

ZONING BOARD OF APPEALS

APRIL 15, 2010

DOCUMENTS DISTRIBUTED TO THE ZONING BOARD OF APPEALS AT THE MEETING

Contents:

1. Supplemental Memorandum for Case 645-S-09 dated April 15, 2010
2. Supplemental Memorandum for Case 663-V-10 dated April 15, 2010
3. Supplemental Memorandum for Case 667-S-10 dated April 15, 2010
4. Parking Plan and other information for Special Use Permit, submitted by Wesley Jarrell on April 15, 2010

CASE NO. 645-S-09

SUPPLEMENTAL MEMORANDUM

April 15, 2010

Champaign
County
Department of



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

(217) 384-3708

Petitioners: **Robert and Barbara Gerdes**

Site Area: **approx. 83 acres**

Time Schedule for Development:
Immediate

Prepared by: **J.R. Knight**
Associate Planner
John Hall
Zoning Administrator

Request: **Authorize the construction and use of a "Restricted Landing Area" as a Special Use in the AG-1 Agriculture Zoning District**

Location: **An approximately 83 acre tract that is approximately the West Half of the Southwest Quarter of Section 33 of Ayers Township and commonly known as the farm at 52 CR 2700E, Broadlands.**

STATUS

This is the fifth meeting for this case, it was continued from the January 14, 2010, ZBA meeting.

On Monday, April 12, 2010, Carl Smith, who farms land adjacent to the subject property, indicated to John Hall, Zoning Administrator, that a row of trees had been planted along the east property line of the subject property and another row of trees had been planted across CR 0N from the south property line of the subject property.

Staff inspected the rows of trees on Tuesday, April 13, 2010, and a diagram that illustrates the location of the trees and their impact on the proposed RLA is attached. No condition has been proposed for this private matter.

ATTACHMENT

A Proposed Gerdes RLA & Recently Planted Trees

Proposed Gerdes RLA & Recently Planted Trees

645-S-09

APRIL 15, 2010



Dots (●) indicate the approximate position of the recently planted trees.

Solid Black Lines (——) indicate the proposed location of the RLA & RLA Safety Area

Thin Dashed Lines (-----) indicate the extent of the IDOT approach slopes and side transition slopes, and are not indicated more than once for ease of reading the map.

Thin Dashed Lines with 1 Dot (·-·-·) indicate the extent of the tree crown at 60 feet of height and the position of the RLA necessary to prevent any encroachment into the IDOT approach slopes or side transition slopes when the newly planted trees eventually reach a height of 60 feet.

Thick Dashed Lines (---) indicate the position of the RLA necessary to prevent any encroachment into the IDOT approach slopes or side transition slope when the newly planted trees eventually reach a height of 120 feet.

1 inch = 400 feet

CASE NO. 663-V-10

PRELIMINARY MEMORANDUM

April 9, 2010

Petitioners: **Dan and Debra Johnson**

Champaign
County
Department of

**PLANNING &
ZONING**

Site Area: **4,935 sq. ft.**

Time Schedule for Development:

Immediate

Brookens

Administrative Center

1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

Prepared by: **J.R. Knight**

Associate Planner

John Hall

Zoning Administrator

Request: **Authorize the following variances in the R-3 Two Family Residence Zoning District:**

- A. Replacement and use of an existing dwelling with the following variances:**
- 1. A front yard of 16 feet, six inches and a setback of 36 feet, six inches in lieu of the minimum required front yard of 25 feet and minimum setback of 55 feet in regard to Carroll Avenue, a minor street.**
 - 2. A rear yard of 12 feet, six inches in lieu of the minimum required 20 feet rear yard.**
 - 3. Lot coverage of 36% in lieu of the maximum allowed 30% lot coverage.**
- B. Replacement and use of an existing detached garage with side and rear yards of zero feet in lieu of the minimum required side and rear yards of five feet for detached accessory buildings.**

Location: **An approximately 5,000 square foot lot that is the North 47 feet of the South 241 feet of Lot 46 of Fred C. Carroll's Subdivision of the East Half of the Northwest Quarter of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian, and commonly known as the manufactured home at 1507 Carroll Avenue, Urbana**

STATUS

This is the first meeting for this case. After the mailing, staff realized that Section 8 of the Zoning Ordinance does not allow variances of the type proposed in this case. Staff discussed the situation with the City of Urbana and decided that the petitioner should withdraw the case and the City should go ahead with the related pre-annexation agreement.

At their April 12, 2010, meeting the Urbana City Council's Committee of the Whole voted to forward the pre-annexation agreement to the City Council with a recommendation for approval.

ATTACHMENT

- A Statement from Dan Johnson withdrawing Case 663-V-10, received on April 12, 2010

Q Dan Johnson do withdraw my variance
application with Champaign Co. for case # 663-VIC

D. Johnson

04-12-10

CASE NO. 667-S-10

SUPPLEMENTAL MEMORANDUM

April 15, 2010

Champaign
County
Department of



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

(217) 384-3708

Petitioners: **Leslie Cooperband and
Wesley Jarrell**

Site Area: **approx. 7 acres**

Time Schedule for Development:
N/A

Prepared by: **J.R. Knight**
Associate Planner
John Hall
Zoning Administrator

Request: **Authorize a Major Rural
Specialty Business in the AG-2 District
with waivers of standard conditions
including, but not limited to, the
prohibition of sales of alcohol not
produced on the premises**

Location: **Lot 1 of Jamestown
Subdivision in the Northeast Quarter
of the Southeast Quarter of Section 29
of Somer Township and commonly
known as Prairie Fruits Farm at 4410
North Lincoln Avenue, Champaign**

STATUS

This is the first meeting for this case. Staff received an email in opposition to the proposed Special Use Permit on Monday, April 12, 2010, from William Bates, who farms land in the vicinity of the subject property. The email included six photographs which are attached along with the email.

ATTACHMENTS

- A Email from William Bates, received on April 12, 2010
- B Photographs (numbered 1-6 by staff) submitted by William Bates on April 12, 2010

James R. Knight

From: William Bates [willb425425@msn.com]
Sent: Monday, April 12, 2010 10:55 AM
To: James R. Knight
Subject: Goat Farm Photos.

Champaign County Planning and Zoning Department

J.R. Knight,

Here are some pictures taken at the goat farm on Friday and Saturday on North Lincoln Avenue. The piles of goat manure in the distance are at least five feet high and run for 40-50 feet. As on of the goat farm owner stated (Leslie Cooperband) "this is a wetlands area" YES...which runoff goes into the Saline Branch Creek which runs under the freeway, into the Urbana County Club and into Chrystal Lake Park and beyond. Additionally, the water wells in the area will be contaminated with goat feces, veterinary medicines used on the goats...and if goats are buried on the property it amplifies the situation.

The remaining picture is the long lines of cars...for approximately one-half mile on North Lincoln Avenue, which is a Township road with no centerline or shoulder...there are close to 150 cars on the property and on the road. No farm equipment was able to come around the curve to get into their fields. This is the most important time of the year for getting the seed in the ground. This is deliberately and defiantly being done without receiving a special permit, and, in itself it a violation. If these continues I would think the Champaign County Sheriffs Office should be notified.

Can you please point these concern out to the County Board prior to the hearing this Thursday for a special permit hearing?

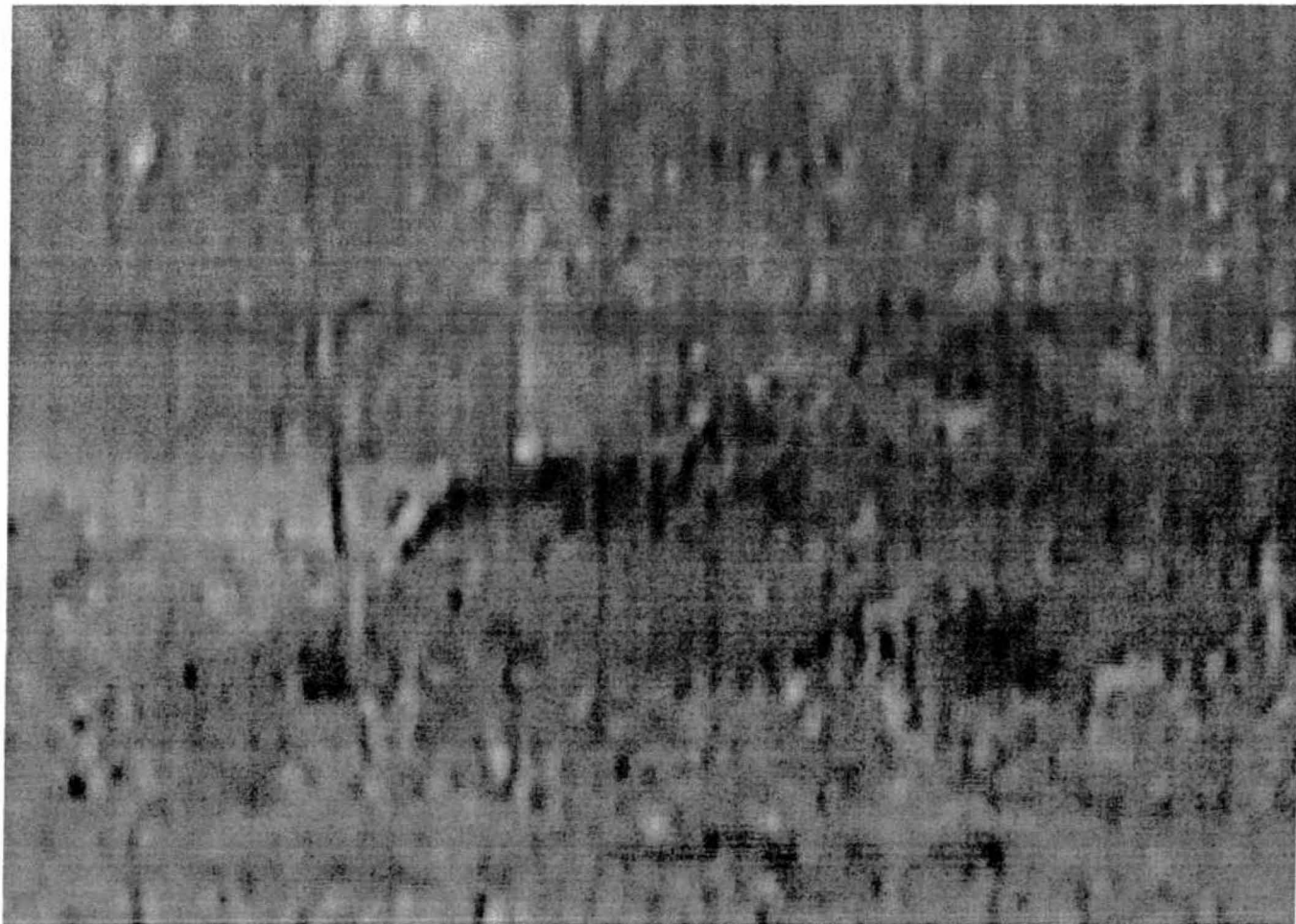
Many thanks,

William Bates

1



2



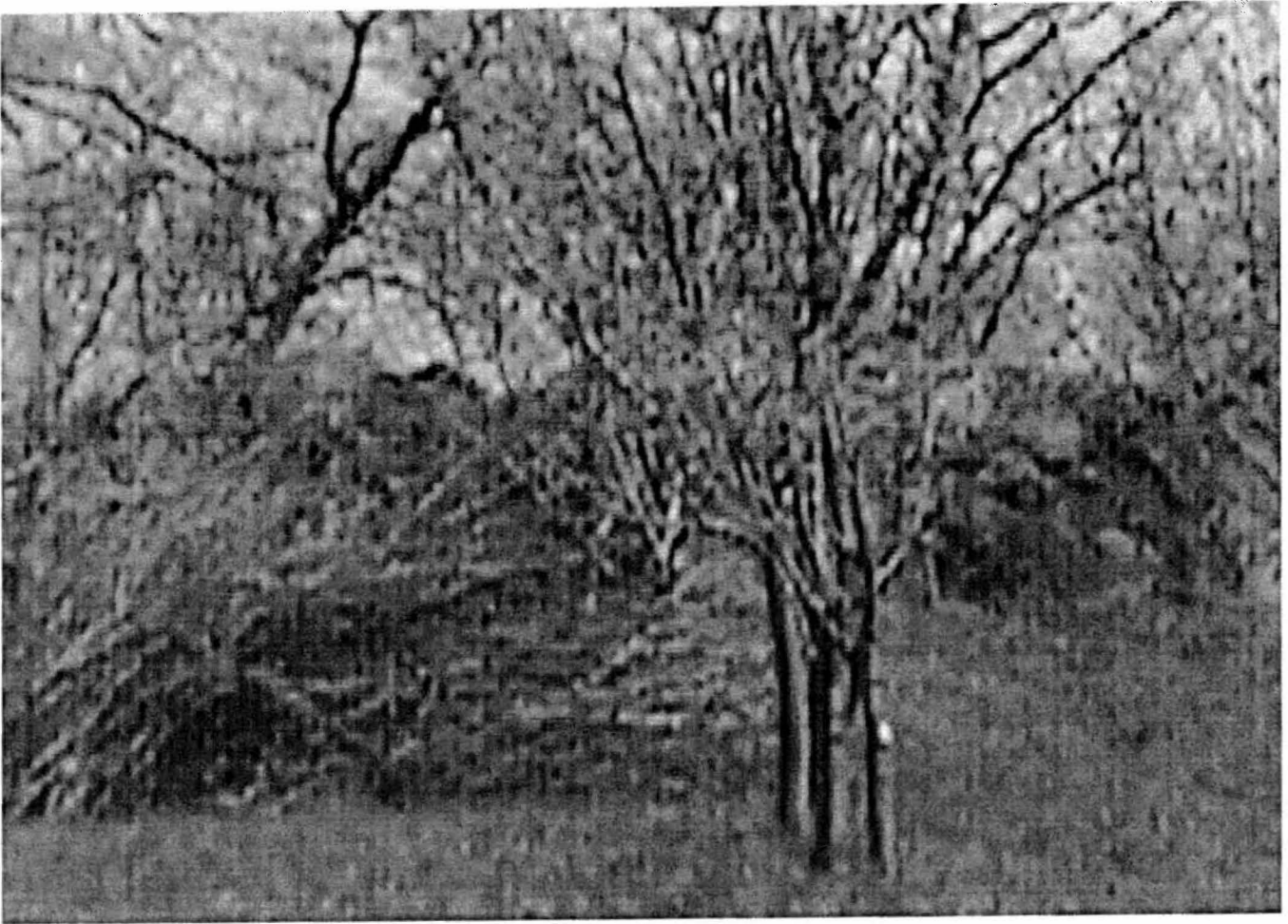
3



4



5



6



Prairie Fruits Farm
4410 N. Lincoln Ave
Champaign, IL 61822
Wes Jarrell and Leslie Cooperband

Parking Plan and other information for Special Use Permit, Champaign County
April 15, 2010

1. Dinner attendance: from 45 – 50 guests
Peak attendance for other events (farm open houses in spring): 100 people
2. Staff parking in far east section of lot.
3. Three NO PARKING signs placed along front of property, on east side of road
4. Cars parked as shown in Fig. 1:
 - a. Angled on north side of driveway, 10 ft per car, total of 20 cars (240')
 - b. Parallel parking on south side of driveway, 18 feet per car, 10 cars (180')
 - c. Head- in parking on south side of barn, 10 feet per car
 - i. 8 cars facing south (84')
 - ii. 5 cars facing east (68')
 - d. Overflow lot on northwest corner of property capable of three rows of 10 cars each, total of 30 cars

Totals, main area: $20 + 10 + 8 + 5 = 43$ **spaces** (sufficient for **129 guests** at peak attendance)

Total including overflow lot: $43 + 30 = 73$ **potential spaces** (sufficient for **219 guests** at peak attendance)

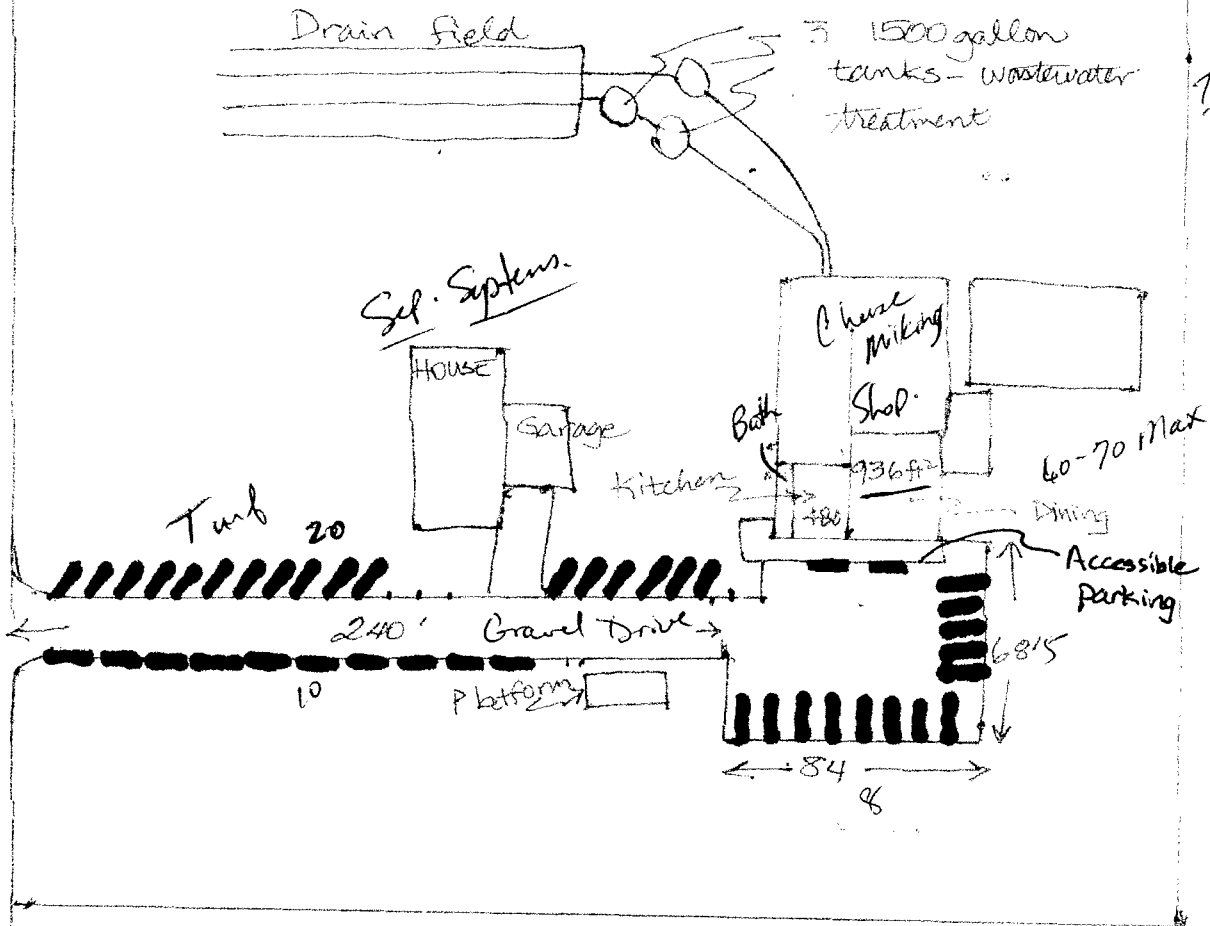
Accessibility parking: **2 spaces** next to cement pad outside dining area

Lighting: Candle light and oil lamps at dusk for outdoor dinners; no other lighting is required.

Other information:

1. Total dining/display area: 936 ft²
2. Wastewater treatment: three 1500 gallon tanks as septic system, installed by J and S Waste Water Systems in 2005.
3. Stormwater management: all but small space near garage in permeable surface; Barn and house/garage runoff all infiltrates on site, short distance from downspout.
4. Pt. 11, p. 16: We applied for an received temporary special use permits for dinners in 2008 and 2009; we understand that we now need a permanent Special Use Permit because we are having events more frequently than 5 per three month period.

Figure 1. Parking pattern on lot.



Jim Heimburger

1" = 64'

10' width

← 100 ft →

PRAIRIE FRUITS FARM
 410 N. LINCOLN AVE.
 CHAMPAIGN, IL

Google maps

30-40 Cars.

To see all the details that are visible on the screen, use the "Print" link next to the map.

Get Directions My Maps

OVERFLOW PARKING

Print Send Link

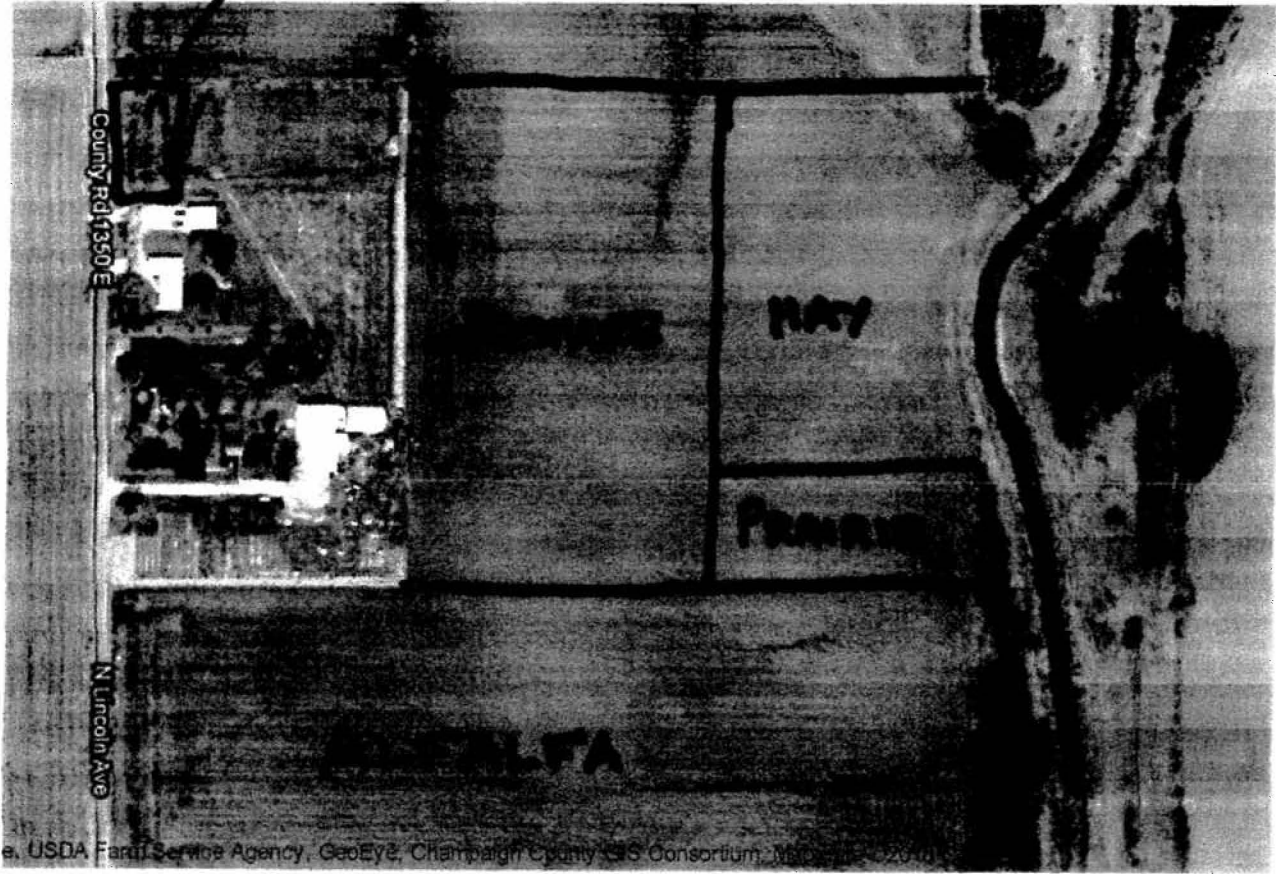


Fig. 2

1" = 228'

3" = 684'

CHAMPAIGN COUNTY PUBLIC HEALTH DEPARTMENT

THIS CERTIFIES THAT A

PERMIT

IS ISSUED TO

Establishment

Prairie Fruits Farm

No. C-1263

Address

4410 N. Lincoln Ave., Champaign

Owner/Operator

Ledie Cooperbard

IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF THE ORDINANCES OF THE CHAMPAIGN COUNTY (ILLINOIS)
PUBLIC HEALTH DEPARTMENT AS APPROPRIATE TO THE LOCATION HEREIN LICENSED.

PERMIT NOT VALID IN CORPORATE LIMITS OF CHAMPAIGN OR URBANA. PERMIT IS NOT TRANSFERABLE.

2010

Issued by

Jim Roberts

, Director of Environmental Health



PERMIT EXPIRES NOVEMBER 30, 2010

Phone: (217) 363-3269 / www.c-uphd.org

CHA

RTMENT

State of Illinois 1745618
Department of Public Health

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

ERIC E. WHITAKER, M.D.
DIRECTOR

Issued under the authority of
The State of Illinois
Department of Public Health

| EXPIRATION DATE | CATEGORY | I.D. NUMBER |
|-----------------|----------|-------------|
| 03/28/2011 | 055 | 01353730 |

ALISA A DEMARCO
IS CERTIFIED IN FOOD SERVICE
SANITATION BY EXAM ON 03/28/06

ISSUED 05/06/06

BUSINESS ADDRESS

ALISA A DEMARCO
1007 W HILL ST
CHAMPAIGN IL 61821

The face of this license has a colored background. Printed by Authority of the State of Illinois • 4/07 •

Establishment

Address 4410

2009

Issued by J

-1263

OPERBAN



EMBER 30, 200

GRADE A DAIRY FARM PERMIT

003508

State Permit Number _____

Dairy farm of Prairie Fruits Farm
(Full Legal Name)

address is 4410 N. Lincoln Ave. Champaign
(City)

Illinois 61822 Champaign
(State) (Zip Code) (Township) (County)

sig address 4410 N. Lincoln Ave. Champaign
(City)

Illinois 61822
(State) (Zip Code)

hereby approved for the production of Grade A Raw Milk for pasteurization in accordance with the Grade A Pasteurized Milk And Milk
 Acts Act of the State Of Illinois.

BTU Name And Number:

Prairie Fruits Farm Goat Dairy BTU 102137

8/05/2005

Lawrence R Terando

Sanitarian
Illinois Department of Public Health

construction and equipment of this dairy farm meet the standards for Grade A Milk production. Proper maintenance and
ation are the responsibility of the dairyman.

State of Illinois



DEPARTMENT OF PUBLIC HEALTH

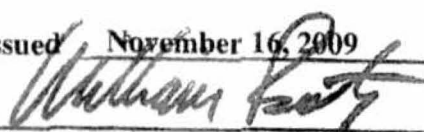
A Dairy Products plant owned by Prairie Fruits Farm, L.L.C. located at (city)Champaign (county)Champaign (state)Illinois having complied with the provision of Acts regulating the handling, processing, labeling and distribution of Dairy Products is issued this -

ILLINOIS CERTIFICATE OF APPROVAL NO. 17-532

GRADE A - MANUFACTURED -

Expiration Date - December 31, 2010

Date Issued November 16, 2009


Acting Chief, Division of Food, Drugs and Dairies

The Illinois Department of Public Health considers that the construction and equipment of this Dairy Plant is such that with proper maintenance and operation, the Dairy Products processed and handled in this plant will be safe for human consumption.

Photos of our Compost Pile



Compost, not manure—contains bedding and manure from our goat barn



Compost windrow located along the fence row to our pasture. 200 yards uphill from Saline Branch.



We manage our compost piles by turning with a skid loader, every couple of weeks. Our land is certified organic, and we must keep records about how we manage our compost piles.