

CASE NO. 057-V-22
SUPPLEMENTAL MEMORANDUM #3
October 25, 2022

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

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

Petitioner: **Angel Corado**

Request: **Authorize a variance for the construction and use of an accessory structure with an average height of 17 feet 9 inches in lieu of the maximum allowed average height of 15 feet in the R-3 Two-Family Residence Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

Subject Property: **A 0.46-acre lot that is the South Half of Lot 38 in Fred C. Carroll's Subdivision of the East Half of the Northwest Quarter of the East Half of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, commonly known as the residence with an address of 1206 Carroll Avenue, Urbana.**

Site Area: **0.46 acres**

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

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

STATUS

Mark Miller, engineer for Mr. Corado, responded to the Board's questions in an email received October 24, 2022 (Attachment A). He also updated the site plan by moving the proposed detached shed to be 30 feet from the east property line and moved the trench underdrain and yard drain to the center of the lot.

NEW PROPOSED SPECIAL CONDITIONS

- A. **No business activities including storage of materials or parking of vehicles related to a business either inside or outside of the building shall take place without the proper approvals from the Champaign County Department of Planning & Zoning.**

The above special condition is required to ensure the following:

No unauthorized business use can establish on the subject property.

- B. No Zoning Compliance Certificate for construction of the detached garage shall be issued until the petitioner has constructed the drainage system designed by Mark Miller that was received October 24, 2022, and the Zoning Administrator shall be allowed to inspect the drainage system prior to burial.**

The above special condition is required to ensure the following:

That stormwater from the garage roof is controlled onsite.

- C. The petitioner shall use mosquito larvicide to minimize mosquito breeding in standing water in the catch basin.**

The above special condition is required to ensure the following:

To protect public health.

ATTACHMENTS

- A Email from Mark Miller, Precision Engineering, received October 24, 2022, with attachment:
- Revised drainage system plan

Susan Burgstrom

From: Mark Miller <mark@precisioneg.com>
Sent: Monday, October 24, 2022 1:53 PM
To: Susan Burgstrom
Subject: RE: follow up for Corado's drainage design
Attachments: 11022002 prelim trench drains.pdf

RECEIVED

OCT 24 2022

CHAMPAIGN CO. P & Z DEPARTMENT

Follow Up Flag: Follow up
Flag Status: Flagged

Susan – we have revised the plan to show the garage further east. We kept it 30' west of the property line to try and save some of the trees along the property line. See below in red for responses. Please let us know if you have any questions or require additional information.

Thanks,
Mark

From: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Sent: Friday, September 16, 2022 10:16 AM
To: Mark Miller <mark@precisioneg.com>
Subject: follow up for Corado's drainage design

Hi Mark,

Thanks again for all the work you did on the Corado case. The Zoning Board of Appeals met last night and they had a few questions about the design. Any information you can provide would be appreciated.

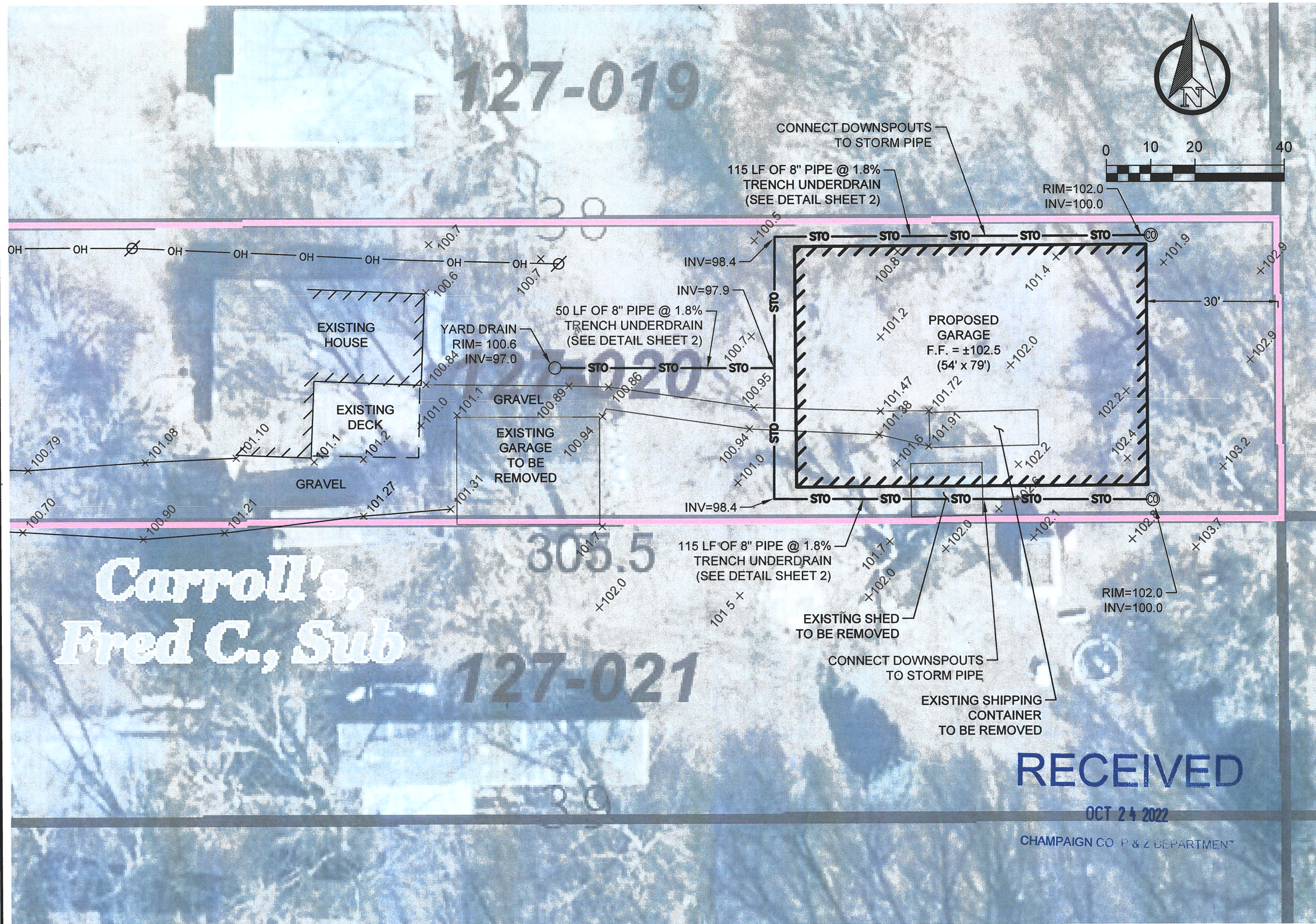
1. What is the design engineered to (i.e. a 5-year storm event)? **We used 5-yr storm. Calculations show that the roof will produce a peak hydraulic volume of 193 cubic feet during the 5-yr event.**
2. How much water will the system hold before water bubbles out? **We calculate that the total amount of soil removed for the pipe and gravel to be 840 cubic feet. If it is assumed that about half of the volume is taken up by the gravel, there should be right around 420 cf of storage in the pipe and the voids.**
3. How effectively will the stormwater be taken up by the soil (permeability)? **We didn't investigate the permeability of the existing soil for this project. It wasn't in our scope of work. In general in this area we have seen that the water does percolate into the existing soil. Most times we see this in septic fields which are fairly common in this area.**
4. Will the trench drain generally be full of groundwater and thus not real effective at slowing down stormwater? **During the larger storm events the trench may become full but should dissipate over time between storm events.**

The Board and the Corados asked for the following changes to the design:

1. Can the north yard drain be brought toward the middle of the yard rather than going parallel to the property line? **Pipe revised to wrap around garage and then runs west to the middle of the yard.**
2. Can the building be set back between 10 and 20 feet from the east property line so as to have more yard on the west side of the building? **Set garage 30' west of the property line to minimize removing trees.**

Thanks,
Susan

File Name: S:\000 Projects\110 EL Progress\11022002\11022002 prelim trench drains.dwg



FILE #
11022002

SHEET
1 OF 2

STORM SEWER BASIN EXHIBIT
1206 CARROLL AVE
URBANA, ILLINOIS

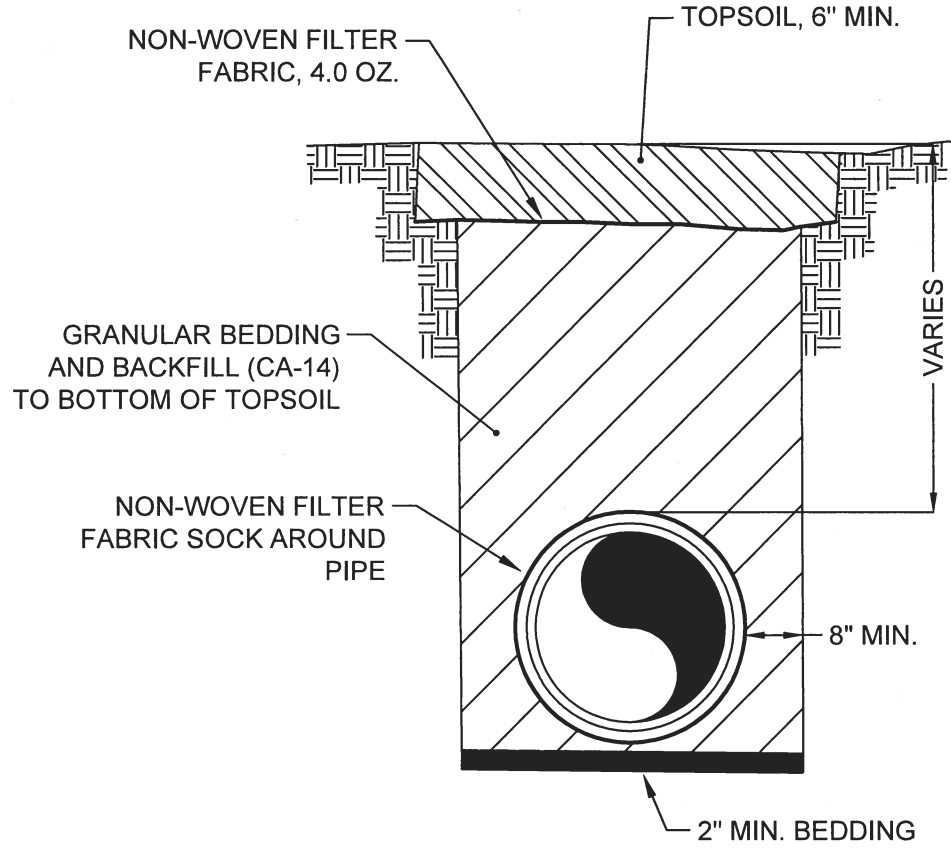
PRECISION ENGINEERING GROUP, INC.
P.O. BOX 784 CHAMPAIGN, IL 61824-0784
PHONE: 217.202.8049
CIVIL ENGINEERING - LAND SURVEYING
ILLINOIS DESIGN FIRM REGISTRATION NO. 184007585

DATE: 10/24/22
FIELD BOOK: 34/p. 1
DRAWN BY: MAM
CHECKED BY: MAM

RECEIVED

OCT 24 2022

CHAMPAIGN CO P & Z DEPARTMENT



**PERFORATED PIPE UNDERDRAIN
TRENCH DETAIL**

PERFORATED CORRUGATED POLYETHYLENE
OR POLYVINYL CHLORIDE PIPE WITH A
SMOOTH INTERIOR CONFORMING TO ARTICLE
1040.19 OF THE STANDARD SPECIFICATIONS

RECEIVED
OCT 24 2022
CHAMPAIGN CO P & Z DEPARTMENT

DATE:	09/15/22	FILE #	11022002
FIELD BOOK:	34/p. 1	STORM SEWER BASIN EXHIBIT	
DRAWN BY:	MAM	1206 CARROLL AVE	
CHECKED BY:	MAM	URBANA, ILLINOIS	
		PRECISION ENGINEERING GROUP, INC.	
		P.O. BOX 784 CHAMPAIGN, IL 61824-0784	
		PHONE: 217.202.8049	
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