

CASE NO. 955-FV-19

SUPPLEMENTAL MEMORANDUM #1

August 29, 2019

Petitioner: **Brad & Simone Ribbe**

Request: **Authorize the following variance from the Champaign County
Special Flood Hazard Areas Ordinance:**

**Authorize the construction and use of a shed in the Special
Flood Hazard Area for which the earthen fill extends only 3 feet
beyond the foundation before sloping below the Base Flood
Elevation in lieu of the minimum required extension of fill for
10 feet beyond the foundation before sloping below the Base
Flood Elevation.**

Subject Property: **A three acre tract in the Southeast Quarter of the Southeast
Quarter of Section 15, Township 20 North, Range 10 East of the
Third Principal Meridian in Stanton Township, commonly known
as the farmstead at 2176 CR 2100N, St. Joseph.**

Site Area: **3 acres**

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

Prepared by: **Susan Burgstrom**
Senior Planner

John Hall
Zoning Administrator

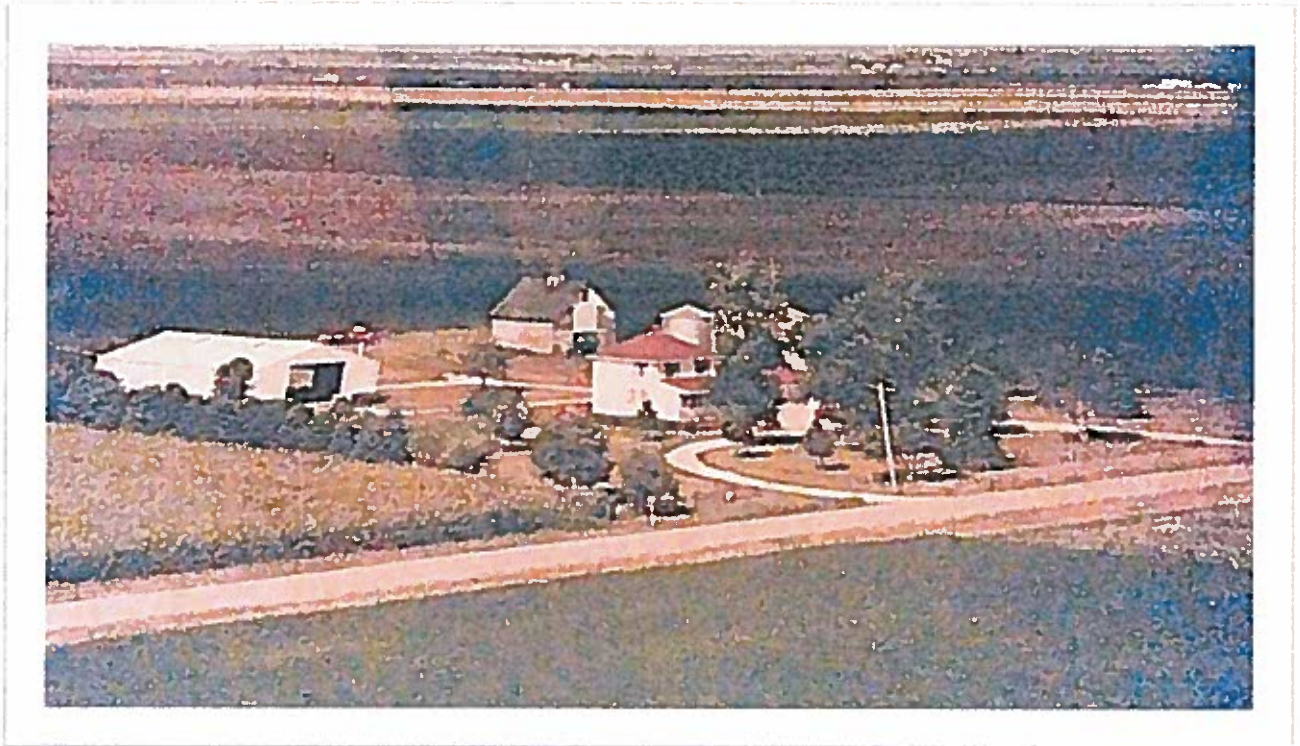
STATUS

Please see the attached document from Pam Norris received August 27, 2019 stating her concerns about the proposed floodplain variance.

ATTACHMENTS

A Comments from Pam Norris received August 27, 2019

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Aerial view of 2176 CR 2100 North Homestead

My Concerns:

- 1) My farm ground to the East of the house is prone to flooding. Champaign County Road 20, rebuilt in 1949, acts as a dam not allowing flood water to flow naturally to the Southeast when the Salt Fork drainage ditch overflows. The road runs above the fields. A large machine shed, elevated and running parallel 3 feet from my property line will act in the same manner as the road and will likely cause more ponding in the field even in non-catastrophic flooding years. That could require my farmer to have to replant areas of the crop.**

RECEIVED

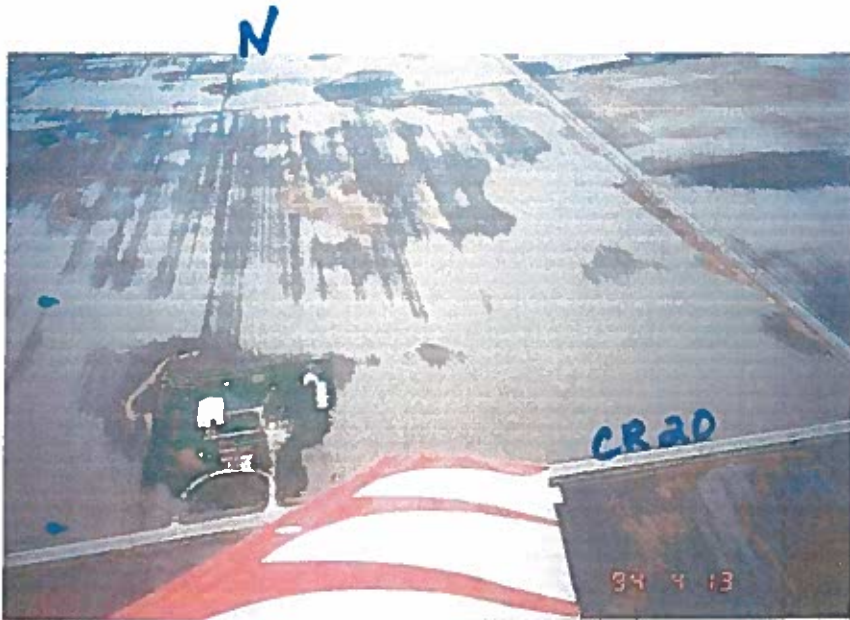
AUG 27 2019

CHAMPAIGN CO. P & Z DEPARTMENT

- 2) Leaving potentially only 3 feet of space between the shed and my farm will cause a hardship for my farmer who needs to run large equipment past there. I am concerned about how far the roofline would extend and wonder how grass would get mown behind the shed with only a 3-foot path.



This is a picture of a Spring flooding event on this property. In between the 2 fences would be the driveway. My Dad had a large barn on the property and a horse pasture to the South and East of the barn. In the 1980's he tore down the barn and dug up the rock foundation underneath of it. He put 3 grain bins up just to the North of where the barn used to sit. He left the pasture area as a grassy lawn. After Mom died in 2015, we took down the grain bins and the cement foundations and extended the tillable field to the Western edge of the property line. I don't know of anything located underground (near the barn area) that would cause a hardship in moving the proposed shed to the West seven more feet allowing the minimum required slope. It would also allow the building to be closer to the electric pole for easier tie in to electricity.



These are aerial views of the homestead in Spring 1994



Farmers seek help in field flooding

By DEBRA PRESSEY
News-Gazette Staff Writer

A St. Joseph farmer and his neighbors have petitioned the county to do something about a highway in Stanton Township they claim is contributing to field flooding.

The elevation of County Highway 20, or Sellers Road, causes the road to act like a dam in heavy rainstorms, according to John Roelfs, who delivered a petition to the county board Highway Committee Monday.

Roelfs said the petition was signed by 42 of his neighbors.

"Several of us farmers feel County Road 20 is holding back the natural flow of water," Roelfs said.

He asked the committee to authorize the construction of additional culverts across the road, but the committee declined to take that step on the advice of County Highway Superintendent Terry Gardner.

Roelfs said he had to replant

about 15 acres of crops damaged by standing water after the recent bout of flooding. He farms about five miles north of St. Joseph at the northwest corner of County Highway 20 and County Highway 12.

County Highway 20 was rebuilt in 1949.

Previously, the road was lower and water was able to flow across it, Roelfs said. The current generation of property owners have coped with four damaging floods in the past 20 years, he added.

County board member Dale Wolf, a Homer farmer who chairs the committee, agreed with Roelfs that culverts are needed.

But Gardner said the major source of the flooding is a backed-up Upper Salt Fork drainage ditch. A road ditch on the east side of a state highway running south of County Highway 20 flows into the upper Salt Fork, which was overflowing its banks during the recent heavy rains, he said.

All the culverts in the world

won't help that situation, he said. "There's no question that there's a water problem there," Gardner added. "It's very questionable how much good culverts will do John and other farmers in the area."

Culverts cost about \$2,000 each to buy and install, he said.

Gardner suggested the county board repeat an offer apparently made in 1984 to land owners affected by the flooding.

The county would agree to build one culvert if property owners acquire the right of way to widen the road ditch flowing into the Salt Fork.

Gardner said nothing ever came of the offer in 1984, but Roelfs said yesterday was the first he'd ever heard of it.

The Highway Committee asked Roelfs to study a previous engineering proposal on the situation and convey the offer to his neighbors.

Roelfs said he doubts land owners will change their position.