

CASE NO. 868-S-17 and 874-V-17

SUPPLEMENTAL MEMORANDUM #1

May 11, 2017

Petitioner: Topflight Grain Coop, Inc. via agent Scott Docherty

Request: Case 868-S-17

Authorize the construction of 2 grain storage tanks with a height of 145 feet 2 inches as a Special Use in the AG-1 Agriculture and I-1 Light Industry Zoning Districts, per Section 4.3.1 of the Champaign County Zoning Ordinance.

Case 874-V-17

Part A: Authorize a variance for the construction of 2 grain storage tanks with a front yard of 11 feet and a setback of 30 feet from the centerline of a local street in lieu of the minimum required 25 feet and 55 feet, respectively, in the AG-1 Agriculture and I-1 Light Industry Zoning Districts, per Section 5.3 of the Champaign County Zoning Ordinance.

Part B: Authorize a variance for the construction of 1 grain storage tank with a rear yard of 15 feet for the portion of the western storage tank that is in the I-1 Zoning District in lieu of the minimum required 20 feet.

Part C: Authorize a variance for the construction of 1 grain storage tank with a rear yard of 11 feet for the portion of the western storage tank that is in the AG-1 Zoning District in lieu of the minimum required 25 feet.

Part D: Authorize a variance for the construction of 1 grain storage tank with a rear yard of 11 feet for the eastern storage tank that is entirely in the AG-1 Zoning District, in lieu of the minimum required 25 feet.

Location: A tract of land located in Seymour, bounded by Main Street to the west, Front Street to the south, and the railroad tracks to the north, in the Southwest Quarter of the Northwest Quarter of Section 16, Township 19 North, Range 7 East of the Third Principal Meridian in Scott Township and commonly known as the Topflight Grain Cooperative Elevator at 202 North Main Street, Seymour, Illinois.

Site Area: 2.25 acres

Time Schedule for Development: As soon as possible

Prepared by: Susan Burgstrom
Senior Planner

John Hall
Zoning Administrator

STATUS

P&Z Staff created a map showing all Zoning Cases and Permits on file for the TopFlight Grain properties in Seymour.

On May 11, 2017, P&Z Staff received a letter from Philip Carper, who owns land adjacent to TopFlight Grain. He states that he is not opposed to the project, but does have concerns about how it will affect drainage for the property south of the project. He requests repair to a 10-inch tile, and that the retention pond be engineered to hold water in heavy rain. He also states that construction of the storage tanks should not impede drainage.

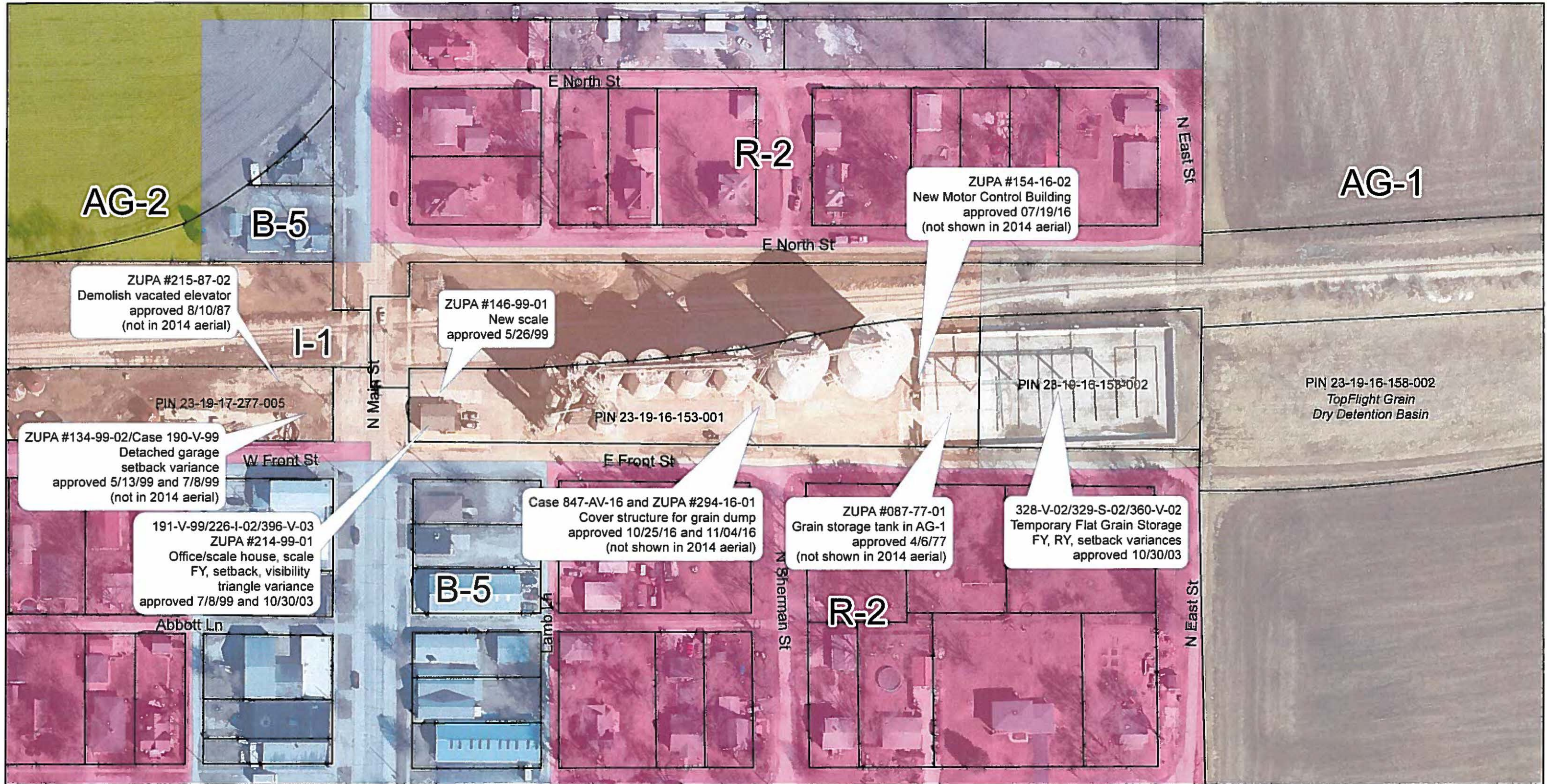
P&Z Staff attempted to acquire "as-built" drawings of the detention basin that TopFlight Grain constructed in 2003-2004, east of the proposed storage tanks. The P&Z Department has nothing on file for actual construction of the detention basin, after variances for the proposed detention basin were approved in Case 360-V-02. P&Z Staff reached out to SKS Engineers on May 11, 2017, but the person who archives older projects was not available.

ATTACHMENTS

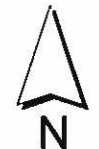
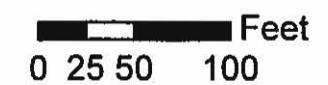
- A Map of TopFlight Grain Zoning Cases and Permits History created by staff on May 5, 2017
- B Letter from Philip Carper received May 11, 2017

TopFlight Grain Zoning Cases and Permits History

Cases 868-S-17 and 874-V-17
 May 11, 2017



Legend



Dear Camp Creek Drainage District Commissioners: Chris Karr, Bill Jay, Greg Miller,
General Manager of Topflight Grain Company: Scott Docherty,

I want to make it clear **I am not opposed** to this project, but I do have concerns about how this will affect drainage for the property south of the project.

In the past, the previous owner placed a concrete pad for temporary storage of grain. In the process, land for ground surface drainage was altered. There is a 10 inch tile that was located under the current 36 inch culvert under the railroad track. Although it was located and dug up, the work proceeded without tile being fixed and cleaned out. The concrete pad was placed over tile.

Later, the issue was raised about the elimination of retention area for storm water. The solution was to remove trees to the east and make a retention area with a new tile under the railroad track to the center of this area for drainage. Although this was a great idea, to my knowledge there was no engineering or follow up on work done to make sure it was done properly. This retention area does not hold water. The land is sloped toward town at the east side of the existing storage pad to a small ditch area. This takes ground storm water on the south and the east side of Seymour which adds more volume of water flowing into the culvert making water back up more. The new tile which was added to the retention area had a riser to help drain this area. The riser has been covered up, and was place at a higher elevation than the old tile and higher than invert of existing 36 inch culvert under the railroad track. Somewhere around the same time, the old in-urban track area was removed. This increased water-flow into this area which in turn adds to backup of surface water in heavy rains to the south and east side of Seymour.

I would like to see the 10-inch tile repaired. I think a new tile to a catch basin south of bin area with a trash cover, to a tile on north side of railroad track would help. The retention pond needs to be engineered to hold water in heavy rain. The newer tile needs fixed to do the job that was intended. I also think the ground surface drainage in this area needs to be improved. Further, construction should in no way impede drainage. I do not know all that needs to be done. I think using your knowledge and experience plus consulting someone that works with drainage such as Jeff Sebens would be beneficial.

My wife and I have six properties this drainage indirectly affects although it affects all the property south of bin storage including farm land. This is our concern and thought these suggestions would improve storm water drainage. Now is the time to plan for improvements instead of after construction has started.

Sincerely,

Philip Carper

RECEIVED

MAY 11 2017

CHAMPAIGN CO. P & Z DEPARTMENT

Date Re Print
2-3-2000

MAP OF MINOR SUB^{NO} 2.

SUB DISTRICT NO 5. CAMP CREEK SPECIAL DRAINAGE DISTRICT CHAMPAIGN COUNTY, ILLINOIS.

SCALE 1 INCH = 200 FEET.

W. J. DAY ENGR.

BEMENT, ILL.

Nov 12, 1925.

- Boundary Line
- Present Tile Drain
- Proposed
- Catch-basins in red

