

CASE NO. 750-S-13 & 751-V-13

SUPPLEMENTAL MEMORANDUM

June 13, 2013

Champaign
County
Department of

**PLANNING &
ZONING**

Petitioners: Sangamon Valley Public Water District

Request: CASE: 750-S-13

Authorize a water storage tank and water pumping station as a Special Use with waivers of standard conditions and requested variance in related Case 751-V-13 as a "Water Treatment Plant" in the AG-2 Agriculture Zoning District,

CASE: 751-V-13

Authorize the following for the construction of a storage tank and pumping station proposed in related Case 750-S-13:

- Part A. Variance to authorize access by private easement in lieu of the requirement that a lot have access to a public street right of way or abut a private accessway as required by Zoning Ordinance paragraph 4.2.1H.
- Part B. Variance for a front yard of 15 feet for a proposed water storage tank in lieu of the minimum required 20 feet;
- Part C. Variance for a front yard of 16 feet for a proposed pump station in lieu of the minimum required 20 feet;
- Part D. Waiver (variance) of standard conditions for a lot area of .75 acres in lieu of the required 5 acres; a front yard of 15 feet in lieu of the minimum required 55 feet; a side yard of 15 feet in lieu of the minimum required 50 feet; a rear yard of 35 feet in lieu of the minimum required 50 feet.

Location: An approximate 0.75 acre tract located in the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10 of Mahomet Township and commonly known as the property located immediately east of the Living World Omega Message Church at 2272 CR 350E, Mahomet.

Site Area: 0.75 acres

Time Schedule for Development: April 2014

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

STATUS

This is the first hearing for these cases. An email from Doug Gamble, Accessibility Specialist, Illinois Capital Development Board, is attached.

ACCESSIBILITY REQUIREMENTS

Doug Gamble, Accessibility Specialist, Illinois Capital Development Board, has determined that the 16' × 12' pump station building must be accessible. An accessible parking space, accessible route to the building, and accessible entry and exit to and from the building must be provided. See Attachment A for a copy of the email.

ATTACHMENTS

A Email from Doug Gamble dated June 10, 2013

Andrew Kass

From: Gamble, Doug [Doug.Gamble@Illinois.gov]
Sent: Monday, June 10, 2013 1:17 PM
To: Simpson, Vickie (VSimpson@atg.state.il.us)
Cc: Andrew Kass
Subject: FW: Question

Re: Property adjacent to 2272 CR 350E, Mahomet, Illinois

Hi Andy

The 16' x 12' pump station building must be accessible to the disabled because it will be used by employees and employees, by definition in the Illinois Accessibility Code, are the public. This means that there must be accessible parking, an accessible way to the building, an accessible way into the building and once inside being able to enter and exit the space independently. If a toilet room is provided, it must be accessible. 400.310

The authority to issue Illinois Accessibility Code interpretations is project specific and is granted to the Capital Development Board by the Illinois Environmental Barriers Act. It does not relieve the project from conformance with the 2010 Americans with Disabilities Act or other applicable codes.

Douglas I. Gamble
Accessibility Specialist

State of Illinois Capital Development Board
3rd Floor William G. Stratton Building
401 South Spring Street
Springfield, Illinois 62706

(217) 782-8530
(217) 524-4208 Fax

doug.gamble@illinois.gov

From: Andrew Kass [mailto:]
Sent: Wednesday, June 05, 2013 1:50 PM
To: Gamble, Doug
Subject: RE: Question

There is no address for the subject property yet, but the property is located immediately east of the Living World Omega Message Church at 2272 CR 350E, Mahomet, IL 61853.

Andy Kass
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