

CASE 930-S-19

PRELIMINARY MEMORANDUM

March 21, 2019

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: Dennis McCormick and Donald Rennels, d.b.a. RJD Machining, LLC

Request: Authorize a Contractor's Facility with or without Outdoor Storage and Outdoor Operations, in addition to an existing single-family dwelling, as a Special Use in the AG-1 Agriculture Zoning District.

Location: A 3-acre tract in the Northwest Quarter of the Southwest Quarter of Section 20, Township 17 North, Range 10 East of the Third Principal Meridian in Raymond Township with an address of 244 CR 1900E, Longview.

Site Area: 3 acres

Time Schedule for Development: As soon as possible

Prepared by: **Susan Burgstrom**
Senior Planner

John Hall
Zoning Administrator

BACKGROUND

Petitioner Donald Rennels owns the subject property and is co-owner of RJD Machining LLC, which was formed in 2018. Petitioner Dennis McCormick is the other co-owner of RJD Machining. They seek to construct an addition to a detached shed on Mr. Rennels' property, which has an existing residence. RJD Machining currently operates out of a portion of the existing shed, and the addition would be for offices, restrooms, and a conference room. The P&Z Department has no information on hand that the petitioners looked into what permits would be necessary to locate this business on the property; the Special Use Permit requirement was identified by staff only when the petitioners came in to request a construction permit for the addition.

Section 5.2: Table of Authorized Principal Uses states that Contractors Facilities with outdoor storage and/or outdoor operations can be established with a Special Use Permit in the AG-1 Agriculture Zoning District. The existing business is too large to qualify as a Rural Home Occupation, so approval is only available via Special Use Permit. Rather than having the two principal uses, which is not allowed in the AG-1 zoning district, the existing residence would be considered a caretaker's facility for the business, which would classify it as a single principal use.

The subject property has a driveway for the residence, but it does not extend to the shed. The petitioners plan to use an existing access drive located on the property to the north of the site. They are working with the property manager, Daniel Herriott with Busey Ag Services, to ensure they can connect to and utilize the north access drive.

A new septic system will be installed for the business.

EXTRATERRITORIAL JURISDICTION

The subject property is not located within the one and one-half mile extraterritorial jurisdiction of a municipality with zoning.

The subject property is located within Raymond Township, which does not have a Plan Commission.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning in the Vicinity

Direction	Land Use	Zoning
Onsite	Residence and ag production	AG-2 Agriculture
North	Agriculture	AG-1 Agriculture
East	Agriculture	AG-1 Agriculture
West	Agriculture	AG-1 Agriculture
South	Church	Village of Mahomet

DISPOSAL OF LIQUIDS USED DURING PRODUCTION

The Operations summary received November 8, 2018 states, “The machines require a decent amount of water and "coolant" which mixes together and is used during the machining process to keep tools clean and cool to extend the tool-life. The coolant is purchased in 5-gallon jugs, though it is not considered toxic. Water is purchased through a local retailer in 1-gallon jugs. Any oil needed in the machines is purchased through a retailer in the area and kept in their own containers. The extra oil separated from machines is minimal and collected in buckets. To date, it has not yet amounted to enough to require disposal, though plans to dispose of it eventually would occur with Safety-Clean to responsibly dispose of the oil.”

A special condition has been added to ensure that any liquid from the material processing machines be disposed of by appropriate and legal means.

PROPOSED SPECIAL CONDITIONS

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 930-S-19 by the Zoning Board of Appeals.**

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

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

- B. **Certification from the County Health Department that the proposed septic system on the subject property has sufficient capacity for the proposed uses is a requirement for approval of the Zoning Use Permit.**

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

That the solid waste system conforms to the requirements of the Zoning Ordinance and any applicable health regulations.

- C. **The Zoning Administrator shall not authorize a Zoning Use Permit or 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 the proposed uses are in compliance with the Zoning Ordinance.

- D. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has constructed one loading berth meeting the requirements of Paragraph 7.4.2 on the subject property.**

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

That off-street parking is in compliance with the Zoning Ordinance.

- E. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioners have demonstrated that they will responsibly and legally dispose of any liquids and/or waste by providing a copy of the following to the Zoning Administrator:**

- (1) **The Material Safety Data Sheet for the coolant(s) used by RJD machining.**
- (2) **Information on the recommended protocols of disposal for the coolant(s) and any other liquids used and/or waste products created by the company's machining processes.**
- (3) **A statement signed by the petitioners that any disposal of these materials (liquids and waste products) will be done in compliance with Federal, State, and local regulations.**
- (4) **The petitioners shall retain records of all disposal of waste and shall make the records available to the Zoning Administrator when requested.**

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

That no potentially hazardous materials used or created by the business contaminate the environment.

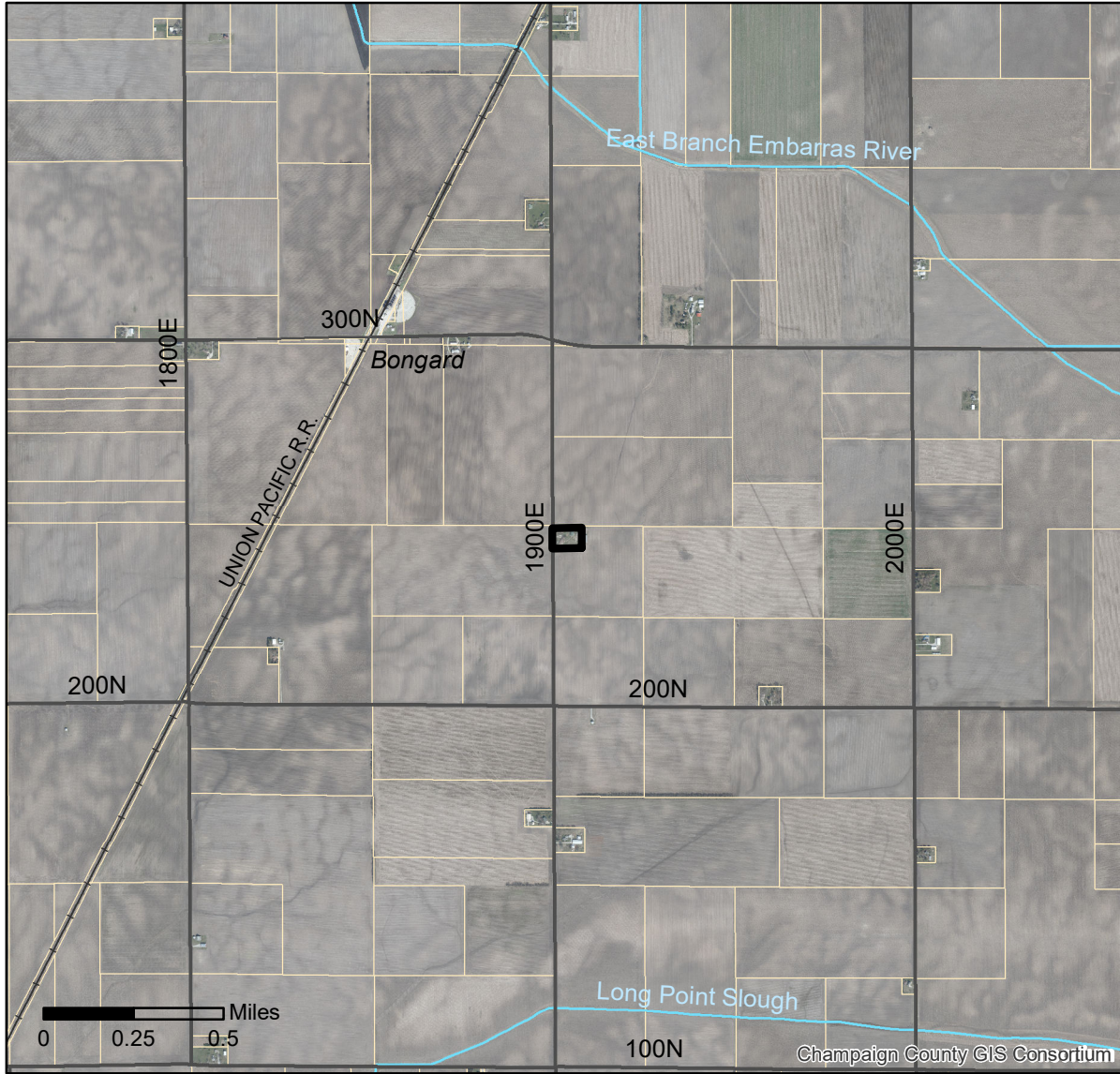
ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Preliminary Site Plan - Business Build-Out plan (5 sheets) received February 15, 2019
- Sheet T1: Cover Sheet
 - Sheet A1: Floor Plan and details
 - Sheet A2: Proposed building elevations
 - Sheet A3: Mechanicals and fixtures
 - Sheet A4: Other building details
- C Email from Jacob McCormick received March 19, 2019, with attachment:
- Revised Site Plan Sheet T1
- D Email from Jacob McCormick received March 15, 2019
- E RJD Machining Background and Operations received November 8, 2018
- F Natural Resources Report from Champaign County Soil and Water Conservation District received March 6, 2019
- G Site Visit Photos taken March 12, 2019
- H Preliminary Summary of Evidence, Finding of Fact, and Final Determination dated March 28, 2019

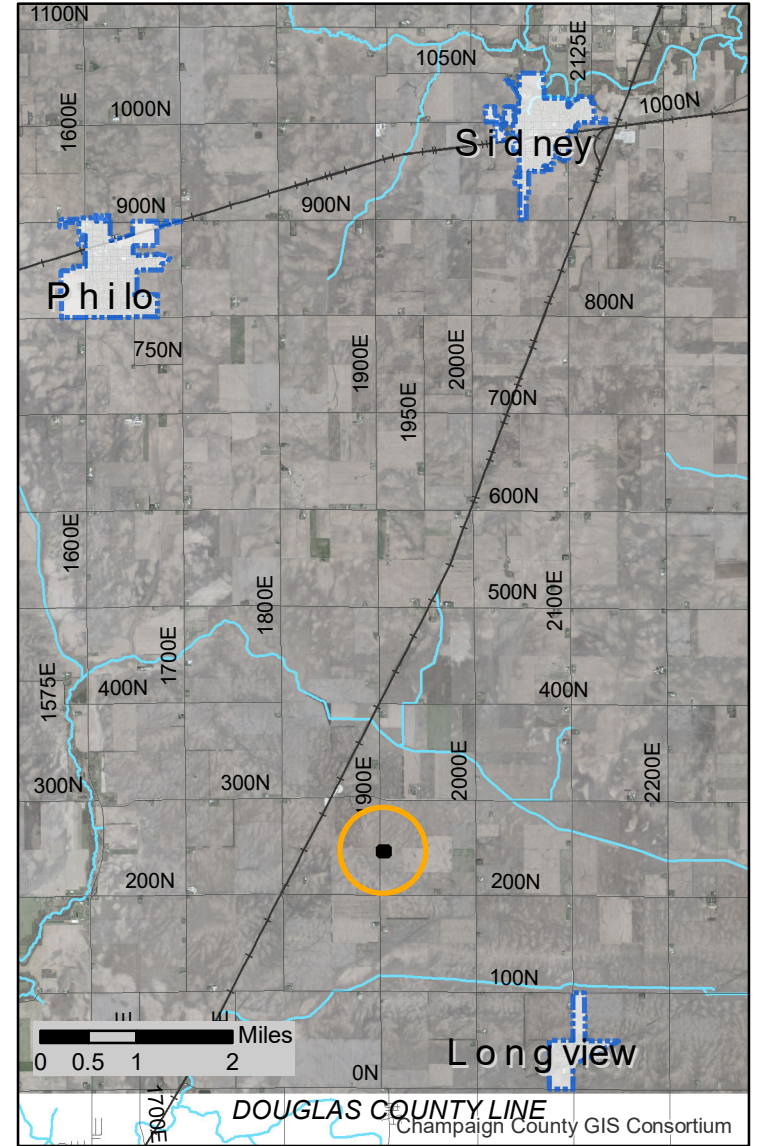
Location Map

Case 930-S-19
March 28, 2019






Subject Property



Property location in Champaign County



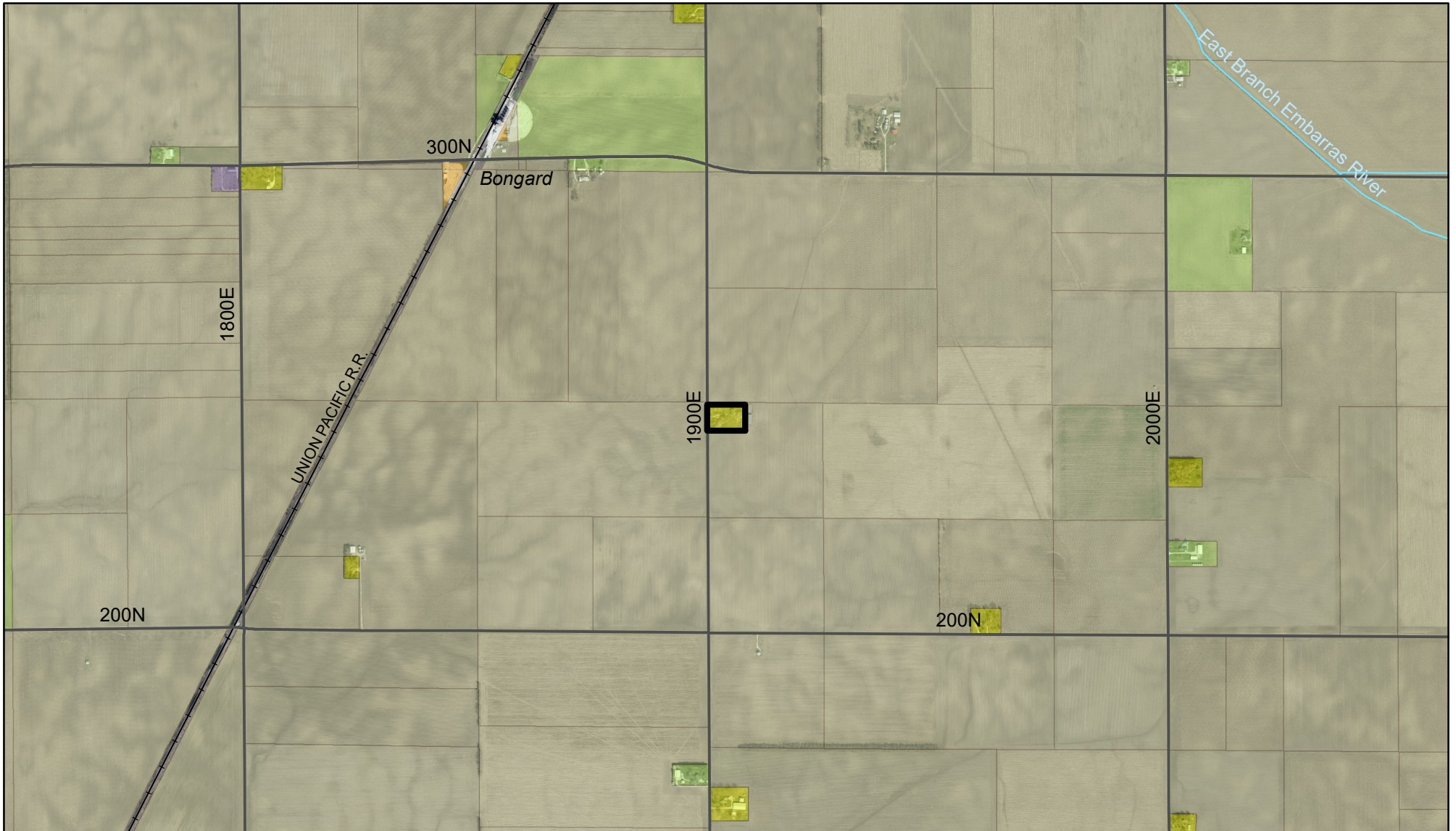
Legend

-  Subject Property
-  Parcels
-  Municipal Boundary
-  Streets
-  Railroads











Land Use Map

Case 930-S-19
March 28, 2019



Legend

- | | | |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
|  Subject Property |  Agriculture |  Commercial |
|  Streets |  Ag-Residential |  Church |
|  Streams |  Residential | |

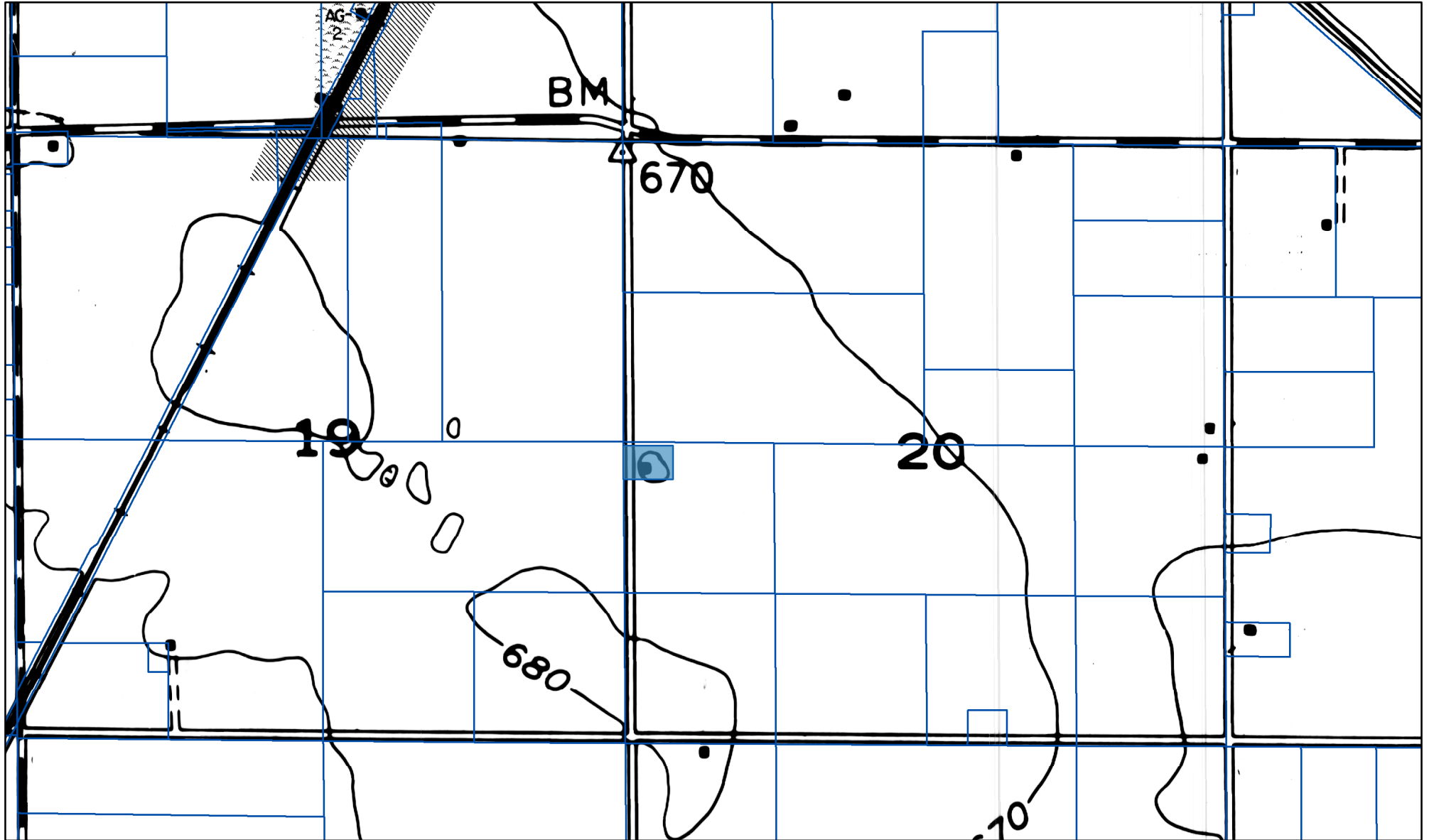
0 410 820 1,640 Feet





Champaign County
Department of
PLANNING &
ZONING

Zoning Map

Case 930-S-19
March 28, 2019



Legend

-  Subject Property
-  Parcels

0 300 600 1,200 Feet



RJD MACHINING

BUSINESS BUILD-OUT

244 COUNTY ROAD 1900 E
LONGVIEW, ILLINOIS 61852

DRAWING INDEX

- T1 SITE PLAN / LOCATION PLAN
- A1 FLOOR PLAN / DETAILS
- A2 ELEVATIONS / BUILDING SECTIONS
- A3 WALL SECTIONS / BATHROOM DETAILS
- B1 STRUCTURAL DETAILS / SPECIFICATIONS

CODE REVIEW

APPLICABLE CODES AND STANDARDS
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL FIRE CODE
 2015 INTERNATIONAL FUEL GAS CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2014 NATIONAL ELECTRICAL CODE
 2014 ILLINOIS PLUMBING CODE
 2015 ILLINOIS ACCESSIBILITY CODE
 2015 ILLINOIS ENERGY CONSERVATION CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT DESCRIPTION

THE PROJECT OUTLINED HEREIN IS NEW CONSTRUCTION FOR AN ADDITION TO AN EXISTING BUILDING.

GENERAL NOTES

1. CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS APPLICABLE TO THIS PROJECT REQUIRED BY CHAMPAIGN COUNTY.
2. ALL WORK SHALL BE DONE IN FULL COMPLIANCE WITH LOCAL, BUILDING CODES AND STATE AND FEDERAL SAFETY REGULATIONS.
3. CONTRACTOR SHALL AT ALL TIMES KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF DEBRIS OR WASTE MATERIAL. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR THE LOCATION OF WASTE DISPOSAL EQUIPMENT.
4. THE EXACT LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES. FOR UTILITY LOCATIONS CALL: JULIE 1-800-993-0123.
5. SOIL BEARING CAPACITY ASSUMED TO BE 1500 PSF.

CONSTRUCTION TYPE - VA
 OCCUPANCY CLASSIFICATION:
 BUILDING CLASSIFIED AS B USE
 NON-SPRINKLERED

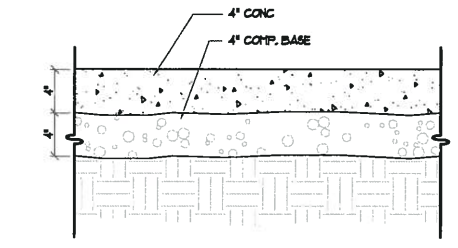
TABLE 504.4 HEIGHT LIMITATIONS
 ALLOWABLE HEIGHT = 3 STORIES
 ACTUAL HEIGHT = 1 STORY

TABLE 506.2 AREA LIMITATIONS
 ALLOWED AREA = 10,000 SF.
 ACTUAL PROJECT AREA = 1095 SF.

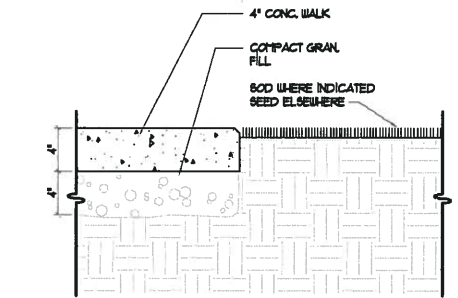
TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDINGS	
PRIMARY STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	1 HR
INTERIOR BEARING WALLS	1 HR
EXTERIOR NON BEARING WALLS AND PARTITIONS	0 HR
INTERIOR NON BEARING WALLS AND PARTITIONS	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR

GENERAL SITE NOTES

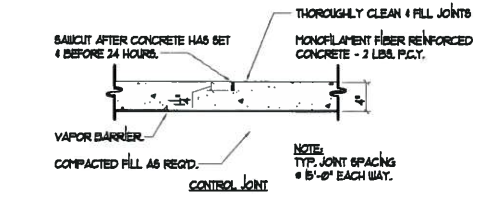
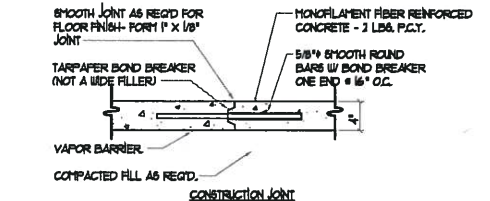
1. STAKE ENGINEER OR CONTRACTOR TO STAKE OUT BUILDING TO BE REVIEWED BY THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION BEGINS. FINISHED FLOOR & GRADE STAKES AND LEVELS TO BE VERIFIED BEFORE WORK PROCEEDS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF PROPERTY LINES, LOT CORNERS UTILITY SERVICE LOCATIONS, ETC. CONTRACTOR TO CONTACT UTILITY COMPANIES TO LOCATE AND MARK EXISTING UTILITIES BEFORE PROCEEDING.
2. EXCAVATION REMOVE TOPSOIL (APPROXIMATELY 10") TO BRINDEN CLAY SILT & STACK ON SITE WHERE DIRECTED BY THE ENGINEER. STACK REMOVED SUBSOIL SEPARATELY PROOF ROLL THE SUBGRADE TO COMPACT THE SURFACE. BOTTOM OF EXCAVATIONS AND SOIL ADJACENT TO AND BENEATH FOUNDATION FROM FREEZING. CONTRACTOR SHALL NOTIFY OWNER'S GEOTECHNICAL ENGINEER TO ALLOW FOR INSPECTIONS AND TESTS OF EXCAVATIONS FOR SOIL BEARING CAPACITY PRIOR TO POURING FOOTINGS. NOTIFY OWNER OF ALL SCHEDULED TESTS AND INSPECTIONS AS ENGINEER MUST BE PRESENT FOR TESTS AND INSPECTIONS.
3. VERIFY WITH LANDSCAPE CONTRACTOR QUANTITY AND QUALITY OF EXCAVATED SOILS TO REMAIN ON SITE FOR LANDSCAPE CONTRACTOR'S USE. STOCKPILE ANY SOILS TO REMAIN ON SITE IN LOCATION DIRECTED BY LANDSCAPE CONTRACTOR. ANY REMAINING SOIL IS TO BE REMOVED UNDER GENERAL CONTRACT.
4. ROUGH GRADING: STACKED SUBSOIL AND TOPSOIL SHALL BE ROUGH GRADED TO FINISH GRADES AS SHOWN (PLUS OR MINUS 2") OR AS DIRECTED.
5. CONCRETE PAVING FOR WALKS
 - A. AREA AS INDICATED ON THE DRAWINGS: 4" OF 3500 PSI # 28 DAYS PORTLAND CEMENT CONCRETE (WITH 4% - 7% ENTRAINED) AIR OVER 8 INCHES OF COMPACTED CRUSHED LESTONE.
 - B. BROOM FINISH - EXCEPT AS NOTED
 - C. 4" MAXIMUM SLUMP
 - D. KEEP MOIST BY COVERING WITH PLASTIC AND SPRAYING WITH WATER FOR A MINIMUM OF FOUR DAYS AFTER POURING.
 - E. SAW CUT OR TROUSEL IN CONTROL JOINTS AT 14' ON CENTER FOR WALKS AND AS SHOWN FOR PATIOS AND DRIVES.
 - F. PLACE EXPANSION JOINTS AT A MAXIMUM OF 20' ON CENTER.
 - G. SLOPE AS SHOWN ON THE DRAWINGS AND AS REQUIRED FOR PROPER DRAINAGE.
 - H. PROVIDE EXPOSED AGGREGATE FINISH AS NOTED.
6. TERRITE PROTECTION IS TO BE BY MEANS OF SOIL TREATMENT.
7. PROVIDE CONTROL JOINTS IN CONC PAVING AT 20' O.C. MAXIMUM EACH WAY. VERIFY LOCATIONS ON SITE WITH ARCHITECT. VERIFY ALL UTILITY LOCATIONS WITH JULIE. REVIEW ANY CONFLICTS
8. SEED/SOOD BY LANDSCAPE CONTRACTOR.
9. CONNECT NEW SANITARY LINES TO EXISTING SANITARY SEWER LINES. NO NEW SANITARY SEWER TAPS ARE REQUIRED. EXISTING SEWER LINE IS TO BE TELEVIEWE TO DETERMINE ITS CONDITION.
10. VERIFY ALL UTILITY LOCATIONS WITH JULIE. REVIEW ANY CONFLICTS BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION WITH OWNER AND ARCHITECT PRIOR TO EXCAVATION.
11. SOIL BEARING CAPACITY IS ASSUMED 1500 PSF. REFER TO RECOMMENDATIONS OF SOIL ENGINEER REPORT WHEN AVAILABLE. OTHERWISE PERFORM PENETROMETER TESTS. NOTIFY OWNER/ARCHITECT PRIOR TO START OF CONSTRUCTION IF SOIL BEARING CONDITIONS ARE LESS THAN STATED.
12. ALL INITIAL EROSION CONTROL CONSTRUCTION SHALL BE COMPLETED AND OPERATIONAL PRIOR TO THE COMMENCEMENT OF ANY BUILDING OR SITE CONSTRUCTION OPERATIONS. ADDITIONAL EROSION CONTROL PROTECTION SHALL BE CONSTRUCTED WHEN THE PROTECTED IMPROVEMENTS ARE EITHER COMPLETED OR PARTIALLY COMPLETED.
13. CONTRACTOR SHALL HAVE EQUIPMENT AND WATER FLUSHING RESOURCES AVAILABLE AT ALL TIMES TO WASH CONSTRUCTION DEBRIS DEPOSITED ONTO STREETS BY CONSTRUCTION OPERATIONS. SELF PROPELLED BROOMS, WATER TRUCKS, HIGH PRESSURE HOSE DEVICES AND OTHER ACCEPTABLE EQUIPMENT SHALL BE AVAILABLE.
14. CONTRACTOR SHALL PROTECT ANY EXISTING SIDEWALKS, STREETS, CURBS AND OTHER CITY OWNED IMPROVEMENTS FROM CONSTRUCTION TRAFFIC IN ALL AREAS ALONG ADJACENT STREETS.
15. INSTALL INLET FENCES AROUND ALL INLETS WHICH ARE PARTIALLY CONSTRUCTED. INSTALL INLET FABRIC BAGS AFTER CASTINGS ARE PLACED UNTIL CONSTRUCTION OPERATIONS ARE COMPLETE.
16. SITE GRADING BY CONTRACTOR. ALL LANDSCAPING BY OWNER.
17. ADD EXCAVATED SOIL TO EXIST. HOUSE PERIMETER TO INCREASE GRADE. SLOPE MIN. 5% AWAY FROM HOUSE.



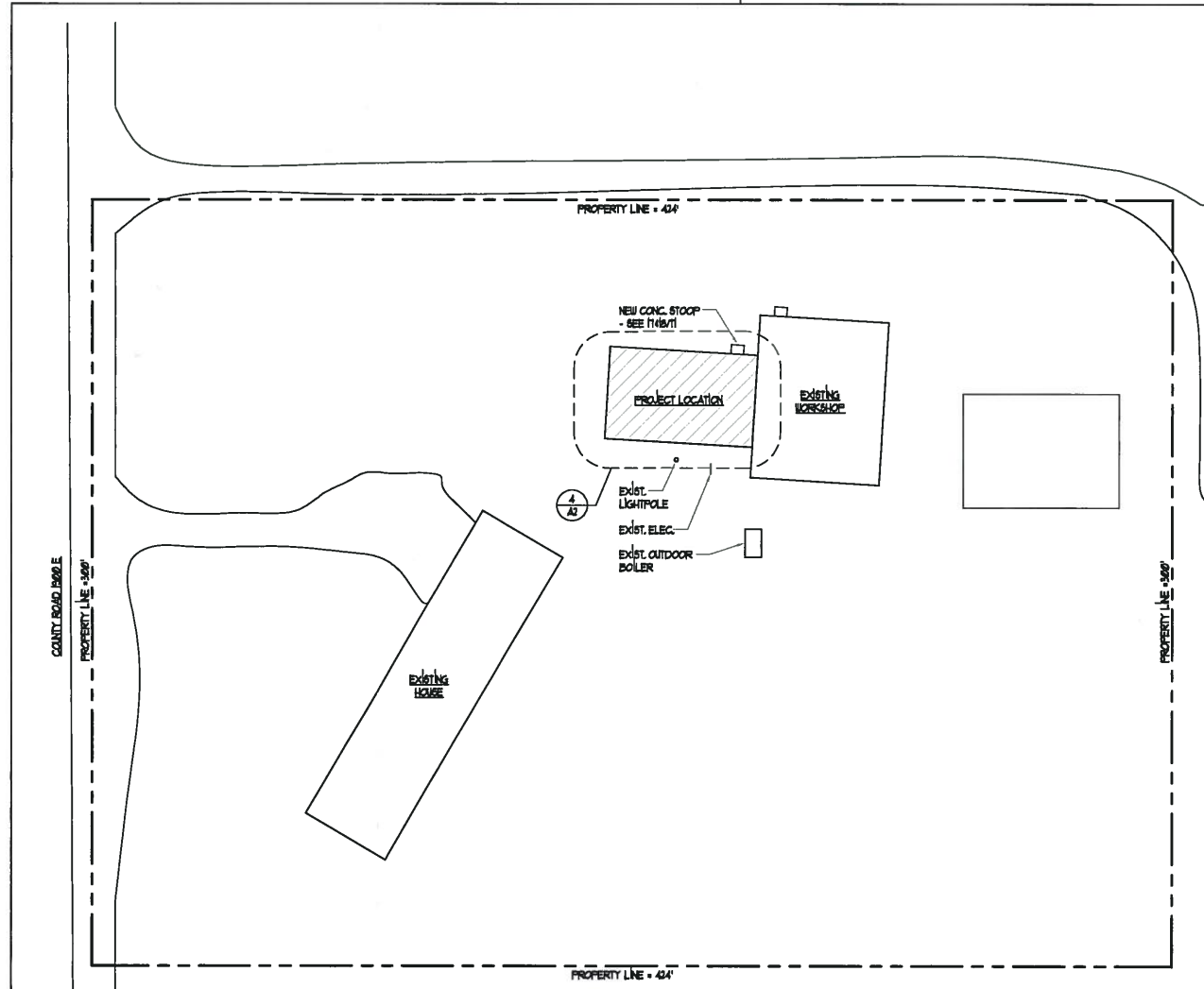
T1 PAVEMENT DETAIL
SCALE: 1/2" = 1'-0"



T1 SIDEWALK-GRASS
SCALE: 1/2" = 1'-0"



T1 CONCRETE LAB JOINTS
SCALE: 1" = 1'-0"



T1 SITE PLAN
SCALE: 1/32" = 1'-0" NORTH

FOR PERMIT
2018-FEB-01

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO PREPARE, UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS FOR THIS BUILDING AT 244 COUNTY ROAD 1900 E IN LONGVIEW, ILLINOIS, AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.

SIGNED: ANDREW T. FELL
ARCHITECT/ENGINEER
 ILLINOIS REGISTRATION NUMBER: 184-002197 SEAL
 DATE: 02.01.19



5.22.17
09.1.20.19

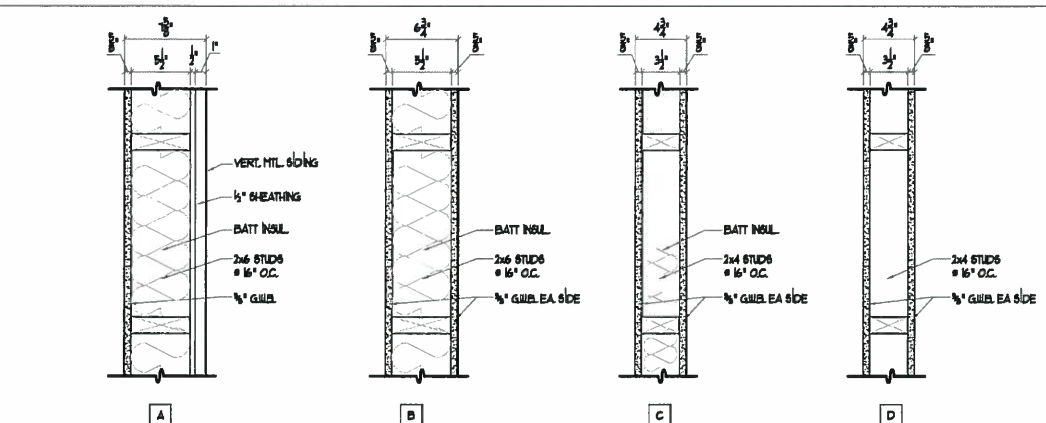
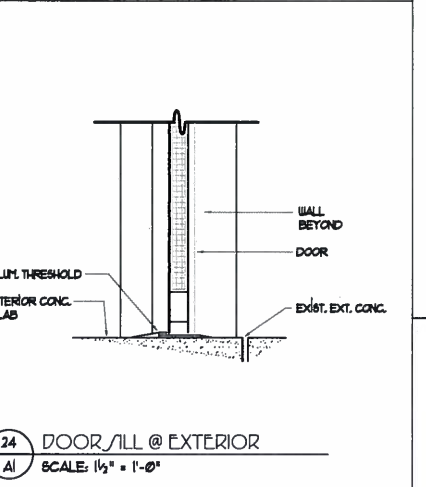
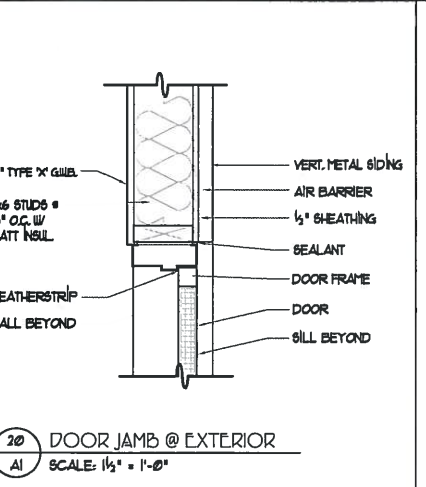
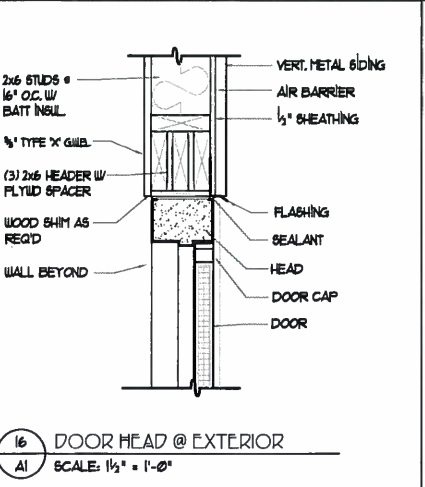
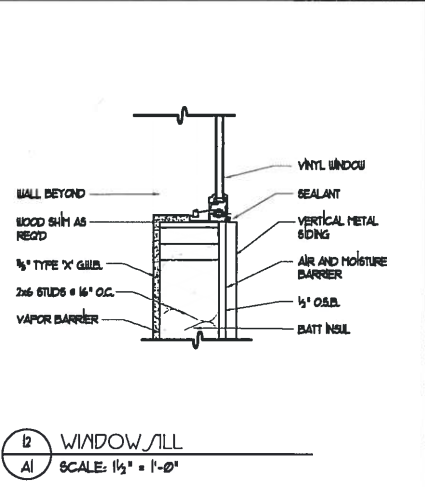
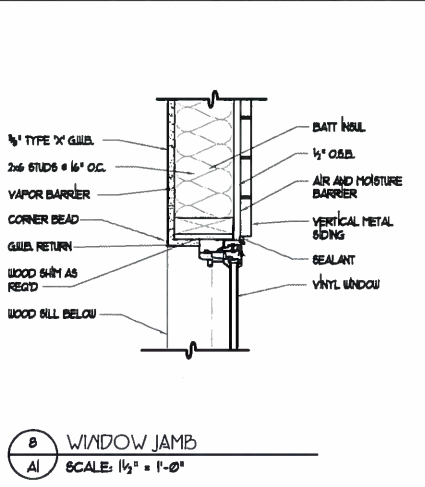
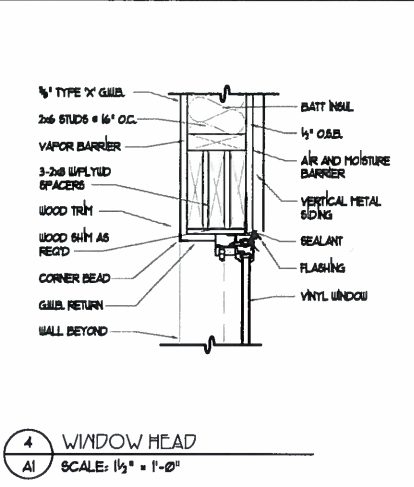
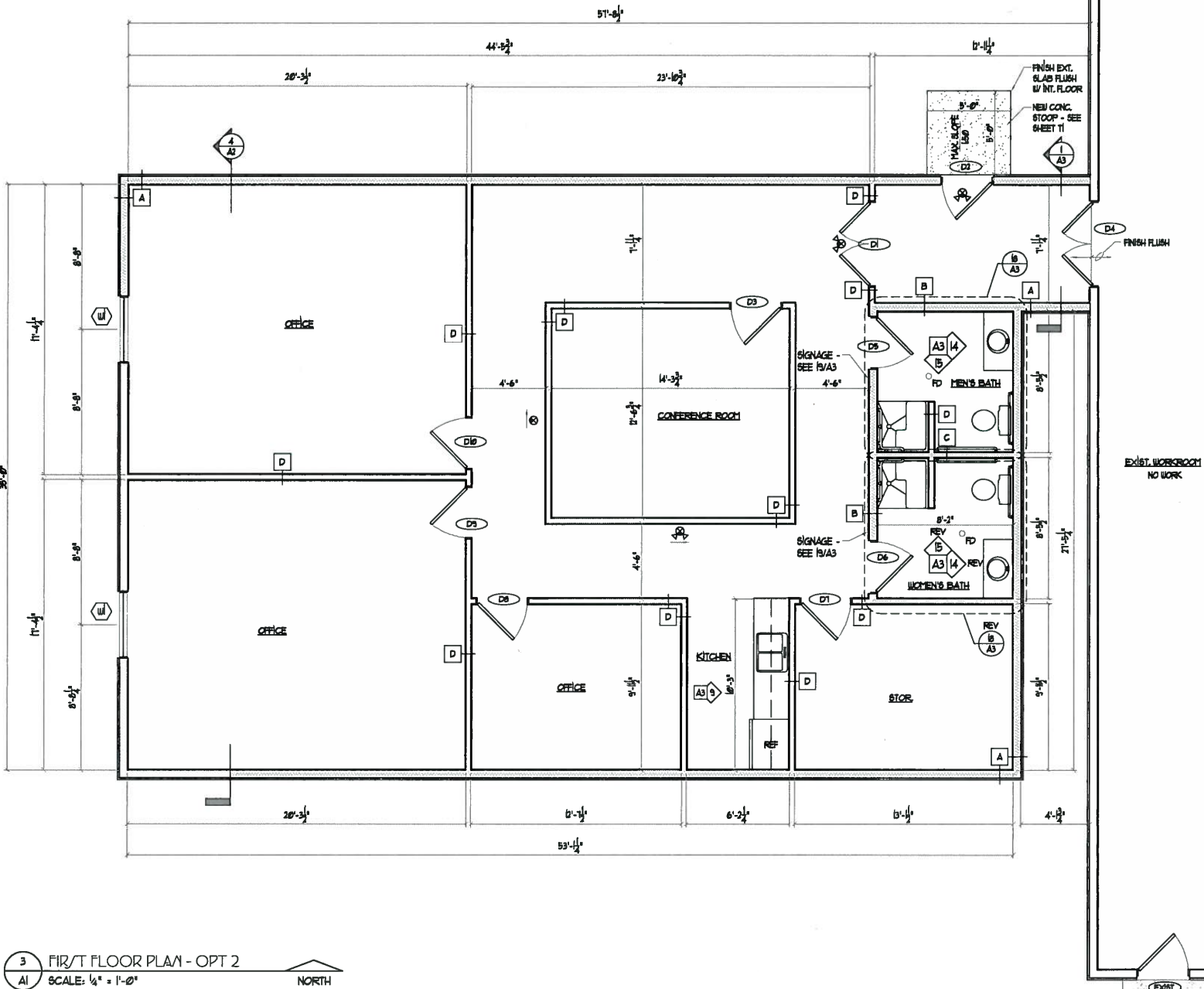
ANDREW FELL
ARCHITECTURE AND DESIGN

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Champaign, Illinois 61820
phone: 217.363.2890
email: andrewfell@comcast.net

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FEB 15 2019
CHAMPAIGN CO. P & Z DEPARTMENT

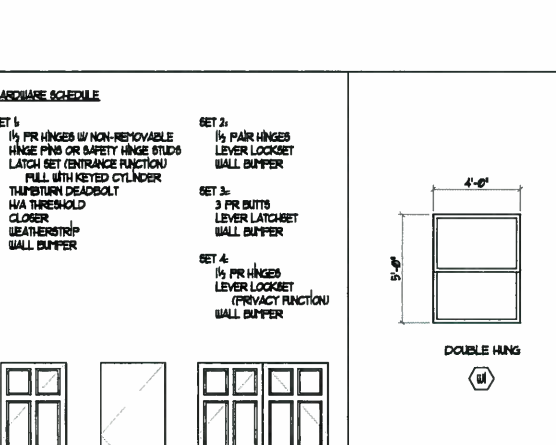
T1

- COMBINATION LED EXIT SIGN AND EMERGENCY LIGHT. LED EXIT SIGN THERMOPLASTIC HOUSING, IMPACT AND SCRATCH RESISTANT, UV STABILIZED, REPLACEABLE CHEVRONS, AUTOMATIC RECHARGE - PROVIDES MIN. 90 MINUTES OF ILLUMINATION - SIMILAR TO LITONIA EGBR LED P6
- LED EXIT SIGN THERMOPLASTIC HOUSING, IMPACT AND SCRATCH RESISTANT, UV STABILIZED, REPLACEABLE CHEVRONS, AUTOMATIC RECHARGE - SIMILAR TO LITONIA LPHBR200 ELM

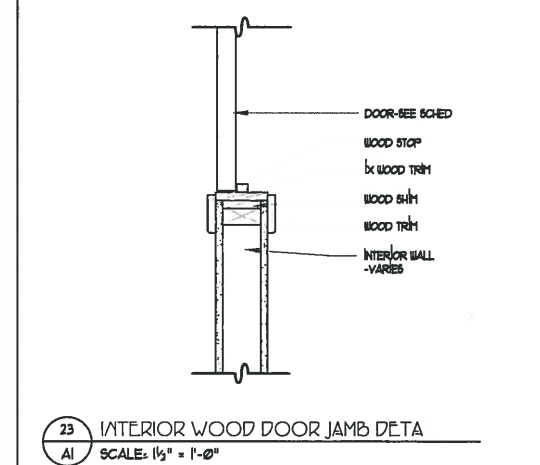
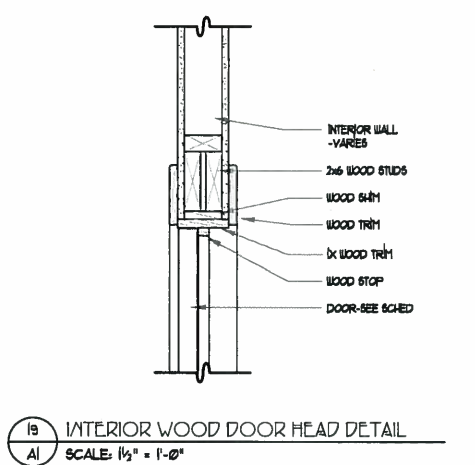


DOOR SCHEDULE

DOOR NO.	TYPE	SIZE			MANT.	FRAME	HARDWARE	NOTES
		W	H	THK				
D1	3	5'-0"	6'-8"	P4"	WOOD	WOOD FT.	1	DBL DR
D2	2	3'-0"	6'-8"	P4"	INSUL. MTL.	MTL.	3	
D3	1	3'-0"	6'-8"	P4"	WOOD	WOOD FT.	2	
D4	3	5'-0"	6'-8"	P4"	WOOD	WOOD FT.	3	DBL DR
D5	1	3'-0"	6'-8"	P4"	WOOD	WOOD FT.	4	
D6	1	3'-0"	6'-8"	P4"	WOOD	WOOD FT.	4	
D7	1	3'-0"	6'-8"	P4"	WOOD	WOOD FT.	2	
D8	1	3'-0"	6'-8"	P4"	WOOD	WOOD FT.	4	
D9	1	3'-0"	6'-8"	P4"	WOOD	WOOD FT.	4	
D10	1	3'-0"	6'-8"	P4"	WOOD	WOOD FT.	4	



DOOR SCHEDULE NOTES:
 1. UNDERCUT DOOR 1" AS REQUIRED FOR PROPER VENTILATION.
 2. ALL STEEL FRAMES SHALL BE 1/4 GAUGE WELDED FRAMES.
 3. MAXIMUM FORCE FOR PUSHING AND PULLING TO OPEN INTERIOR DOORS SHALL NOT EXCEED 5 LBS.



PROJECT # 19003
DATE: 2019/02/07
REV/COM:

ANDREW FELL
ARCHITECTURE AND DESIGN

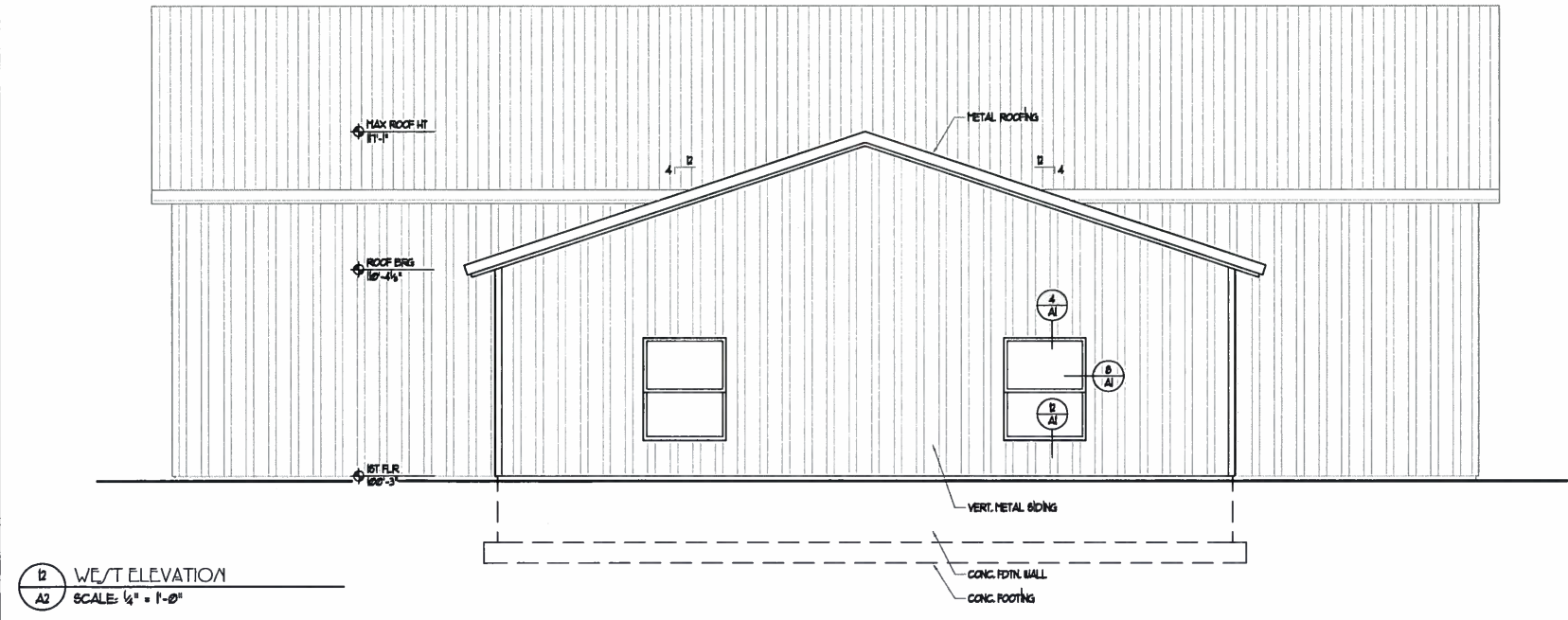
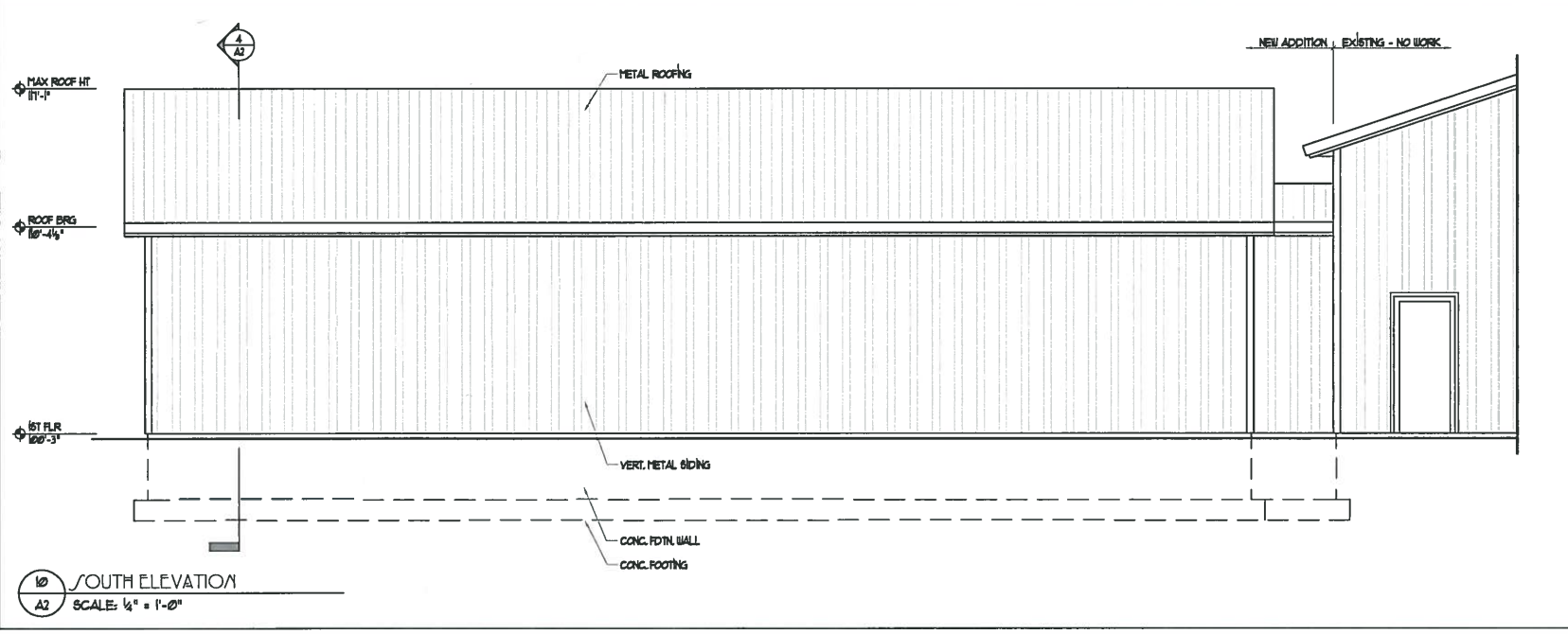
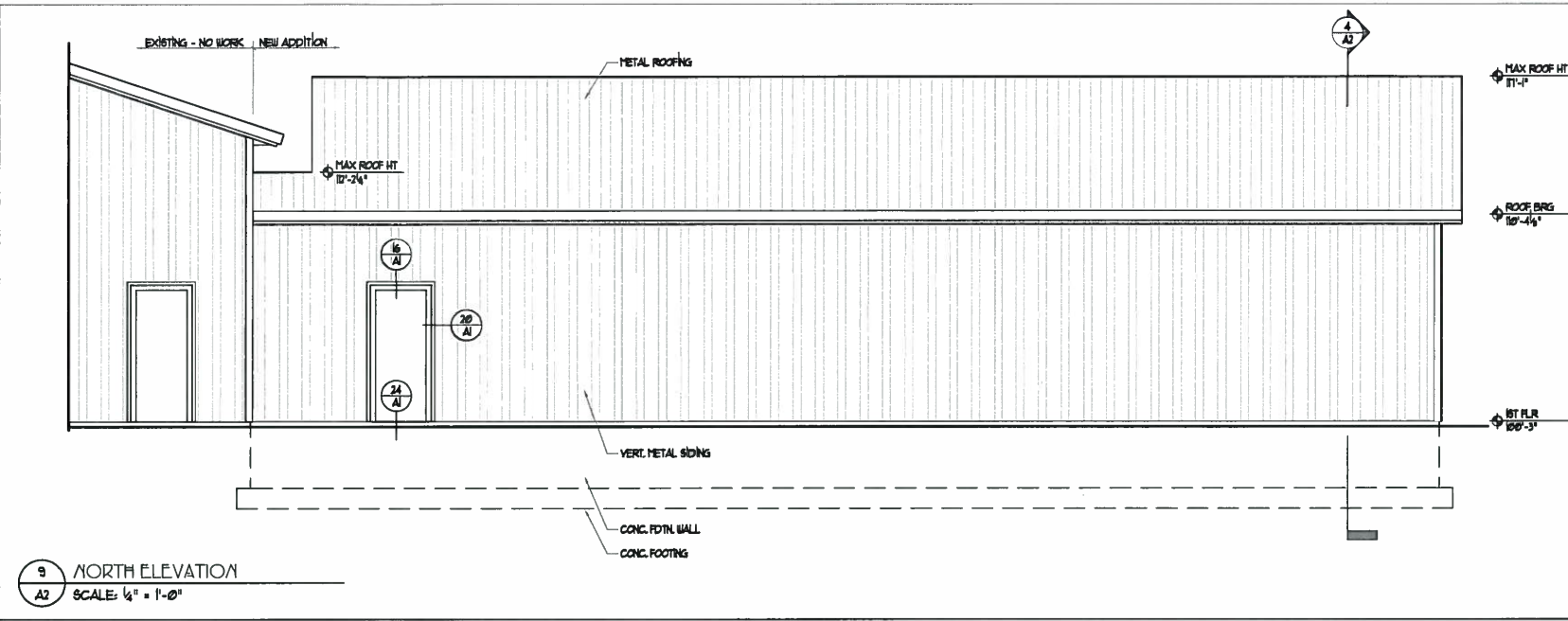
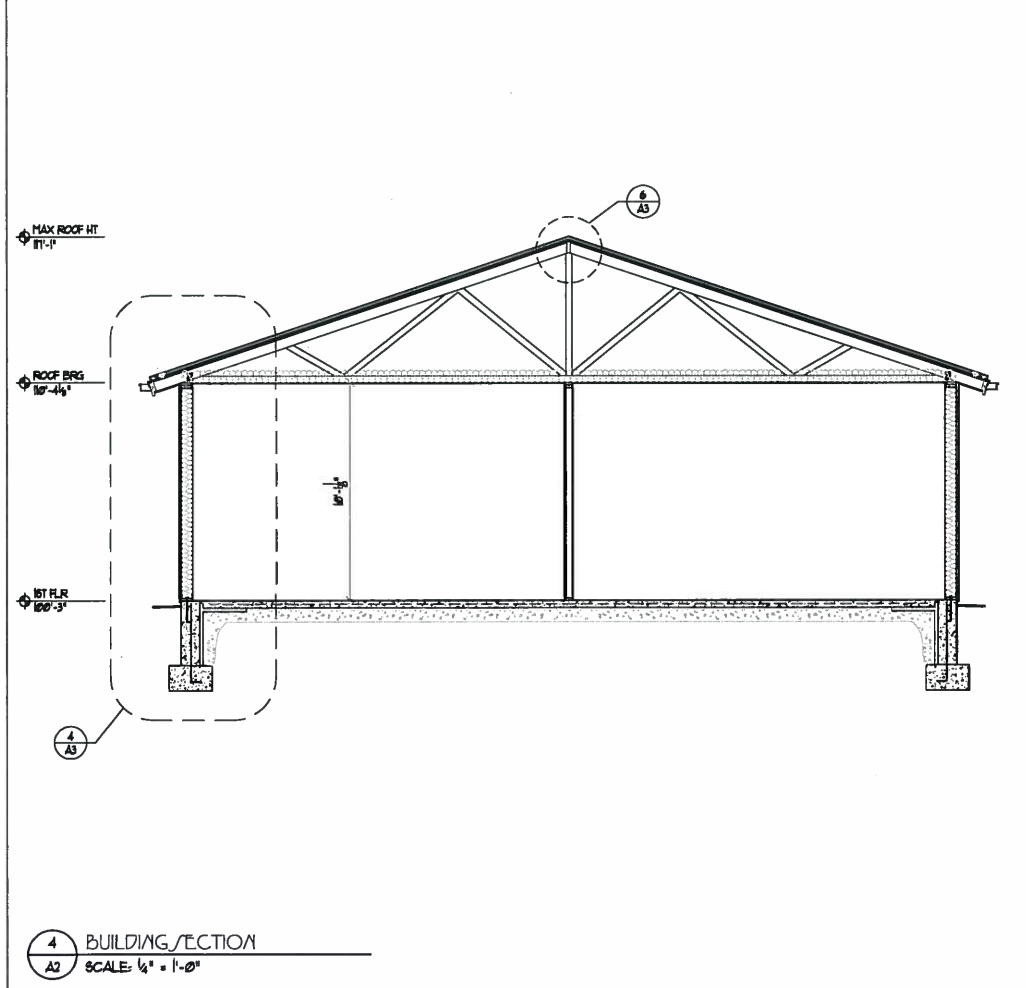
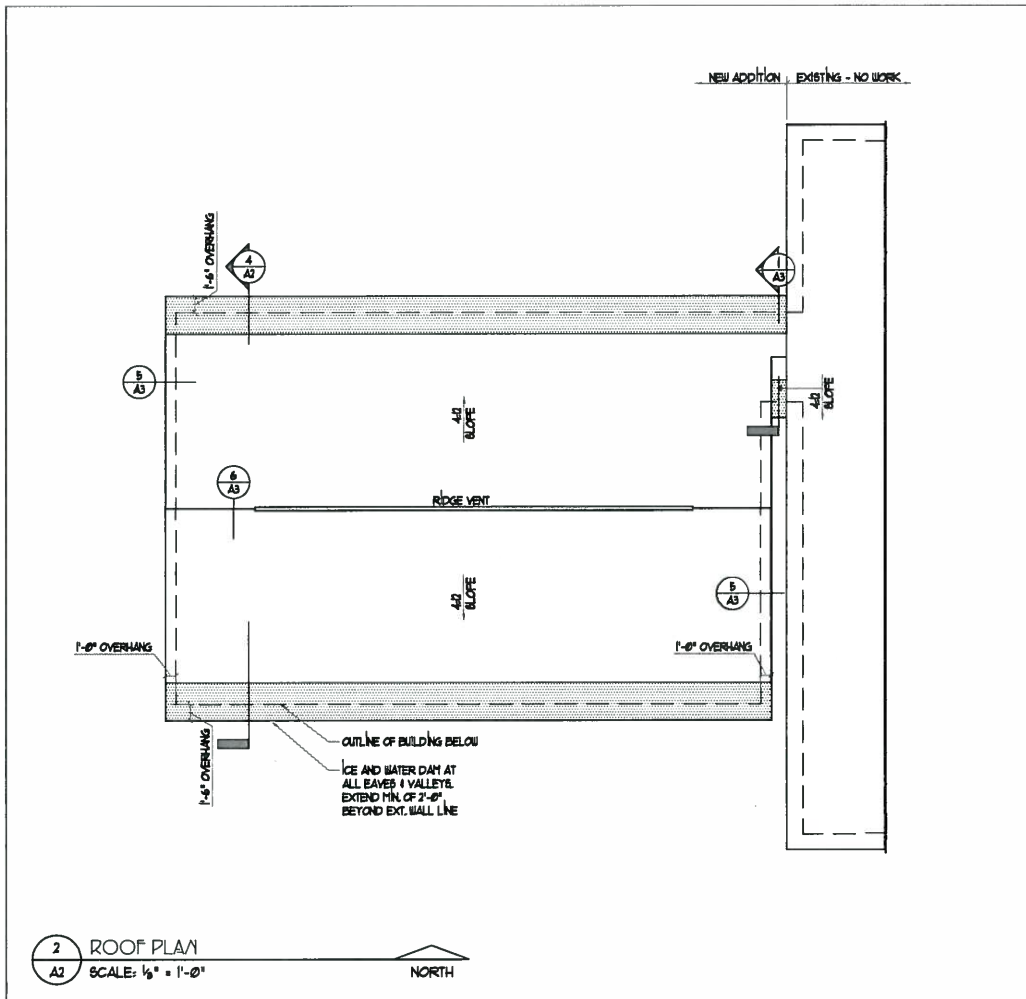
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WWW.ANDREWFELL.COM
EMAIL: andrewfell@comcast.net

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FEB 15 2019

CHAMPAIGN CO. P & Z DEPARTMENT

RJD MACHINING
ADDITION
244 COUNTY ROAD 1900 E
LONGVIEW, ILLINOIS 61852

A1



PROJECT # 19005
DATE: 2019.FEB.07
REV/NOV:

ANDREW FELL
ARCHITECTURE AND DESIGN

615 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.363.2890
WWW.ANDREWPELL.COM
EMAIL: andrewfell@comcast.net

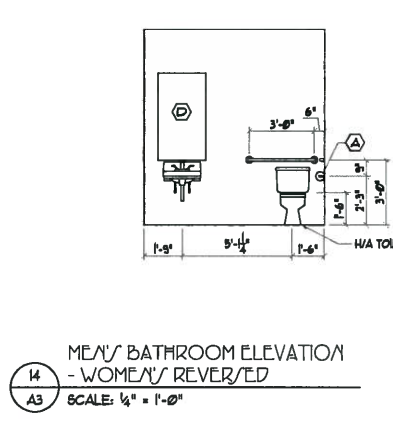
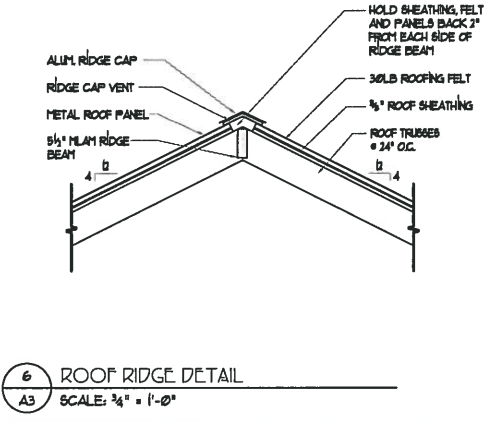
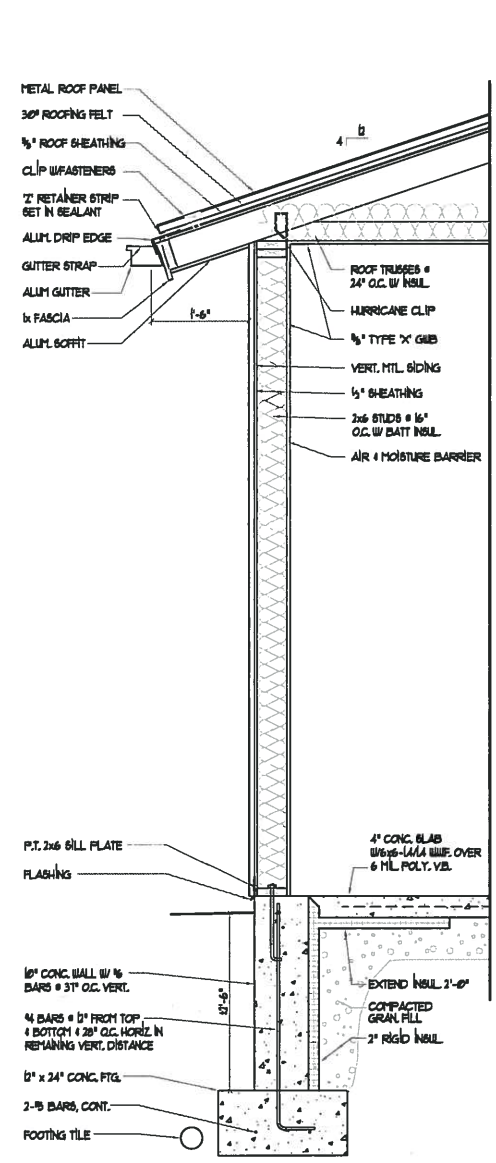
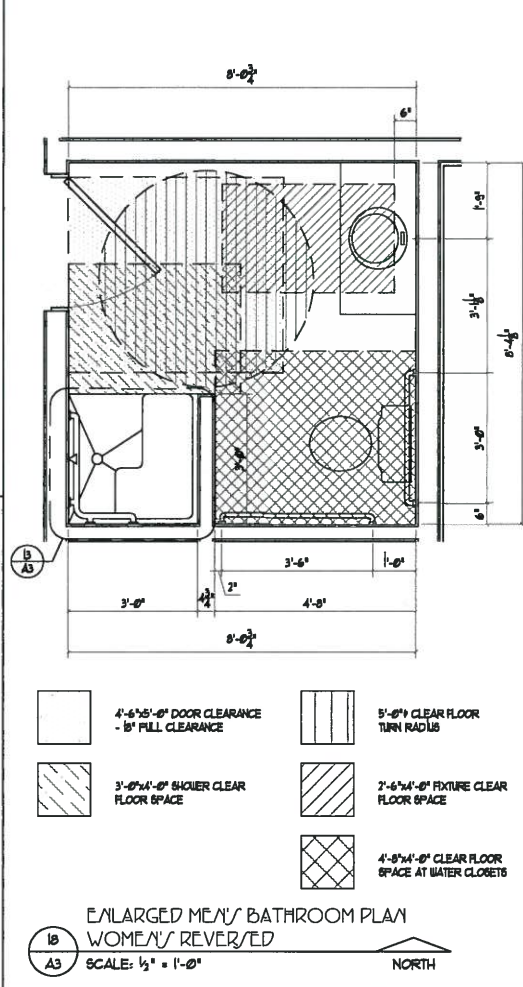
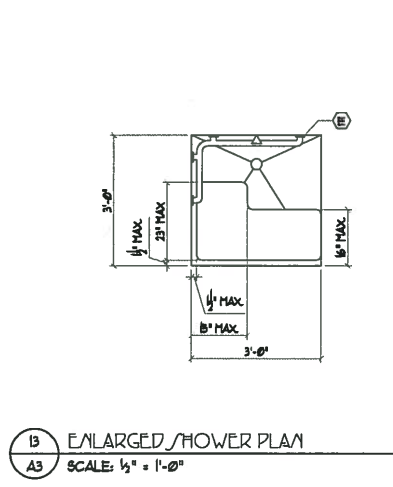
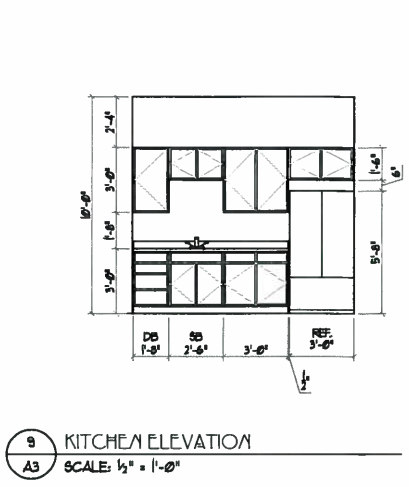
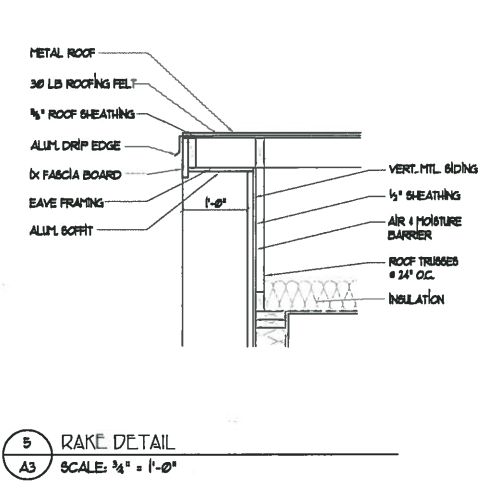
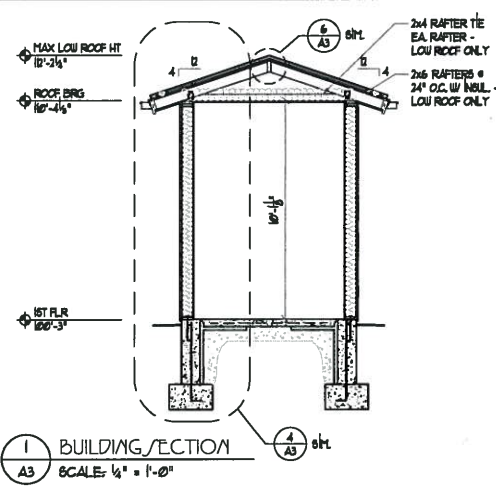
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FEB 15 2019

RJD MACHINING
ADDITION
244 COUNTY ROAD 1900 E.
LONGVIEW, ILLINOIS 61852

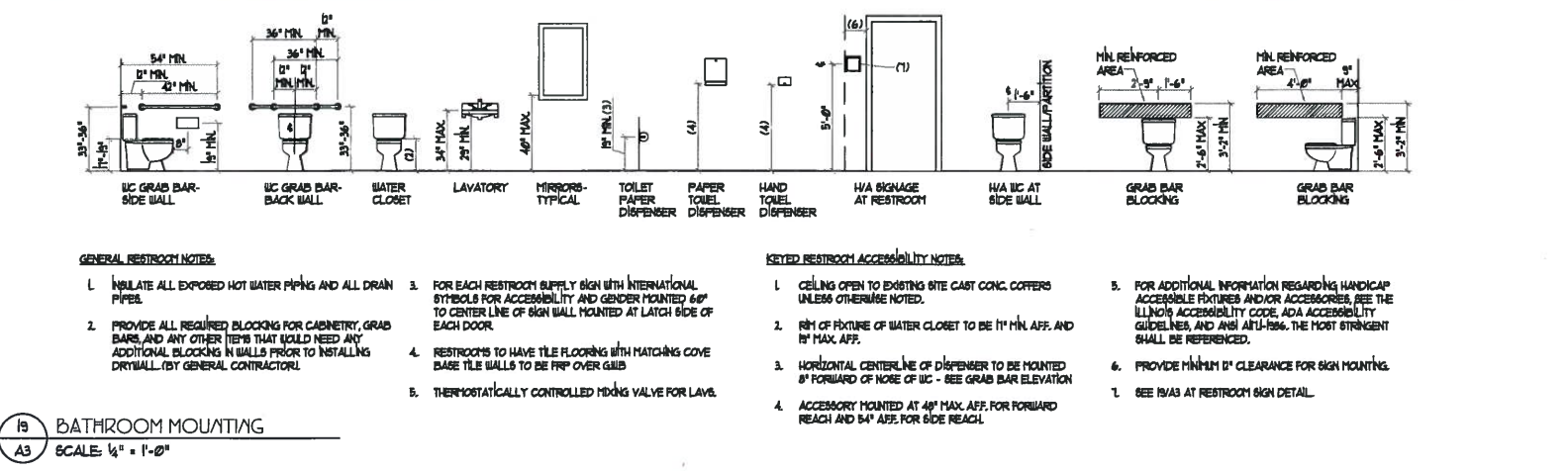
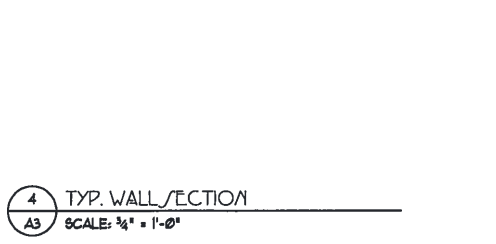
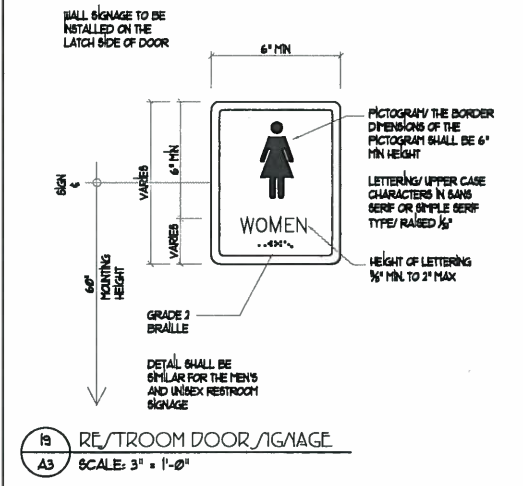
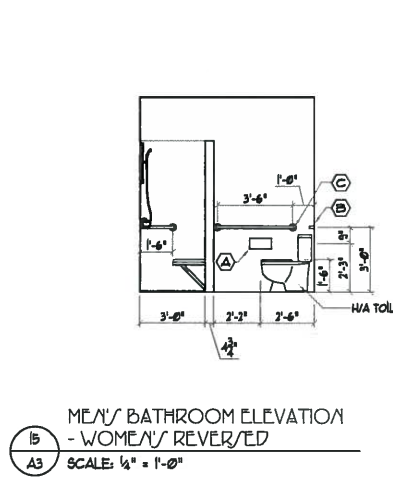
A2

CHAMPAIGN CO. P & Z DEPARTMENT



RESTROOM FIXTURE SCHEDULE		
FIXTURE	MAKE & MODEL	REMARKS
LAV.	KOHLER K-3820 GREENWICH WALL MOUNT, WHITE, GRID DRAIN, 4" FAUCET CENTERS WITH THERMOSTATIC MIXING VALVE	
W.C.	KOHLER K-3481 BANCROFT, WHITE ADA COMPLIANT W.C.	
FAUCET	KOHLER K-8180 CORALIS, POLISHED CHROME	
MIRROR	BOBRICK - STAINLESS STEEL FRAME B4652436	
PAPER TOWEL HOLDER	BY OWNER	PROVIDE IN RESTROOM, MOUNT HOLDER AT 48" AFF. (NOT SHOWN ON PLANS)
T-PAPER HOOK	BOBRICK - SURFACE MOUNTED, TWO ROLL, S.A. B-2000	
	BOBRICK - SURFACE MOUNTED, UTILITY HOOK, B-610 - MOUNT ON INSIDE FACE OF DOOR	

RESTROOM KEYED NOTES
 NOTE: REFER TO SPECIFICATIONS FOR MANF. & MODEL NUMBER
 (A) TOILET TISSUE HOLDER
 (B) 36" GRAB BAR
 (C) 42" GRAB BAR
 (D) MIRROR (2'-0" x 3'-6")
 (E) 1" x 30" L-SHAPED SHOWER GRAB BAR



PROJECT # 19005
 DATE: 2019.FEB.07
 REV/NOV. 7

ANDREW FELL
 ARCHITECTURE AND DESIGN
 615 NORTH HICKORY STREET, SUITE 101
 CHAMPAIGN, ILLINOIS 61820
 PHONE: 217.363.2890
 WWW.ANDREWFE.COM
 EMAIL: andrewfell@comcast.net

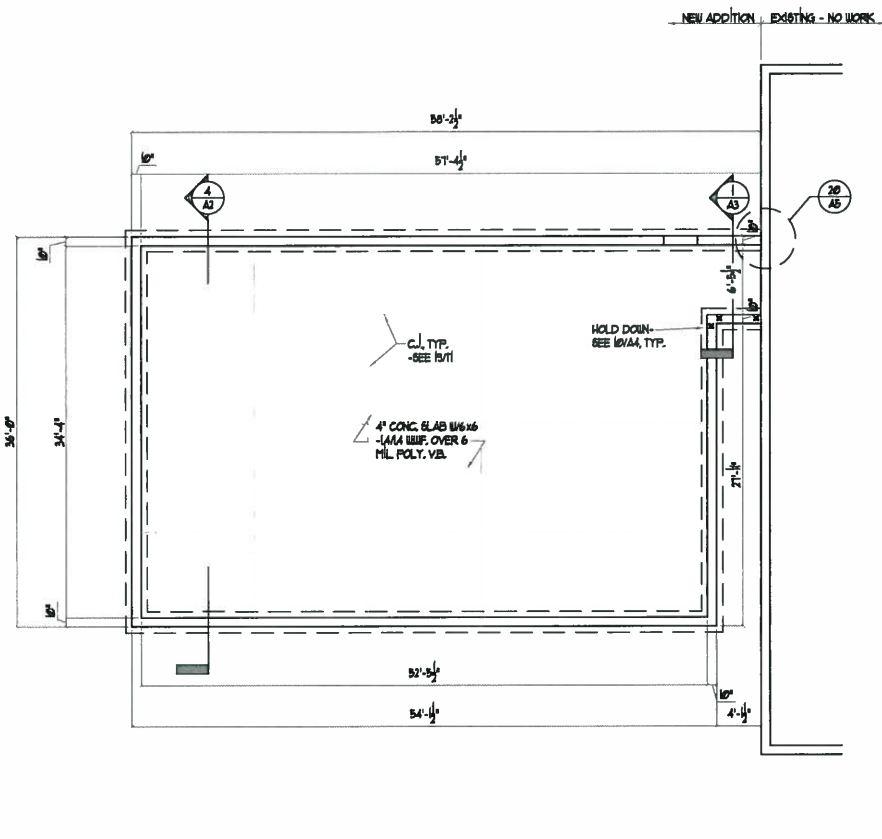
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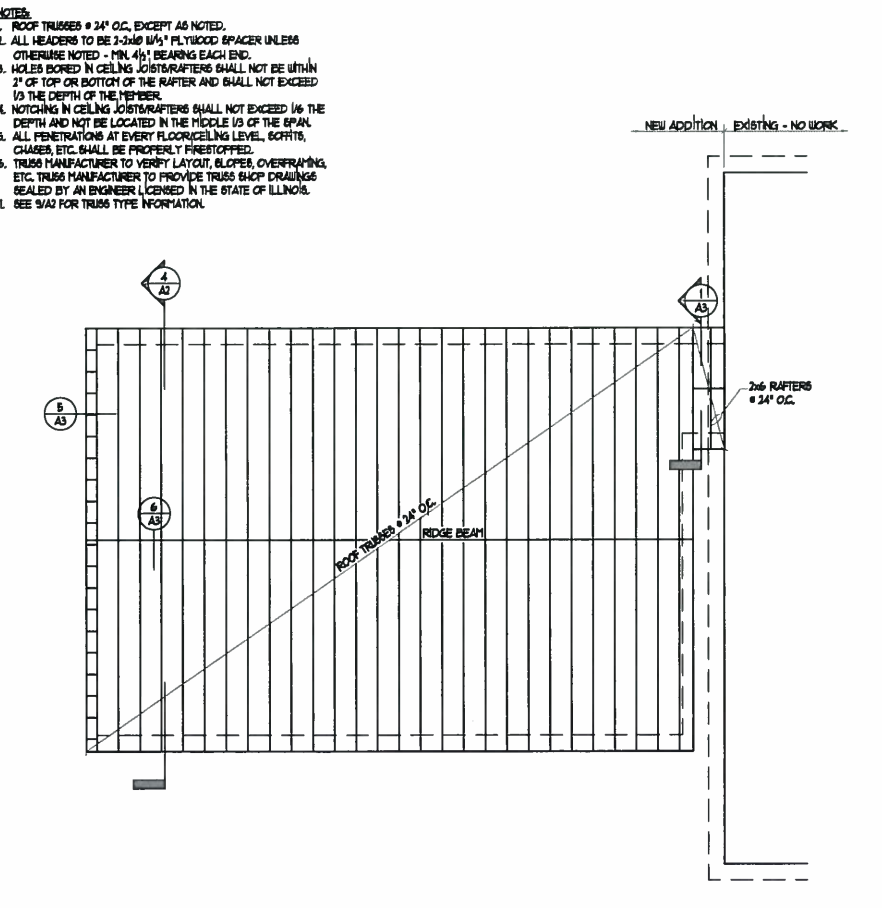
CHAMPAIGN CO. P. & Z DEPARTMENT

RJD MACHINING
 ADDITION
 244 COUNTY ROAD 1900 E
 LONGVIEW, ILLINOIS 61852

A3

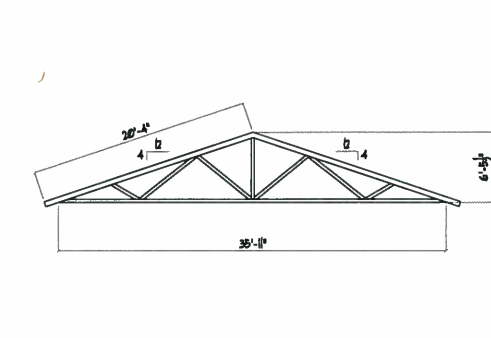


2 FOUNDATION PLAN
A4 SCALE: 1/4" = 1'-0"
NORTH

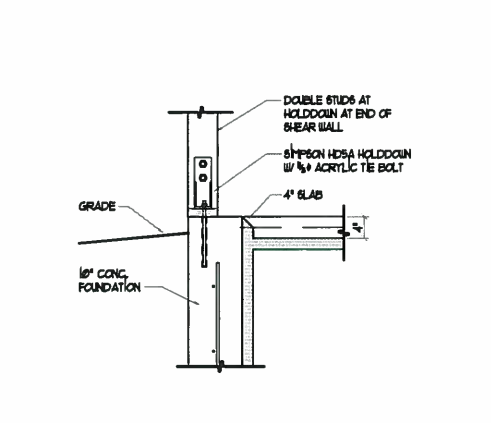


4 ROOF FRAMING PLAN
A4 SCALE: 1/4" = 1'-0"
NORTH

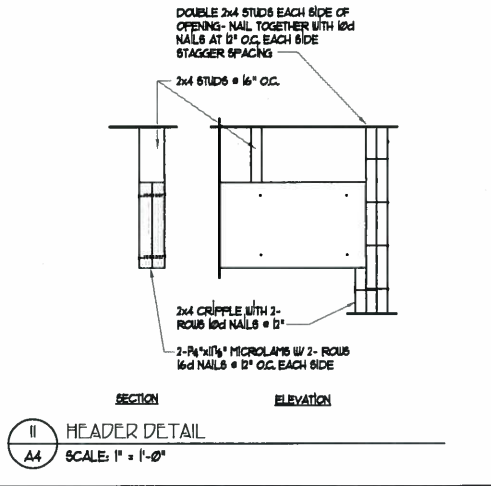
NOTES:
1. TRUSS MANUFACTURER TO VERIFY LAYOUT, SIZE, SPACING, ETC.
2. TRUSS MANUFACTURER TO PROVIDE TRUSS SHOP DRAWINGS
SEALED BY AN ENGINEER LICENSED IN THE STATE OF ILLINOIS.



9 TRUSS DETAIL
A2 SCALE: 1/2" = 1'-0"



10 EXT. HOLDDOWN DETAIL - SECTION
A4 SCALE: 3/4" = 1'-0"

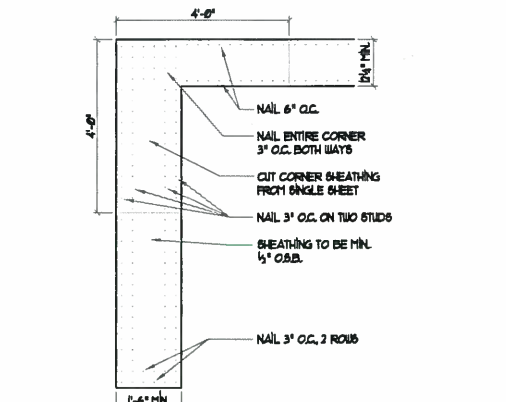


11 HEADER DETAIL
A4 SCALE: 1" = 1'-0"

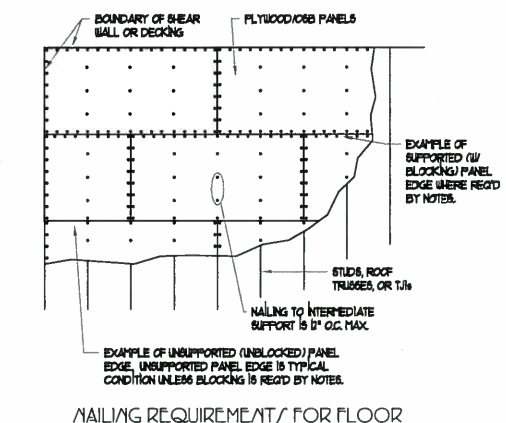
MINIMUM HEADERS SIZES AND JACK STUD REQUIREMENTS (UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS)			
FLOOR	SPAN	MIN. HEADER	MIN. NO. OF JACK STUDS
FIRST FLOOR	< 8'-0"	2-2x8	2
	> 8'-0" - 8'-4"	2-2x10	2
	> 8'-4" - 11'-0"	2-2x12	2
	> 11'-0" - 13'-0"	3-2x10	2
	> 13'-0" - 17'-0"	3-2x12	2
	> 17'-0" - 18'-0"	2-1 1/2x14 MICRO-LAM	3



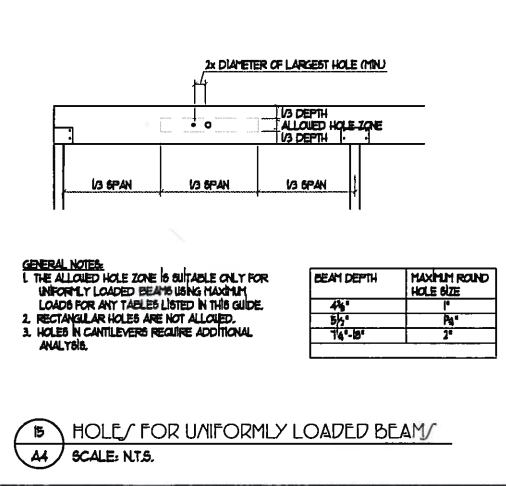
20 FOUNDATION DETAIL
A3 SCALE: 3/4" = 1'-0"



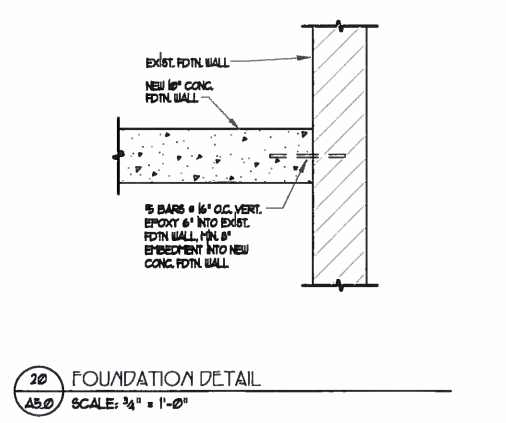
13 SHEATHING DETAIL (ELEVATION) AT HOLD DOWN LOCATION
A2 SCALE: 1/2" = 1'-0"



14 NAILING REQUIREMENTS FOR FLOOR OR ROOF DECK & SHEAR WALLS
A4 SCALE: N.T.S.



15 HOLES FOR UNIFORMLY LOADED BEAMS
A4 SCALE: N.T.S.



20 FOUNDATION DETAIL
A3 SCALE: 3/4" = 1'-0"

STRUCTURAL NOTES:
1. DESIGN LIVE LOADS:
ROOF LIVE LOAD (SNOW) 25 P.S.F.
DRIFTED SNOW LOAD 36 P.S.F.
WIND SPEED 90 MPH, EXPOSURE C
SEISMIC 0.2 (SEE GROUP I DESIGN CATEGORY C)

CONCRETE NOTES:
1. MATERIALS (SIZES AS NOTED ON DRAWINGS)
A. ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF EXPOSED CONCRETE 4000 PSI (SLABS), UNEXPOSED CONCRETE 3500 PSI (FOOTINGS AND FOUNDATIONS). ALL CONCRETE EXPOSED TO FREEZING SHALL BE AIR-ENTRAINED TO GIVE A TOTAL AIR CONTENT OF 6% ±.
B. CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM-A63, GRADE 60.
C. FIBROUS CONCRETE REINFORCEMENT FOR SLABS 100% NYLON FIBERS SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE REINFORCEMENT.
D. ANCHOR BOLTS SHALL CONFORM TO ASTM-A36 ROOF STOCK DIAMETER SHALL BE 1/2" UNLESS NOTED OTHERWISE. ANCHOR BOLTS TO BE 6" MAXIMUM ON CENTER AND 12" MAXIMUM FROM EACH CORNER.
2. CONCRETE AND RELATED WORK SHALL CONFORM WITH CURRENT EDITIONS OF THE FOLLOWING AMERICAN CONCRETE INSTITUTE (ACI) DOCUMENTS:
A. ACI-308 MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
B. ACI-308 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
C. ACI-311 STANDARDS FOR FORMWORK.
3. FOUNDATION NOTES:
A. ASSUMED ALLOWABLE NET BEARING CAPACITY FOR FOOTINGS 1500 P.S.F., ALLOWABLE NET BEARING CAPACITY FOR FOOTINGS SHALL BE VERIFIED BY GEOTECHNICAL INSPECTION BEFORE CONSTRUCTION.
B. FOOTINGS SHALL BE CAST ON FIRM DRY UNDISTURBED SOIL. PLACEMENT OF NEW FOOTINGS SHOULD BE AS SOON AS POSSIBLE AFTER EXCAVATION TO MINIMIZE BEARING SOIL DISTURBANCE.
C. UTILIZE BUMP PUMPS OR OTHER CONVENTIONAL DE-WATERING PROCEDURE TO KEEP THE EXCAVATION PROTECTED FROM ADVERSE EFFECTS OF EXCESSIVE FREE WATER UNTIL FOOTINGS ARE PLACED. EXCESSIVE GROUND WATER AND UNSTABLE SOIL IS ENCOUNTERED, A SOIL ENGINEER SHALL BE CONTACTED FOR A SOLUTION.
D. ALL NEW FOOTINGS SHALL BE PROTECTED FROM FROST HEAVE, RAIN AND RUNOFF WATER BY ADEQUATE SOIL COVER OR OTHER MEANS APPROVED IN WRITING BY THE ENGINEER.
E. REMOVE ALL TOPSOIL AND ORGANIC COMPRESSIBLE SOIL MATERIAL. PROOF ROLL THE SUBGRADE BEFORE ADDING GRANULAR FILL. BEARING CONDITIONS FOR THE SLAB SHALL BE VERIFIED BY A GEOTECHNICAL INSPECTION BEFORE ADDING THE GRANULAR FILL. A 4" MINIMUM LAYER OF COMPACTED GRANULAR FILL SHALL BE PROVIDED UNDER THE SLAB ON GRADE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY BASED ON ASTM-D4958. FILL IN EXCESS OF 4" AND COMPACTED OF THE GRANULAR FILL BELOW THE SLAB SHALL BE IN ACCORDANCE WITH THE BACKFILL PROCEDURES LISTED IN ITEM 03-3 C.
F. ANY UNDESIRABLE SOIL MATERIAL ENCOUNTERED BENEATH PROPOSED FOOTINGS, SLABS OR PAVEMENTS SHALL BE EXCAVATED AT THE DIRECTION OF THE SOIL ENGINEER OR ARCHITECT, FILLED IN 3" MAXIMUM LOOSE LIFTS AND COMPACTED TO THE PERCENTAGES OF THE PROPOSED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AS SHOWN BELOW. ALL LIFTS SHALL BE TESTED AND APPROVED BY THE OWNER'S SOIL ENGINEER BEFORE SUBSEQUENT LIFTS ARE PLACED.
G. CONTINUOUS 5/8" HORIZONTAL BARS IN FOOTINGS SHALL BE LAPPED 24" AT 6" P.L.CEs. CONTINUOUS HORIZONTAL AND VERTICAL BARS IN FOUNDATION WALLS AS INDICATED ON DRAWINGS. A RIGHT ANGLE BENT 5 REBAR 24" X 24" SHALL BE USED AT ALL CORNERS TO LAP WITH HORIZONTAL BARS.
H. ALL WOOD PLATES PLACED ON TOP OF FOUNDATION WALLS SHALL BE TREATED AND ANCHORED WITH A 1/2" DIAMETER ANCHOR BOLT CAST IN THE TOP OF THE FOUNDATION WALL AT 48" MAXIMUM SPACING AND 12" MINIMUM FROM THE END OF EACH WOODEN PLATE. MINIMUM LENGTH OF ANCHOR BOLT SHALL BE 12" MINIMUM.
4. CONCRETE NOTES:
A. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED FABRICATED LABELLED SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318). USE ONLY PLASTIC COATED METAL CHAIRS OR CONCRETE BRICK FOR SUPPORTING REBAR. WOOD OR BRICKS SHALL NOT BE USED.
B. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
C. CONCRETE COVERAGE FOR REINFORCING STEEL:
1) FOOTINGS: CAST AGAINST SOIL, 3" BOTH SIDES.
2) WALLS: 1" MINIMUM.
E. TACK WELDING OF REINFORCEMENT IS NOT A SUBSTITUTE FOR TIE WIRE. REINFORCING BARS SHALL NOT BE TACK WELDED TO OTHER REINFORCING BARS.
F. SLABS ON GRADE SHALL BE 4" (2" MINIMUM ABOVE) CONCRETE AT 28 DAYS, CONCRETE USED IN THE FLOOR SLAB SHALL CONTAIN SYNTHETIC FIBERS FOR CRACK CONTROL 15 LBS OF FIBER PER CUBIC YARD BATCH MIXED AT THE PLANT IN ORDER TO PROVIDE THROUGHOUT DISTRIBUTION.
G. CONCRETE SLAB CONTROL JOINTS SHALL BE PLACED IN THE FLOOR SLAB AS SHOWN (REFER TO FOUNDATION PLAN AND TO DETAIL). DIMENSION SHALL BE 10' WIDE X 1/4" DEEP. THEY MAY BE FORMED OR SAW-CUT.
5. VAPOR BARRIER - 6 MIL POLYETHYLENE
6. FOUNDATION PENETRATIONS: INSTALL SLEEVES IN CONCRETE WORK FOR UTILITY ENTRANCES AND RELATED ITEMS. AFTER INSTALLATION OF LINES, ALL PENETRATIONS ARE TO BE FILLED WITH AN EXPANSIVE GROUT AND SEALANT PRIOR TO APPLICATION OF WATERPROOFING SYSTEM.

METAL NOTES:
1. HURRICANE CLIPS: PROVIDE 1/2" GAUGE GALVANIZED STEEL HURRICANE TIE-DOWN CLIPS BETWEEN RAFTERS AND TRUSSES AND TOP PLATES.
2. PROVIDE GROUT SETTING BEDS OF FINE-TEXTURED, NON-STAINING, NON-CORROSIVE, NON-SHRIK, NON-METALLIC GROUT COMPLYING WITH CE-CRD-C588 TYPE D.
3. STEEL FINISH:
A. ALL EXTERIOR STEEL SHALL BE HOT DIPPED GALVANIZED EXCEPT AS NOTED.
B. ALL INTERIOR STEEL TO RECEIVE AN APPROVED RUST-INHIBITING RED PRIMER.
C. PROVIDE MISCELLANEOUS METALS AS INDICATED ON DRAWINGS AND REQUIRED FOR CONSTRUCTION.
D. ALL METAL FABRICATIONS TO BE SHOP PRIMED.

CARPENTRY NOTES:
1. ROUGH CARPENTRY:
A. DIMENSION LUMBER IN SIZES SHOWN ON DRAWINGS.
B. DIMENSION LUMBER:
2) STUDS, BRACE, RAFTERS: SOUTHERN PINE #1 OR BETTER; F_p = 1200 PSI, F_v = 545 PSI, E = 1,600,000 PSI.
3) STUDS, SPRUCE-PINE-FIR CONSTRUCTION GRADES: F_p = 850 PSI, F_v = 1200 PSI, E = 1,600,000 PSI. MINIMUM F_p = 330 PSI.
C. ALL LUMBER IN CONTACT WITH CONCRETE OR PERMANENTLY EXPOSED TO WEATHER TO BE CHEMICALLY PRESERVED TREATED TO CCA RETENTION LEVEL #4 OR ASTM STANDARD LP - 22 AND CONFORM WITH LOCAL EPA REQUIREMENTS.
D. PREFABRICATED WOOD COMPONENTS:
1) LAMINATED VENEER LUMBER (SUCH AS MICRO-LAM OR PARALAM BY TRUS-JOIST) SHALL HAVE THE FOLLOWING MINIMUM DESIGN STRENGTHS: E = 1,600,000 PSI, F_p = 2,600 PSI, F_v = 285 PSI.
E. PLYWOOD SHALL BE EXTERIOR GRADE EXPOSURE I OF SIZE AS SHOWN ON THE DRAWINGS OR ORIENTED STRAND BOARD WITH A STRUCTURAL RATING EQUIVALENT TO THE SPECIFIED PLYWOOD. SHEETS SHALL BE EITHER TONGUE AND GROOVE JOINTED, OR PLY CLIPPED.
F. CONNECTIONS:
1) WOOD TO WOOD, AND WOOD TO MASONRY CONNECTIONS: ASTM A309 BOLTS.
2) EXPANSION ANCHORS: CARBON STEEL PARTS AND ZINC PLATED PER ASTM B633 - HLT1 KLIK BOLT II.
3) NAILS - ASTM D7191.
4) SHEET METAL CONNECTIONS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR APPROVED EQUAL. STORY CONNECTORS SHALL BE USED AT RAFTER BEARING POINTS TOP AND BOTTOM PLATES OF STUD WALLS, ETC. FOR THE FORCES INDICATED AND WHERE SHOWN ON THE DETAILS. CAPACITIES SHALL BE VERIFIED BY THE MANUFACTURER'S LOAD TABLE.
5) POWER ACTUATED FASTENERS BY HILTI OR RAMJET FOR WOOD TO STEEL OR WOOD TO CONCRETE CONNECTIONS - MINIMUM DIA. 1/2" - MINIMUM PENETRATION FOR CONCRETE = 1 (4").
6) ELASTOMERIC ADHESIVE SUCH AS 3M SCOTCH GRIP WOOD ADHESIVE 9230 TO BE USED IN COMBINATION WITH NAILS FOR COMPOSITE ACTION OF BUILT-UP WOOD COLUMNS, BEAMS AND WOOD DECKING.
7) SHEATHING MATERIAL SHALL BE APPROVED HARDBOARD OR STEEL SHEET. NO CEDAR, PLYWOOD, OR DIMENSION LUMBER SHALL BE USED. SHEET SHALL BE PLACED TO PROVIDE FULL LENGTH OF BEARING ON SUPPORTING WOOD PLATE OR MASONRY PER WALL.
8) LATERAL STABILITY SHALL BE PROVIDED BY PLYWOOD SHEAR WALLS AS DETAILED.
9) HOLES AND NOTCHES IN DIMENSION WOOD MEMBERS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE, LATEST EDITION.
H. PROVIDE GILL SEALER AND TERMITES SHIELD BELOW ALL GILL PLATES.
I. FIREBLOCKING AND FIRECALLING:
A. FIRE BLOCKING OF APPROVED MATERIAL SHALL BE INSTALLED IN:
1. CONCEALED WALL SPACES, AT CEILING AND FLOOR OR ROOF LEVELS.
2. INTERCONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES SUCH AS BOFFITS, AND DROPPED CEILING.
3. AT OPENINGS AROUND VENTS, PIPES, ETC.
B. ALSO NOTE THAT ANY PENETRATIONS THRU COMBUSTIBLE FIRE RATED ASSEMBLIES AND/OR FIREBLOCKING WILL BE FIRE CALLED WITH INTUMESCENT CAULKING SPECIFICALLY FOR THIS PURPOSE.

PROJECT # 19005
DATE: 2019/02/07
REV/NOV:

ANDREW FELL
ARCHITECTURE AND DESIGN

515 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.363.2800
WWW.ANDRWFELL.COM
EMAIL: andrewfell@comcast.net

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FEB 15 2019

CHAMPAIGN CO. P & Z DEPARTMENT

Case 930-S-19, ZBA 03/28/19, Attachment B Page 5 of 5

A4

Susan Burgstrom

From: jacob.mccormick@rjdmachiningllc.com
Sent: Tuesday, March 19, 2019 1:56 PM
To: Susan Burgstrom
Subject: RE: site plan and other questions
Attachments: Proposed Area.jpg

Hi Susan,

The attached is what we are planning for as far as the parking and loading berth are concerned.

Additionally, we spoke with the property manager, Daniel Herriott (with Busey Ag Services), who is going to reach out to the property owners in Italy. He said his guess is that we'll likely set up an easement so that we don't have any interruptions regardless of transfers of ownerships of the property itself.

If you have any other questions on this, just let me know. I'm not sure how quickly that will all take place, but that's the gameplan for now.

Thanks!

Jacob

Jacob McCormick, CPA
Controller

E: jacob.mccormick@rjdmachiningllc.com

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MAR 19 2019

CHAMPAIGN CO. P & Z DEPARTMENT

From: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Sent: Friday, March 15, 2019 12:07 PM
To: 'jacob.mccormick@rjdmachiningllc.com' <jacob.mccormick@rjdmachiningllc.com>
Subject: RE: site plan and other questions

Thanks! I'll be in touch with any questions.
Susan

From: jacob.mccormick@rjdmachiningllc.com <jacob.mccormick@rjdmachiningllc.com>
Sent: Friday, March 15, 2019 11:32 AM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: RE: site plan and other questions

Hi Susan,

Didn't want you to think I forgot you or didn't see this.

We have the property manager coming by today who will be working with the owners from Milan to get something for our official use to the access road. Please see my comments below in red and let me know if you have any other questions. I saw our hearing date is set for the 28th if I'm not mistaken. We might be in touch next week to make sure we are all set for what to expect from the meeting.

Proposed
Expansion
+
5-15

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MAR 19 2019

CHAMPAIGN CO P & Z DEPARTMENT



water
sanitary sewer
gas
storm sewer
electric



EXISTING
BUILDING

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

Susan Burgstrom

From: jacob.mccormick@rjdmachiningllc.com
Sent: Friday, March 15, 2019 11:32 AM
To: Susan Burgstrom
Subject: RE: site plan and other questions

Hi Susan,

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Thank you!

Jacob

Jacob McCormick, CPA
Controller

E: jacob.mccormick@rjdmachiningllc.com

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MAR 15 2019

CHAMPAIGN CO. P & Z DEPARTMENT

From: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Sent: Tuesday, March 12, 2019 12:25 PM
To: 'jacob.mccormick@rjdmachiningllc.com' <jacob.mccormick@rjdmachiningllc.com>
Subject: site plan and other questions

Hi Jacob,

As I'm getting into your zoning case, I have some questions...

1. Can you remind me about the access plan for the proposed building? Will the house's driveway be extended to the building, or will it connect with the access that is north of the property? If it is the access north of the property, would you be able to send me some sort of agreement that RJD Machining has/will have with that owner to use and connect to that access drive?
We've actually already gotten our path from the shop extended to the access road. Unfortunately the photo taken I sent you was a bit dated. Our path to the road is a bedding of rock like the access road itself. It starts at the building and is the width of the building across and then funnels to the road at a most narrow width of 20'. The path is approximately 50' long to the access road. That's how we are planning to keep doing things, but we should have something more official in the coming weeks as the property manager reaches out to the owner. I spoke with him a bit ago and I don't envision any issues. Worst case scenario, we could design our own access road to the shop, but I don't expect any such issues.
2. Also, how many employees does the company have at the site, and if you are reasonably expecting to grow in the future, how many employees do you think there will be?

We currently have 6 people who work here (2 owners and 4 employees). I'd be surprised (delightfully so), if we got to more than 12 in the next five years or so. If we got too much bigger, we may even consider relocating.

3. How many company vehicles does the business have? (do not include employee personal vehicles)
No company vehicles, all personal/employee vehicles.

4. A use such as this requires a loading berth with the following specifications: 12 feet x 40 feet, All loading berth shall be improved with a compacted base at least six inches thick and shall be surfaced with at least two inches of some all-weather dustless material.
Would the path explained in #1 above we have to the access road satisfy this as it is larger than this dimensionally?

5. Your parking area will require at least 1 accessible parking space that is paved and marked to be compatible with the Illinois Accessibility Code; the rest of the parking area can be of some all-weather dustless material.
Let me know if we need to expand our parking based on #2 above, but we have plans in our ideas now to have 10 parking spots (1 of which would be handicapped accessible). We also have room to add on another 10 if needed, but we are hoping this is a down-the-road project to save on the cost of the addition (will show in the design).

6. We will need to have a Site Plan of the entire property that shows the location of the proposed driveway, parking area and the loading berth. This can be hand drawn on an aerial, or on regular paper; it does not need to be exactly to scale or professionally drawn.
I'll send something over around Monday which should show everything. Let me know if any of my answer above requires us to change the plan we need to give you.

Thanks,
Susan

Susan Burgstrom, AICP
Senior Planner
Champaign County Department of Planning & Zoning
1776 East Washington Street
Urbana, IL 61802

P: 217-384-3708
F: 217-819-4021

RJD MACHINING LLC

BACKGROUND

RJD Machining LLC was established as a limited liability company in the form of a partnership by Don Rennels and Dennis McCormick on March 1, 2018. The business is located on the property of Don Rennels in a shed to the northeast of the residence and measures approximately 64' x 48'. At the date of incorporation, on about 1/3 of the shed was finished (floors, walls, lighting, electricity, etc).

The company was started as the result of Dennis McCormick parting from HL Precision Manufacturing located in Champaign, IL after over 30 years of service as an estimator and CNC programmer. At the time of separation, HL offered to contract 1,800 hours worth of its work to RJD Machining on an annual basis which was the basis of the company's planned work. At this time, two CNC mills were the only machines owned by the company.

Once word spread of the decision, two smaller customers of HL reached out to RJD Machining to see if it could take on some extra work that was late with other machine shops in the area. After completing this work, more work was provided by these companies in April to the point that Dennis and Don realized more machines were needed to keep up with customer orders.

During April, the previously unfinished portion of the shed was filled with concrete, and the interior was finished with lighting. Shortly thereafter, an additional CNC mill, CNC lathe, and saw were purchased and Dennis McCormick's son, Ryan McCormick, left his role at HL where he had been a machinist for around 10 years to work for RJD Machining as its first employee.

As May and June progressed, the administrative burden of the company's operations became apparent as customer orders continued to increase and less time could be allocated to such tasks. As a result, Dennis McCormick's other son, Jacob McCormick, who lived in North Carolina, moved from his job as a corporate accountant at Credit-Suisse to fill the role of Controller and assist in machining as needed, starting in July as the company's 2nd employee.

During the month of August, a chance interaction led to an additional customer who doubled RJD Machining's previous workload. By the middle of September, it was apparent that more help was needed, leading to the hiring in October of the company's 3rd employee, Chad May. Chad May had previously worked at HL Precision Manufacturing as a machinist with both Ryan and Dennis, though he had moved to Indiana in the early half of 2018 and left his machinist role at a company in Bloomington, IN to work for RJD Machining.

During October, another CNC mill was purchased to keep up with rising customer orders. An addition is also planned to be completed before the year's end to better accommodate an office space for administrative purposes (i.e. computer desks in their own room in a quieter atmosphere to have phone calls), to add bathroom facilities (standing shower, toilet and sink), and to move the break-room away from its current location behind a machine. The company also recently began renting a hand-washing station and port-a-potty to provide access to such facilities close to the shop vs walking into the residence of Don Rennels.

RECEIVED

NOV 08 2018

CHAMPAIGN CO P & Z DEPARTMENT

OPERATIONS

Work Completed: RJD currently serves 4 companies with custom-ordered machine work as well as completing contract work for HL Precision Manufacturing per the contract requirements. Given the continual complimentary feedback on parts produced, pricing, and lead times, more orders are expected and necessary expansion (additional machines, and possibly an additional shed, are possible though no plans are definite).

The work completed is primarily based out of Aluminum or Stainless Steel materials which are purchased from online or local vendors. For material ordered from local vendors (primarily longer bars, tubes, and rods), RJD Machining drives to the premise and picks up material. Online orders are typically placed for material of smaller sizes which are not cost-effective to purchase from local vendors. The material purchased is currently stored on racks mounted to the inside of the shop and on a portable shelf (for smaller items). After material is sawed or machined, any small scrap is collected in bins and put into large cardboard boxes around 6' X 6' X 4' tall and eventually sold to a local scrap facility. Larger scrap pieces are separately collected and more infrequently taken separately to this same facility as the larger pieces are priced separately.

The operations of RJD Machining are similar, but likely less in scope than companies such as HL Precision Manufacturing and Wagners. Some key differences currently are that RJD does not complete any welding, large, open machining (such as on a CNC gantry), nor are any assembly of parts completed. Processes such as painting, powder-coating, or other exterior finishes are either completed by the customer, or, per their request, are sent to vendors as selected by RJD Machining for outside services. No such operations are completed by RJD Machining.

When parts are completed, they are boxed up in spare boxes and are taken by one of the employees of RJD Machining to the customer's location. This method will likely continue until the day arises that orders are too voluminous and the prospect of shipping them are deemed cost-effective.

The machines require a decent amount of water and "coolant" which mixes together and is used during the machining process to keep tools clean and cool to extend the tool-life. The coolant is purchased in 5-gallon jugs, though it is not considered toxic. Water is purchased through a local retailer in 1-gallon jugs. Any oil needed in the machines is purchased through a retailer in the area and kept in their own containers. The extra oil separated from machines is minimal and collected in buckets. To date, it has not yet amounted to enough to require disposal, though plans to dispose of it eventually would occur with Safety-Clean to responsibly dispose of the oil.

The normal hours worked vary based on work as is the nature with many start-ups but tend to range from 5/6 AM to 4/5PM on the weekdays and in many cases recently, on the weekends.

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NOV 08 2018

CHAMPAIGN CO. P & Z DEPARTMENT

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MAR 06 2019

CHAMPAIGN CO. P & Z DEPARTMENT

Natural Resources
Information Report
22.02

March 2019

Prepared for
RJD Machining, LLC



Champaign County

Soil and Water Conservation District
2110 West Park Court Suite C Champaign, IL 61821
(217) 352-3536 Extension 3 -- www.ccswed.com

**CHAMPAIGN COUNTY SOIL AND WATER
CONSERVATION DISTRICT
NATURAL RESOURCE INFORMATION REPORT
(NRI)**

Date District Board Reviewed Application	March 5, 2019
Applicant's Name	RJD Machining, LLC
Size of Parcel	3.0 Acres
Present Zoning	Ag 1
Champaign County Zoning Meeting Date	
Contact Person	Jacob McCormick

<i>Copies of this report or notification of the proposed land-use change were provided to:</i>	<i>yes</i>	<i>no</i>
The Petitioner	X	
The Contact person	X	
The Champaign County Zoning Office	X	
The Champaign County Soil Water Conservation District Files	X	

Report Prepared By: Erin Bush

Position: Resource Conservationist

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Forward:

Soil and Water Conservation Districts are required to prepare Natural Resource Information (NRI) Reports under the Illinois Soil and Water Conservation Act of 1977, Illinois Revised Statutes, Chapter Five.

Section 22.02a The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning, ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from municipality's or county's zoning ordinance or who proposes to sub-divide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than thirty days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action. Added by Act approved December 3, 1971.

This report provides technical data necessary to evaluate the natural resources of a specific area and the impacts or limitations associated with the proposed land use change. The report is limited to information researched by the Champaign County Soil and Water Conservation District staff. (Technical information is obtained from a number of different sources and may be subject to modification based on detailed site investigations or new technical information.) The information gathered in this report comes from several key reference materials and are cited throughout this report and listed in the Reference section. Any questions on the information contained in this report can be directed to:

Champaign County Soil and Water Conservation District
2110 W. Park Court, Suite C
Champaign, IL 61821
Phone 217-352-3536 ext. 3

RJD Machining, LLC

2/27/19

Aerial 2017

Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: Erin Bush

State and County: IL, Champaign County, Illinois

Legal Description: Section 20, 17N, R10E



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

-  RJDaoi
-  civiltwp01v1



Concerns of the Board

The Champaign County Soil and Water Conservation District has reviewed the proposed land use change and has some concerns relevant to the impact on the areas natural resources. The reader is advised to consider the following information contained in this report.

- 1) **Special attention should be paid to any sanitation placed on the property. The Champaign County Health Department should be contacted for the best septic design.**
- 2) The land is now in agricultural use. **Underground tile drainage is an important aspect of the modern farm operation and this field may contain drainage tile, care should be taken to locate, reroute and/or maintain the tile.** If there is tile in the field and it is not maintained, it could potentially cause major problems in the future.
- 3) The area to be developed has 1 Drainage District, please work with the commissioners to assure proper drainage remains in place.
 - a. Embarras Special Drainage District
- 4) **Land Evaluation (LE) Score: The average LE Score for this site is 100.**

Technical Data

Included in this report you will find numerous publications and specific recommendations for construction site erosion control. The erosion control practices work effectively only if they are installed timely and correctly and then properly maintained. This information is also available from the Champaign County SWCD office in Champaign and the Illinois Urban Manual.

Erosion Control: construction sites can experience 20 to 200 tons/acre/year of soil loss, which is greater than other land uses like agriculture averaging 4-5 tons/acre/year. Sediment entering creeks, rivers and lakes degrade water quality and reduce capacity, which increases the risk of flooding. Sediment also carries other possible pollutants such as chemicals and metals by adhering to the sediment's surface. It is extremely important that the developer employ Best Management Practices, like the ones listed below, to help reduce soil erosion and protect water quality during construction and after.

- **Silt Fencing:** a woven geotextile fabric stretched across and attached to supporting posts used to intercept sediment-laden runoff from small drainage areas of disturbed soil. The purpose is to filter out sediment from runoff before it enters a water body. Silt fence should be used to intercept concentrated flows of runoff into the detention basin or exiting the site into a ditch. Silt fence should also be routinely inspected and maintained to ensure proper installation and operation. (Please see attachment A)
- **Construction Road Stabilization:** the stabilization of temporary construction access routes, subdivision roads, on-site vehicle transportation routes, and construction parking areas with stone immediately after grading the area. The purpose of this practice is to reduce erosion areas. (Please see attachment B)
- **Vegetative Cover** - is one of the most important means to control runoff and sedimentation. Planting temporary vegetation around the perimeter of the construction site provides a good natural buffer to filter sediment and chemicals. The SWCD recommends that a temporary grass be planted in the areas that will not be disturbed. This vegetation will help protect soil from erosion during construction. A permanent vegetative filter strip will be extremely important in protecting the storm water detention basin from runoff. If at any time during construction land is left exposed for more than 30 days it should be temporarily seeded with some sort of vegetation like oats or rye. Temporary seeding is very important to stabilize the soil. After cuts are completed on bare soil slopes and road ditches temporary seeding must be established. See table 1 below for Temporary Seeding rates (Illinois Urban Manual).

OPERATION AND MAINTENANCE

Reseed areas where seedling emergence is poor, or where erosion occurs, as soon as possible. Protect from vehicular and foot traffic. Control weeds by mowing.

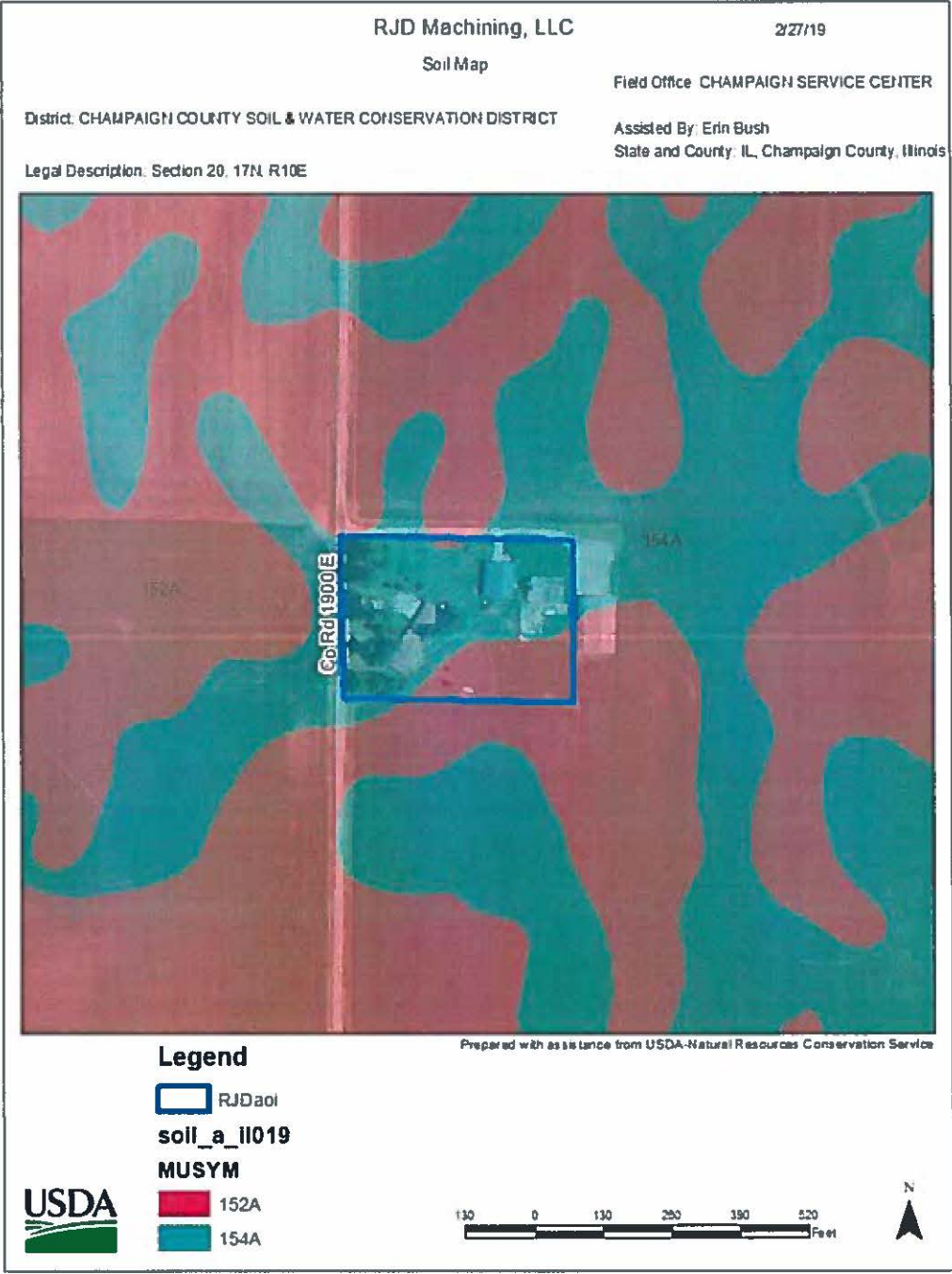
TEMPORARY SEEDING SPECIES, RATES AND DATES

Species	Lbs./Acre	Lbs./1000 ft.2	Seeding Dates
Oats	90	2	Early spring – July 1
Cereal Rye or Wheat	90	2	Early spring – Sept. 30
Perennial Ryegrass	25	0.6	Early spring – Sept. 30

Soil Information

The Soil information comes from United States Department of Agriculture, Natural Resources Conservation Service Soil Survey of Champaign County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils, slope class. Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and building without basements.



SYMBOL	DESCRIPTION	ACRES	PERCENT
152A	Drummer silty clay loam, 0-2% slopes	0.5	23.0 %
154A	Flanagan silt loam, 0-2% slopes	2.5	77.0 %

Soil Interpretations Explanation

Nonagricultural

General

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Other features may need treatment to overcome soil limitations for a specific purpose.

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common type of building limitation this report gives limitations ratings for is: septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report.

The area of development will be susceptible to erosion both during and after construction. Any areas left bare for more than 7 days should be temporarily seeded or mulched and permanent vegetation needs to be established as soon as possible

Limitations Ratings

1. *Not limited*- This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.

2. ***Somewhat limited*** - This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
3. ***Very limited***- This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high-water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

EPA REQUIREMENT

EPA Stormwater Pollution Prevention Plan (SWPPP) Reference Tool:

EPA requires a plan to control storm water pollution plan for all construction sites over 1 acre in size. *A Guide for Construction Sites* is a reference tool for construction site operators who must prepare a SWPPP in order to obtain NPDES permit coverage for their storm water discharges. The guide describes the SWPPP development process and provides helpful guidance and tips for developing and implementing an effective plan. Two model plans, based on hypothetical sites, are now available as a supplement to the guide. The first example plan is for a medium-sized residential subdivision and the second is for a small commercial site. Both examples utilize the SWPPP template that is included in the guide.

To view the guide, models and template, visit
<http://www.epa.gov/npdes/swpppguide>.

A new small lots plan can be found at this website location:
<http://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources>

Low impact development:

The EPA's new report, "Reducing Storm water Costs through Low Impact Development (LID) Strategies and Practices." Provides ideas to improve water quality through unique designs. The report contains 17 case studies from across North America that show using LID practices in construction projects can lower costs while improving environmental results. LID practices are innovative storm water management practices used to manage urban storm water runoff at its source. The goal of LID practices is to mimic the way water moves through an area before development occurs, which is achieved using design techniques that infiltrate, evapotranspiration and reuse runoff close to its source. Some common LID practices include rain gardens, grassed swales, cisterns, rain barrels, permeable pavements and green roofs. LID practices increasingly are used by communities across the country to help protect and restore water quality. For a copy of the report, go to www.epa.gov/owow/nps/lid/costs07.

SANITARY FACILITIES

The Table below shows the degree and kind of soil limitations that affect septic tank absorption fields and sewage lagoons.

The limitations are considered **Not limited** if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome. The limitations are considered **Somewhat limited** if soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations. The limitations are considered **Very limited** if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

Septic Tank Absorption Fields: these are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 to 72 inches is evaluated. The ratings are based on soil properties, site features and observed performance of the soils. Permeability, high water table, depth to bedrock or to a cemented pan, and flooding affect absorption of the effluent. Large stones and bedrock or a cemented pan interfere with installation. Unsatisfactory performance of septic tank absorption fields, including excessively slow absorption of effluent, surfacing of effluent, and hillside seepage, can affect public health. Groundwater can be polluted if highly permeable sand and gravel or fractured bedrock is less than 4 feet below the base of the absorption field, if slope is excessive, or if the water table is near the surface. There must be unsaturated soil material beneath the absorption field to filter the effluent effectively. Many local ordinances require that this material be of a certain thickness.

SYMBOL	Septic Tank Absorption Fields	ACRES	PERCENT
152A	VERY LIMITED: ponding, 1 ft depth to saturated zone, slow water movement, seepage in bottom layer	0.5	23.0 %
154A	VERY LIMITED: 1 ft depth to saturated zone, slow water movement	2.5	77.0 %

Building Site Development

The Table below shows the degree and the kind of soil limitations that affect dwellings with or without basements and small commercial buildings.

The limitations are considered **Not limited** if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome. The limitations are considered **Somewhat limited** if soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations. The limitations are considered **Very limited** if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

Dwellings and Small Commercial Buildings: these are structures built on a shallow foundation on undisturbed soil. The load limit is the same as that for single-family dwellings no higher than three stories. Ratings are made for small commercial buildings without basements and, for dwellings without basements. The ratings are based on soil properties, site features, and observed performance of the soils. A high-water table, depth to bedrock or to a cemented pan, large stones, slope, and flooding, affect the ease of excavation and construction. Landscaping and grading that require cuts and fills of more than 5 or 6 feet are not considered.

Symbol	Dwellings With Basement	Dwellings Without Basements	Small Commercial Buildings	Acres	Percent
152A	Very limited: Shrink-swell potential, ponding, 1 ft depth to saturated	Very limited: Shrink-swell potential, ponding, 1 ft depth to saturated	Very limited: Shrink-swell potential, ponding, 1 ft depth to saturated	0.5	23.0%
154A	Very limited: Shrink-swell potential, 1 ft depth to saturated	Somewhat limited: Shrink-swell potential, 1 ft depth to saturated	Somewhat limited: Shrink-swell potential, 1 ft depth to saturated	2.5	77.0%

The Land Evaluation and Site Assessment System

The Land Evaluation and Site Assessment system is a tool designed to evaluate the viability of agricultural lands where changes in land-use are proposed. LESA was developed as a decision-making tool used by the Zoning Board, City Councils or County Boards to help make unbiased decisions of proper land-use. The LESA system was developed by the USDA-NRCS and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, urban growth factors, and land-use policies determined by local government. LESA was designed for use in conjunction with the county's land-use plan, zoning ordinances, and other policies being used to decide land-use changes.

The Champaign County Land Evaluation and Site Assessment system (LESA) is a tool designed to provide Officials with a systematic and objective means to numerically rate a site or a parcel in terms of its agricultural importance.

The LESA is intended for the following applications with in Champaign County:

To assist Officials to evaluate the proposed conversion of farmland on a parcel of site in rezoning cases that include farmland conversion to a non-agricultural land use.

To assist in the review state and federal projects for compliance with the Illinois Farmland Preservation Act and the Federal Farmland Protection Policy Act in terms of their impact on Important Farmland.

The land Evaluation (LE) portion of LESA is additionally intended as a means to determine the 'Best Prime Farmland' designation of a particular site or parcel.

Best Prime Farmland Soils are those identified in the Champaign County Land Evaluation and Site Assessment (LESA) System that under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the Bulletin 811 Optimum Crop Productivity ratings for Illinois Soils, Best Prime farmland consists of the following:

- a) Soils identified as agriculture Value Groups 1, 2, 3 and /or 4 in the Champaign County LESA system.
- b) Soils that, in combination on a subject site, have an average LE of 91 or higher, as determined by the Champaign County LESA system.
- c) Any development site that includes a significant amount (10% or more of the area proposed to be developed) of agriculture Value Groups 1,2,3 and/or 4 soils as determined by the Champaign County LESA system.

The LESA is one of several tools intended to assist in making land use decisions; it should be used in conjunction with the Champaign County Land Resource Management Plan, and Land use regulations including Zoning Ordinances, Subdivision Regulations and Stormwater management Policies.

LAND EVALUATION WORKSHEET

Soil Type	Soil Name	Ag Group	Relative Value	Acres	Land Evaluation Score
152A	Drummer	2	100	0.5	50.0
154A	Flanagan	1	100	2.5	250.0

Acreage for calculation slightly larger than tract acreage due to rounding of soils program.

Total LE Weighted Factor= 300

Acreage= 3

Land Evaluation Factor For Site= 100

Note: A Soil Classifier could be hired for additional accuracy if desired

Data Source: Champaign County Digital Soil Survey

Cultural and Animal Resources

a) Cultural:

The Illinois Historic Preservation Agency may require a Phase 1 Archeological Review to identify any cultural resources that may be on the site.

b) Illinois Endangered Species Protection Act & Illinois Natural Areas Preservation Act:

State agencies or units of local government must consult the Department about proposed actions that they will authorize, fund or perform. Private parties do not have to consult, but they are liable for prohibited taking of state-listed plants or animals or for adversely modifying a Nature Preserve or a Land and Water Reserve.

Home rule governments may delegate this responsibility, through duly enacted ordinances, to the parties seeking authorization or funding of the action.



Applicant: NRCS Champaign County Field Office
Contact: Taylor Shedd
Address: 2110 W. Park court suite C
 Champaign , IL 61821

IDNR Project Number: 1908262
Date: 02/28/2019

Project: NRI
Address: CHAMPAIGN COUNTY, CHAMPAIGN

Description: NRI

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Champaign

Township, Range, Section:

17N, 10E, 19

17N, 10E, 20



IL Department of Natural Resources
Contact
 Impact Assessment Section
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 U.S. Department of Agriculture

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Flood Insurance Rate Maps

Importance of Flood Information

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions that affect upstream and down stream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following map can help developers and future homeowners to “sidestep” potential flooding or ponding problems. FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency. These maps define flood elevation adjacent to tributaries and major bodies of water, and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and flood plain location.) The FIRM map has three (3) zones. A is the zone of 100-year flood, zone B is the 100 to 500 year flood, and zone C is outside the flood plain.

RJD Machining, LLC

2/28/19

100 Year Floodplain

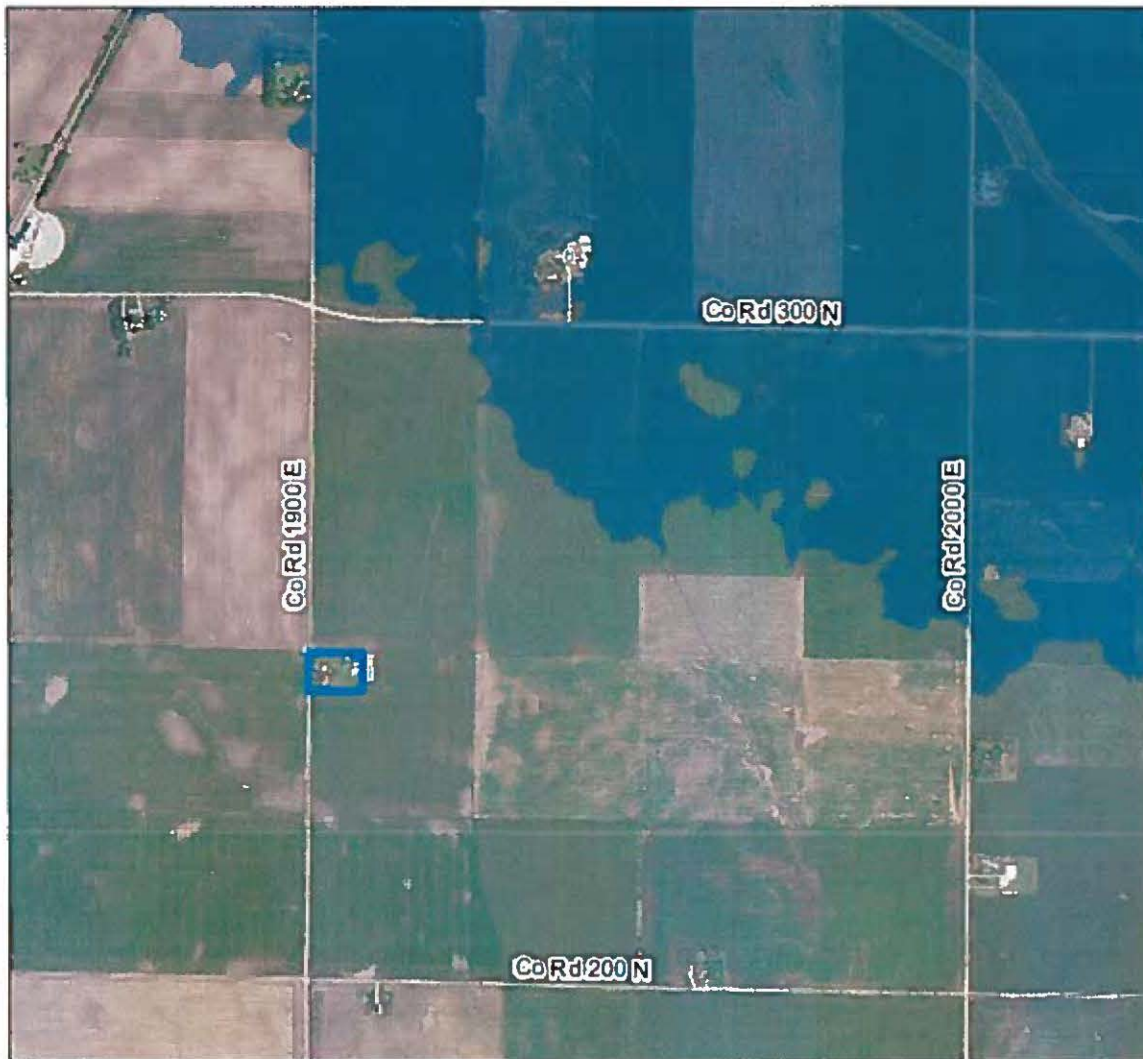
Field Office: CHAMPAIGN SERVICE CENTER

District: CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

Assisted By: Erin Bush

State and County: IL, Champaign County, Illinois

Legal Description: Section 20, 17N, R10E



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend



-  RJDaol
-  fema_a_11019



Topographic Maps

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information. Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the parcel in question, possibly impacting surrounding natural resources. Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

What is a watershed?

Simply stated, a watershed is the area of land that contributes water to a certain point. The point that we use on these reports is usually the point where water exits the parcel.

Using regional storm event information, site specific soils and land use information, the peak storm water flow through the point water exits the parcel for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event), and is measured in cubic feet per second (CFS). When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value. Theoretically, if each development, no matter how large or small, maintains their pre-construction Q value after construction by the installation of storm water management systems, the streams, wetlands and lakes will not suffer damage from excessive urban storm water.

RJD Machining, LLC

2/28/19

Topographic Map

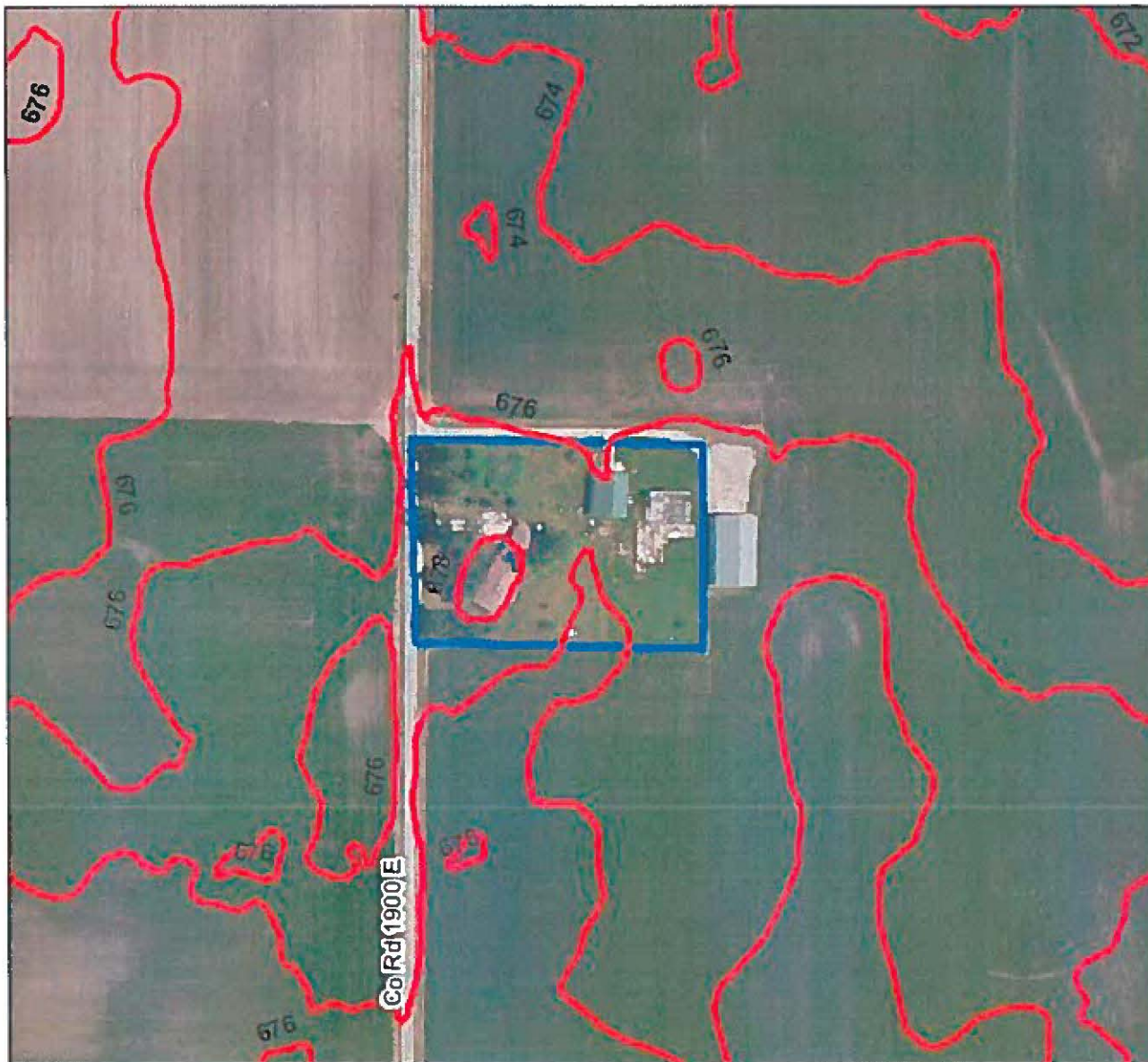
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Prepared with assistance from USDA-Natural Resources Conservation Service

Legend



- 3_T17N_R10E_SEC19
- 3_T17N_R10E_SEC20
- RJDaoi

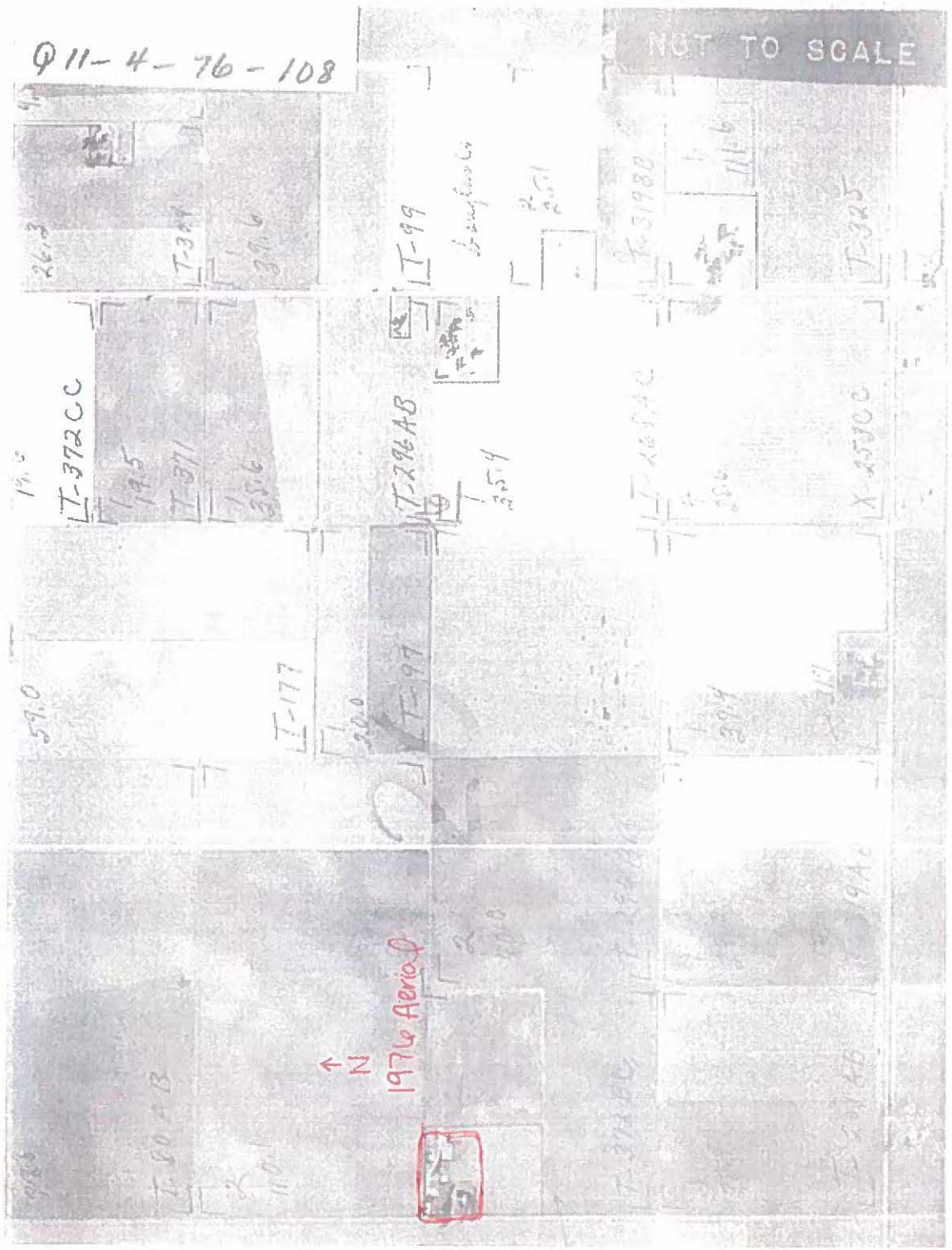


Historical Aerial Photos

1940



1976



2006



2010



Glossary

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

ADT – the average daily traffic that a local road normally receives; based upon records by the County Superintendent of Highways.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATER TABLE - A seasonal high-water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

Water Table, Apparent - A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian - A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.

Water Table, Perched - A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987)

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. Mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland fresh water wetlands

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated, but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited for food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources, and farming the land results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent. (Source USDA Natural Resources Conservation Service)000

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil and miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for tax and in terms of ranges of tax adjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophilic vegetation typically adapted for life in saturated soil conditions.

References

7.5 Quadrangle Topographic Maps, United States Geologic Survey

Field Office Technical Guide, Natural Resources Conservation Service

Flood Insurance Rate Map, National Flood Insurance Program, Federal Emergency Management Agency

Illinois Urban Manual 2002, Illinois Environmental Protection Agency

Procedures and Standards for Urban Soil Erosion and Sedimentation Control, The Urban Committee of the Association of Illinois Soil and Water Conservation Districts

Soil Survey of Champaign County, United States Department of Agriculture

Wetlands Inventory Maps, Department of the Interior

Potential For Contamination of Shallow Aquifers in Illinois, Illinois Department of Energy and Natural Resources, State Geological Survey Division

Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition

Land Evaluation and Site Assessment System, Champaign County

930-S-19 Site Images



Subject property from CR 1900E facing NE – addition will be to middle building



From access drive north of property facing SE to workshop

930-S-19 Site Images



From access drive north of property facing south to residence



From CR 1900E facing east

PRELIMINARY DRAFT

930-S-19

**SUMMARY OF EVIDENCE, FINDING OF FACT
AND FINAL DETERMINATION
of
Champaign County Zoning Board of Appeals**

Final Determination: ***{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}***

Date: ***{March 28, 2019}***

Petitioners: **Dennis McCormick and Donald Rennels, d.b.a. RJD Machining, LLC**

Request: **Authorize a Contractor’s Facility with or without Outdoor Storage and Outdoor Operations, in addition to an existing single-family dwelling, as a Special Use in the AG-1 Agriculture Zoning District.**

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SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 28, 2019**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioner Donald Rennels owns the subject property and is co-owner of RJD Machining LLC. Dennis McCormick is co-owner of RJD Machining LLC. They are the sole officers and shareholders in RJD Machining LLC.
2. The subject property is a 3-acre tract in the Northwest Quarter of the Southwest Quarter of Section 20, Township 17 North, Range 10 East of the Third Principal Meridian in Raymond Township with an address of 244 CR 1900E, Longview.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is not located within the one and one-half mile extraterritorial of a municipality with zoning.
 - B. The subject property is located within Raymond Township, which does not have a Plan Commission.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

4. Land use and zoning on the subject property and in the vicinity adjacent to the subject property are as follows:
 - A. The 3-acre subject property is zoned AG-1 Agriculture and has a single-family residence.
 - (1) The proposed contractor's facility is authorized only by Special Use Permit in the AG-1 Zoning District. The proposed contractor's facility would become the principal use, with the residence considered a caretaker's dwelling.
 - (2) The proposed use was evaluated for being a Rural Home Occupation, but the petitioner's plans for the business exceed what would be allowed in an RHO and would require a more restrictive Special Use Permit using the RHO classification. P&Z Staff determined that the standard Special Use Permit would be a better fit given the petitioner's plans.
 - B. Land to the north, east, south and west of the subject property is zoned AG-1 Agriculture and is in agricultural production.

GENERALLY REGARDING THE PROPOSED SPECIAL USE

5. Regarding the site plan and operations of the proposed Special Use:
 - A. The preliminary Site Plan is a 5-sheet "Business Build-Out" plan received February 15, 2019, which includes the following existing and proposed features:
 - (1) Existing features include:
 - a. A 2,000 square feet residence;
 - b. A 3,072 square feet workshop;
 - c. A gravel driveway leading to the house;

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- d. A light pole, electrical connection, and outdoor boiler south of the proposed building;
 - e. The footprint of a building that was destroyed by a tornado on the east end of the subject property; and
 - f. A gravel access drive outside the north property line, which belongs to a different landowner and is managed by Busey Ag Services.
- (2) Proposed features include:
- a. An 1,888 square feet addition to the existing workshop, with:
 - (a) Three offices;
 - (b) One conference room;
 - (c) One storage room;
 - (d) Two accessible restrooms; and
 - (e) A connecting corridor to the workshop.
 - b. A gravel driveway connecting to the north access drive on the adjacent property.
 - c. A septic system for the business.
- B. In an email received March 15, 2019, Jacob McCormick, Controller for RJD Machining, states the following:
- (1) Regarding the north access drive:
 - a. “We have the property manager coming by today who will be working with the owners from Milan to get something for our official use to the access road.”
 - b. “We’ve actually already gotten our path from the shop extended to the access road. Unfortunately the photo taken I sent you was a bit dated. Our path to the road is a bedding of rock like the access road itself. It starts at the building and is the width of the building across and then funnels to the road at a most narrow width of 20’. The path is approximately 50’ long to the access road. That’s how we are planning to keep doing things, but we should have something more official in the coming weeks as the property manager reaches out to the owner. I spoke with him a bit ago and I don’t envision any issues. Worst case scenario, we could design our own access road to the shop, but I don’t expect any such issues.”
 - (2) Regarding employees:
 - a. “We currently have 6 people who work here (2 owners and 4 employees). I’d be surprised (delightfully so), if we got to more than 12 in the next five years or so. If we got too much bigger, we may even consider relocating.”

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- (3) Regarding the number of vehicles to determine required parking:
 - a. There are no company vehicles; they are all personal/employee vehicles.
 - b. We have plans in our ideas now to have 10 parking spots (1 of which would be handicapped accessible). We also have room to add on another 10 if needed, but we are hoping this is a down-the-road project to save on the cost of the addition (will show in the design).

- C. A Revised Site Plan Sheet T1 received via email on March 19, 2019, indicates the following new information:
 - (1) The email states that this revised sheet is what they are planning for regarding the required parking and loading berth.
 - (2) The email also states that the petitioner spoke with the property manager for the north access drive, Daniel Herriott (with Busey Ag Services), “who is going to reach out to the property owners in Italy. He said his guess is that we’ll likely set up an easement so that we don’t have any interruptions regardless of transfers of ownerships of the property itself.”
 - (3) The revised Sheet T1 shows:
 - a. 10 parking spaces north of the proposed addition with a connecting driveway to the north access drive;
 - b. An additional driveway for the existing workshop that connects to the north access drive;
 - c. A “proposed expansion +5 years” at the location of the shed which was destroyed by a tornado. The footprint of the shed destroyed by the tornado is approximately 50 feet by 60 feet.

- D. There is one previous Zoning Use Permit for the subject property:
 - (1) ZUPA #213-14-01 was approved on August 13, 2014, for construction of a detached storage shed.

- E. There are no previous zoning cases for the subject property.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS

- 6. Regarding authorization for contractors’ facilities both with and without outdoor operations and storage in the AG-1 Agriculture Zoning DISTRICT in the *Zoning Ordinance*:
 - A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested Special Use Permit (capitalized words are defined in the Ordinance):
 - (1) “ACCESS” is the way MOTOR VEHICLES move between a STREET or ALLEY and the principal USE or STRUCTURE on a LOT abutting such STREET or ALLEY.
 - (2) “ACCESSORY BUILDING” is a BUILDING on the same LOT with the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE, either detached from or attached to the MAIN or PRINCIPAL STRUCTURE, and subordinate to and used

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for purposes customarily incidental to the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE.

- (3) “ACCESSORY USE” is a USE on the same LOT customarily incidental and subordinate to the main or principal USE or MAIN or PRINCIPAL STRUCTURE.
- (4) “BERTH, LOADING” is a stall of dimensions herein specified, adjacent to a LOADING DOCK for the maneuvering and parking of a vehicle for loading and unloading purposes.
- (5) “BUILDING” is an enclosed STRUCTURE having a roof supported by columns, walls, arches, or other devices and used for the housing, shelter, or enclosure of persons, animal, and chattels.
- (6) “BUILDING, MAIN or PRINCIPAL” is the BUILDING in which is conducted the main or principal USE of the LOT on which it is located.
- (7) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.
- (8) “OPERATIONS” are processing, assembly, fabrication, or handling of materials or products or movement of bulk materials or products not in containers or pipelines.
- (9) “PARKING SPACE” is a space ACCESSORY to a USE or STRUCTURE for the parking of one vehicle.
- (10) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (11) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.
- (12) “STORAGE” is the presence of equipment, or raw materials or finished goods (packaged or bulk) including goods to be salvaged and items awaiting maintenance or repair and excluding the parking of operable vehicles.
- (13) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
 - (a) MAJOR STREET: Federal or State highways.
 - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
 - (c) MINOR STREET: Township roads and other local roads.

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- (14) “SUITED OVERALL” is a discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be SUITED OVERALL if the site meets these criteria:
- a. The site features or site location will not detract from the proposed use;
 - b. The site will not create a risk to health, safety or property of the occupants, the neighbors or the general public;
 - c. The site is not clearly inadequate in one respect even if it is acceptable in other respects;
 - d. Necessary infrastructure is in place or provided by the proposed development; and
 - e. Available public services are adequate to support the proposed development effectively and safely.
- (15) “USE” is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term “permitted USE” or its equivalent shall not be deemed to include any NONCONFORMING USE.
- (16) WELL SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be WELL SUITED OVERALL if the site meets these criteria:
- a. The site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative effects on neighbors or the general public; and
 - b. The site is reasonably well-suited in all respects and has no major defects.
- B. Section 4.2.1.C. states that it shall be unlawful to erect or establish more than one MAIN or PRINCIPAL STRUCTURE or BUILDING per LOT or more than one PRINCIPAL USE per LOT in the AG-1, Agriculture Zoning District.
- C. Section 5.2: Table of Authorized Principal Uses states that Contractors Facilities with outdoor STORAGE and outdoor OPERATIONS can be established with a Special Use Permit in the AG-1 Agriculture Zoning District.
- D. Subsection 6.1 contains standard conditions that apply to all SPECIAL USES, standard conditions that may apply to all SPECIAL USES, and standard conditions for specific types of SPECIAL USES. Relevant requirements from Subsection 6.1 are as follows:
- (1) Paragraph 6.1.2 A. indicates that all Special Use Permits with exterior lighting shall be required to minimize glare on adjacent properties and roadways by the following means:
- a. All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
 - b. No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.

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- c. Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
 - d. The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.
 - e. The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all exterior light fixtures.
- (2) Subsection 6.1.3 establishes the following standard conditions for Contractors Facilities with or without Outdoor STORAGE and/or Outdoor OPERATIONS:
- a. In all DISTRICTS other than the B-5 DISTRICT, outdoor STORAGE and/or outdoor OPERATIONS are allowed as an ACCESSORY USE subject to subsection 7.6.
- E. Section 7.4 establishes requirements for off-street PARKING SPACES and LOADING BERTHS:
- (1) Section 7.4.1 A. states, "All off-street PARKING SPACES shall be located on the same LOT or tract of land as the USE served."
 - (2) For parking purposes, the Zoning Administrator has determined that a Contractor's Facility is most similar to the parking requirements for industrial uses.
 - (3) Section 7.4.1 D.1. states, "One space shall be provided for each three employees based upon the maximum number of persons employed during one work period during the day or night, plus one space for each VEHICLE used in the conduct of such USE. A minimum of one additional space shall be designated as a visitor PARKING SPACE."
 - (4) Section 7.4.1 D.2. states, "All such spaces shall be surfaced with an all-weather dustless material."
 - (5) Section 7.4.2 refers to off-street LOADING BERTHS:
 - a. All LOADING BERTHS shall have vertical clearance of at least 14 feet.
 - b. All LOADING BERTHS shall be designed with appropriate means of vehicular access to a STREET or ALLEY in a manner which will least interfere with traffic movement.
 - c. No VEHICLE repair or service work shall be performed on any LOADING BERTH.
 - d. No LOADING BERTH shall be located less than 10 feet from any FRONT LOT LINE and less than five feet from any side or REAR LOT LINE.
 - e. Section 7.4.2 D. states, "Off-street LOADING BERTHS for Industrial USES shall be provided as follows:

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- (a) All LOADING BERTHS shall be located on the same LOT or tract of land as the Industrial USE served.
 - (b) No such BERTH shall be located within any YARD abutting a residential DISTRICT or located less than 100 feet from the BUILDING RESTRICTION LINE of any LOT in an R DISTRICT or any lot containing a DWELLING conforming as to USE unless such BERTH is screened from public view by a Type D SCREEN.
 - (c) No LOADING BERTH shall be located less than 50 feet from the nearest point of intersection of two STREETS.
 - (d) All LOADING BERTHS shall be improved with a compacted base at least seven inches thick and shall be surfaced with at least two inches of some all-weather dustless material.
 - (e) The schedule of off-street LOADING BERTHS for commercial ESTABLISHMENTS shall also apply to Industrial USES.
 - i. For an establishment with a floor area of less than 9,999 square feet, one 12 feet by 40 feet loading berth is required.
- F. Subsection 7.6 establishes the following conditions for Outdoor Storage and/or Outdoor Operations:
- (1) Paragraph 7.6.1 states: “Outdoor STORAGE and/or OPERATIONS shall be allowed in all DISTRICTS only as ACCESSORY USES unless permitted as a principal USE in Section 5.2 and shall be allowed in any YARD in all DISTRICTS subject to the provisions of Section 7.2 without a permit provided that outdoor STORAGE and/or outdoor OPERATIONS shall not be located in any required off-street PARKING SPACES or LOADING BERTHS.”
 - (2) Paragraph 7.6.2 states: “A Type D SCREEN shall be located so as to obscure or conceal any part of any YARD used for outdoor STORAGE and/or outdoor OPERATIONS which is visible within 1,000 feet from any of the following circumstances:
 - a. Any point within the BUILDING RESTRICTION LINE of any LOT located in any R DISTRICT or any LOT occupied by a DWELLING conforming as to USE or occupied by a SCHOOL; church or temple; public park or recreational facility; public library, museum, or gallery; public fairgrounds; nursing home or HOSPITAL; recreational business USE with outdoor facilities; or
 - b. Any designated urban arterial street or MAJOR STREET.”
- G. Section 9.1.11 requires that a Special Use Permit shall not be granted by the Zoning Board of Appeals unless the public hearing record and written application demonstrate the following:
- (1) That the Special Use is necessary for the public convenience at that location;
 - (2) That the Special Use is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise

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detrimental to the public welfare except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:

- a. The property is either BEST PRIME FARMLAND and the property with proposed improvements in WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
 - b. The existing public services are available to support the proposed SPECIAL USE effectively and safely without undue public expense.
 - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
- (3) That the Special Use conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
 - (4) That the Special Use is in harmony with the general purpose and intent of this ordinance.
 - (5) That in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
- H. Paragraph 9.1.11.D.2. states that in granting any SPECIAL USE permit, the BOARD may prescribe SPECIAL CONDITIONS as to appropriate conditions and safeguards in conformity with the Ordinance. Violation of such SPECIAL CONDITIONS when made a party of the terms under which the SPECIAL USE permit is granted, shall be deemed a violation of this Ordinance and punishable under this Ordinance.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS NECESSARY FOR THE PUBLIC CONVENIENCE AT THIS LOCATION

7. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use is necessary for the public convenience at this location:
 - A. The Petitioner has testified on the application, **“The proposed location is conveniently located near both owners and within 30 minutes’ drive to local customers who benefit from in-person delivery.”**
 - B. Petitioner Donald Rennels owns the subject property and is co-owner of RJD Machining LLC, which was formed in 2018. Petitioner Dennis McCormick is the other co-owner of RJD Machining. RJD Machining currently operates out of a portion of the existing shed, and the proposed addition would be for offices, restrooms, and a conference room.

PRELIMINARY DRAFT**GENERALLY REGARDING WHETHER THE SPECIAL USE WILL BE INJURIOUS TO THE DISTRICT OR OTHERWISE INJURIOUS TO THE PUBLIC WELFARE**

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:
- A. The Petitioner has testified on the application: **“All machinery and equipment used in the manufacturing of parts is maintained and stored within the structure.”**
 - B. Regarding surface drainage:
 - (1) The subject property is relatively flat, and generally drains to the northeast.
 - C. Regarding traffic in the subject property area:
 - (1) The subject property has an existing driveway for the residence accessed from the east side of CR 1900E. The petitioners propose using an existing access lane on the property directly north of the site.
 - (2) CR 1900E is a two-lane township road that is approximately 16 feet wide.
 - (3) The subject property is located about 3.5 road miles east of IL Route 130, and about 2.5 miles west of CR 2100E (County Highway 12).
 - (4) The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Average Daily Traffic (ADT). The most recent ADT data is from 2016 near the subject property. CR 1900E had an ADT of 50 adjacent to the subject property.
 - a. The petitioner has indicated that there are 6 employees and no company vehicles. P&Z Staff estimate that the facility might add around 10 vehicle trips on a work day, which is not a significant increase.
 - (5) The Raymond Township Road Commissioner has been notified of this case and no comments have been received.
 - D. Regarding fire protection on the subject property, the subject property is located approximately 6.2 road miles west of the Broadlands Fire Protection District station in Broadlands, and 4.2 road miles northwest of the Longview Fire Station. The Fire Chiefs were notified of this case and no comments have been received.
 - E. No part of the subject property is located within a mapped floodplain.
 - F. The subject property is considered BEST PRIME FARMLAND. The soil on the subject property consists of Drummer silty clay loam 152A and Flanagan silt loam 154A, and has an average LE of 100.
 - G. Regarding outdoor lighting on the subject property:
 - (1) No outdoor lighting was indicated on the Site Plan. A special condition has been added regarding any future outdoor lighting for the Special Use Permit area.

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- H. Regarding wastewater treatment and disposal on the subject property:
- (1) There is an existing septic system for the residence, but its location is unknown.
 - (2) A new, separate septic system is proposed for the business. A special condition has been added to ensure the petitioners install a system in coordination with the Health Department.
- I. Regarding disposal of materials used or created by the business:
- (1) The Operations summary received November 8, 2018 states, "The machines require a decent amount of water and "coolant" which mixes together and is used during the machining process to keep tools clean and cool to extend the tool-life. The coolant is purchased in 5-gallon jugs, though it is not considered toxic. Water is purchased through a local retailer in 1-gallon jugs. Any oil needed in the machines is purchased through a retailer in the area and kept in their own containers. The extra oil separated from machines is minimal and collected in buckets. To date, it has not yet amounted to enough to require disposal, though plans to dispose of it eventually would occur with Safety-Clean to responsibly dispose of the oil."
 - (2) A special condition has been added to ensure that any liquid from the material processing machines be disposed of by appropriate and legal means.
- J. Regarding life safety considerations related to the proposed Special Use:
- (1) Champaign County has not adopted a building code. Life safety considerations are considered to a limited extent in Champaign County land use regulation as follows:
 - a. The Office of the State Fire Marshal has adopted the Code for Safety to Life from Fire in Buildings and Structures as published by the National Fire Protection Association (NFPA 101) 2000 edition, Life Safety Code, as the code for Fire Prevention and Safety as modified by the Fire Prevention and Safety Rules, 41 Ill. Adm Code 100, that applies to all localities in the State of Illinois.
 - b. The Office of the State Fire Marshal is authorized to enforce the Fire Prevention and Safety Rules and the code for Fire Prevention and Safety and will inspect buildings based upon requests of state and local government, complaints from the public, or other reasons stated in the Fire Prevention and Safety Rules, subject to available resources.
 - c. The Office of the State Fire Marshal currently provides a free building plan review process subject to available resources and subject to submission of plans prepared by a licensed architect, professional engineer, or professional designer that are accompanied by the proper Office of State Fire Marshal Plan Submittal Form.
 - d. Compliance with the code for Fire Prevention and Safety is mandatory for all relevant structures anywhere in the State of Illinois whether or not the Office of the State Fire Marshal reviews the specific building plans.

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- e. Compliance with the Office of the State Fire Marshal's code for Fire Prevention and Safety is not required as part of the review and approval of Zoning Use Permit Applications.
 - f. The Illinois Environmental Barriers Act (IEBA) requires the submittal of a set of building plans and certification by a licensed architect that the specific construction complies with the Illinois Accessibility Code for all construction projects worth \$50,000 or more and requires that compliance with the Illinois Accessibility Code be verified for all Zoning Use Permit Applications for those aspects of the construction for which the Zoning Use Permit is required.
 - g. The Illinois Accessibility Code incorporates building safety provisions very similar to those of the code for Fire Prevention and Safety.
 - h. The certification by an Illinois licensed architect that is required for all construction projects worth \$50,000 or more should include all aspects of compliance with the Illinois Accessibility Code including building safety provisions very similar to those of the code for Fire Prevention and Safety.
 - i. When there is no certification required by an Illinois licensed architect, the only aspects of construction that are reviewed for Zoning Use Permits and which relate to aspects of the Illinois Accessibility Code are the number and general location of required building exits.
 - j. Verification of compliance with the Illinois Accessibility Code applies only to exterior areas. With respect to interiors, it means simply checking that the required number of building exits is provided and that they have the required exterior configuration. This means that other aspects of building design and construction necessary to provide a safe means of egress from all parts of the building are not checked.
- K. Other than as reviewed in this Summary of Evidence, there is no evidence to suggest that the proposed Special Use will generate either nuisance conditions such as odor, noise, vibration, glare, heat, dust, electromagnetic fields or public safety hazards such as fire, explosion, or toxic materials release, that are in excess of those lawfully permitted and customarily associated with other uses permitted in the zoning district.

GENERALLY REGARDING WHETHER THE SPECIAL USE CONFORMS TO APPLICABLE REGULATIONS AND STANDARDS AND PRESERVES THE ESSENTIAL CHARACTER OF THE DISTRICT

9. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use conform to all applicable regulations and standards and preserve the essential character of the District in which it shall be located, except where such regulations and standards are modified by Section 6 of the Ordinance:
- A. The Petitioner has testified on the application: **“Yes.”**
 - B. The P&Z Department has no information on hand that the petitioners looked into what permits would be necessary to locate this business on the property; the Special Use Permit

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requirement was identified by staff only when the petitioners came in to request a construction permit for the addition.

- C. Regarding compliance with the *Zoning Ordinance*:
- (1) Contractors Facilities with Outdoor STORAGE and/or Outdoor OPERATIONS are authorized by right in the B-1, I-1, and I-2 Zoning DISTRICTS and by right in the B-4 DISTRICT provided that all Outdoor STORAGE is located in the REAR YARD and is completely screened by a Type D SCREEN. They are authorized with a Special Use Permit in the AG-1, AG-2, B-4 (except as noted above), and B-5 Zoning DISTRICTS.
 - (2) Regarding parking on the subject property for the proposed Special Use:
 - a. For parking purposes, the Zoning Administrator has determined that a Contractor's Facility is most similar to the requirements for industrial uses.
 - (a) The business has 6 employees. One parking space is required for every 3 employees in the industrial land use, for a total of 2 required employee parking spaces.
 - (b) The business has no company vehicles, so no parking spaces are required for company vehicles.
 - (c) Industrial uses also require 1 visitor parking space.
 - (d) The facility will need a total of 3 required parking spaces, and one of these spaces would need to meet Illinois Accessibility Code standards. Should the number of employee or company vehicles increase, more spaces will be required.
 - (e) Industrial uses of less than 9,999 square feet require one 12 feet by 40 feet loading berth.
 - b. In the revised Site Plan Sheet T1 received March 19, 2019, the petitioner shows 10 parking spaces, which will be more than sufficient for the 3 required spaces and a 12 feet by 40 feet loading berth.
 - (a) A special condition has been added regarding the construction of the loading berth.
- D. Regarding compliance with the *Stormwater Management and Erosion Control Ordinance*: the proposed project is exempt from the SWMEC ordinance because the land disturbance will be less than 10,000 square feet.
- E. Regarding the Special Flood Hazard Areas Ordinance, no portion of the subject property is located within the mapped floodplain.
- F. Regarding the Subdivision Regulations, the subject property is located in the County's subdivision jurisdiction and the subject property is in compliance.
- G. Regarding the requirement that the Special Use preserve the essential character of the AG-1 Agriculture Zoning District:

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- (1) Contractors Facilities with or without Outdoor Storage and/or Operations are allowed with a Special Use Permit in the AG-1 Agriculture Zoning District.
- H. The proposed Special Use must comply with the Illinois Accessibility Code, which is not a County ordinance or policy and the County cannot provide any flexibility regarding that Code. A Zoning Use Permit cannot be issued for any part of the proposed Special Use until full compliance with the Illinois Accessibility Code has been indicated in drawings.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

10. Regarding the *Zoning Ordinance* requirement that the proposed Special Use be in harmony with the general intent and purpose of the Ordinance:
- A. Section 5.2: Table of Authorized Principal Uses states that Contractors Facilities (with or without outdoor STORAGE and/or outdoor OPERATIONS) can be established with a Special Use Permit in the AG-1 Agriculture Zoning District.
- B. Regarding whether the proposed Special Use Permit is in harmony with the general intent of the Zoning Ordinance:
- (1) Subsection 5.1.1 of the Ordinance states, “The AG-1, Agriculture DISTRICT is intended to protect the areas of the COUNTY where soil and topographic conditions are best adapted to the pursuit of AGRICULTURAL USES and to prevent the admixture of urban and rural USES which would contribute to the premature termination of AGRICULTURE pursuits.
- (2) The types of uses authorized in the AG-1 District are in fact the types of uses that have been determined to be acceptable in the AG-1 District. Uses authorized by Special Use Permit are acceptable uses in the district provided that they are determined by the ZBA to meet the criteria for Special Use Permits established in paragraph 9.1.11 B. of the Ordinance.
- C. Regarding whether the proposed Special Use Permit is in harmony with the general purpose of the Zoning Ordinance:
- (1) Paragraph 2.0 (a) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.
- This purpose is directly related to the limits on building coverage and the minimum yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those requirements.
- (2) Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.
- a. It is not clear whether the proposed special use will have any impact on the value of nearby properties without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.

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- b. Regarding the value of the subject property, a quality building addition would increase the value of the property.
- (3) Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public streets.

The proposed Special Use is likely to increase traffic on CR 1900E, but the increase will not be significant.

- (4) Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.
- a. Regarding erosion concerns, the Natural Resource Report completed by the Champaign County Soil and Water Conservation District received March 6, 2019, states: "Construction sites can experience 20 to 200 tons/acre/year of soil loss, which is greater than other land uses like agriculture averaging 4-5 tons/acre/year. Sediment entering creeks, rivers and lakes degrade water quality and reduce capacity, which increases the risk of flooding. Sediment also carries other possible pollutants such as chemicals and metals by adhering to the sediment's surface. It is extremely important that the developer employ Best Management Practices, like the ones listed below, to help reduce soil erosion and protect water quality during construction and after." The report lists silt fencing, construction road stabilization, and vegetative cover as Best Management Practices.
- b. The subject property is exempt from the Champaign County *Stormwater Management and Erosion Control Ordinance*.
- (5) Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.
- a. Regarding public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.
- b. Regarding public comfort and general welfare, this purpose is similar to the purpose of conserving property values established in paragraph 2.0 (b) and is in harmony to the same degree.
- (6) Paragraph 2.0 (f) states that one purpose of the Ordinance is regulating and limiting the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected; and paragraph 2.0 (g) states that one purpose is establishing, regulating, and limiting the BUILDING or SETBACK lines on or along any STREET, trafficway, drive or parkway; and paragraph 2.0 (h) states that one purpose is regulating and limiting the intensity of the USE of LOT AREAS, and regulating and determining the area of OPEN SPACES within and surrounding BUILDINGS and STRUCTURES.

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These three purposes are directly related to the limits on building height and building coverage and the minimum setback and yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those limits.

- (7) Paragraph 2.0 (i) of the Ordinance states that one purpose of the Ordinance is classifying, regulating, and restricting the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES; and paragraph 2.0 (j.) states that one purpose is dividing the entire COUNTY into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT AREA, area of OPEN SPACES, and other classification as may be deemed best suited to carry out the purpose of the ordinance; and paragraph 2.0 (k) states that one purpose is fixing regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform; and paragraph 2.0 (l) states that one purpose is prohibiting USES, BUILDINGS, OR STRUCTURES incompatible with the character of such DISTRICT.

Harmony with these four purposes requires that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent uses, and that the special conditions adequately mitigate any problematic conditions.

- (8) Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

This purpose is directly related to maintaining compliance with the Zoning Ordinance requirements for the District and the specific types of uses and the proposed Special Use will have to be conducted in compliance with those requirements.

- (9) Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.
- a. The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.
 - b. Soils on the subject property are BEST PRIME FARMLAND. The proposed addition will not take any land out of agricultural production.
- (10) Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.

The subject property does not contain any natural features.

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- (11) Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.

- (12) Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

The proposed addition will not take any land out of agricultural production.

- (13) Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed Special Use will not hinder the development of renewable energy sources.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS AN EXISTING NONCONFORMING USE

- 11. Regarding the *Zoning Ordinance* requirement that in the case of an existing NONCONFORMING USE the granting of the Special Use Permit will make the use more compatible with its surroundings:
 - A. The Petitioner has testified on the application: “N/A.”
 - B. The existing use on the property is not a nonconforming use.

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

- 12. Regarding proposed special conditions of approval:
 - A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 930-S-19 by the Zoning Board of Appeals.**

The special condition stated above is required to ensure the following:
The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.
 - B. **Certification from the County Health Department that the proposed septic system on the subject property has sufficient capacity for the proposed uses is a requirement for approval of the Zoning Use Permit.**

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

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That the solid waste system conforms to the requirements of the Zoning Ordinance and any applicable health regulations.

- C. **The Zoning Administrator shall not authorize a Zoning Use Permit or 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 the proposed uses are in compliance with the Zoning Ordinance.

- D. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has constructed one loading berth meeting the requirements of Paragraph 7.4.2 on the subject property.**

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

That off-street parking is in compliance with the Zoning Ordinance.

- E. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioners have demonstrated that they will responsibly and legally dispose of any liquids and/or waste by providing a copy of the following to the Zoning Administrator:**

- (1) **The Material Safety Data Sheet for the coolant(s) used by RJD machining.**
- (2) **Information on the recommended protocols of disposal for the coolant(s) and any other liquids used and/or waste products created by the company's machining processes.**
- (3) **A statement signed by the petitioners that any disposal of these materials (liquids and waste products) will be done in compliance with Federal, State, and local regulations.**
- (4) **The petitioners shall retain records of all disposal of waste and shall make the records available to the Zoning Administrator when requested.**

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

That no potentially hazardous materials used or created by the business contaminate the environment.

PRELIMINARY DRAFT**Case 917-S-18**
Page 19 of 24**DOCUMENTS OF RECORD**

1. Application for Special Use Permit received February 27, 2019
2. Preliminary Site Plan - Business Build-Out plan (5 sheets) received February 15, 2019
 - Sheet T1: Cover Sheet
 - Sheet A1: Floor Plan and details
 - Sheet A2: Proposed building elevations
 - Sheet A3: Mechanicals and fixtures
 - Sheet A4: Other building details
3. Email from Jacob McCormick received March 15, 2019
4. Email from Jacob McCormick received March 19, 2019, with attachment:
 - Revised Site Plan Sheet T1
5. RJD Machining Background and Operations received November 8, 2018
6. Natural Resources Report from Champaign County Soil and Water Conservation District received March 6, 2019
7. Preliminary Memorandum dated March 21, 2019, with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B Preliminary Site Plan - Business Build-Out plan (5 sheets) received February 15, 2019
 - Sheet T1: Cover Sheet
 - Sheet A1: Floor Plan and details
 - Sheet A2: Proposed building elevations
 - Sheet A3: Mechanicals and fixtures
 - Sheet A4: Other building details
 - C Email from Jacob McCormick received March 19, 2019, with attachment:
 - Revised Site Plan Sheet T1
 - D Email from Jacob McCormick received March 15, 2019
 - E RJD Machining Background and Operations received November 8, 2018
 - F Natural Resources Report from Champaign County Soil and Water Conservation District received March 6, 2019
 - G Site Visit Photos taken March 12, 2019
 - H Preliminary Summary of Evidence, Finding of Fact, and Final Determination dated March 28, 2019

PRELIMINARY DRAFT**FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **930-S-19** held on **March 28, 2019**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit *{IS / IS NOT}* necessary for the public convenience at this location because:
2. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* is so designed, located, and proposed to be operated so that it *{WILL NOT / WILL}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has *{ADEQUATE / INADEQUATE}* traffic capacity and the entrance location has *{ADEQUATE / INADEQUATE}* visibility.
 - b. Emergency services availability is *{ADEQUATE / INADEQUATE}* *{because*}*:
 - c. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses *{because*}*:
 - d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE}* *{because*}*:
 - e. Public safety will be *{ADEQUATE / INADEQUATE}* *{because*}*:
 - f. The provisions for parking will be *{ADEQUATE / INADEQUATE}* *{because*}*:
 - g. The property *{IS/IS NOT}* WELL SUITED OVERALL for the proposed improvements *{because*}*:
 - h. Existing public services *{ARE/ARE NOT}* available to support the proposed SPECIAL USE without undue public expense *{because*}*:
 - i. Existing public infrastructure together with the proposed development *{IS/IS NOT}* adequate to support the proposed development effectively and safely without undue public expense *{because*}*:

(Note the Board may include other relevant considerations as necessary or desirable in each case.)

*The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{DOES / DOES NOT}* conform to the applicable regulations and standards of the DISTRICT in which it is located.
- 3b. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{DOES / DOES NOT}* preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to *{CONFORM / NOT CONFORM}* to all relevant County ordinances and codes.
 - b. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses.
 - c. Public safety will be *{ADEQUATE / INADEQUATE}*.
4. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{IS / IS NOT}* in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit *{IS/ IS NOT}* necessary for the public convenience at this location.

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- c. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* is so designed, located, and proposed to be operated so that it *{WILL / WILL NOT}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.
- d. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* *{DOES / DOES NOT}* preserve the essential character of the DISTRICT in which it is located.

5. The requested Special Use *IS NOT* an existing nonconforming use.

6. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:***

A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 930-S-19 by the Zoning Board of Appeals.**

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

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

B. **Certification from the County Health Department that the proposed septic system on the subject property has sufficient capacity for the proposed uses is a requirement for approval of the Zoning Use Permit.**

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

That the solid waste system conforms to the requirements of the Zoning Ordinance and any applicable health regulations.

C. **The Zoning Administrator shall not authorize a Zoning Use Permit or 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 the proposed uses are in compliance with the Zoning Ordinance.

D. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has constructed one loading berth meeting the requirements of Paragraph 7.4.2 on the subject property.**

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

That off-street parking is in compliance with the Zoning Ordinance.

E. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioners have demonstrated that they will responsibly and legally dispose of any liquids and/or waste by providing a copy of the following to the Zoning Administrator:**
(1) **The Material Safety Data Sheet for the coolant(s) used by RJD machining.**

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- (2) Information on the recommended protocols of disposal for the coolant(s) and any other liquids used and/or waste products created by the company's machining processes.**
- (3) A statement signed by the petitioners that any disposal of these materials (liquids and waste products) will be done in compliance with Federal, State, and local regulations.**
- (4) The petitioners shall retain records of all disposal of waste and shall make the records available to the Zoning Administrator when requested.**

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

That no potentially hazardous materials used or created by the business contaminate the environment.

PRELIMINARY DRAFT**Case 917-S-18
Page 23 of 24****FINAL DETERMINATION**

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, the requirements of Section 9.1.11B. for approval *{HAVE/ HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6 B. of the Champaign County Zoning Ordinance, determines that:

The Special Use requested in Case 930-S-19 is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS / DENIED}* to the applicant, Dennis McCormick and Donald Rennels, d.b.a. RJD Machining, LLC, to authorize the following as a Special Use on land in the AG-1 Agriculture Zoning District:

Authorize a Special Use Permit for a Contractor's Facility with or without outdoor storage and outdoor operations in addition to an existing single-family dwelling.

{ SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS: }

- A. A Change of Use Permit shall be applied for within 30 days of the approval of Case 930-S-19 by the Zoning Board of Appeals.**
- B. Certification from the County Health Department that the proposed septic system on the subject property has sufficient capacity for the proposed uses is a requirement for approval of the Zoning Use Permit.**
- C. The Zoning Administrator shall not authorize a Zoning Use Permit or 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.**
- D. The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has constructed one loading berth meeting the requirements of Paragraph 7.4.2 on the subject property.**
- E. The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioners have demonstrated that they will responsibly and legally dispose of any liquids and/or waste by providing a copy of the following to the Zoning Administrator:**
 - (1) The Material Safety Data Sheet for the coolant(s) used by RJD machining.**
 - (2) Information on the recommended protocols of disposal for the coolant(s) and any other liquids used and/or waste products created by the company's machining processes.**
 - (3) A statement signed by the petitioners that any disposal of these materials (liquids and waste products) will be done in compliance with Federal, State, and local regulations.**
 - (4) The petitioners shall retain records of all disposal of waste and shall make the records available to the Zoning Administrator when requested.**

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The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date