drains to an inlet on the opposite side of CR 1200E.
  - (5) The proposed location of the south guy anchor lies within the area of the suspected existing underground drain. There is a possibility that drainage tile could be impacted by locating the south tower anchor in the drainage way. A special condition has been proposed to mitigate any impact that the south guy anchor may have on drainage tile.
  - (6) The proposed transmitter tower and guy wire anchors could be moved 30 feet further south on the subject property. Locating the tower and anchors 30 feet south

of their proposed locations would put the south guy anchor away from the centerline of the drainage way. This was suggested by Staff to the Petitioner, but the Petitioner maintains that revising the permits and determinations from the FCC and FAA to reflect the new tower location will be a time consuming and costly process.

Item 8.C. of the Summary of Evidence should be revised as follows:

- C. The subject property is will be accessed from CR 1200E ~~in the northeast corner~~ 175 feet south of the north property line. Regarding the general traffic conditions on CR 1200E at this location and the level of existing traffic and the likely increase from the proposed Special Use:
  - (1) The Illinois Department of Transportation (IDOT) measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Annual Average Daily Traffic (AADT).
    - (a) 550 vehicles per day.
  - (2) There are no staff expected to be on site regularly, therefore, after construction the traffic impact from the proposed use will be minimal.
  - (3) In an email dated March 27, 2012, from Randall Green, attorney for the Petitioner wrote that after construction there will only be a weekly visit to the subject property by a service staff member of S.J. Broadcasting in a work van or truck.
  - (3) (4) The Township Highway Commissioner has been notified of this case and no comments have been received at this time and agreed to install a temporary access for construction and after construction install a new culvert so the petitioner has exclusive access to the subject property.

**PROPOSED SPECIAL CONDITIONS OF APPROVAL**

**A. The development of the site must be substantially the same as indicated in the approved site plan submitted on March 27, 2012, and in conformance with every special condition.**

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

**That the development of the site is the same as described in the public hearing.**

**B. The proposed transmitter building shall only be used for the purposes of housing equipment associated with operation and maintenance of the transmission tower.**

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

**That the proposed transmitted building is not used for purposes other than the storing of equipment associated with the transmitter tower.**

**C. The existing driveway shall not be used to gain access to the tower or transmitter building during construction and after completion of construction.**

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

**That the existing driveway does not become in a state of disrepair.**

**D. Regarding drainage tile of the subject property:**

**(a) The Zoning Administrator shall not authorize any Zoning Use Permit on the subject property until the following has occurred pursuant to the proposed south tower anchor:**

- (1) Subsurface investigations are made that are intended to identify if any underground drain tile are at risk of damage by construction of the south tower anchor in a manner and to a depth below ground as recommended by the Champaign County Soil and Water Conservation District.**
- (2) Written notice identifying the proposed date for subsurface investigation has been to the Zoning Administrator at least one week prior to the investigation.**
- (3) If any underground drain tiles are encountered during the subsurface investigation the course of each tile across the subject property shall be established by additional investigation in consultation with the Champaign County soil and Water Conservation District.**
- (4) Documentation and certification of all subsurface investigations by an Illinois Professional Engineer shall be provided to the Zoning Administrator.**
- (5) The proposed south tower anchor shall either be located so as to avoid any identified underground drain tile or the identified underground drain tile shall be relocated to avoid the proposed construction.**
- (6) Any relocation of underground drain tile shall meet the requirements of the Champaign County Stormwater Management Policy and shall be certified by an Illinois Professional Engineer. Relocated tile shall be non-perforated conduit to prevent root blockage provided that the petitioner may install new underground drainage tile to serve the subject property so long as cleanout manholes are provided at the point of connection to the existing underground drain tile.**
- (7) As-built drawings shall be provided of any relocated underground drain tile and shall be approved by the Zoning Administrator prior to approval of a Zoning Use Permit Application on the subject property.**

---

**Any relocated drain tile must be inspected by the Zoning Administrator prior to backfilling.**

**(b) If any underground drain tile is encountered during construction the applicant must do the following:**

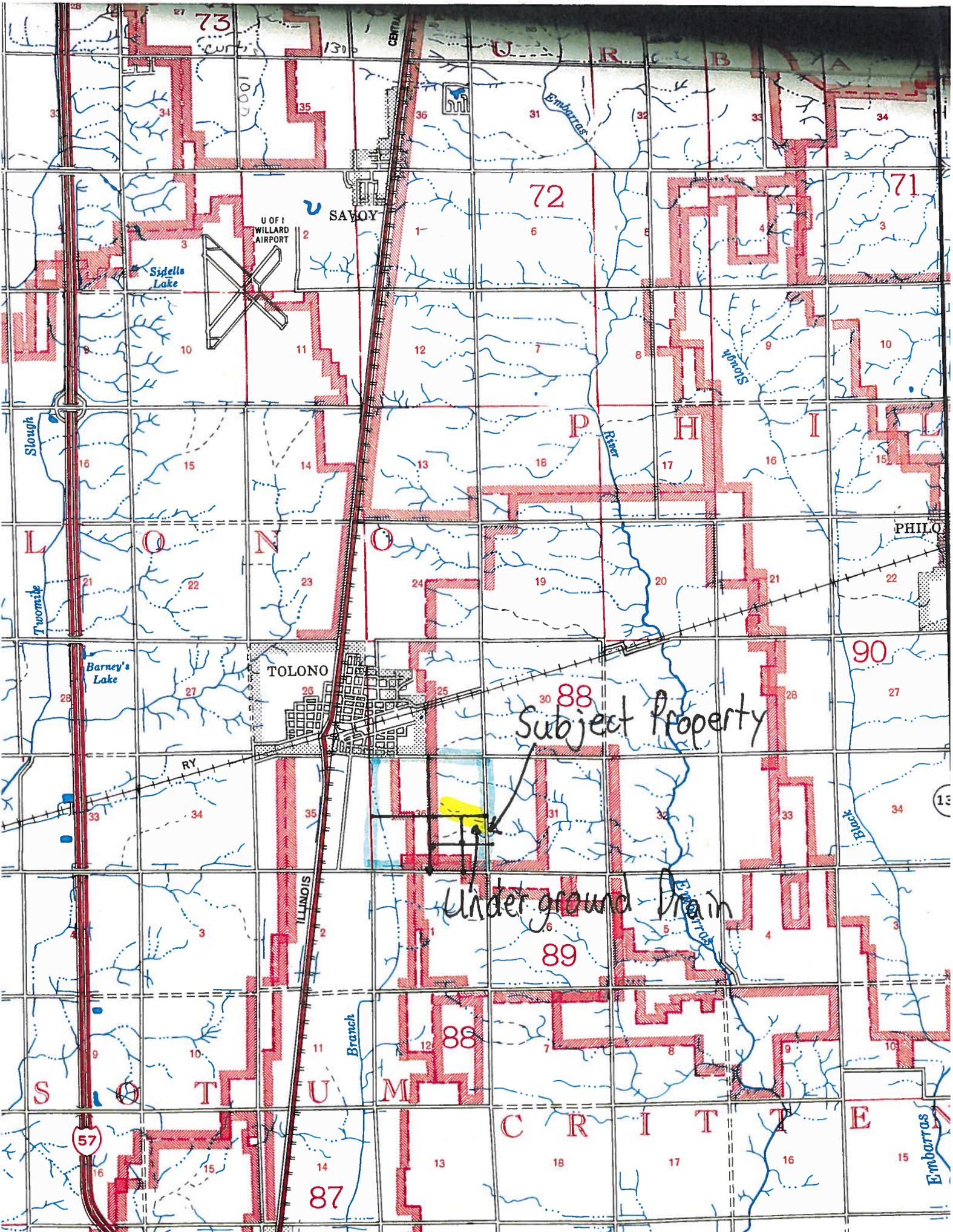
- 1. Construction shall cease until the course of each tile across the subject property is established by additional investigation and construction shall not recommence until authorized by the Zoning Administrator except that construction that does not implicate the tile may continue.**
- 2. The Zoning Administrator shall be notified within 48 hours or the next business day.**
- 3. Any tile that is encountered during construction must be relocated or rerouted in conformance with the Champaign County Stormwater Management Policy unless the proposed construction is modified to avoid the tile. Any modification of the construction to avoid the tile shall be indicated on a revised site plan approved by the Zoning Administrator. Relocated tile shall be non-perforated conduit to prevent root blockage. Conformance of any tile relocation with the Stormwater Management Policy shall be certified by an Illinois Professional Engineer.**
- 4. As-built drawings shall be provided of any relocated underground drain tile and shall be approved by the Zoning Administrator prior to approval of a Zoning Use Permit Application on the subject property. Any relocated drain tile must be inspected by the Zoning Administrator prior to backfilling.**

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

**Possible field tiles on the subject property are identified prior to development and adequately protected and that any possible tiles that are discovered during construction are adequately protected.**

#### ATTACHMENTS

- A Champaign County Drainage District Map with Legend
- B Revised Site Plan received March 27, 2012
- C Tower and Anchor Location Map
- D Large LIDAR Topographic Map prepared by the Champaign County GIS Consortium (not attached, presented at the March 29, 2012, public hearing)



73

72

71

U OF I  
WILLARD  
AIRPORT

SAVOY

Sidelles  
Lake

Slough

P  
H  
I  
L  
L  
O  
R  
I  
V  
E  
R

PHILO

L  
O  
N  
O

TOLONO

90

Subject Property

RY

Underground Drain

89

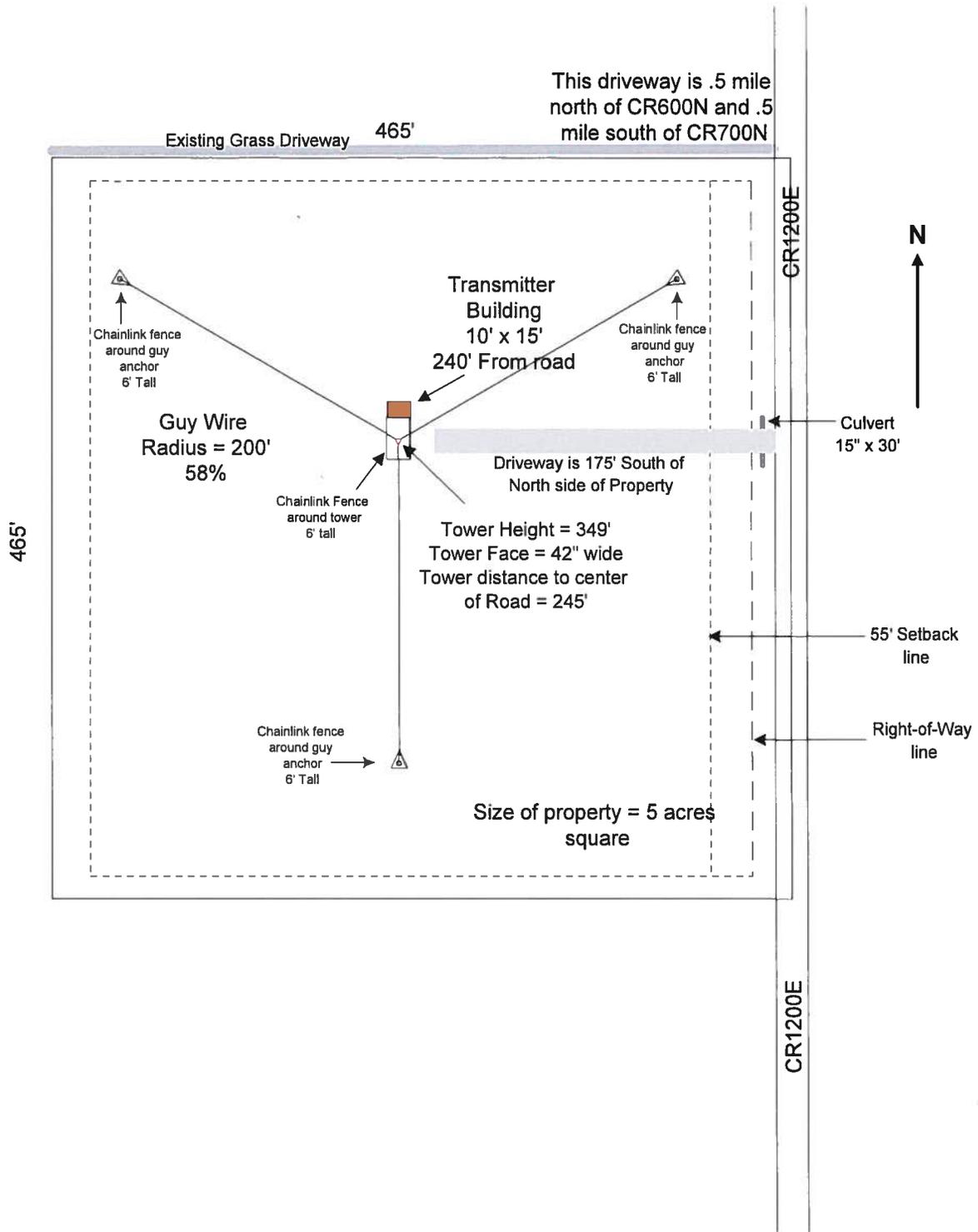
88

S  
O  
T  
T  
U  
M  
C  
R  
I  
T  
T  
E

57

87

Embarras

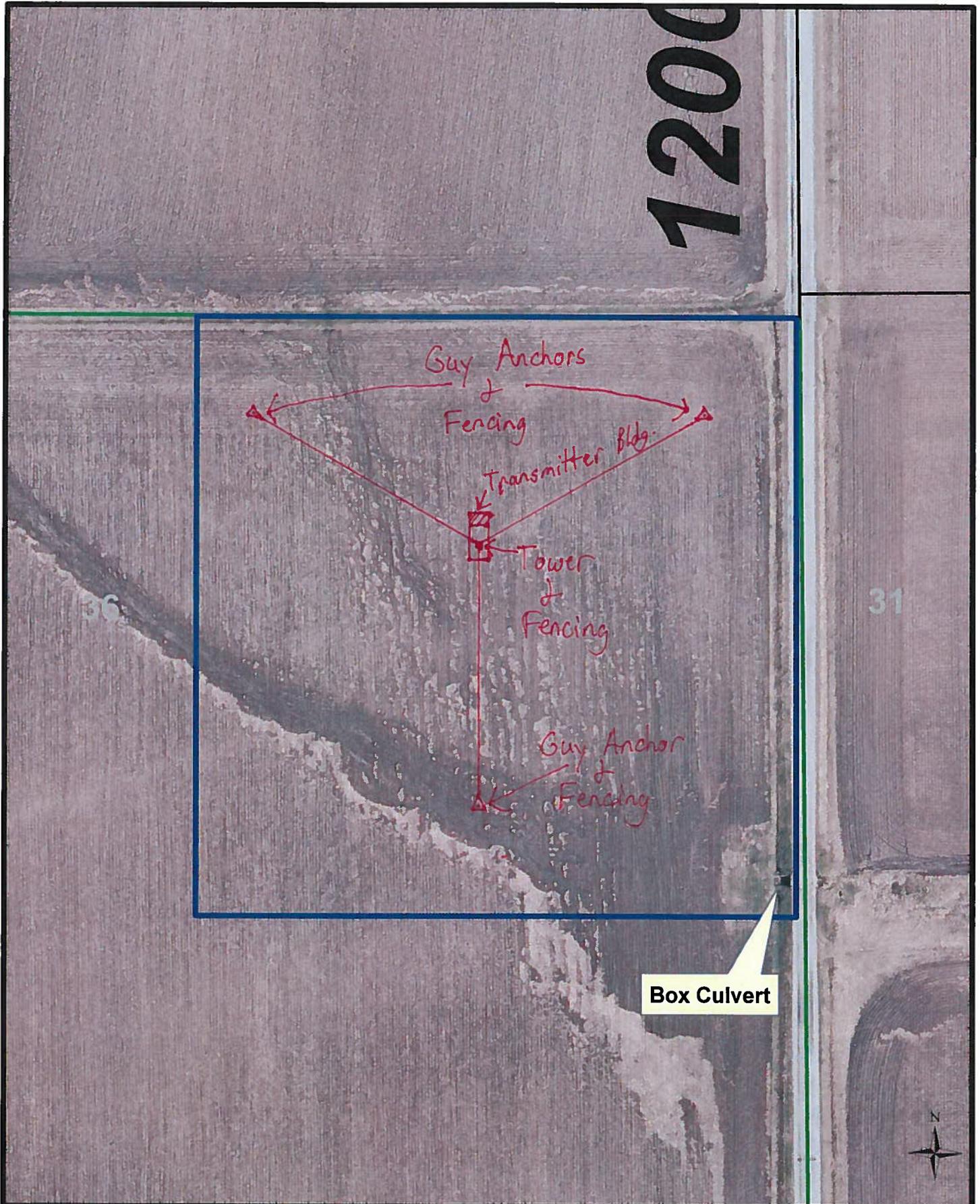


RECEIVED

MAR 27 2012

CHAMPAIGN CO. P & Z DEPARTMENT

Attachment C Tower and Anchor Locations  
Case 698-S-11 & 706-V-12  
March 29, 2012



1 inch = 100 feet