

CASE 163-AM-25

PRELIMINARY MEMORANDUM

February 20, 2025

Petitioner: Premier Cooperative Inc.

Request: Amend the Zoning Map to change the zoning district designation from the B-5 Central Business District and AG-1 Agriculture Zoning Districts to the I-1 Light Industry Zoning District.

Location: Four tracts of land in the West Half of Section 34, Township 22 North Range 8 East of the Third Principal Meridian in East Bend Township located South of Second Street in the Village of Dewey with PIN's 10-02-34-326-006, 10-02-34-328-001, 10-02-34-181-002 and 10-02-34-182-002 commonly known as the Premier Cooperative facility on the South side of Second Street in Dewey IL.

Site Area: 9.06 acres

Time Schedule for Development: As soon as possible

Prepared by: **Charlie Campo**, Zoning Officer
John Hall, Zoning Administrator
Trevor Partin, Associate Planner

BACKGROUND

The petitioner seeks to rezone the subject property from B-5 Central Business District, and AG-1 Agriculture to I-1 Light Industry to allow the construction of a new office building, truck scale detention area and driveways. It is a part of the Premier Cooperative Facility on the south side of Second St that totals approximately 23 acres and is in use as a grain storage facility and elevator. A grain elevator has operated in this location since prior to the adoption of the Zoning Ordinance on October 10, 1973. The subject properties have been zoned B-5 and AG-1 since the Zoning Ordinance and Zoning Map were adopted. Other areas of the elevator were rezoned from AG-1 to I-1 in 1975 and in 2005.

EXTRATERRITORIAL JURISDICTION

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

The subject property is located in East Bend Township, which does not have a Plan Commission.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning Summary

Direction	Land Use	Zoning
Onsite	Premier Coop Dewey Facility	B-5 General Business & AG-1 Agriculture (proposed to be rezoned to I-1 Light Industry)
North	Single Family Residential and Commercial	R-1 & R-2 Single Family Residence and B-5 Central Business
East	Commercial and Agriculture	AG-1 Agriculture
West	Single Family Residential and Agriculture	R-1 Single Family Residence and AG-1 Agriculture
South	Agriculture	AG-1 Agriculture

COMPATIBILITY WITH LRMP AND ZONING ORDINANCE

Staff analysis indicates that the proposed Zoning Map amendment and potential use appear to be generally compatible with surrounding land uses and the Champaign County Land Resource Management Plan Goals, Objectives, and Policies adopted by the County Board on April 22, 2010.

Staff has recommended affirmative findings for all decision points for the LRMP Goals, Objectives, and Policies, LaSalle and Sinclair Factors, and Purpose of the Zoning Ordinance. The Board can revise any of these recommended findings.

PROPOSED SPECIAL CONDITION

The following special condition is proposed for the Map Amendment:

- A. **A Zoning Use Permit and applicable fees shall be required any future construction on the property.**

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

Conformance with the Champaign County Zoning Ordinance.

- B. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

- C. **A complete Storm Water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Annotated Aerial Photo 2023 created by P&Z Staff
- C Aerial Photos 1973, 1988 and 2008
- D Site Plan Received January 16, 2025
- E Engineering Plans Received January 16, 2025
- F LRMP Land Use Goals, Objectives, and Policies (on ZBA meetings website)
- G LRMP Appendix of Defined Terms (on ZBA meetings website)
- H Site Photos taken February 18, 2025
- I Draft Finding of Fact and Final Determination dated February 27, 2025



Location Map

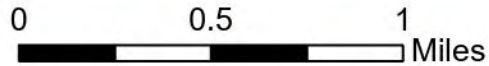
Case 163-AM-25

February 27, 2025

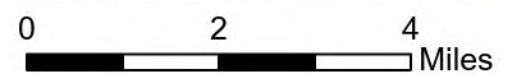
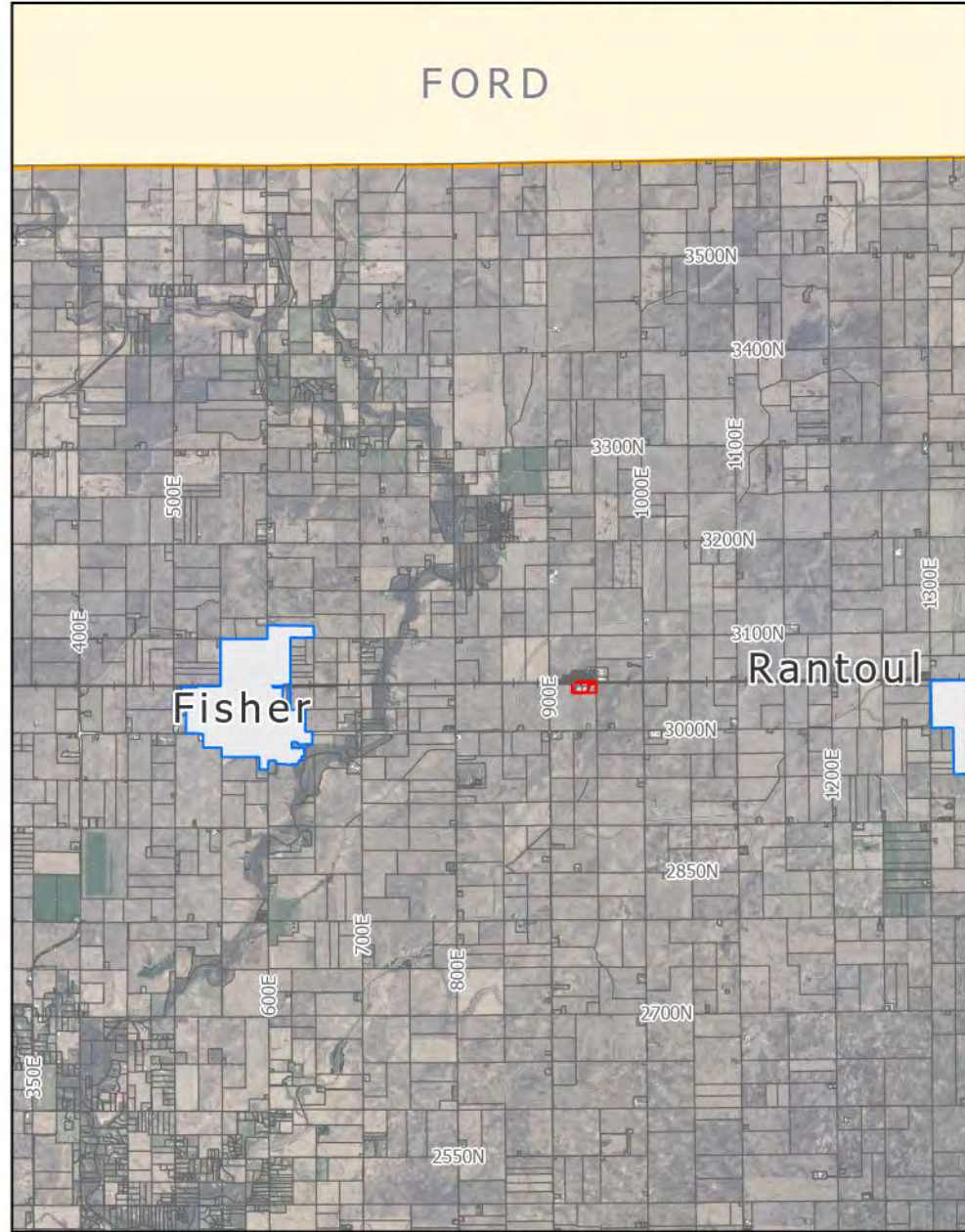
Subject Property



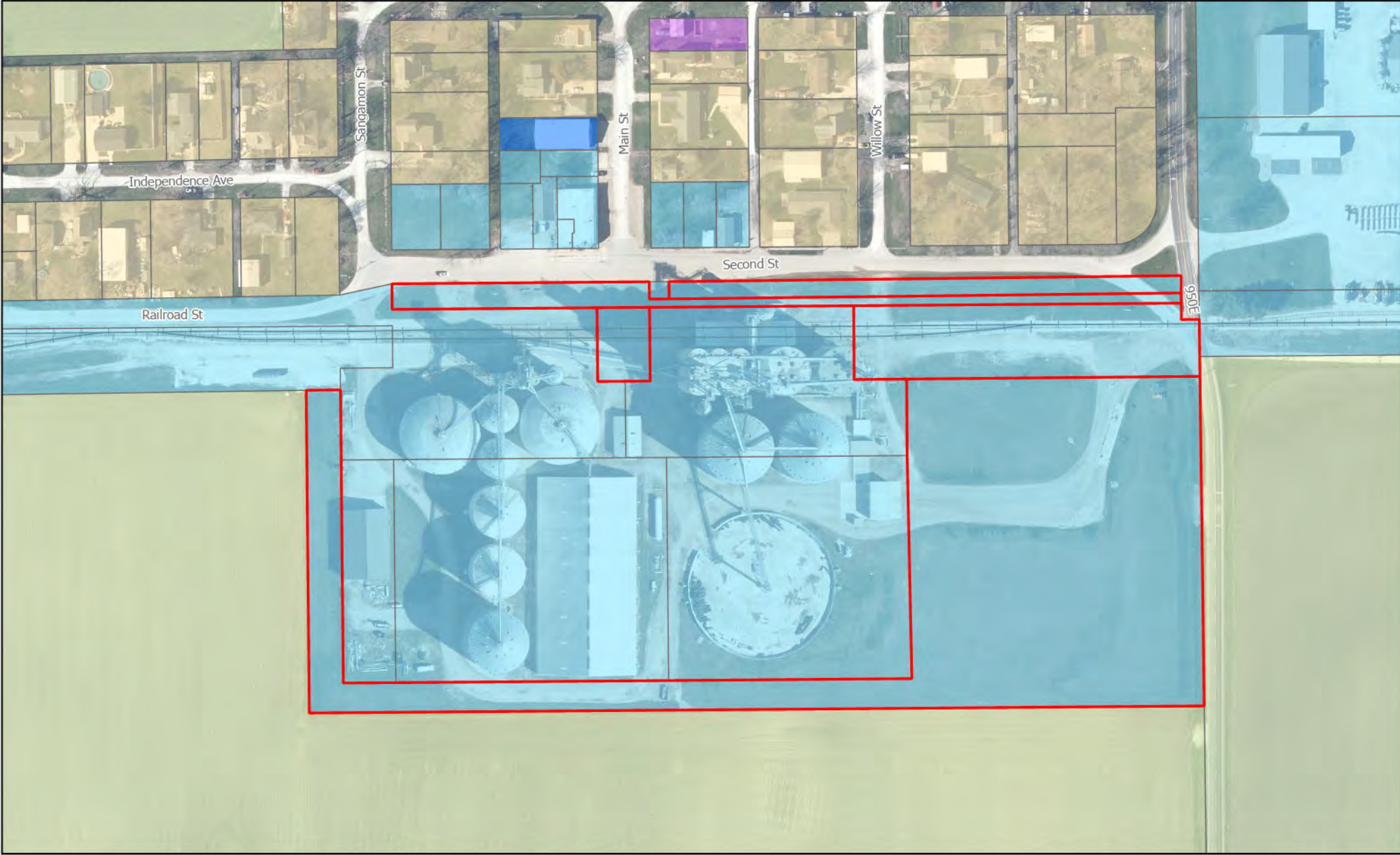
-  Subject Parcels
-  Municipal Boundary



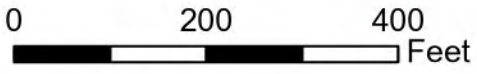
Property Location in Champaign County



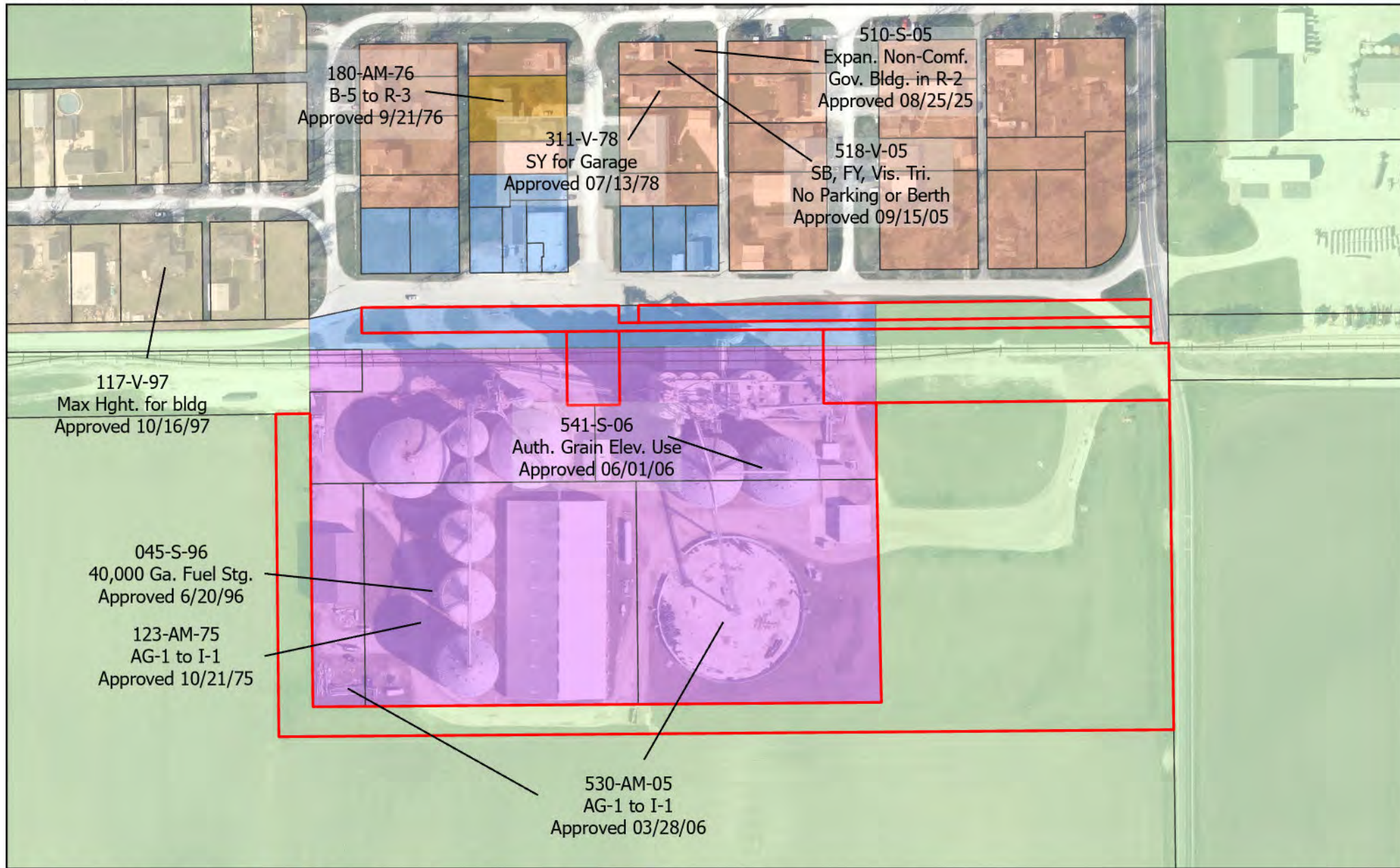
Land Use Map
Case 163-AM-25
February 27, 2025



- Agricultural
- Commercial
- Water Utility
- Residential
- Government



Zoning Map
 Case 163-AM-25
 February 27, 2025



- AG-1 Agriculture
- B-5 Central Business
- R-2 Single Family Residence
- R-1 Single-Family Residence
- R-3 Two Family Residence
- I-1 Light Industry

0 200 400 Feet

N

PLANNING & ZONING

Annotated 2023 Aerial

Case 163-AM-25

February 27, 2025




 Existing Subject Parcels (5)

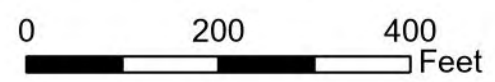


Annotated 1973 Aerial

Case 163-AM-25
February 27, 2025



 Existing Subject Parcels (5)




Annotated 1988 Aerial

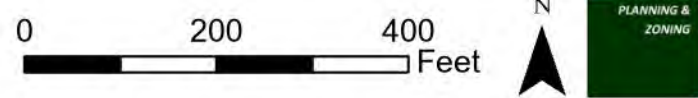
Case 163-AM-25

February 27, 2025



 Existing Subject Parcels (5)

0 200 400 Feet



PLANNING & ZONING

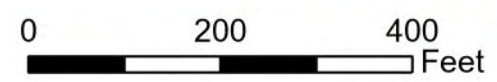
Annotated 2008 Aerial

Case 163-AM-25

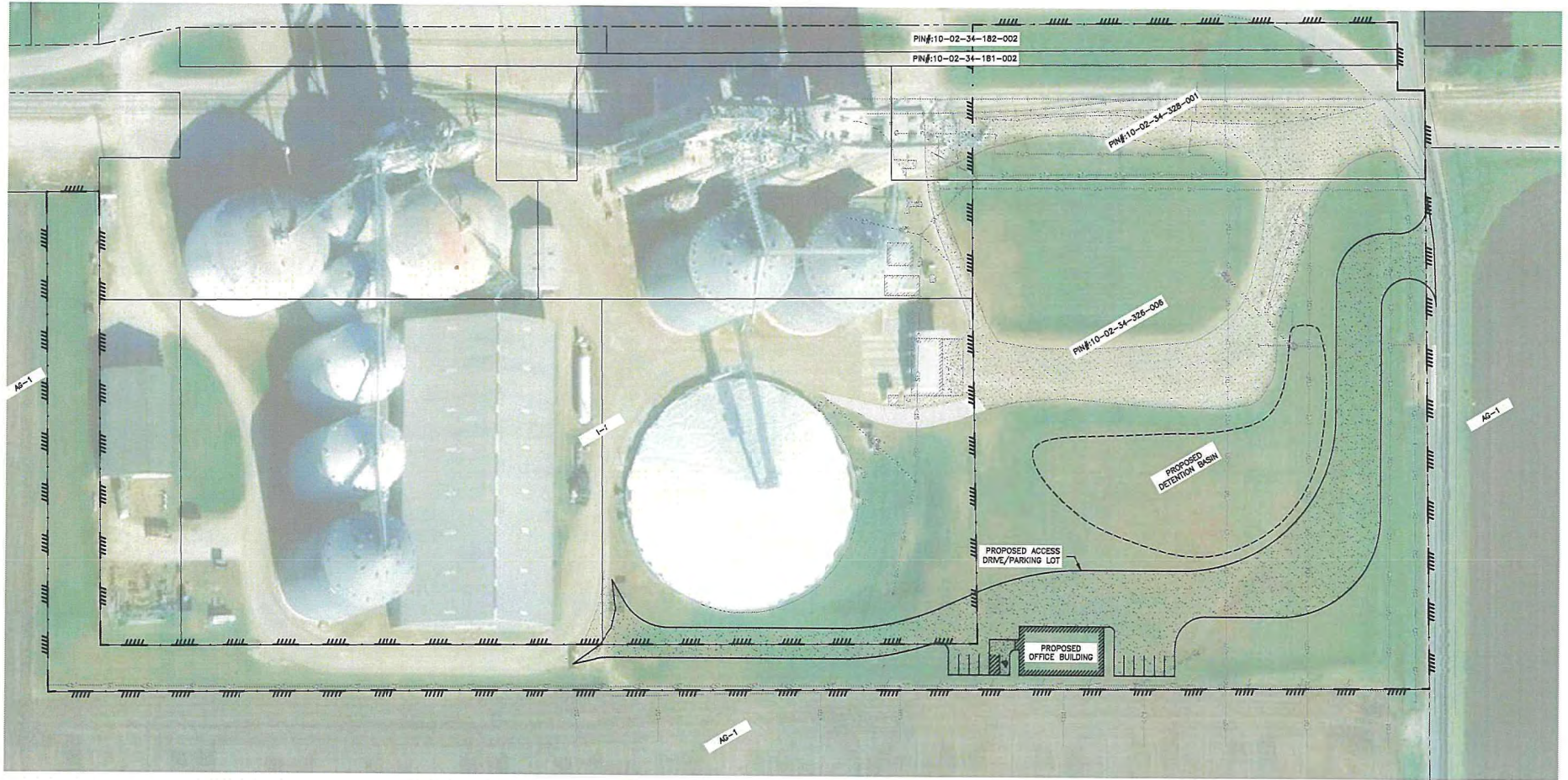
February 27, 2025



 Existing Subject Parcels (5)



PLANNING &
ZONING



RE-ZONING EXHIBIT

AREA TO BE RE-ZONED FROM AG-1 TO I-1



50 0 50 100 150 FEET

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN PIN NO. 14-003028

ILLINOIS
IOWA
WISCONSIN

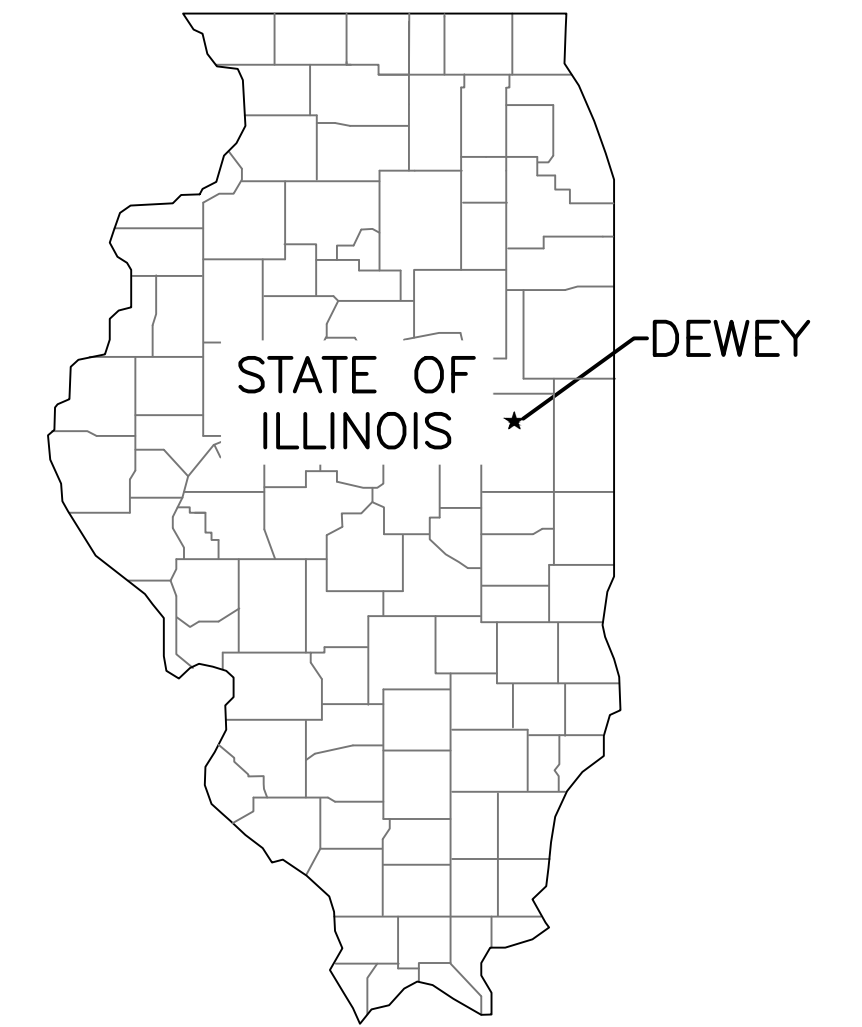
© 2025 FEHR GRAHAM

DEWEY GRAIN ELEVATOR FOR PREMIER COOPERATIVE, INC. DEWEY, ILLINOIS

CHAMPAIGN COUNTY
JANUARY 2025

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	LEGEND
3	GENERAL NOTES 1
4	GENERAL NOTES 2
5	EXISTING TOPOGRAPHY
6	SITE PLAN
7	GRADING, DRAINAGE AND EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
9	STORM SEWER DETAILS



PLAN & PROFILE



CROSS SECTIONS



LOCATION MAP

UTILITIES

UTILITY TYPE	COMMON NAME
WATER	DEWEY COMMUNITY PUBLIC WATER DISTRICT
ELECTRIC	AMEREN
TELEPHONE/CABLE/INTERNET	MEDIACOM, FRONTIER
GAS	NICOR

(CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS TO BE MADE.)



SIGNATURE DATE

PRELIMINARY

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS IOWA WISCONSIN

ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER: 184003525

ORIGINAL SET FOR PROJECT: 24-1708		DATE CREATED: 01/06/25
REVISIONS		
REV. NO.	DESCRIPTION	DATE



ABBREVIATIONS

Table of abbreviations including terms like ANGLE, AGGREGATE BASE COURSE, ACI, AGR, AISI, ALT, ARCH, ASPH, ASTM, B, BFP, BIT, BLDG, BLK, BM, BOT, BSMT, BV, B-V, CL, CL or C, C to C, C & G, CF, CHD, CI, CHK, CLR, CMP, CMU, CTY, CONC, CONT, C-B, COORD, CU, CTRS, CY, CS, D, DEP, DET, DIAG, DIM, DI, DN, DNSTR, DP, DWG, E, EJ, EL, EP, EQUIP, EQUIV, EW, EXP, EX, EXIST, EXT, E =, FD, FDN, FE, FF, FIL, FIN, FL, FLR, FM, FND, FRMG, FTG, F-F, GAUGE, GI, GRD, GRS, GRT, GV, GYP, HSE, HC, HMA, HNGR, HORIZ, H.P., HW, HWH, Δ =, I, ID, INT, INV, IP, JUST, L, LAT, LAV, LF, L.P., LT, MAX, ME, MH, MIN, MJ, MTL, N, No. or #, NOM, NTS, OC, OD, OO, OPNG, OPP, PC, PCC, PCF, PDP.

Table of abbreviations including terms like PE, PI, PL, PLG, PLY, PLYWD, PM, PR, PRC, PRESS, PR, PROP, PRV, PPSF, PPSI, PSL, PT, PLG, PVC, R, RD, RCDP, RCP, RD, REINF, REQD, ROW, RFT, RND, RFR, RRS, RT, R&R, SB, SCHED, SEC, SF, SHR, SHT, SHTG, SP, SPA, SPEC, SQ, SS, STA, STD, STL, STRUCT, SW, SY, TAN, TBC, TBM, TD, THK, TR, TY, TYP, U.O.N., UP, UPSTR, UR, USGS, VC, VCP, VERT, VOL, VPC, VPI, VPRC, VPT, W, WC, WF, WM, WMQ, WY, WGT, WP, WS, WWF, W/W, W/O, XP.

HATCH PATTERNS

Table of hatch patterns including EARTH - FILL, BRICK, STEEL, INSULATION (LOOSE/ BATT), INSULATION (RIGID), WOOD (ROUGH), WOOD (BLOCKING), WOOD (FINISH), DETECTABLE WARNING, ASPHALT PAVEMENT.

SYMBOLS

Table of symbols for CIVIL, including EXISTING and PROPOSED symbols for RIGHT-OF-WAY LINE, PROPERTY LINE, CENTERLINE, SETBACK LINE, EASEMENT LINE, SECTION LINE, SECTION CORNER, COORDINATE POINT ON GRID SYSTEM, FOUND OR SET PROPERTY PIN, RIGHT-OF-WAY MARKER, BENCHMARK, CONTOUR LINE, SPOT ELEVATION (AT), FENCE LINE, SILT FENCE LINE, CURB AND GUTTER, TIP OUT CURB AND GUTTER, SAWCUT, LIMITS OF PAVEMENT REMOVAL & REPLACEMENT, DECIDUOUS TREE W/ SIZE, CONIFEROUS TREE W/ SIZE, TREE STUMP, HEDGEROW, BUSH OR SHRUB, TREE LINE, CONSTRUCTION LIMIT LINE, SIGN (MULTIPLE POST, SINGLE POST, STREET SIGN), GUARD RAIL, RAILROAD TRACKS, BUILDING, MAILBOX, FLAGPOLE, BOLLARD, AIR CONDITIONER.

Table of symbols for MISC, including EXISTING and PROPOSED symbols for SOIL BORING LOCATION AND NUMBER, MONITORING WELL, REVISION NUMBER, OUTLINE OF DETAILED AREA, SECTION NUMBER SHEET WHERE SHOWN.

Table of symbols for SANITARY SEWER, including EXISTING and PROPOSED symbols for SANITARY SEWER, SANITARY SEWER SERVICE, SANITARY SEWER FORCE MAIN, SANITARY CLEANOUT, SANITARY MANHOLE, WYE FITTING.

Table of symbols for WATER, including EXISTING and PROPOSED symbols for WATER SERVICE, WATER PIPE, FIRE HYDRANT, YARD HYDRANT, WATER VALVE WITH BOX, CURB STOP W/CURB BOX, REDUCER, WATER VALVE VAULT, 11.25' BEND, 22.50' BEND, 45' BEND, 90' BEND, TEE, CAP, WATER METER, SPRINKLER HEAD, TRACER WIRE BOX.

Table of symbols for STORM SEWER, including EXISTING and PROPOSED symbols for STORM SEWER, DRAIN TILE, DITCH LINE (PAVED), DITCH LINE (UNPAVED), STORM MANHOLE, CATCH BASIN, STORM SEWER INLET, STORM SEWER INLET - BEHIND CURB, DOWNSPOUT, CULVERT AND SIZE, RCCP OR RCP EQRS (RCAP) END SECTION, METAL OR HDPE END SECTION, FLOW DIRECTION.

Table of symbols for EROSION CONTROL, including EXISTING and PROPOSED symbols for EROSION CONTROL BLANKET, TEMPORARY AND PERMANENT SEEDING AREA, UNDISTURBED AREA, STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, TEMPORARY SEDIMENT TRAP, CULVERT INLET PROTECTION, ROCK OUTLET PROTECTION, ROCK CHECK DAM - COURSE AGGREGATE, ROCK CHECK DAM - RIP RAP, DITCH CHECK.

Table of symbols for UTILITY, including EXISTING and PROPOSED symbols for FIBER OPTIC LINE, UNDERGROUND TV CABLE, CABLE TV RISER PEDESTAL, OVERHEAD UTILITY, UNDERGROUND ELECTRIC, ELECTRIC RISER PEDESTAL, ELECTRIC MANHOLE, UNDERGROUND TELEPHONE, TELEPHONE RISER PEDESTAL, TELEPHONE MANHOLE, UTILITY POLE, UTILITY POLE W/ METER, UTILITY POLE W/ TRANSFORMER, UTILITY POLE W/ LIGHT, LIGHT (MAST MOUNTED), LIGHT POLE (SINGLE FIXTURE), YARD LIGHT, GAS MAIN, GAS METER, GAS VALVE, GAS STRUCTURE, TRANSFORMER, GENERATOR.

Table of symbols for TRAFFIC RELATED, including EXISTING and PROPOSED symbols for CONTROLLER, MAST ARM ASSEMBLY AND POLE, SIGNAL HEAD AND POST, SIGNAL HEAD, PEDESTRIAN HEAD, PEDESTRIAN PUSH-BUTTON, HAND HOLE, DOUBLE HAND HOLE, HAND HOLE OR JUNCTION BOX, HEAVY-DUTY HAND HOLE, EXISTING CONDUIT (LENGTH AND SIZE) PROP GALVANIZED STEEL OR PVC CONDUIT UPPER NUMERAL INDICATES LENGTH "T" INDICATES CONDUIT IN TRENCH "P" INDICATED CONDUIT PUSHED LOWER NUMERAL INDICATES SIZE AND TYPE, LUMINAIRE, ARROW - THROUGH, TURN LEFT, ARROW - THROUGH, ARROW - TURN LEFT, ARROW - TURN RIGHT, ONE DIRECTION TURN ONLY, HANDICAPPED PARKING STALL, TRAFFIC DETECTOR LOOP, TRAFFIC CONTROL BOX.

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS IOWA WISCONSIN

OWNER/DEVELOPER: PREMIER COOPERATIVE, INC. 2104 W. PARK CT. CHAMPAIGN, IL 61821

PROJECT AND LOCATION: DEWEY GRAIN ELEVATOR DEWEY, ILLINOIS

DRAWN BY: EJA APPROVED BY: CMO DATE: 01/06/25 SCALE: AS NOTED

Table with 3 columns: REV. NO., DESCRIPTION, DATE. Includes a REVISIONS section.

DRAWING: LEGEND SET TYPE: PRELIMINARY G:\C30\24\24-1708\Plans\24-1708 Cover & Legend.dwg, LEGEND

JOB NUMBER: 24-1708 SHEET NUMBER: 2 of 9

GENERAL NOTES

- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAMPAIGN COUNTY, THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION, "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS," CURRENT EDITION, SPECIAL PROVISIONS AND THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", CURRENT EDITION.
- IN THESE CONTRACT DOCUMENTS MENTION IS MADE OF THE "ENGINEER", WHICH SHALL MEAN FEHR GRAHAM OR THEIR DULY AUTHORIZED AGENT. IN THESE CONTRACT DOCUMENTS MENTION IS MADE OF THE "OWNER", WHICH SHALL MEAN PREMIER COOPERATIVE, OR THEIR DULY AWARDED AGENT.
- IN CASE OF CONFLICT BETWEEN THE ABOVE MENTIONED SPECIFICATIONS, THE ENGINEER SHALL DETERMINE WHICH OF THE SPECIFICATIONS SHALL GOVERN. THE ENGINEER'S DECISION SHALL BE FINAL AND NO ADDITIONAL COMPENSATION SHALL BE AWARDED UNLESS APPROVED BY THE ENGINEER.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE OWNER. IMPROVEMENT REPRESENTATIONS AS SHOWN ON THESE PLANS, ARE AS ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. HOWEVER SOME FIELD REVISIONS MAY BE REQUIRED TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES – THE ENGINEER SHALL BE ADVISED OF ANY NECESSARY REVISIONS WITH SUFFICIENT LEAD TIME ALLOWED TO PROPERLY CONSIDER AND ACT UPON SAID REQUESTS. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED IN CONSTRUCTING THOSE IMPROVEMENTS AS DETAILED IN THIS ENGINEERING PLAN.
- THE ENGINEER SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE OR REJECT THE WORKMANSHIP AND/OR MATERIALS WHICH GO TO MAKE UP IMPROVEMENTS AS DETAILED IN THESE PLANS AND SPECIFICATIONS.
- GENERAL SAFETY PROVISION: TO PROVIDE DRIVERS WITH SAFE TRAVEL CONDITIONS DURING THE CONSTRUCTION PROJECT, AND TO PROVIDE SAFE WORKING CONDITIONS FOR ALL EMPLOYEES, THE RULES, REGULATIONS, AND CONDITIONS STATED BELOW WILL PREVAIL FOR THE DURATION OF THIS CONTRACT. ANY EMPLOYEE OF THE CONTRACTOR OR HIS SUBCONTRACTORS WHO REFUSES TO COMPLY WITH THESE GENERAL SAFETY PROVISIONS SHALL BE REMOVED FROM THE JOB SITE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR AND ANY SUBCONTRACTORS RETAINED BY HIM SHALL COMPLY WITH THE STATE AND FEDERAL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA), JULY 1, 1987 AS IT RELATES TO CONTRACTOR'S OPERATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE REGULATIONS REGARDING AIR, WATER, AND NOISE POLLUTION. THE CONTRACTOR WILL NOT BE ALLOWED TO BUILD FIRES ON THE SITE.
- THE SCALE SHOWN ON THE DRAWINGS APPLIES ONLY TO THE FULL SIZE PLANS NOT THE REDUCED SIZE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DRAINAGE FLOWS AT ALL TIMES DURING THE PERFORMANCE OF THE WORK. METHODS USED BY THE CONTRACTOR SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. COST OF MAINTAINING DRAINAGE FLOWS SHALL BE INCIDENTAL TO THE CONTRACT.
- WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED OR DISTURBED. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS, MONUMENTS AND RIGHT-OF-WAY PINS UNTIL THE OWNER, AND AUTHORIZED SURVEYOR, OR AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN AUTHORIZED SURVEYOR RE-ESTABLISH ANY SECTION OR SUBSECTION MONUMENTS DESTROYED BY HIS OPERATIONS. REPLACEMENT OF MONUMENTS WILL BE DETERMINED BY THE ENGINEER.
- THE CONTRACTOR SHALL REMOVE, STORE, AND RELOCATE TO THE SATISFACTION OF THE ENGINEER ALL EXISTING SIGNAGE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS, AND CONSIDER THIS AS INCIDENTAL TO THE CONTRACT.
- OUTSIDE THE EXISTING RIGHT-OF-WAY, THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATION NEAR ANY AND ALL EXISTING SIGNS OUTSIDE THE RIGHT-OF-WAY. ANY SIGNS REMOVED FOR CONSTRUCTION PURPOSES SHALL BE CAREFULLY REMOVED AND RE-ERECTED BY THE CONTRACTOR AT A LOCATION NEAREST TO THE ORIGINAL LOCATION, OR AT A LOCATION DETERMINED BY THE ENGINEER IN THE FIELD. REMOVAL AND RE-ERECTED SIGNS AND ANY DAMAGE DONE TO EXISTING SIGNS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. MATERIALS AND LABOR NOT SPECIFICALLY IDENTIFIED SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- AT THE END OF EACH DAY, THE CONTRACTOR SHALL SECURE THE CONSTRUCTION WORK ZONE FROM POTENTIAL INTRUDERS.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER OF ANY ERRORS OR DISCREPANCIES WHICH MAY BE SUSPECTED IN LINES AND GRADES, AND SHALL NOT PROCEED WITH THE WORK UNTIL ALL LINES AND GRADES WHICH ARE BELIEVED TO BE IN ERROR HAVE BEEN VERIFIED OR CORRECTED BY THE ENGINEER OR HIS REPRESENTATIVE.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THEIR WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- ALL ITEMS TO BE REMOVED AND NOT DEFINED AS SUCH SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- ALL EXCESS EARTH EXCAVATION, EXCESS MATERIALS, OR OTHER REMOVED ITEMS SHALL BE HAULED OFF-SITE AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL OBSTRUCTIONS, TREES, DEBRIS AND BRUSH AS DESIGNATED BY THE OWNER AND AS INDICATED ON THE PLANS. THIS WORK SHALL BE IN ACCORDANCE WITH SECTION 201 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION. ALL MATERIALS SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DURING CONSTRUCTION, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE EXISTING TREES AND LANDSCAPING. ONLY THOSE ITEMS DESIGNATED BY THE OWNER SHALL BE REMOVED.
- ALL ROADWAY REMOVAL ITEMS SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION. ALL JOINTS BETWEEN THE PORTION REMOVED AND THAT LEFT IN PLACE SHALL BE SAWEED TO SUCH A DEPTH THAT A CLEAN, NEAT EDGE WILL RESULT WITH NO SPALLING TO THE REMAINING PORTION. THE COST OF SAWING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ADDITIONAL SAWING OR RE-SAWING MAY BE REQUIRED AS DIRECTED BY THE ENGINEER WITH NO ADDITIONAL COMPENSATION BEING ALLOWED. THE COST OF SAWCUTTING THE EXISTING PAVEMENT SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- WHEN ARTIFICIAL LIGHTING IS UTILIZED DURING NIGHT OPERATIONS, THE CONTRACTOR SHALL EXERCISE UTMOST PRECAUTIONS IN PREVENTING ADVERSE VISIBILITY TO THE MOTORING PUBLIC, AS WELL AS ADJOINING RESIDENTIAL AREAS.
- THE CONTRACTOR IS REQUIRED TO STAY WITHIN THE NOTED PROPERTY BOUNDARIES RIGHT-OF-WAY AND EASEMENTS AS SHOWN IN THE PLANS. ANY ADDITIONAL EASEMENTS SHALL BE SECURED BY THE CONTRACTOR AT NO EXTRA COST.
- ANY AREAS DAMAGED OR DISTURBED DURING THE PROJECT AS A DIRECT OR INDIRECT RESULT OF CONTRACTOR OPERATIONS,

SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION. THE COST OF SAID RESTORATION OR REPAIR SHALL BE BORNE TOTALLY BY THE CONTRACTOR, WITH NO EXTRA COMPENSATION BEING AWARDED UNDER THIS CONTRACT. THE RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY UTILITY, STRUCTURE, LANDSCAPING, ETC., DAMAGED OR DESTROYED BY THE CONTRACTOR DURING MOBILIZATION OR CONSTRUCTION SHALL BE BORNE SOLELY BY THE CONTRACTOR, WITH NO EXPENSE BEING CHARGED TO THE ENGINEER OR OWNER. PRIOR TO ACCEPTANCE OF THIS REPAIR OR REPLACEMENT, THE CONTRACTOR SHALL PRESENT THE OWNER WITH A "SIGNOFF LETTER", SIGNED BY A RESPONSIBLE OFFICIAL OF THE OWNER OF THE DAMAGED UTILITY STATING THAT THE REPAIR OR REPLACEMENT IS ACCEPTABLE.

CONSTRUCTION STAKING

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PROPOSED IMPROVEMENTS AND SHALL INCLUDE THE COST OF STAKING IN THEIR QUOTE. CONTROL POINTS ARE INDICATED ON THE PLANS.

EROSION CONTROL NOTES

- UNLESS OTHERWISE SPECIFIED, ALL EROSION AND SEDIMENT CONTROL MEASURES AND THEIR MAINTENANCE, CLEARING AND REMOVAL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THIS WORK SHALL CONFORM TO THE APPLICABLE STANDARDS FROM THE ILLINOIS URBAN MANUAL, THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION, CURRENT EDITION, THE PROJECT SPECIFICATIONS, AND THE APPROPRIATE DETAILS.
- A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE COMPLETED AND SUBMITTED TO THE ILLINOIS EPA BY THE OWNER PRIOR TO CONSTRUCTION.
- THE SWPPP SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS AND WILL BE AVAILABLE FOR REVIEW DURING THE BIDDING PROCESS.
- A COPY OF THE SWPPP WILL BE PROVIDED TO THE SUCCESSFUL BIDDER. THE CONTRACTOR SHALL MAINTAIN ONE COPY OF THE SWPPP AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
- THE CONTRACTOR SHALL LEGIBLY MARK ANY CHANGES OR REVISIONS IMPLEMENTED TO THE SWPPP. AT COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THE SWPPP (INCLUDING ALL REVISIONS, RECORDS, AND INSPECTION REPORTS) TO THE OWNER.
- THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL MEASURES OR CONSTRUCTION ACTIVITIES THAT DISTURB SITE SOIL WILL BE REQUIRED TO CERTIFY THE SWPPP BEFORE A NOTICE TO PROCEED IS ISSUED.
- A COPY OF THE LETTER OF NOTIFICATION OF COVERAGE, AND THE GENERAL NPDES PERMIT NO. ILR10 MUST BE POSTED IN A PROMINENT PLACE FOR PUBLIC VIEWING AT THE CONSTRUCTION SITE BY THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THESE EROSION CONTROL PLANS AND IN THE SWPPP BEFORE CONSTRUCTION BEGINS.
- THE CONTROLS SHALL BE INSTALLED AS DETAILED AND WHERE INDICATED ON THE EROSION CONTROL PLAN SHEETS AND AS DIRECTED BY THE INSPECTOR.
- SITE ACTIVITIES SHOULD ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE PRACTICABLE.
- EXCEPT AS PROVIDED IN THE SWPPP, DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED (TEMPORARILY OR PERMANENTLY SEEDED, MULCHED, SODDED OR PAVED) AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- UNTIL SUCH TIME AS THE PROJECT SITE REACHES FINAL STABILIZATION AND A NOTICE OF TERMINATION IS FILED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST, REPAIR, OR REPLACE, ALL VEGETATION, EROSION CONTROLS, SEDIMENT CONTROLS, AND ANY OTHER PROTECTIVE MEASURES AS REQUIRED IN ORDER TO MAINTAIN THEIR INTENDED FUNCTION IN A GOOD AND EFFECTIVE OPERATING CONDITION.
- EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER EXPECTED DURING THE CONSTRUCTION PROCESS THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE IDENTIFIED IN THE SWPPP. THESE DISCHARGES SHALL BE DIRECTED AWAY FROM UNPROTECTED, BARE, OR OTHERWISE UNSTABILIZED SOIL, AND APPROPRIATE POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED SO THAT THESE DISCHARGES DO NOT CAUSE EROSION OR DEGRADE THE QUALITY OF RUNOFF FROM THE CONSTRUCTION SITE.
- REGULAR INSPECTIONS WILL BE MADE AS REQUIRED UNDER THE GENERAL NPDES PERMIT NO. ILR10 AND SPECIFIED IN THE SWPPP. A QUALIFIED INSPECTOR WILL BE PROVIDED BY THE CONTRACTOR. BASED ON THE RESULTS OF THE INSPECTIONS, POLLUTION PREVENTION MEASURES SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER EACH INSPECTION. SUCH REVISIONS SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING EACH INSPECTION.
- THE OWNER SHALL HAVE AUTHORIZATION TO DETERMINE THE ADEQUACY OF THE CONTRACTOR'S EROSION CONTROL EFFORTS. THE OWNER SHALL HAVE FULL AUTHORITY OVER THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL OR TO SUSPEND OR LIMIT THE CONTRACTORS OPERATIONS PENDING ADEQUATE PERFORMANCE.
- PERIMETER EROSION BARRIER TO BE CONSTRUCTED OF SILT FENCE UNLESS NOTED OTHERWISE.
- INLET PROTECTION SHALL BE A DANDY BAG, DANDY SACK, ROCSOC, OR APPROVED EQUAL.
- EROSION CONTROL BLANKET SHALL BE OF NORTH AMERICAN GREEN DS75 OR APPROVED EQUAL.
- A TEMPORARY CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED AT A LOCATION APPROVED BY THE ENGINEER. WASHOUT FACILITY SHALL BE UTILIZED FOR ALL APPLICABLE OPERATIONS.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED, TO THE DIMENSIONS AS SHOWN, AT APPROVED LOCATIONS FOR THIS PROJECT. ALL CONSTRUCTION TRAFFIC MUST UTILIZE THE STABILIZED CONSTRUCTION ENTRANCES WHEN EXITING THE SITE. ALL COST FOR EROSION CONTROL AND RESTORATION WORK ASSOCIATED WITH THE APPROVED STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- TEMPORARY EROSION CONTROL MEASURES INCLUDE TEMPORARY DITCH CHECKS, PERIMETER EROSION BARRIER, INLET AND PIPE PROTECTION, TEMPORARY SEEDING, AND ANY OTHER TEMPORARY EROSION CONTROL MEASURE NEEDED TO LIMIT THE AMOUNT OF SOIL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED FROM THE SITE, AND BECOME THE PROPERTY OF THE CONTRACTOR. CONTRACTOR MUST STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF EROSION CONTROL ITEMS.
- CONTRACTOR SHALL CLEAN ANY DEBRIS TRACKED OFFSITE DAILY.

SEEDING OF DISTURBED AREAS

- THE FINAL TOP 6" INCHES OF SOIL IN ANY DISTURBANCE AREA MUST BE A COHESIVE SOIL CAPABLE OF SUPPORTING VEGETATION.
- FERTILIZER HAVING AN ANALYSIS OF 10-10-10 SHALL BE APPLIED AT A RATE OF 90 LBS/ACRE TO ALL DISTURBED AREAS AND INCORPORATED INTO THE SEEDBED PRIOR TO SOWING THE SEED.
- THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS ADJACENT TO IMPROVEMENTS WITH SEEDING, IDOT CLASS 1A AND MULCH, IDOT METHOD 2 IN ACCORDANCE WITH IDOT STANDARD SPECIFICATION OR AS APPROVED BY THE ENGINEER.
- GUARANTEE:** ALL SEEDED AREAS SHALL BE MAINTAINED AND MOWED FOR AT LEAST 30 DAYS AFTER GERMINATION. SCATTERED BARE SPOTS NO LARGER THAN TWO SQUARE FOOT WILL BE ALLOWED UP TO A MAXIMUM OF 5% OF ANY SEEDED AREA INCLUDING 30-DAY MAINTENANCE, MOWING AND WATERING AS NECESSARY.
- THIS WORK SHALL CONFORM TO THE APPLICABLE STANDARDS FROM THE ILLINOIS URBAN MANUAL, THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION SECTIONS, CURRENT EDITION, THE PROJECT SPECIFICATIONS, AND THE APPROPRIATE DETAILS.
- RESTORATION – THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION OF THE IMPROVEMENTS AND RELATED APPURTENANCES OR AS PART OF ANY OF THEIR ACTIVITIES TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION.



ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
PREMIER COOPERATIVE, INC.
2104 W. PARK CT.
CHAMPAIGN, IL 61821

PROJECT AND LOCATION:
DEWEY GRAIN ELEVATOR
DEWEY, ILLINOIS

DRAWN BY: EJA
APPROVED BY: CMO
DATE: 01/06/25
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
GENERAL NOTES 1

SET TYPE: PRELIMINARY
G:\C3D\24\24-1708\Plans\24-1708 General Notes.dwg, GENERAL NOTES 1

JOB NUMBER:
24-1708

SHEET NUMBER:
3 of 9

STORM SEWER

1. ALL STORM SEWER SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALLOWABLE MATERIALS SHALL BE:
 - a. REINFORCED CONCRETE PIPE
 - b. CORRUGATED POLYETHYLENE PIPE WITH A SMOOTH INTERIOR
 - c. PVC PIPE SDR 26
2. WHERE REQUIRED, WATERMAIN QUALITY PIPE SHALL BE AWWA C900 WITH ASTM F477 JOINTS PRESSURE RATED IN ACCORDANCE WITH ASTM D139.
3. ALL EXISTING MANHOLE CONNECTIONS MUST BE CORE-DRILLED, UNLESS A PRE-CORED HOLE, SUITABLY LOCATED, EXISTS IN THE MANHOLE.
4. THE LENGTH OF FLARED END SECTIONS IS NOT INCLUDED IN THE INDICATED PIPE LENGTH. HOWEVER, THE ENTIRE LENGTH OF THE FLARED END SECTION IS TAKEN INTO ACCOUNT FOR THE INDICATED SLOPE AND INVERT GRADES.
5. CONTRACTOR SHALL FURNISH ALL PIPE BEDDING. PIPE BEDDING MATERIAL SHALL BE AS SHOWN IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STORM SEWER ELEVATIONS THAT PROJECT CONNECTS TO.

UTILITIES

1. UTILITIES SHOWN ON THE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND NO GUARANTEE OF THEIR ACCURACY IS MADE OR INFERRED. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS REPRESENT DATA RECEIVED FROM VARIOUS SOURCES. IT IS NOT GUARANTEED TO BE CORRECT OR ALL-INCLUSIVE. THE CONTRACTOR SHALL CONDUCT HIS OWN INVESTIGATION INTO THE LOCATION, SIZE, DEPTH AND NATURE OF ANY AND ALL EXISTING UTILITIES THAT MAY INTERFERE WITH THE WORK UNDER THIS CONTRACT. ANY EXISTING UTILITIES THAT ARE TO REMAIN IN SERVICE SHALL BE FULLY PROTECTED BY THE CONTRACTOR AND ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER OR THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ANY AND ALL UTILITY COMPANIES REGARDING ADJUSTMENTS NECESSARY. THIS WORK SHALL BE AT THE CONTRACTOR'S EXPENSE AND CONSIDERED INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND, OVERHEAD, OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER OR THE OWNER OR REPLACED. THIS WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR MUST VERIFY AND LOCATE ALL EXISTING UTILITIES ON OR ADJACENT TO THE SITE. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTACT J.U.L.I.E. AT 1-800-892-0123 (OR 811) FOR EXACT FIELD LOCATION OF UTILITIES, DAMAGE, AND THE COST THEREOF, TO ANY AND ALL UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY AND ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THE ENGINEER AND SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE EXISTING UTILITIES SHOWN HEREON.
3. IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND REQUESTING SAID UTILITIES TO FIELD VERIFY AND MARK PERTINENT UTILITY LOCATIONS.
4. THE UTILITY LOCATIONS, DEPTHS, ETC. SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS; THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
5. THE CONTRACTOR SHALL CONTACT THE NECESSARY UTILITY COMPANIES FOR ANY UTILITY RELOCATIONS. THE CONTRACTOR SHALL PAY FOR ALL COSTS ASSOCIATED WITH RELOCATION OF UTILITIES ON OR ADJACENT TO THE SUBJECT PROPERTY OR WITHIN THE ROAD RIGHT-OF-WAY.
6. TRENCH BACKFILL SHALL BE FILL MATERIAL TYPE A (GRAVEL OR CA6 CRUSHED STONE,) OR TYPE C (SAND FA-1 OR SAND FA-2) IN ACCORDANCE WITH AASHTO T27 GUIDELINES AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION IN ILLINOIS", CURRENT EDITION. COST SHALL BE INCLUDED IN UNIT PRICE OF PIPE. (COST SHALL BE INCIDENTAL TO THE PROJECT).
7. TRENCH BACKFILL SHALL BE USED IN LOCATIONS WHERE THERE IS AN EXISTING OR PROPOSED PERMANENT SURFACE.
8. ABANDONED UNDERGROUND UTILITIES THAT CONFLICT WITH CONSTRUCTION OR HAVE THE POTENTIAL FOR CREATING FUTURE PROBLEMS SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT AN APPROVED LOCATION OBTAINED BY THE CONTRACTOR, ACCORDING TO THE "STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION IN ILLINOIS", CURRENT EDITION, AND AS DIRECTED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCIDENTAL TO EARTH EXCAVATION AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
9. ANY AND ALL FIELD TILES AND OR STORM SEWERS DAMAGED OR ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED, REPLACED AND/OR CONNECTED IMMEDIATELY BY THE CONTRACTOR. COST FOR SAID REPAIRS, REPLACEMENT, AND/OR CONNECTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TRAFFIC CONTROL

1. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL TRAFFIC CONTROL ITEMS NECESSARY FOR THE CONSTRUCTION OF ITEMS WITH IN THE ROAD RIGHT-OF-WAY. ALL WORK PERFORMED SHALL HAVE TRAFFIC CONTROL IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
2. ALL TRAFFIC CONTROL DEVICES USED FOR THE MAINTENANCE OF TRAFFIC SHALL BE REFLECTORIZED PRIOR TO INSTALLATION AND CLEANED AS NECESSARY THROUGHOUT THE DURATION OF THE CONTRACT. ALL SIGNS SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE CONTRACTOR. PAYMENT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
3. TRAFFIC CONDITIONS, ACCIDENTS, AND OTHER UNFORESEEN CONDITIONS MAY REQUIRE THE ENGINEER TO MODIFY THE LOCATION OF THE TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS AS DIRECTED BY THE ENGINEER WITHOUT DELAY. THE CONTRACTOR SHALL RESPOND WITHIN 30 MINUTES FROM THE TIME OF NOTIFICATION BY THE ENGINEER TO ANY REQUEST MADE BY THE ENGINEER FOR CORRECTION, IMPROVEMENT OR MODIFICATION OF THE MAINTENANCE OF TRAFFIC CONTROL DEVICES. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT TRAFFIC LANES OPEN TO TRAFFIC FROM DEBRIS BEING BLOWN OR OTHERWISE REMOVED FROM THE CONSTRUCTION AREAS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING DEBRIS OFF THE ADJACENT TRAVELED LANE SURFACE. COST INCIDENTAL TO THE PROJECT.
4. THE CONTRACTOR SHALL SUBMIT MAINTENANCE OF TRAFFIC AND STAGING OF CONSTRUCTION PLANS FOR APPROVAL BY THE ENGINEER PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL PERFORM THE WORK UNDER STAGE CONSTRUCTION IN THE EVENT THAT THE CONTRACTOR WILL NEED TO CLOSE PUBLIC ROADS, CONTRACTOR SHALL SUBMIT PROPOSED DETOUR ROUTE AND ASSOCIATED SIGNAGE TO THE ENGINEER PRIOR TO COMMENCING WORK.
6. PROVIDE TO THE ENGINEER AND THE OWNER THE NAME AND PHONE NUMBER OF INDIVIDUALS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL MEASURES DURING CONSTRUCTION. THIS INDIVIDUAL SHALL BE AVAILABLE TO CORRECT TRAFFIC CONTROL PROBLEMS 24 HOURS PER DAY.
7. THE CONTRACTOR SHALL NOTIFY THE POST OFFICE, POLICE DEPARTMENT, FIRE DEPARTMENT, 911 DISPATCH CENTER, ILLINOIS DEPARTMENT OF TRANSPORTATION, STATE POLICE, APPROPRIATE SCHOOL DISTRICT AND THE LOCAL AGENCY A MINIMUM OF 5 DAYS PRIOR TO CLOSING ANY PORTION OF THE STREET OR ALLEY.

SUBGRADES, SUBBASES, AND BASE COURSES

1. SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH ARTICLE 424.04 OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. IF FURTHER REMEDIATION OF SUBGRADE IS DETERMINED TO BE NECESSARY, THE CONTRACTOR SHALL FOLLOW RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.
3. AGGREGATE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 351 OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

EXCAVATION/EARTHWORK

1. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATION NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. PRIOR TO STARTING EARTHWORK OR UTILITY TRENCHING, THE CONTRACTOR SHALL STRIP THE SITE OF TOPSOIL TO A DEPTH OF 6" AND TO THE LIMITS APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE STOCKPILED IN A REMOTE LOCATION OF THE SITE (APPROVED BY THE ENGINEER) UNTIL THE PLAN IMPROVEMENTS ARE COMPLETED AND THE EXCESS MATERIAL SPREAD AS DIRECTED. IT SHALL THEN BE THE RESPONSIBILITY OF THE CONTRACTOR TO SPREAD THIS TOPSOIL MATERIAL IN AREAS OF THE SITE, OVER AREAS WHERE EXCESS EXCAVATED MATERIAL, SAND, GRAVEL HAS BEEN SPREAD OR IN OTHER AREAS AS DESIGNATED BY THE ENGINEER. THE MATERIAL SHALL THEN BE COMPACTED TO A MINIMAL DEPTH OF 6" AND FINE GRADED IN A MANNER ACCEPTABLE TO THE ENGINEER. THIS WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
3. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS--"THE CONTRACTOR IS RESPONSIBLE FOR THE ASSESSMENT AND PROPER DISPOSAL OF ALL EXCESS SOIL AND SUBSURFACE MATERIALS THAT ARE NOT ABLE TO BE RE-USED ON THE PROJECT SITE AS SUITABLE CLEAN FILL. CONTRACTOR RESPONSIBILITY'S SHALL INCLUDE ALL REQUIRED SOIL SAMPLING, LABORATORY ANALYSIS, DISPOSAL PROFILING FEES, TRANSPORTATION, AND DISPOSAL TIPPING FEES AND SURCHARGES."
4. ROCK IS NOT ANTICIPATED TO BE ENCOUNTERED.
5. ALL EXCAVATIONS FOR STRUCTURES AND PIPE SHALL BE KEPT DEWATERED DURING CONSTRUCTION UNTIL BACKFILL IS IN PLACE. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. (COST INCIDENTAL)
6. EARTH EXCAVATION SHALL CONFORM TO SECTION 202 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION. THIS WORK SHALL INCLUDE THE EXCAVATION OF ALL MATERIALS TO DESIGN SUBGRADE ELEVATIONS INDICATED IN THE PLANS.
7. SHEETING AND SHORING SHALL BE CONSIDERED INCIDENTAL TO CONTRACT IF REQUIRED.
8. WHENEVER THE CONTRACTOR WORKS NEAR EXISTING FACILITIES WITHIN THE LIMITS OF THE IMPROVEMENTS DURING TRENCHING OPERATIONS, HE WILL BE REQUIRED TO HAND TRENCH IN THAT AREA IN ORDER NOT TO DAMAGE THESE FACILITIES. PUSH HOLES AND SEARCH HOLES THAT ARE DUG BY THE CONTRACTOR SHALL BE BACKFILLED BY TAMPING THE EXCAVATED MATERIAL BACK IN PLACE TO KEEP SETTLEMENT TO A MINIMUM. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
9. EMBANKMENT WORK SHALL CONSIST OF THE CONSTRUCTION OF EMBANKMENTS BY DEPOSITING, PLACING AND COMPACTING EARTH, STONE, GRAVEL OR OTHER MATERIALS OF ACCEPTABLE QUALITY ABOVE THE NATURAL GROUND OR OTHER SURFACE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
10. IF SUFFICIENT TOPSOIL IS NOT PRESENT, THE CONTRACTOR SHALL SPREAD FURNISHED TOPSOIL SO AS TO MEET THE REQUIREMENTS OF THE CONTRACT. FURNISHED TOPSOIL SHALL ONLY BE USED WITH APPROVAL BY THE ENGINEER. THIS FURNISHED TOPSOIL SHALL BE PAID FOR AS FURNISHED TOPSOIL IN PLACE, DEPTH SPECIFIED.
11. IN PROPOSED FILL AREAS FOR PAVEMENT AND EMBANKMENT, TOPSOIL AND TURF SHALL BE SCARIFIED AND REMOVED PRIOR TO CONSTRUCTING THE EMBANKMENT.



ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
PREMIER COOPERATIVE, INC.
2104 W. PARK CT.
CHAMPAIGN, IL 61821

PROJECT AND LOCATION:
DEWEY GRAIN ELEVATOR
DEWEY, ILLINOIS

DRAWN BY: EJA
APPROVED BY: CMO
DATE: 01/06/25
SCALE: AS NOTED

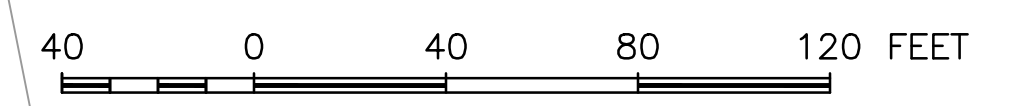
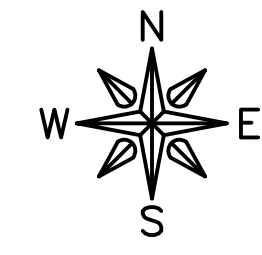
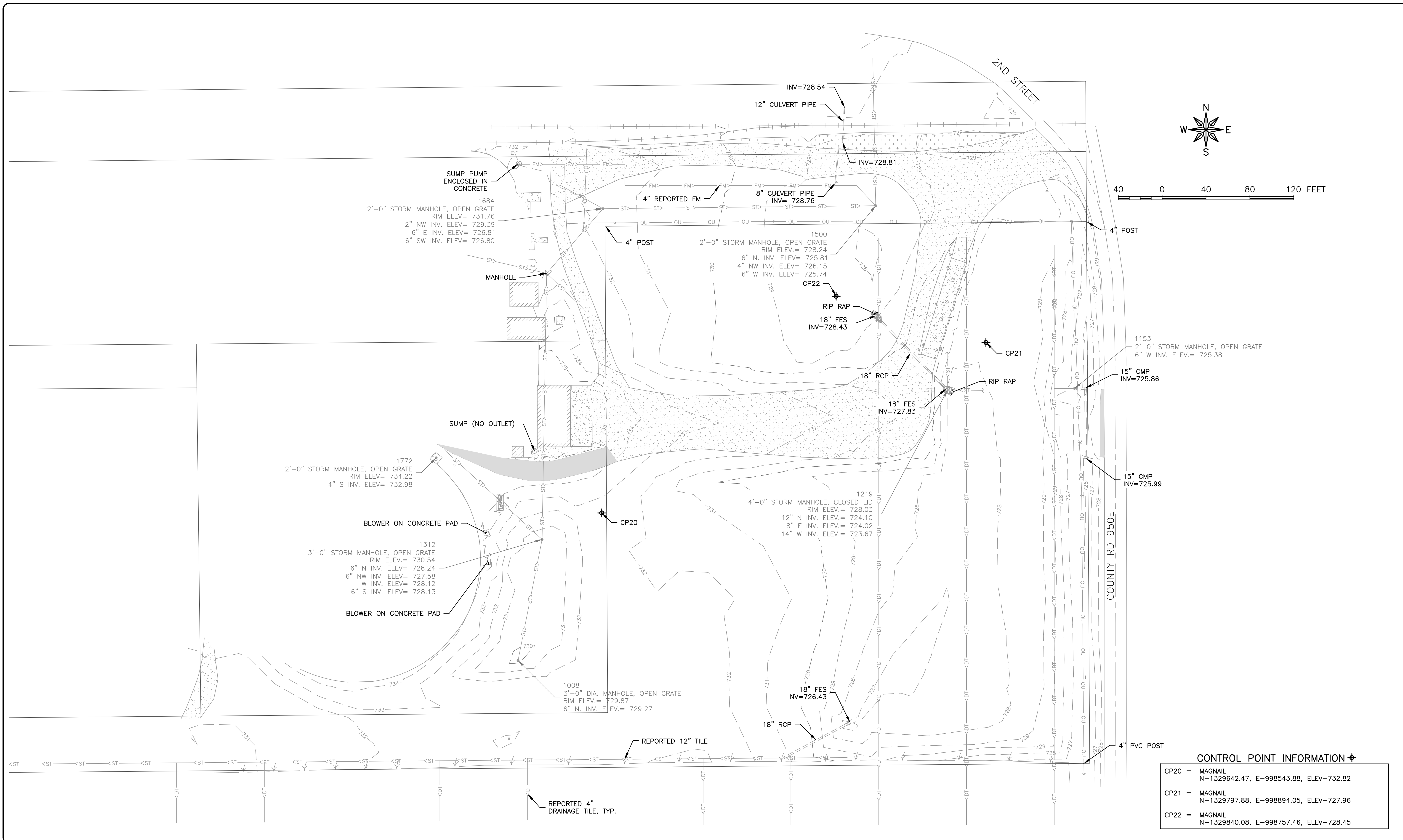
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
GENERAL NOTES 2

SET TYPE: PRELIMINARY
G:\C3D\24\24-1708\Plans\24-1708 General Notes.dwg, GENERAL NOTES 2

JOB NUMBER:
24-1708

SHEET NUMBER:
4 of 9



CONTROL POINT INFORMATION

CP20 =	MAGNAIL	N-1329642.47, E-998543.88, ELEV-732.82
CP21 =	MAGNAIL	N-1329797.88, E-998894.05, ELEV-727.96
CP22 =	MAGNAIL	N-1329840.08, E-998757.46, ELEV-728.45

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS DESIGN FIRM NO. 184-003525
 ILLINOIS IOWA WISCONSIN

OWNER/DEVELOPER:
 PREMIER COOPERATIVE, INC.
 2104 W. PARK CT.
 CHAMPAIGN, IL 61821

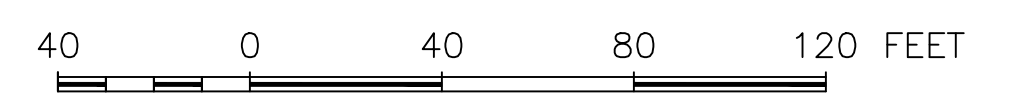
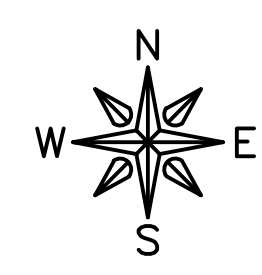
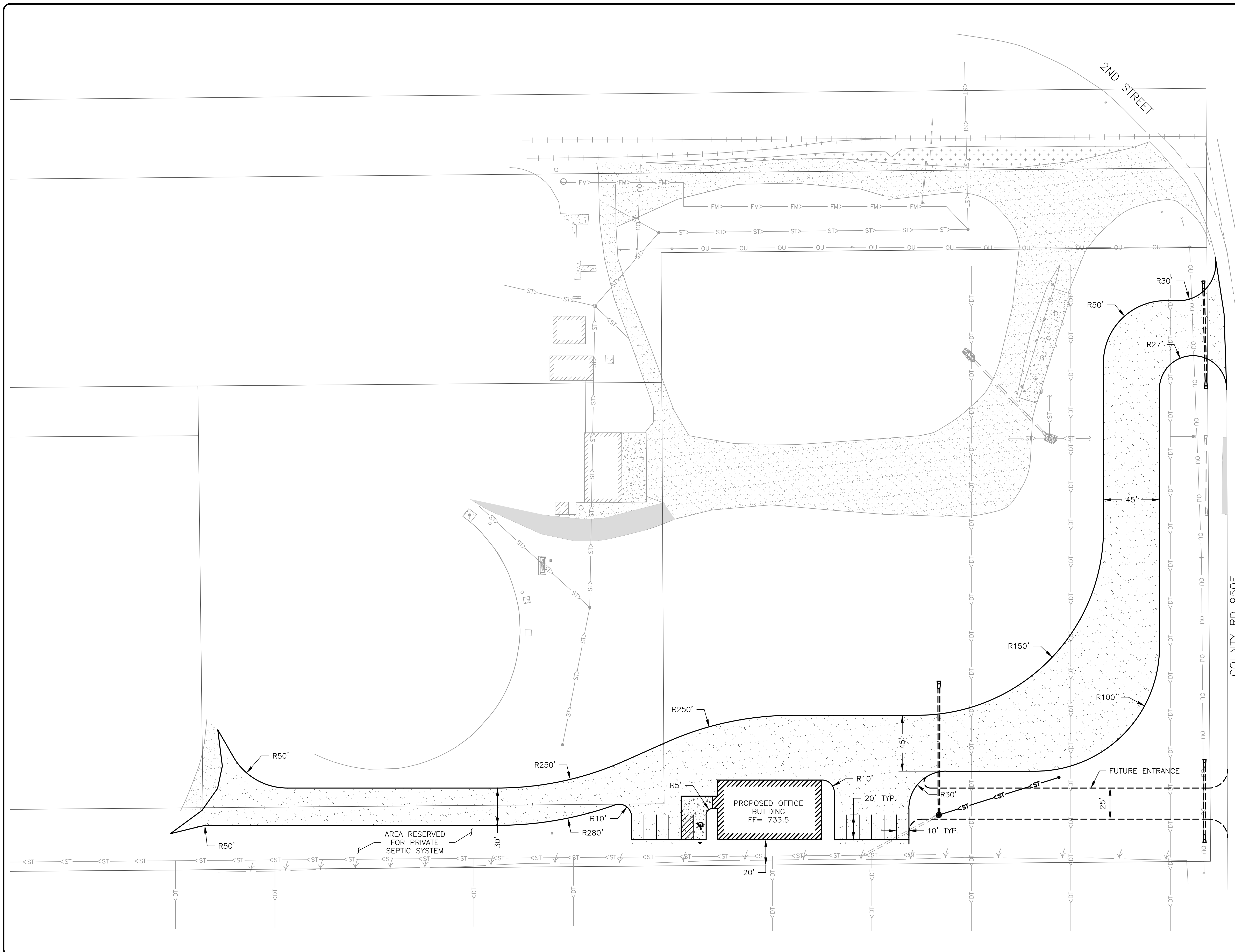
PROJECT AND LOCATION:
 DEWEY GRAIN ELEVATOR
 DEWEY, ILLINOIS

DRAWN BY: EJA
 APPROVED BY: CMO
 DATE: 01/06/25
 SCALE: AS NOTED


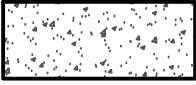
REVISIONS		
REV. NO.	DESCRIPTION	DATE

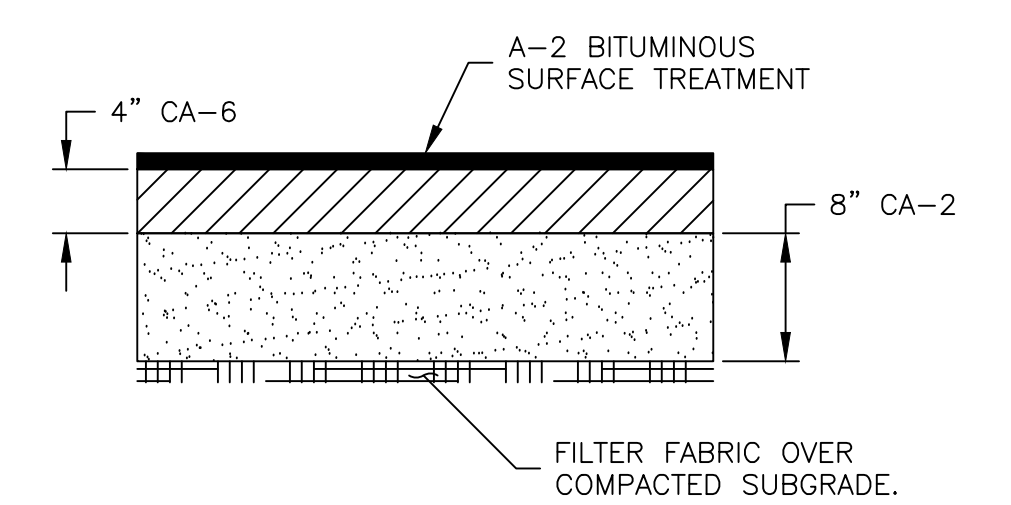
DRAWING:
 EXISTING TOPOGRAPHY
 SET TYPE: PRELIMINARY
 G:\C30\24\24-1708\Plan\24-1708 Design Topo.dwg, EXISTING TOPOGRAPHY

JOB NUMBER:
 24-1708
 SHEET NUMBER:
 5 of 9



LEGEND

-  PROPOSED AGGREGATE ACCESS DRIVE/PARKING WITH A-2 BITUMINOUS SURFACE TREATMENT
-  6" THICK PCC PAVEMENT



TYPICAL AGGREGATE DRIVE SECTION

NOTE

- A-2 BITUMINOUS SURFACE TREATMENT SHALL CONSIST OF:
- PRIMECOAT
 - BITUMINOUS COVER COAT MATERIAL
 - COVER COAT AGGREGATE (CA-14)
 - BITUMINOUS SEAL COAT MATERIAL
 - SEAL COAT AGGREGATE (CA-16)

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525
PLOT DATE: 1/6/25 © 2025 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
PREMIER COOPERATIVE, INC.
2104 W. PARK CT.
CHAMPAIGN, IL 61821

PROJECT AND LOCATION:
DEWEY GRAIN ELEVATOR
DEWEY, ILLINOIS

DRAWN BY: **EJA**
APPROVED BY: **CMO**
DATE: **01/06/25**
SCALE: **AS NOTED**

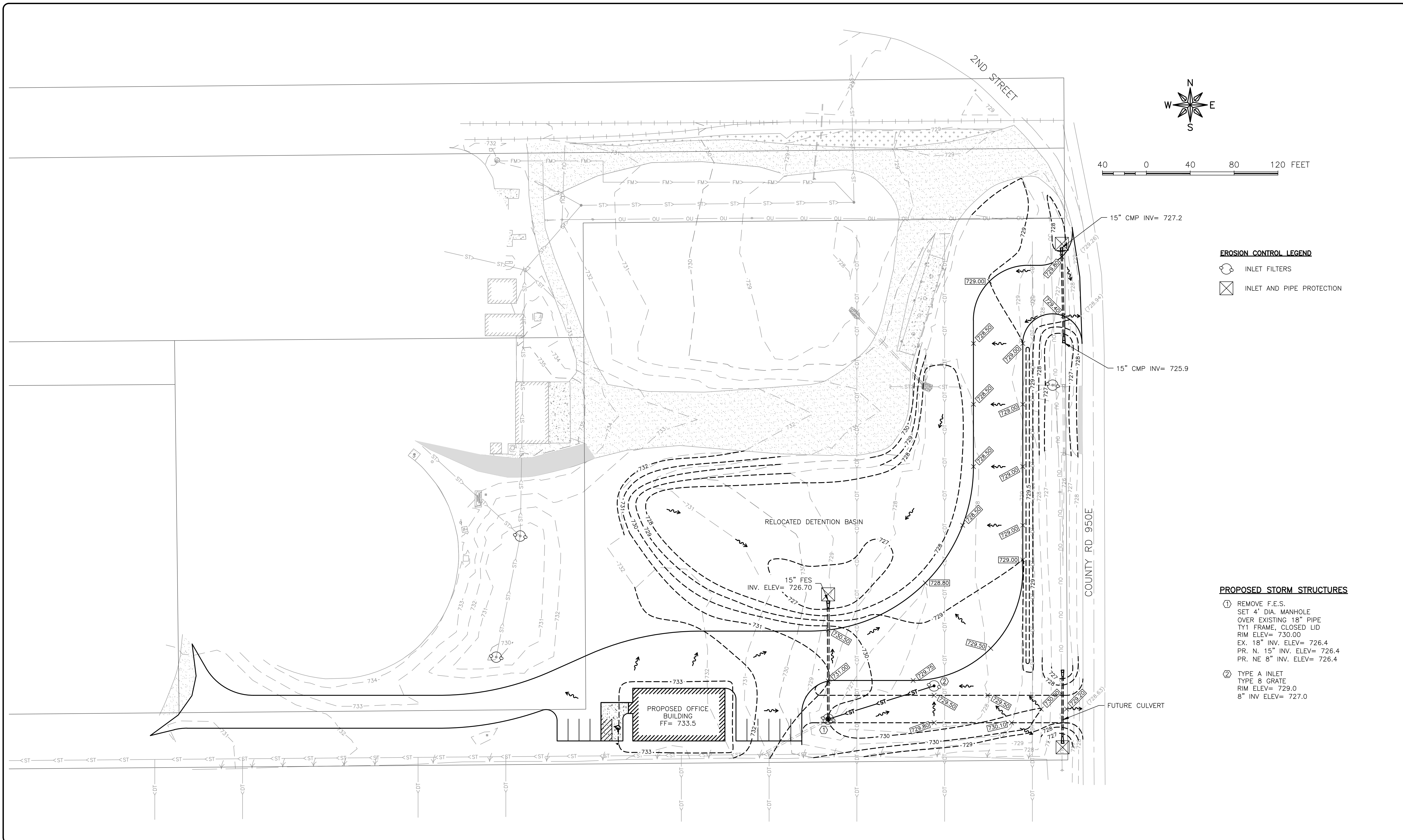
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
SITE PLAN

SET TYPE: **PRELIMINARY**
G:\C30\24\24-1708\Plan\24-1708 Design Base.dwg, SITE PLAN

JOB NUMBER:
24-1708

SHEET NUMBER:
6 of 9



EROSION CONTROL LEGEND

- INLET FILTERS
- INLET AND PIPE PROTECTION

PROPOSED STORM STRUCTURES

- ① REMOVE F.E.S.
SET 4' DIA. MANHOLE
OVER EXISTING 18" PIPE
TY1 FRAME, CLOSED LID
RIM ELEV= 730.00
EX. 18" INV. ELEV= 726.4
PR. N. 15" INV. ELEV= 726.4
PR. NE 8" INV. ELEV= 726.4
- ② TYPE A INLET
TYPE 8 GRATE
RIM ELEV= 729.0
8" INV ELEV= 727.0

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
PREMIER COOPERATIVE, INC.
2104 W. PARK CT.
CHAMPAIGN, IL 61821

PROJECT AND LOCATION:
DEWEY GRAIN ELEVATOR
DEWEY, ILLINOIS

DRAWN BY: **EJA**
APPROVED BY: **CMO**
DATE: **01/06/25**
SCALE: **AS NOTED**

REVISIONS		
REV. NO.	DESCRIPTION	DATE

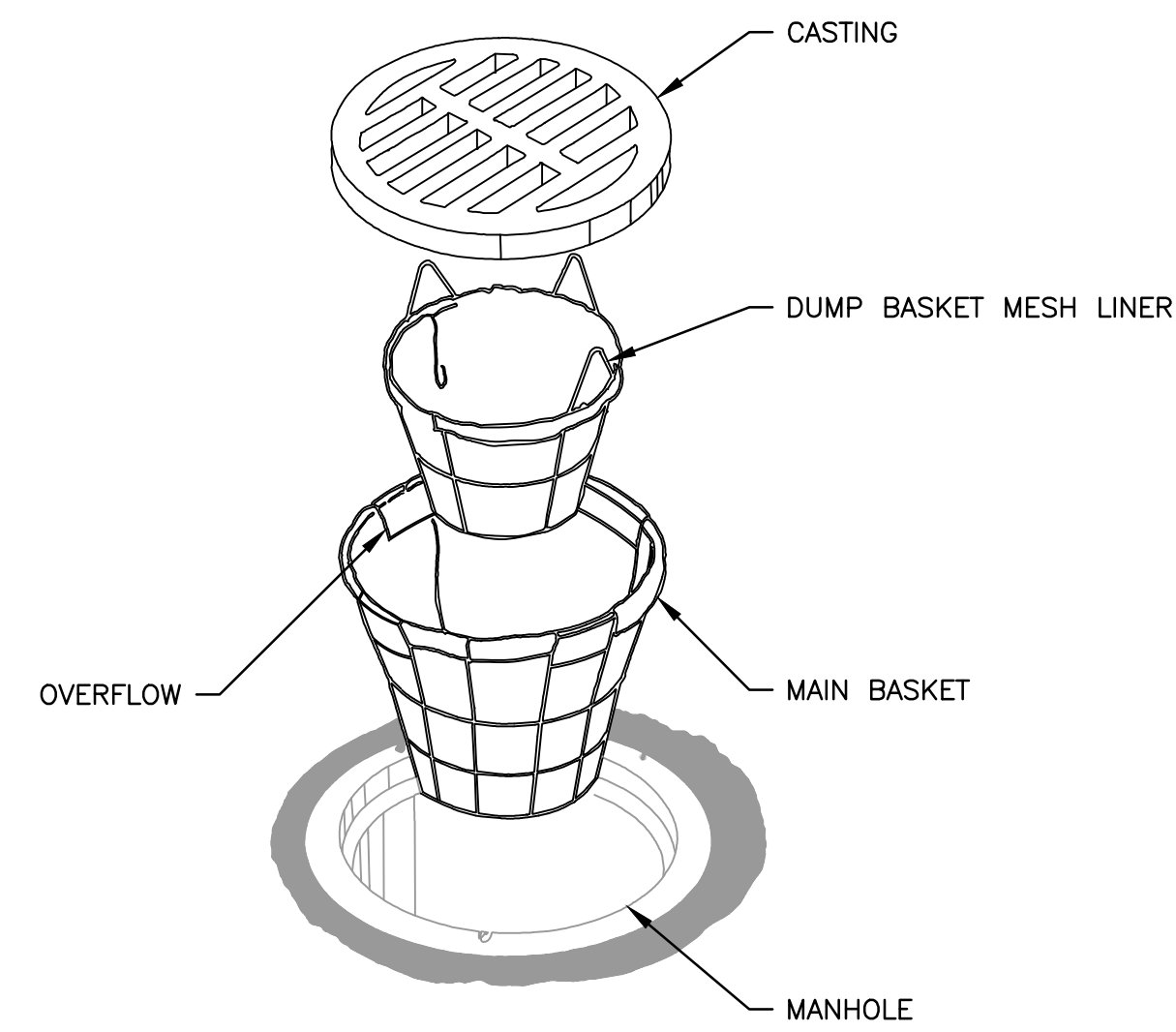
DRAWING:
GRADING, DRAINAGE AND EROSION CONTROL PLAN

SET TYPE: **PRELIMINARY**

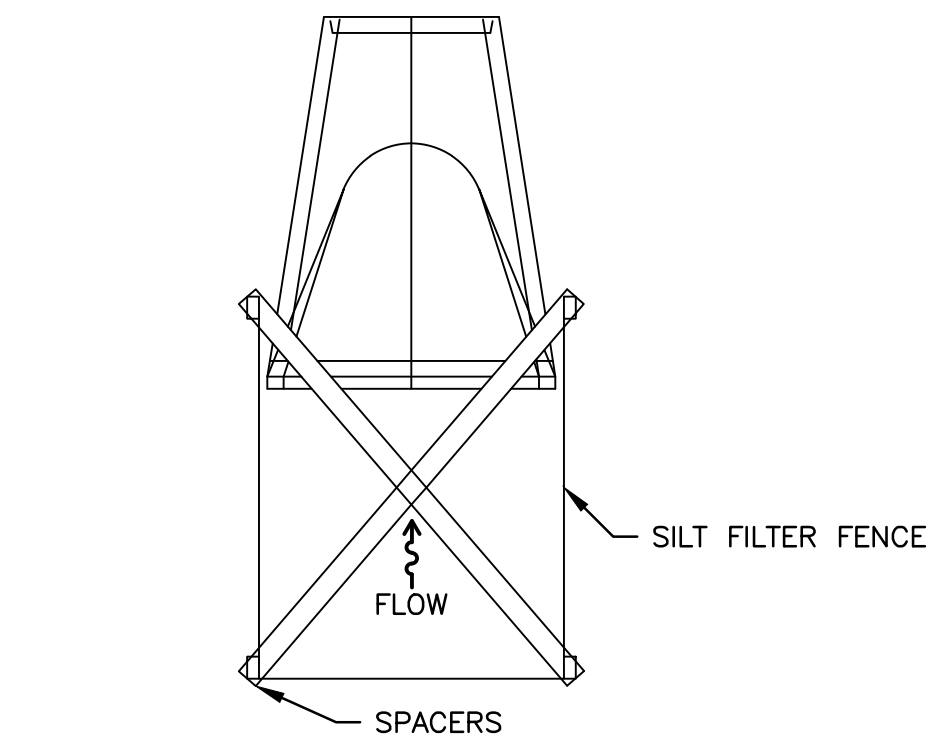
G:\C30\24\24-1708\Plan\24-1708 Design Base.dwg, GRADING, DRAINAGE AND EROSION CONTROL PLAN

JOB NUMBER:
24-1708

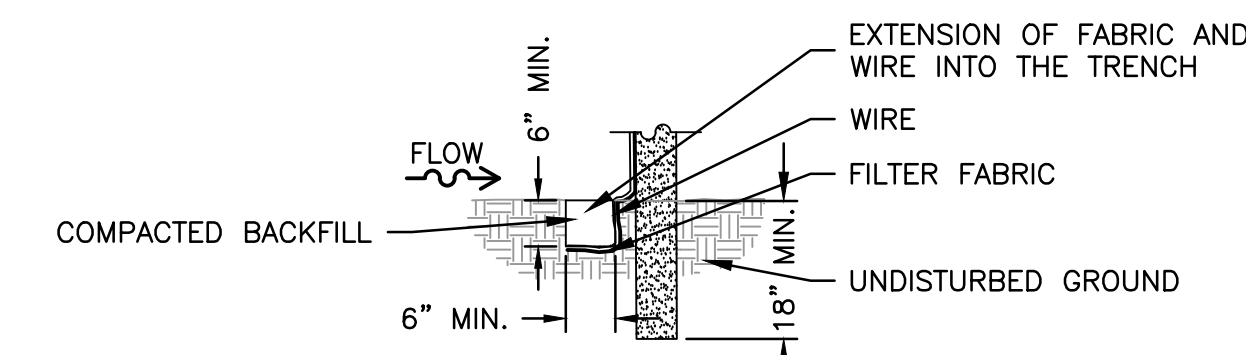
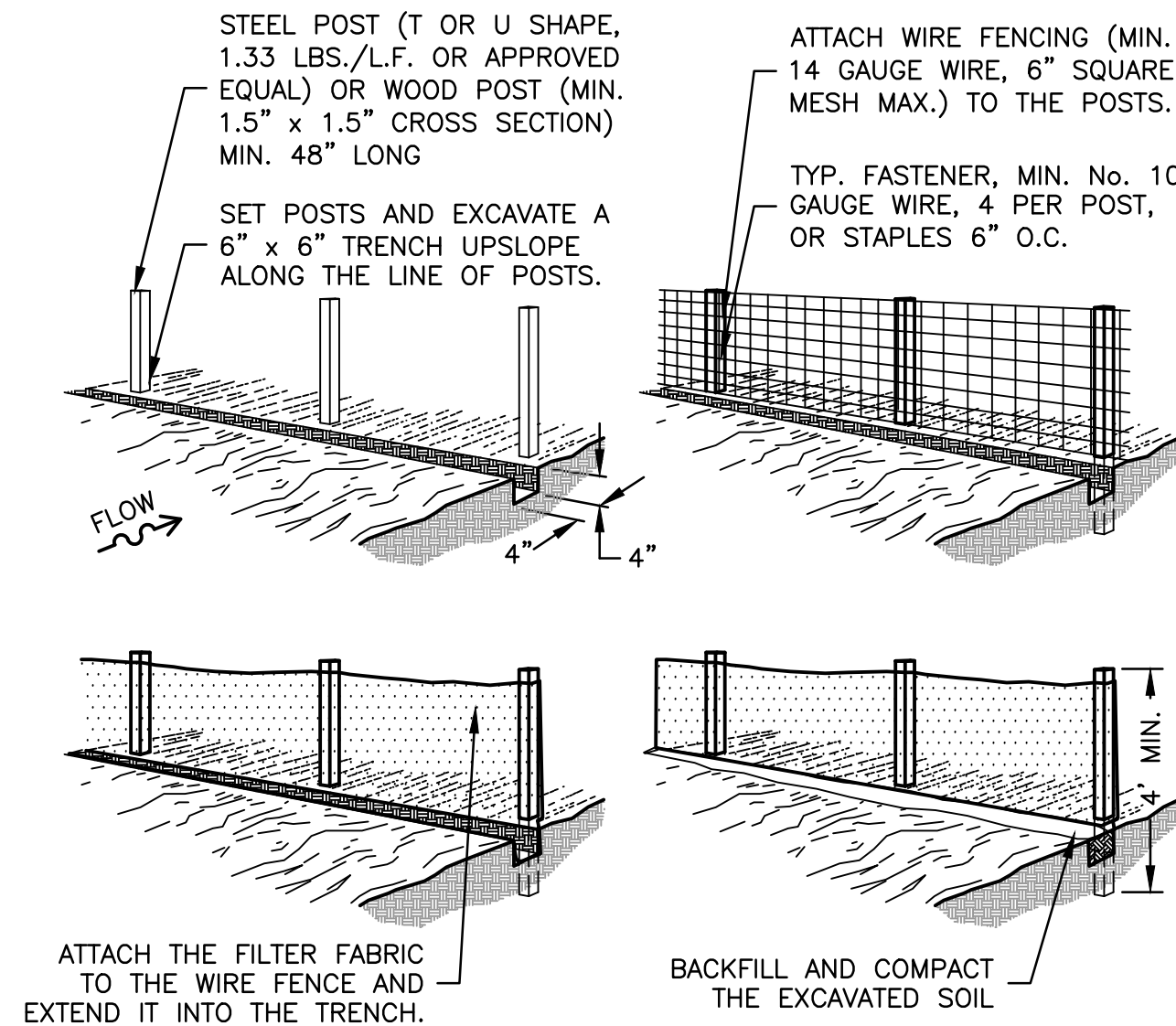
SHEET NUMBER:
7 of 9



OPEN GRATE MANHOLE SEDIMENT BASKET DETAIL
N.T.S.

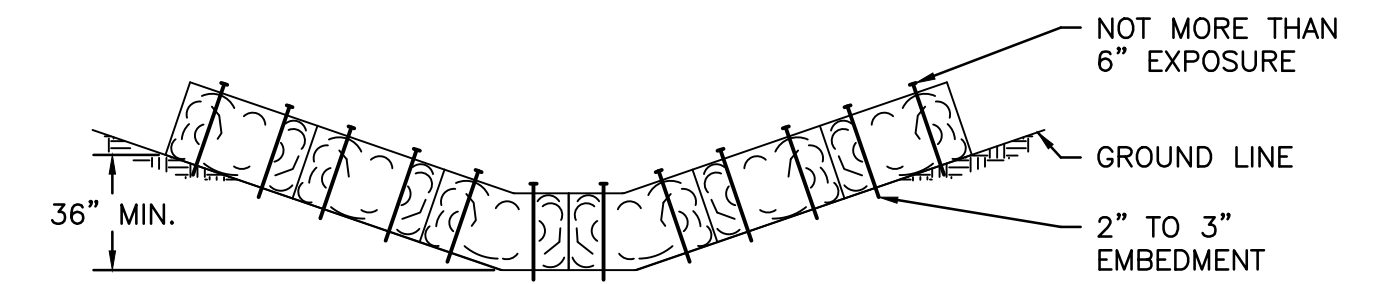


INLET AND PIPE PROTECTION DETAIL
N.T.S.

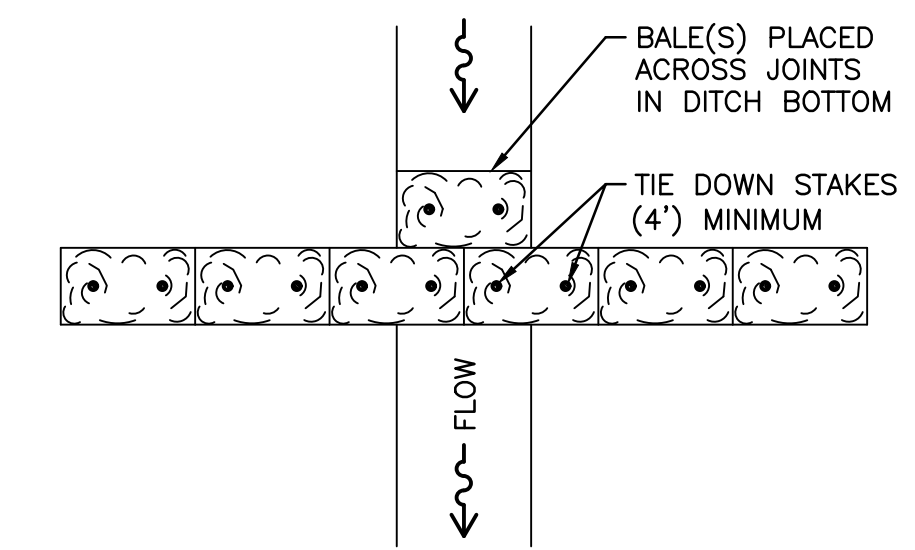


CROSS SECTION OF SILT FENCE ANCHOR TRENCH

SILT FENCE INSTALLATION DETAIL
N.T.S.



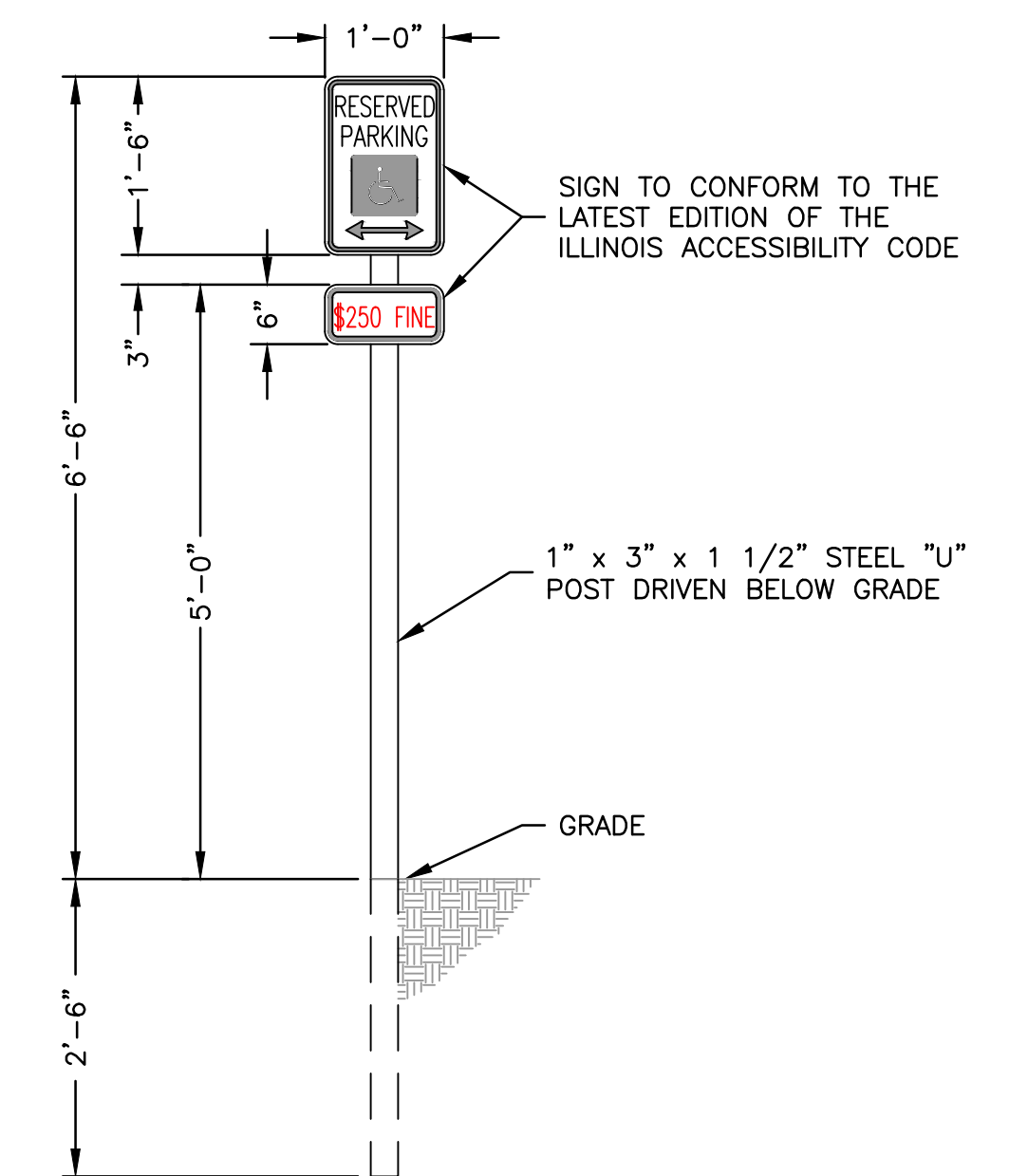
ELEVATION



PLAN

NOTE:
PLACEMENT OF BALES SHALL BE IN ACCORDANCE WITH APPENDIX A OF FEHR-GRAHAM & ASSOCIATES' SPECIFICATION.

HAY OR STRAW DITCH CHECK
N.T.S.



ADA ACCESSIBLE PARKING SIGN INSTALLATION DETAIL
N.T.S.

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
PREMIER COOPERATIVE, INC.
2104 W. PARK CT.
CHAMPAIGN, IL 61821

PROJECT AND LOCATION:
DEWEY GRAIN ELEVATOR
DEWEY, ILLINOIS

DRAWN BY: EJA
APPROVED BY: CMO
DATE: 01/06/25
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

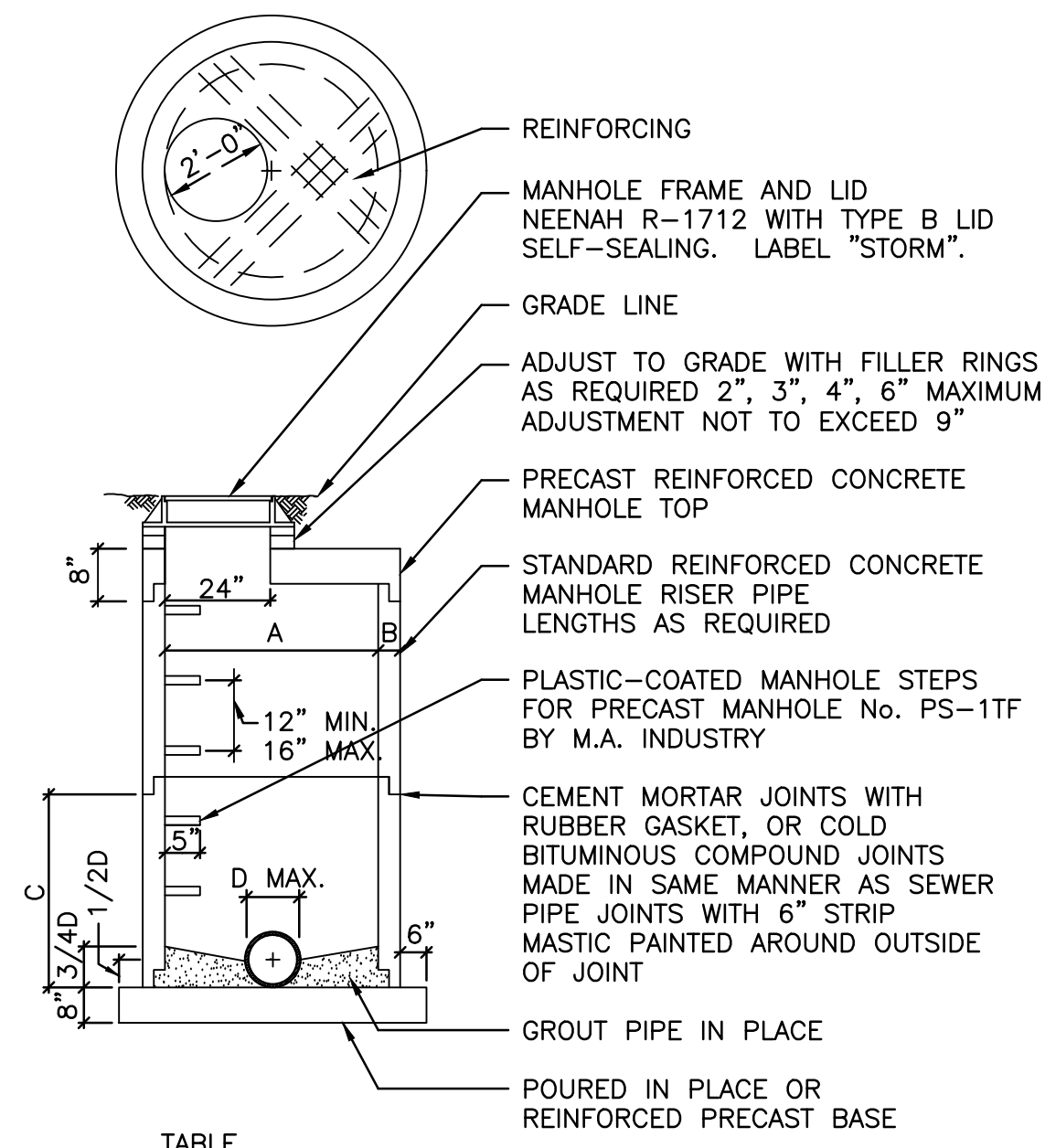
DRAWING:
EROSION CONTROL DETAILS

SET TYPE: PRELIMINARY

G:\C30\24\24-1708\Plans\24-1708 Details.dwg, EROSION CONTROL DETAILS

JOB NUMBER:
24-1708

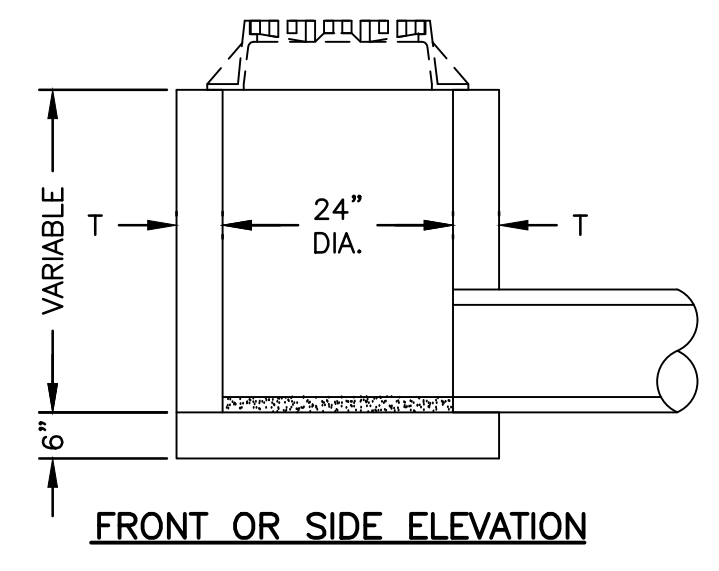
SHEET NUMBER:
8 of 9



TABLE

A	B	C	D
48"	5"	4'-0"	24"
60"	6"	5'-4"	36"

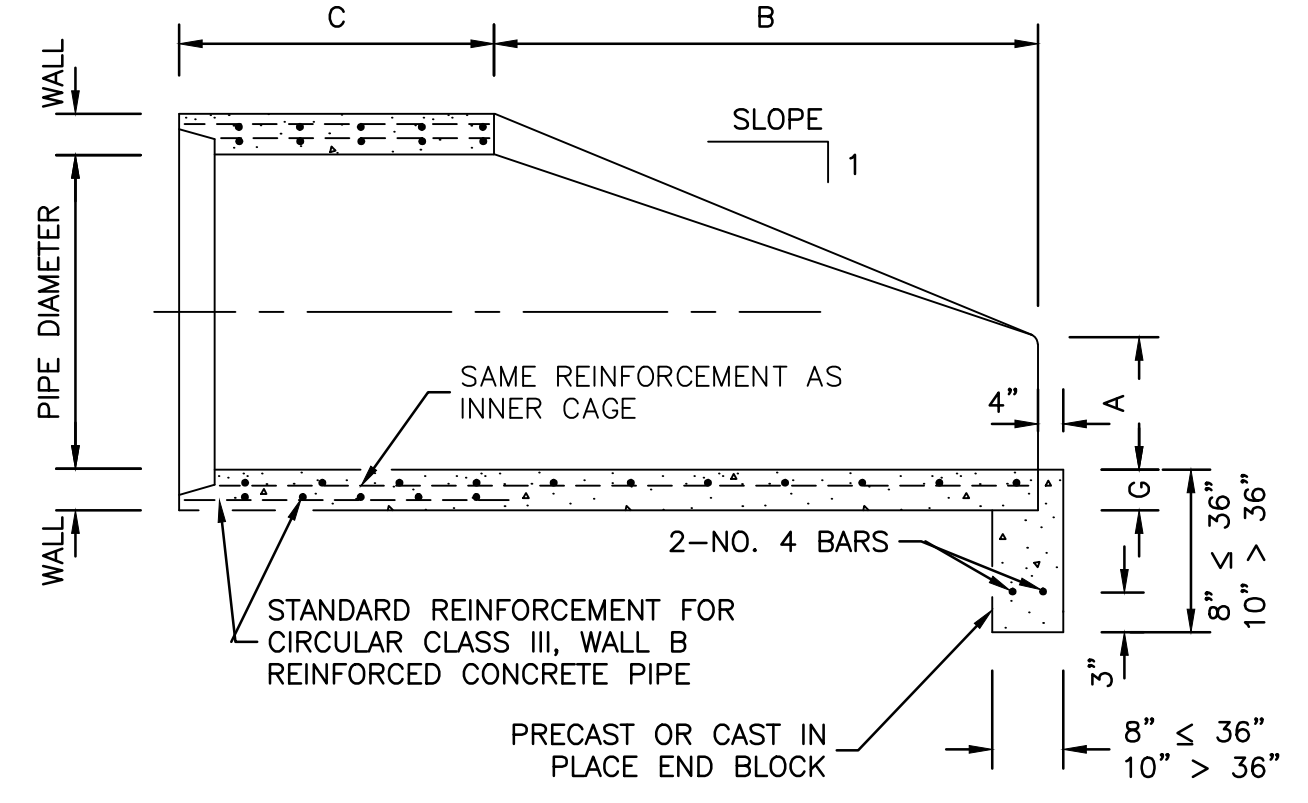
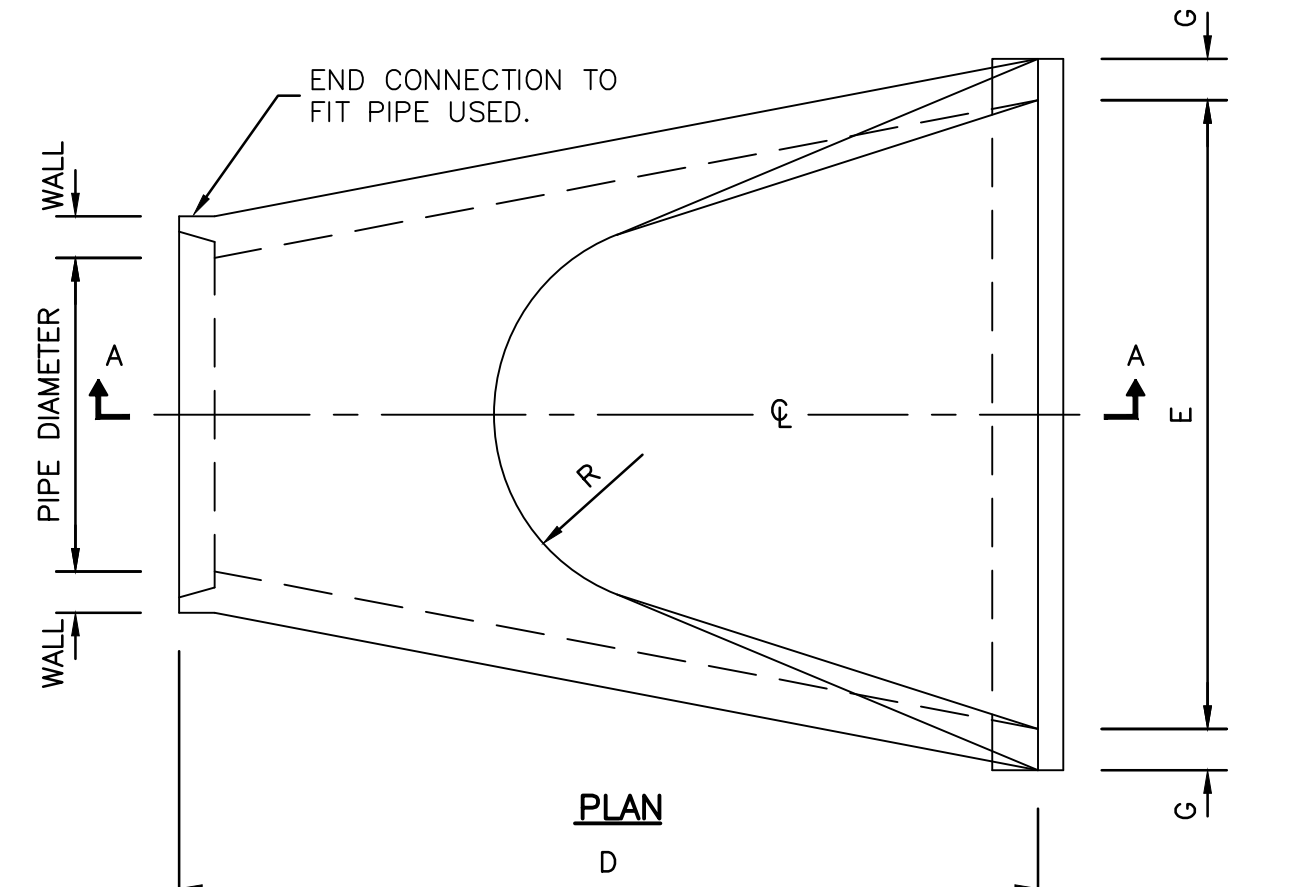
MANHOLE, FLAT TOP
N.T.S.



MATERIALS	T
CONCRETE MASONRY UNITS	5"
BUILDING BRICK GRADE S.W. FROM CLAY OR SHALE	8"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK GRADE A	8"

NOTE: THE BOTTOM SHALL BE CONSTRUCTED WITH CLASS SI CONCRETE.
INLET BOTTOM SHALL BE SLOPED 1" PER FOOT TO OUTLET PIPE.
THE INLET SHALL BE FURNISHED WITH A ROUND FRAME AND GRATE TYPE NEENAH HEAVY DUTY R-2504™ OR AN APPROVED EQUAL.
COST OF FURNISHING AND SETTING TO BE INCLUDED IN THE CONTRACT UNIT PRICE FOR INLET.

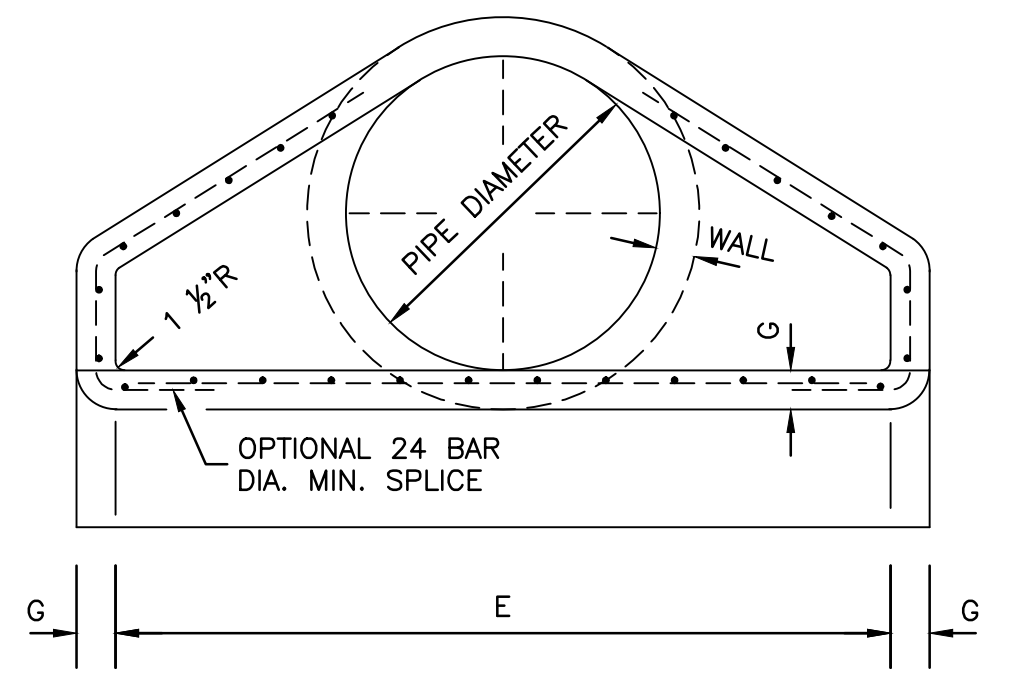
2 FOOT ROUND INLET WITH ROUND GRATE DETAIL
N.T.S.



SECTION A-A

PIPE DIA.	WALL	A	B	C	D	E	G	R	SLOPE
12"	2"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	2"	9"	1:2.4
15"	2 1/2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2 1/2"	11"	1:2.4
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"	12"	1:2.4
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2 3/4"	13"	1:2.4
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3"	14"	1:2.5
27"	3 1/2"	10 1/2"	4'-0"	2'-1 1/2"	6'-1 1/2"	4'-6"	3 1/2"	14 1/2"	1:2.4
30"	3 1/2"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	3 1/2"	15"	1:2.5
33"	3 3/4"	1'-1 1/2"	4'-10 1/2"	3'-3 1/4"	8'-1 3/4"	5'-6"	3 3/4"	17 1/2"	1:2.5
36"	4"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	4"	20"	1:2.5
42"	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	4 1/2"	22"	1:2.5
48"	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	1:2.5
54"	5 1/2"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5 1/2"	24"	1:2.0
60"	6"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"	5"	*	1:1.9
66"	6 1/2"	2'-6"	6'-0"	2'-3"	8'-3"	8'-6"	5 1/2"	*	1:1.7
72"	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	*	1:1.8
78"	7 1/2"	3'-0"	7'-6"	1'-9"	9'-3"	9'-6"	6 1/2"	*	1:1.8
84"	8"	3'-0"	7'-6 1/2"	1'-9"	9'-3 1/2"	10'-0"	6 1/2"	*	1:1.6

* RADIUS AS FURNISHED BY MANUFACTURER

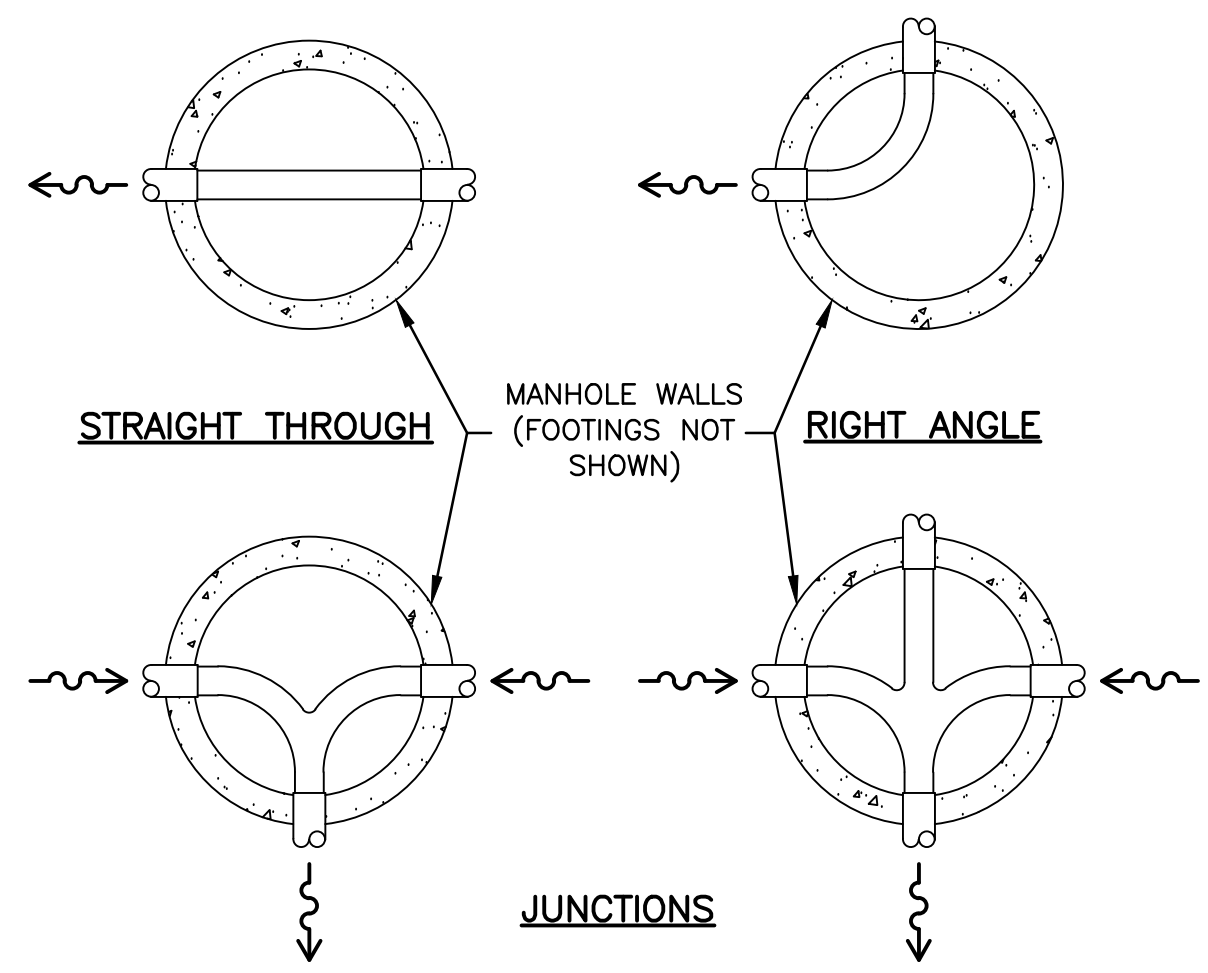


END VIEW

GENERAL NOTES

ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H).

PRECAST CONCRETE FLARED END SECTION
N.T.S.



NOTE: DEPTH OF ALL CHANNELS TO BE 1/2 x DIAMETER OF SMALLEST PIPE ENTERING OR LEAVING MANHOLE.
INDICATES DIRECTION OF FLOW

MANHOLE BOTTOM DETAIL
N.T.S.

REVISIONS		
REV. NO.	DESCRIPTION	DATE

163-AM-25 Site Images



From Co Hwy 23/CR 950E looking west



From the NE corner of the Subject Property looking SW

163-AM-25 Site Images



From Co Hwy 23/CR 950E looking west



From Railroad St. looking E across Subject Property

163-AM-25 Site Images



From Second St. looking SE toward Subject Property

PRELIMINARY DRAFT

163-AM-25

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

Final Determination: *{RECOMMEND ENACTMENT / RECOMMEND DENIAL}*

Date: *{February 27, 2025}*

Petitioners: **Premier Cooperative Incorporated**

Request: **Amend the Zoning Map to change the zoning district designation from the B-5 Central Business District and AG-1 Agriculture Zoning Districts to the I-1 Light Industry Zoning District.**

Table of Contents

Finding of Fact.....2 - 14

Land Resource Management Plan Goals, Objectives, and Policies14 - 22

LaSalle and Sinclair Factors..... 22 – 23

Purpose of the Zoning Ordinance 24 – 26

Special Conditions26-27

Documents of Record 28

Case 163-AM-25 Summary Finding of Fact.....29 - 32

Case 163-AM-25 Final Determination 33

FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 27, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioner Premier Cooperative Incorporated, 2104 West Park Court, Champaign, with board members Jack Murray, Champaign; Stan Catlett, Fairmount; Douglas Hansens, Dewey; Dwight Huffstutler, Mansfield; Dyke Shaffer, Farmer City; Maury Busboom, Royal; Roger Miller, Urbana; Steve Hettinger, Philo, Tony Stierwalt, Pesotum; Zach Wells, Homer; Ben Reep, Melvin; Jim Kleiss, Pesotum; Doug Rund, Tolono; and corporate officers, Tim Hughes, Chief Executive Officer; Shawn Kinkade, Chief Financial Officer and Jeffrey Breen, Chief Operations Officer, owns the subject property.
2. Four tracts of land in the West Half of Section 34, Township 22 North Range 8 East of the Third Principal Meridian in East Bend Township located South of Second Street in the Village of Dewey with PIN's 10-02-34-326-006, 10-02-34-328-001, 10-02-34-181-002 and 10-02-34-182-002 commonly known as the Premier Cooperative facility on the South side of Second Street in Dewey IL.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is not located within the one and one-half mile extraterritorial jurisdiction of a municipality.
 - B. The subject property is located within East Bend Township, which does not have a Planning Commission.
4. Regarding comments by petitioners, when asked on the petition what error in the present Ordinance is to be corrected by the proposed change, the petitioner has indicated: **“Currently zoned agriculture. Premier would propose to change to I-1 to build an office and truck scale.”**
5. Regarding comments by the petitioner, when asked on the petition what other circumstances justify the rezoning the petitioner has indicated: **“Changing the zoning to I-1 would allow zoning to be consistent with the attached properties.”**

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

6. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The subject properties are four tracts of land totaling 9.06-acres tract and is currently zoned I-1 Light Industry, B-5 Central Business District and AG-1 Agriculture. It is a part of the Premier Cooperative Facility on the south side of Second St that totals approximately 23 acres and is in use as a grain storage facility and elevator.
 - B. Land to the north of the subject property is zoned B-5 Central Business District, R-2 Single Family Residence and R-1 Single Family Residence and is in use as commercial and single-family residential.

- C. Land to the south of the subject property is zoned AG-1 Agriculture and is in agricultural production.
 - D. Land to the east of the subject property is zoned AG-1 Agriculture and is in use as a fertilizer sales facility and in agricultural production.
 - E. Land to the west of the subject property is zoned AG-1 Agriculture and R-1 Single Family Residence and is in use as residential and in agricultural production.
7. Previous zoning cases on the subject property and in the vicinity include the following:
- A. Case 123-AM-75 was a request (approved) to rezone 3.73 acres in the AG-1 Agriculture district to I-1 Light Industry on the Premier Cooperative Facility site. It was approved by the County Board on October 21, 1975.
 - B. Case 045-S-96 was a SUP request (approved) in 1996 to allow a 40,000-gallon bulk fuel storage facility, and to waive the minimum lot area requirements, as well as requirements for distance from residential or commercial uses on the Premier Cooperative Facility site.
 - C. Case 530-AM-05 was a request (approved) to rezone 3.6 acres in the AG-1 Agriculture district to I-1 Light Industry on the Premier Cooperative Facility site. It was approved by the County Board on March 28, 2006.
 - D. Case 541-S-06 was a SUP request (approved) in 2006 to allow the use and expansion of an existing grain elevator 225 feet in height on the Premier Cooperative Facility site.
 - E. Case 676-S-10 was a SUP request (approved) in 2010 to allow the storage and sale of fertilizer at the United Prairie facility on the east side of County Highway 23/CR 950E.
 - F. Case 781-S-14 was a SUP request (approved) in 2014 to allow for the construction and use of a fertilizer storage tank at the United Prairie facility on the east side of County Highway 23/CR 950E.
8. Previous Zoning Use Permits issued for the facility are as follows:
- A. ZUPA 94-77-01 was approved April 12, 1977, for the construction of a grain elevator and headhouse.
 - B. ZUPA 155-82-02 was approved June 4, 1982, for the construction of two grain storage bins.
 - C. ZUPA 149-86-01 was approved May 29, 1986, for the construction of a grain storage building.
 - D. ZUPA 200-96-02 was approved July 18, 1996, for the construction of a 30,000-gallon diesel storage tank.
 - E. ZUPA 48-05-02 was approved April 1, 2005, for the construction of a gain storage bin.

PRELIMINARY DRAFT

- F. ZUPA 66-06-01 was approved May 11, 2006, for the construction of a grain storage bin.
 - G. ZUPA 121-06-01 was approved May 23, 2006, for the construction of a truck scale.
 - H. ZUPA 254-06-01 was approved October 11, 2006, for the construction of a 6864 square foot shop and storage building.
 - I. ZUPA 10-07-02 was approved April 13, 2007, for the construction of a grain storage bin.
 - J. ZUPA 312-16-01 was approved March 17, 2017, for the construction of a dump building and two grain legs.
 - K. ZUPA 78-20-02 was approved November 6, 2020, for the construction of a load out shed.
9. Regarding the site plan and proposed operations of the subject property:
- A. The site plan received January 16, 2025, indicates the following:
 - (1) A proposed 4608 square foot (approximately) office building.
 - (2) A proposed stormwater detention basin near the east side of the facility.
 - (3) An existing truck scale.

GENERALLY REGARDING THE EXISTING AND PROPOSED ZONING DISTRICTS

10. Regarding the existing and proposed zoning districts:
- A. Regarding the general intent of zoning districts (capitalized words are defined in the Ordinance) as described in Section 5 of the Ordinance:
 - (1) The I-1 Light Industry DISTRICT is established to provide for storage and manufacturing USES not normally creating a nuisance discernable beyond its PROPERTY lines.
 - (2) The B-5 Central Business DISTRICT is intended to provide for needs of a larger consumer population than served by the Neighborhood Business DISTRICT and is located generally in the business DISTRICTS of the unzoned municipalities in the COUNTY.
 - (3) 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 AGRICULTURAL pursuits.
 - B. Regarding the different uses that are authorized in the existing and proposed zoning districts by Section 5.2 of the Ordinance:
 - (1) There are 97 types of uses authorized by right in the I-1 District, 116 types of uses authorized by right in the B-5 District and 11 types of uses authorized by right in the AG-1 District:

- a. The following 5 uses are authorized by right in all three districts:
 - (a) Subdivisions of three lots or less;
 - (b) AGRICULTURE, including customary ACCESSORY USES;
 - (c) ADULT USE CANNABIS CULTIVATION CENTER;
 - (d) ADULT USE CANNABIS CRAFT GROWER; and
 - (e) Christmas Tree Sales Lot;

- b. The following 50 uses are authorized by right in both the I-1 and b-5 Districts:
 - (a) Subdivisions of three lots or less;
 - (b) SUBDIVISIONS totaling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS;
 - (c) AGRICULTURE, including customary ACCESSORY USES;
 - (d) Commercial greenhouse;
 - (e) Greenhouse (not exceeding 1,000 sq. ft.);
 - (f) Municipal or GOVERNMENT BUILDING;
 - (g) Police station or fire station;
 - (h) Public Park or recreational facility;
 - (i) PARKING GARAGE;
 - (j) PARKING LOT;
 - (k) Telephone Exchange;
 - (l) Telegraph Office;
 - (m) Railway Station;
 - (n) MOTOR BUS Station
 - (o) Truck Terminal
 - (p) Drycleaning ESTABLISHMENT;
 - (q) Laundry and/or drycleaning pick-up;
 - (r) Millinery shop;
 - (s) Diaper Service ESTABLISHMENT;
 - (t) Clothing Repair and Storage;
 - (u) Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer;
 - (v) Farm Equipment Sales and Service;
 - (w) Feed and Grain (sales only);
 - (x) Business office;
 - (y) Vocational, Trade or Business SCHOOL;
 - (z) Major AUTOMOBILE Repair (all indoors);
 - (aa) Minor AUTOMOBILE Repair (all indoors);
 - (bb) Gasoline Service Station;
 - (cc) AUTOMOBILE Washing Facility;
 - (dd) Building Material Sales (excluding concrete or asphalt mixing);
 - (ee) Fuel Oil, Ice, coal, wood (sales only);
 - (ff) Monument Sales (excludes stone cutting);
 - (gg) Heating, Ventilating, Air Conditioning Sales and Service;
 - (hh) Bait Sales;
 - (ii) Outdoor commercial recreational enterprise (except amusement park);

PRELIMINARY DRAFT

- (jj) Commercial Fishing Lake;
 - (kk) Wholesale Business;
 - (ll) Warehouse;
 - (mm) Christmas Tree Sales Lot;
 - (nn) OFF-PREMISES SIGN;
 - (oo) TEMPORARY USES;
 - (pp) RECYCLING CENTER with no Outdoor STORAGE and/or Outdoor OPERATIONS;
 - (qq) Contractors Facilities (with No Outdoor STORAGE nor Outdoor OPERATIONS);
 - (rr) AGRICULTURAL DRAINAGE CONTRACTOR Facility with no Outdoor STORAGE and/or Outdoor OPERATIONS;
 - (ss) SMALL SCALE METAL FABRICATING SHOP;
 - (tt) Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing;
 - (uu) Bookbinding;
 - (vv) Motion Picture Production Studio;
 - (ww) Non-Profit or Governmental Educational and Research Agencies;
and
 - (xx) SIGNS and Advertising Display Manufacturing.
- c. The following 3 uses are authorized by right in both the B-5 and AG-1 Districts and are not authorized at all in the I-1 District:
- (a) SINGLE FAMILY DWELLING; and
Section 5.2, Footnote 7 states: “Permitted only in STRUCTURES existing prior to October 10, 1973 together with later additions not exceeding one-third of the floor area of the structure as it existed on that date, provided that if such structure used for SINGLE FAMILY DWELLING purposes is destroyed by fire, accident, or act of God, it shall not be reconstructed or repaired to occupy a larger or different BUILDING AREA on the LOT.”
 - (b) RURAL SPECIALTY BUSINESS, Minor;
 - (c) Township Highway Maintenance Garage; and
Section 5.2, Footnote 17 states: “Township Highway Maintenance Garage is authorized by right only if:
The use is not located within 150 feet of an existing dwelling; and the use is located outside the one and one-half mile extraterritorial jurisdiction of a municipality that has adopted a comprehensive plan; and the use complies with all standard conditions that apply to all SPECIAL USE Permits (See Section 6.1.2)
- d. The following 63 uses are authorized by right in the B-5 District and are not authorized at all in the I-1 District:
- (a) SINGLE FAMILY DWELLING; and
Section 5.2, Footnote 7 states: “Permitted only in STRUCTURES existing prior to October 10, 1973 together with later additions not exceeding one-third of the floor area of the structure as it existed on that date, provided that if such structure used for SINGLE FAMILY DWELLING purposes is destroyed by fire, accident, or act of God, it shall not be reconstructed or repaired to occupy a larger or different BUILDING AREA on the LOT.”.
 - (b) MULTI-FAMILY DWELLING

- (c) RURAL SPECIALTY BUSINESS, Minor;
- (d) Garden Shop;
- (e) Institution of an Educational, Philanthropic or Eleemosynary Nature;
- (f) Church, Temple, or church related TEMPORARY USES on church PROPERTY;
- (g) Library, museum, or gallery;
- (h) Barber Shop;
- (i) Beauty Shop;
- (j) Reducing Salon;
- (k) Dressmaking Shop;
- (l) Self-service laundry;
- (m) Shoe repair shop;
- (n) Tailor and pressing shop;
- (o) Mortuary or Funeral Home;
- (p) Medical and Dental CLINIC;
- (q) Roadside Produce Sales Stand;
- (r) Banks, Savings and Loan Associations;
- (s) Insurance and Real Estate Offices;
- (t) Professional Office;
- (u) Private Kindergarten or Day Care Facility;
- (v) Meat and Fish Market;
- (w) Restaurant (indoor service only);
- (x) Supermarket or Grocery Store;
- (y) Drive-In Restaurant;
- (z) Tavern or Night Club;
- (aa) Bakery (less than 2,500 sf);
- (bb) Dairy Store;
- (cc) Delicatessen;
- (dd) Confectionery Store;
- (ee) Retail Liquor Store;
- (ff) Locker, Cold Storage for Individual Use;
- (gg) AUTOMOBILE, Truck, Trailer and Boat Sales room (all indoors)
- (hh) AUTOMOBILE or Trailer Sales area (open lot);
- (ii) Automotive Accessories (new);
- (jj) Hardware Store;
- (kk) Electrical or gas appliance Sales and Service;
- (ll) Department Store;
- (mm) Apparel Shop;
- (nn) Shoe Store;
- (oo) Jewelry Store;
- (pp) Stationery-Gift Shop-Art Supplies;
- (qq) Florist;
- (rr) Newsstand-Bookstore;
- (ss) Tobacconist;
- (tt) Variety-Dry Goods Store;
- (uu) Music Store;

PRELIMINARY DRAFT

- (vv) Drugstore;
 - (ww) Photographic Studio & Equipment Sales and Service;
 - (xx) Furniture Store – Office Equipment Sales;
 - (yy) Antique Sales and Service;
 - (zz) Used Furniture Sales and Service;
 - (aaa) Pet Store;
 - (bbb) Bicycle Sales and Service;
 - (ccc) Pawn Shop;
 - (ddd) Sporting Good Sales & Service;
 - (eee) Lawnmower Sales and Service;
 - (fff) Billiard Room;
 - (ggg) Bowling Alley;
 - (hhh) Dancing Academy or hall;
 - (iii) Lodge or private club;
 - (jjj) THEATER, indoor; and
 - (kkk) Auction House (non-animal).
- e. The following 5 uses are authorized by right in the AG-1 District and are not authorized at all in the I-1 District:
- (a) SINGLE FAMILY DWELLING;
 - (b) Roadside Stand Operated by Farm Operator;
 - (c) Minor RURAL SPECIALTY BUSINESS;
 - (d) Township Highway Maintenance Garage; and
 - (e) OFF-PREMISES SIGN along federal highways except interstate highways.
- f. The following 29 uses are authorized by right in the I-1 District and are not authorized at all in the B-5 District:
- (a) Plant Nursery;
 - (b) Railroad Yards and Freight Terminals;
 - (c) **Grain Storage Elevator and Bins;**
 - (d) ADULT USE CANNABIS TRANSPORTING ORGANIZATION;
 - (e) Wholesale Produce Terminal;
 - (f) Bakery (more than 2,500 SF);
 - (g) Country Club or Golf Course;
 - (h) Country Club Clubhouse;
 - (i) Riding Stable;
 - (j) Seasonal Hunting or Fishing Lodge;
 - (k) THEATRE, OUTDOOR;
 - (l) Aviation sales, service or storage;
 - (m) Pet Cemetery;
 - (n) KENNEL;
 - (o) Dairy Products Manufacturing, Processing and Packaging;
 - (p) Electrical and Electronic Machinery Equipment and Supplies Manufacturing;
 - (q) Engineering, Laboratory, Scientific and Research Instruments, Manufacturing;

- (r) Mechanical Measuring and Controlling Instruments Manufacturing;
 - (s) Optical Instruments and Lenses Manufacturing;
 - (t) Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing;
 - (u) Photographic Equipment and Supplies Manufacturing;
 - (v) Watches, Clocks and Clockwork Operated Devices Manufacturing;
 - (w) Household and Office Furniture Manufacturing;
 - (x) Building Paper, Paper Containers and Similar Products Manufacturing;
 - (y) Theoretical and applied research development and prototype light manufacturing of the following: Drugs, chemicals, food products, rubber and petroleum products, light weight fabricated metal products, electronic and electrical products, non-electrical machinery, textiles, glass and ceramic products;
 - (z) Jewelry, costume, jewelry, novelties, silverware and plated ware;
 - (aa) LIGHT ASSEMBLY;
 - (bb) Musical Instruments and Allied Products Manufacturing; and
 - (cc) Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products).
- g. The following 67 uses are authorized by right in the I-1 District and are not authorized at all in the AG-1 District:
- (a) Commercial Greenhouse;
 - (b) Greenhouse (not exceeding 1,000 sq ft);
 - (c) PARKING GARAGE;
 - (d) PARKING LOT;
 - (e) Railway Station;
 - (f) MOTOR BUS station;
 - (g) Truck Terminal;
 - (h) Railroad Yards and Freight Terminals;
 - (i) Drycleaning ESTABLISHMENT;
 - (j) Laundry and/or drycleaning pick-up;
 - (k) Millinery shop;
 - (l) Diaper service ESTABLISHMENT;
 - (m) Clothing repair and storage;
 - (n) Farm equipment sales and service;
 - (o) Feed and grain (sales only);
 - (p) **Grain storage elevator and bins;**
 - (q) ADULT USE CANNABIS TRANSPORTING ORGANIZATION;
 - (r) Artist Studio;
 - (s) Business Office;
 - (t) Vocational, Trade or Business SCHOOL;
 - (u) Wholesale Produce Terminal;
 - (v) Bakery (more than 2,500 SF);
 - (w) Major AUTOMOBILE repair (all indoors);
 - (x) Minor AUTOMOBILE repair (all indoors);
 - (y) Gasoline service station;

PRELIMINARY DRAFT

- (z) AUTOMOBILE washing facility;
- (aa) Building material sales (excluding concrete or asphalt mixing);
- (bb) Fuel oil, ice, coal, wood (sales only);
- (cc) Monument sales (excludes stone cutting)
- (dd) Heating, ventilating, air conditioning sales and service;
- (ee) Bait sales;
- (ff) Country club or golf course;
- (gg) Country club clubhouse;
- (hh) Outdoor commercial recreational enterprise (except amusement park);
- (ii) Seasonal hunting or fishing lodge;
- (jj) THEATRE, OUTDOOR;
- (kk) Aviation sales, service or storage;
- (ll) Wholesale business;
- (mm) Warehouse;
- (nn) Self-storage warehouses, providing heat and utilities to individual units;
- (oo) Self-storage warehouses, not providing heat and utilities to individual units;
- (pp) OFF-PREMISIS SIGN
- (qq) RECYCLING CENTER with no outdoor STORAGE nor outdoor OPERATIONS;
- (rr) RECYCLING CENTER with outdoor STORAGE nor outdoor OPERATIONS;
- (ss) Dairy products manufacturing & packaging;
- (tt) Wool, cotton, silk and man-made fiber manufacturing;
- (uu) Manufacturing and processing wearing apparel and related finished products manufacturing;
- (vv) Miscellaneous finished products manufacturing including home products, canvas products, decorative textiles, luggage, umbrellas and similar products;
- (ww) Electrical and electronic machinery, equipment and supplies manufacturing;
- (xx) Engineering, laboratory, scientific and research instruments, manufacturing;
- (yy) Mechanical measuring and controlling instruments manufacturing;
- (zz) Optical instruments and lenses manufacturing;
- (aaa) Surgical, medical, dental and mortuary instruments and supplies manufacturing;
- (bbb) Photographic equipment and supplies manufacturing;
- (ccc) Watches, clocks and clockwork operated devices manufacturing;
- (ddd) Printing and publishing plants for newspapers, periodicals, books, stationery, and commercial printing;
- (eee) Bookbinding;
- (fff) Motion picture production studio;
- (ggg) Household and office furniture manufacturing;

- (hhh) Building paper, paper containers, and similar products manufacturing;
 - (iii) Theoretical and applied research development and prototype light manufacturing of the following: Drugs, chemicals, food products, rubber and petroleum products, light weight fabricated metal products, electronic and electrical products, non-electrical machinery, textiles, glass and ceramic products;
 - (jjj) Non-profit or governmental and research agencies;
 - (kkk) Jewelry, costume, jewelry, novelties, silverware and plated ware manufacturing and processing;
 - (lll) LIGHT ASSEMBLY;
 - (mmm) Medical instruments and allied products manufacturing;
 - (nnn) Office and artists materials manufacturing (except paints, inks, dyes and similar products); and
 - (ooo) SIGNS and advertising display manufacturing.
- h. There are 7 uses that are authorized by right in the I-1 District that require a Special Use Permit in the B-5 District:
- (a) Artists Studio;
 - (b) VETRINARY HOSPITAL;
 - (c) Self-storage warehouses, providing heat and utilities to individual units;
 - (d) Self-storage warehouses, not providing heat and utilities to individual units;
 - (e) RECYCLING CENTER with outdoor STORAGE and/or outdoor operations;
 - (f) RECYCLING CENTER with outdoor STORAGE and/or outdoor operations; and
 - (g) AGRICULTURAL DRAINAGE CONTRACTOR facility with outdoor STORAGE and/or outdoor OPERATIONS.
- i. There are 17 uses that are authorized by right in the I-1 District that require a Special Use Permit in the AG-1 District:
- (a) SUBDIVISION(s) totaling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS;
 - (b) Municipal or GOVERNMENT BUILDING;
 - (c) Police Station or Fire Station;
 - (d) Public Park or Recreational Facility;
 - (e) Telephone Exchange;
 - (f) Farm chemicals and fertilizer sales including incidental storage and mixing of blended fertilizer;
 - (g) **Grain storage elevator and bins;**
 - (h) Riding Stable;
 - (i) Commercial Fishing Lake;
 - (j) Pet Cemetery;
 - (k) KENNEL;
 - (l) VETERINARY HOSPITAL;

PRELIMINARY DRAFT

- (m) Contractors facility (with no outdoor STORAGE nor outdoor OPERATIONS;
 - (n) Contractors facility with outdoor STORAGE and/or outdoor OPERATIONS;
 - (o) AGRICULTURAL DRAINAGE CONTRACTOR facility with no outdoor STORAGE and/or outdoor OPERATIONS;
 - (p) AGRICULTURAL DRAINAGE CONTRACTOR facility with outdoor STORAGE and/or outdoor OPERATIONS; and
 - (q) SMALL SCALE METAL FABRICATING SHOP.
- j. There are no uses that are authorized by right in the B-5 District that require a Special Use Permit in the I-1 District.
- (2) There are 54 types of uses authorized by Special Use Permit (SUP) in either the B-5 or AG-1 Districts (including the 17 uses authorized by right in the I-1 District, see above) and 27 types of uses authorized by SUP in the I-1 District:
- a. The following 8 uses may be authorized by SUP in the B-5 District and the I-1 District:
 - (a) Adaptive Reuse of GOVERNMENT BUILDINGS for any USE Permitted by Right in B-1, B-2, B-3, B-4, B-5 and I-1;
 - (b) Private or commercial transmission and receiving towers (including antennas) over 100' in height;
 - (c) Electrical substation;
 - (d) Amusement Park;
 - (e) Stadium or coliseum
 - (f) PERMANENT COMPOSTABLE WASTE COLLECTION POINT;
 - (g) SPECIFIC MATERIAL COLLECTION POINT; and
 - (h) PV SOLAR ARRAY.
 - b. The following 11 uses may be authorized by SUP in the AG-1 District and the I-1 District:
 - (a) Artificial lake of 1 or more acres;
 - (b) Adaptive Reuse of GOVERNMENT BUILDINGS for any USE Permitted by Right in B-1, B-2, B-3, B-4, B-5 and I-1;
 - (c) Private or commercial transmission and receiving towers (including antennas) over 100' in height;
 - (d) Radio or Television Station;
 - (e) Electrical substation;
 - (f) RESTRICTED LANDING AREAS;
 - (g) HELIPORT-RESTRICTED LANDING AREAS;
 - (h) Slaughter Houses;
 - (i) SPECIFIC MATERIAL COLLECTION SITE;
 - (j) Gas Turbine Peaker; and
 - (k) BIG WIND TURBINE TOWER (1-3 BIG WIND TURBINE TOWERS.

- c. The following 2 uses may be authorized by SUP in the B-5 District and not at all in the I-1 District:
 - (a) HOTEL – No more than 15 lodging units; and
 - (b) HOSPITAL.

- d. The following 20 uses may be authorized by SUP in the AG-1 District and not at all in the I-1 District:
 - (a) HOTEL – No more than 15 lodging units;
 - (b) Residential PLANNED UNIT DEVELOPMENT;
 - (c) RURAL SPECIALTY BUSINESS, Major;
 - (d) Mineral extraction, quarrying, topsoil removal and allied activities;
 - (e) Elementary SCHOOL, Jr. High SCHOOL or High SCHOOL;
 - (f) Church, Temple, or church related TEMPORARY USES on church PROPERTY;
 - (g) Township highway maintenance garage;
 - (h) Penal or correctional institution;
 - (i) Library, museum or gallery;
 - (j) Sewage disposal plant or lagoon;
 - (k) RESIDENTIAL AIRPORTS;
 - (l) Mortuary or Funeral Home;
 - (m) Livestock sales facility and stockyards;
 - (n) Agronomic Research and Training Facility;
 - (o) Cemetery or Crematory;
 - (p) OFF-PREMISIS SIGN beyond 660’ of the edge of the RIGHT-OF-WAY of an interstate highway;
 - (q) WIND FARM;
 - (r) PV SOLAR FARM;
 - (s) Sawmills and Planing Mills, and related activities; and
 - (t) Pre-Existing Industrial Uses (Existing Prior to October 10, 1973).

- e. The following 16 uses may be authorized by SUP in the I-1 District and not at all in the B-5 District:
 - (a) Artificial lake of 1 or more acres;
 - (b) Water Treatment Plant;
 - (c) Public Fairgrounds;
 - (d) AIRPORT;
 - (e) RESTRICTED LANDING AREAS;
 - (f) HELIPORT/HELISTOPS;
 - (g) HELIPORT-RESTRICTED LANDING AREAS;
 - (h) Slaughter Houses;
 - (i) DATA CENTER;
 - (j) CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY;
 - (k) LANDSCAPE WASTE COMPOSTING FACILITY;
 - (l) Gas Turbine Peaker;
 - (m) BIG WIND TURBINE TOWER (1-3 BIG WIND TURBINE TOWERS);

PRELIMINARY DRAFT

- (n) Gasoline and volatile oils storage facilities of up to and including 80,000 gallon capacity in the aggregate;
 - (o) Gasoline and volatile oils storage facilities of greater than 80,000 gallons but no more than 175,000 gallons capacity in the aggregate; and
 - (p) Liquified Petroleum Gasses Storage.
- f. The following 13 uses may be authorized by SUP in the I-1 District and not at all in the AG-1 District:
- (a) Water Treatment Plant;
 - (b) Public Fairgrounds;
 - (c) AIRPORT
 - (d) HELIPORT/HELISTOPS;
 - (e) DATA CENTER;
 - (f) Amusement Park;
 - (g) Stadium or coliseum;
 - (h) CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY;
 - (i) LANDSCAPE WASTE COMPOSTING FACILITY;
 - (j) PERMANENT COMPOSTABLE WASTE COLLECTION POINT;
 - (k) Gasoline and volatile oils storage facilities of up to and including 80,000 gallon capacity in the aggregate;
 - (l) Gasoline and volatile oils storage facilities of greater than 80,000 gallons but no more than 175,000 gallons capacity in the aggregate; and
 - (m) Liquified Petroleum Gasses Storage.

GENERALLY REGARDING THE LRMP GOALS, OBJECTIVES, AND POLICIES

11. The *Champaign County Land Resource Management Plan* (LRMP) was adopted by the County Board on April 22, 2010. The LRMP Goals, Objectives, and Policies were drafted through an inclusive and public process that produced a set of ten goals, 42 objectives, and 100 policies, which are currently the only guidance for amendments to the *Champaign County Zoning Ordinance*, as follows:
- A. The Purpose Statement of the LRMP Goals, Objectives, and Policies is as follows:
“It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable. The Goals, Objectives and Policies necessary to achieve this purpose are as follows...”
 - B. The LRMP defines Goals, Objectives, and Policies as follows:
 - (1) Goal: an ideal future condition to which the community aspires
 - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
 - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
 - C. The Background given with the LRMP Goals, Objectives, and Policies further states,
“Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets

of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.”

REGARDING RELEVANT LRMP GOALS & POLICIES

(Note: bold italics typeface indicates staff’s recommendation to the ZBA)

12. LRMP Goal 1 is entitled “Planning and Public Involvement” and states:

Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.

Goal 1 is always relevant to the review of the LRMP Goals, Objectives, and Policies in land use decisions but the proposed rezoning will ***NOT IMPEDE*** the achievement of Goal 1.

13. LRMP Goal 2 is entitled “Governmental Coordination” and states:

Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.

Goal 2 has two objectives and three policies. The proposed amendment will ***NOT IMPEDE*** the achievement of Goal 2.

14. LRMP Goal 3 is entitled “Prosperity” and states:

Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.

Goal 3 has three objectives and no policies. The proposed amendment ***WILL HELP ACHIEVE*** Goal 3 for the following reasons:

- A. The three objectives are:

- (1) Objective 3.1 is entitled “Business Climate” and states: Champaign County will seek to ensure that it maintains comparable tax rates and fees, and a favorable business climate relative to similar counties.
- (2) Objective 3.2 is entitled “Efficient County Administration” and states: “Champaign County will ensure that its regulations are administered efficiently and do not impose undue costs or delays on persons seeking permits or other approvals.”
- (3) Objective 3.3 is entitled “County Economic Development Policy” and states: “Champaign County will maintain an updated Champaign County Economic Development Policy that is coordinated with and supportive of the LRMP.”

- B. Although the proposed rezoning is ***NOT DIRECTLY RELEVANT*** to any of these objectives, the proposed rezoning will allow Premier Cooperative Incorporated to continue operations at the Dewey site with proper zoning and to continue to serve the needs of the farmers of Champaign County and therefore the proposed rezoning can be said to ***HELP ACHIEVE*** Goal 3.

15. LRMP Goal 4 is entitled “Agriculture” and states:
Champaign County will protect the long-term viability of agriculture in Champaign County and its land resource base.

Goal 4 has 9 objectives and 22 policies. The proposed amendment *WILL HELP ACHIEVE* Goal 4 for the following reasons:

- A. Objective 4.1 is entitled “Agricultural Land Fragmentation and Conservation” and states: “Champaign County will strive to minimize the fragmentation of the County’s agricultural land base and conserve farmland, generally applying more stringent development standards on best prime farmland.”

The proposed rezoning *WILL HELP ACHIEVE* Objective 4.1 because of the following:

- (1) Objective 4.1 includes nine subsidiary policies. Policies 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.7, 4.1.8, and 4.1.9 do not appear to be relevant to the proposed rezoning.
- (2) Policy 4.1.1 states, “**Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils.**”

The proposed rezoning *WILL HELP ACHIEVE* Policy 4.1.1 because the subject property is relatively small area that is currently in use by the elevator and the use proposed in the I-1 district provides a vital service to support local agricultural production.

- (3) Policy 4.1.6 states: “**Provided that the use, design, site and location are consistent with County policies regarding:**
 - i. **Suitability of the site for the proposed use;**
 - ii. **Adequacy of infrastructure and public services for the proposed use;**
 - iii. **Minimizing conflict with agriculture;**
 - iv. **Minimizing the conversion of farmland; and**
 - v. **Minimizing the disturbance of natural areas; then**
 - a) **On best prime farmland, the County may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 1998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of by-right development) not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or**
 - b) **On best prime farmland, the County may authorize non-residential discretionary development; or**

- c) **The County may authorize discretionary review development on tracts consisting of other than best prime farmland.”**

The proposed rezoning *WILL HELP ACHIEVE* Policy 4.1.6 for the following reasons:

- (a) The soil on the subject property is best prime farmland and consists of 152A Drummer silty clay loam, 481A Raub silt loam, 146B2 Elliot silty clay, and 232A Ashkum silty clay, and would have an average LE of approximately 90.
- (b) The existing grain elevator on the subject property has been in operation for decades.
- (c) A portion of the subject property was taken out of agricultural production between 2017 and 2020, the proposed rezoning will not remove any additional land from agricultural production.

- B. Objective 4.2 is entitled “Development Conflicts with Agricultural Operations” and states, “Champaign County will require that each *discretionary review* development will not interfere with agricultural operations.”

The proposed rezoning *WILL HELP ACHIEVE* Objective 4.2 because of the following:

- (1) **Policy 4.2.1 states, “The County may authorize a proposed business or other non-residential *discretionary review* development in a rural area if the proposed development supports agriculture or involves a product or service that is better provided in a *rural* area than in an urban area.”**

The proposed rezoning *WILL HELP ACHIEVE* Policy 4.2.1 for the following reason:

- (a) Premier Cooperative Incorporated is an agricultural support service. The subject property has been used as a grain elevator for many years, supports agriculture, and is a service better provided in a rural area.
 - (b) The use proposed in the I-1 District provides a vital service to support local agricultural production.
- (2) **Policy 4.2.2 states, “The County may authorize *discretionary review* development in a rural area if the proposed development:**
- a. **is a type that does not negatively affect agricultural activities; or**
 - b. **is located and designed to minimize exposure to any negative affect caused by agricultural activities; and**
 - c. **will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, *rural* roads, or other agriculture-related infrastructure.”**

PRELIMINARY DRAFT

The proposed rezoning **WILL HELP ACHIEVE** Policy 4.2.2 for the following reasons:

- (a) The use of the subject property is a use which is directly related to agriculture and is neither affected by agricultural activities nor does it hinder agricultural activities.
 - (b) The proposed office building and truck scale are sited on land that is not in agricultural production and will not interfere with agricultural activities.
 - (c) The traffic generated by the proposed use, or any future use should be consistent with its current traffic and should not increase significantly as a result of this rezoning.
 - (d) The proposed use in the I-1 District provides a vital service to support local agricultural production.
- (3) **Policy 4.2.3 states, “The County will require that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.”**

The proposed rezoning **WILL HELP ACHIEVE** Policy 4.2.3 for the following reasons:

- (a) The Petitioner understands that this is a rural area where agricultural activities take place and the Petitioner’s business depends upon agricultural activities.
 - (b) The proposed use in the I-1 District provides a vital service to support local agricultural production.
- (4) **Policy 4.2.4 states, “To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all *discretionary review* consider whether a buffer between existing agricultural operations and the proposed development is necessary.”**

The proposed rezoning **WILL HELP ACHIEVE** Policy 4.2.4 for the following reasons:

- (a) The use on the subject property is directly related to agricultural activities. A buffer between the use and nearby agriculture is not warranted.
 - (b) The proposed use in the I-1 District provides a vital service to support local agricultural production.
- C. Objective 4.3 is entitled “Site Suitability for Discretionary Review Development” and states: “Champaign County will require that each discretionary review development is located on a suitable site.”

The proposed rezoning **WILL HELP ACHIEVE** Objective 4.3 because of the following:

- (1) **Policy 4.3.2 states, “On best prime farmland, the County may authorize a discretionary review development provided the site with proposed improvements is well-suited overall for the proposed land use.**

The proposed rezoning *WILL HELP ACHIEVE* Policy 4.3.2 for the following reasons:

- (a) The soil on the subject property is best prime farmland and consists of 152A Drummer silty clay loam, 481A Raub silt loam, 146B2 Elliot silty clay, and 232A Ashkum silty clay, and would have an average LE of approximately 90.
- (b) The subject property is not served by sanitary sewer and is not a large generator of wastewater.
- (c) The subject property is currently in use by the existing elevator operation, making the subject property well-suited overall.
- (d) The proposed use in the I-1 District provides a vital service to support local agricultural production.

- (2) **Policy 4.3.3 states, “The County may authorize a discretionary review development provided that existing public services are adequate to support to the proposed development effectively and safely without undue public expense.”**

The proposed rezoning *WILL HELP ACHIEVE* Policy 4.3.3 for the following reason:

- (a) The subject property is located approximately 4.5 miles from the Sangamon Valley Fire Protection District Station. The District was notified of the case and no comments were received.

- (3) **Policy 4.3.4 states, “The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense.”**

The proposed rezoning *WILL HELP ACHIEVE* Policy 4.3.4 for the following reason:

- (a) No significant traffic increase is anticipated as a result of this rezoning.

- (4) **Policy 4.3.5 states, “On best prime farmland, the County will authorize a business or other non-residential use only if:**

- a. **It also serves surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or**
- b. **the use is otherwise appropriate in a rural area and the site is very well suited to it.”**

PRELIMINARY DRAFT

The proposed rezoning *WILL HELP ACHIEVE* Policy 4.3.5 for the following reasons:

- (a) The proposed use serves surrounding agriculture. And is a part of the existing grain elevator.
- (b) The proposed use in the I-1 District provides a vital service to support local agricultural production.

16. LRMP Goal 5 is entitled “Urban Land Use” and states as follows:

Champaign County will encourage urban development that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.

Goal 5 has 3 objectives and 15 policies. Objectives 5.2, 5.3 and their policies do not appear to be relevant to the proposed rezoning. The proposed amendment will *HELP ACHIEVE* Goal 5 for the following reasons:

- A. Objective 5.1 is entitled “Population Growth and Economic Development” and states: **“Champaign County will strive to ensure that the preponderance of population growth and economic development is accommodated by new *urban development* in or adjacent to existing population centers.”**

The proposed rezoning *WILL HELP ACHIEVE* Objective 5.1 because of the following:

- (1) Objective 5.1 includes nine subsidiary policies. Policies 5.1.1, 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7, 5.1.8, and 5.1.9 do not appear to be relevant to the proposed rezoning.
- (2) Policy 5.1.2 states, **“The County will encourage that only compact and contiguous *discretionary development* occur within or adjacent to existing unincorporated settlements.”**

The proposed rezoning *WILL HELP ACHIEVE* Policy 5.1.2 because:

- (a) The proposed development is adjacent to the unincorporated Village of Dewey.

17. LRMP Goal 6 is entitled “Public Health and Safety”, and states as follows:

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

Goal 6 has 4 objectives and 7 policies. The proposed amendment will *NOT IMPEDE* the achievement of Goal 6.

18. LRMP Goal 7 is entitled “Transportation” and states as follows:

Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.

Goal 7 has 2 objectives and 7 policies. Objective 7.2 and its subsidiary policies do not appear to be relevant to the proposed rezoning. The proposed rezoning will **HELP ACHIEVE** Goal 7 for the following reason:

- A. Objective 7.1 states, “Champaign County will consider traffic impact in all land use decisions and coordinate efforts with other agencies when warranted.”

The proposed rezoning will **HELP ACHIEVE** Objective 7.1 because:

- (1) Policy 7.1.1 states, “**The County will include traffic impact analyses in discretionary review development proposals with significant traffic generation.**”

The proposed rezoning will **HELP ACHIEVE** Policy 7.1.1 because:

- a. Item 13.C.(3): Policy 4.3.4 has information on traffic impacts; it would appear that the proposed expansion to the elevator and nearby roads have sufficient capacity to handle the operation of the existing elevator.
- b. The Champaign County Highways Engineer has approved the entrance on County Highway 23.

- B. The proposed amendment will **NOT IMPEDE** the achievement of Objective 7.2 and its policies.

19. LRMP Goal 8 is entitled “Natural Resources”, and states as follows:

Champaign County will strive to conserve and enhance the County’s landscape and natural resources and ensure their sustainable use.

Goal 8 has 9 objectives and 36 policies. The proposed amendment will **NOT IMPEDE** the achievement of Goal 8.

20. LRMP Goal 9 is entitled “Energy Conservation”, and states as follows:

Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.

Goal 9 has five objectives and five policies. The proposed amendment will **NOT IMPEDE** the achievement of Goal 9.

21. LRMP Goal 10 is entitled “Cultural Amenities”, and states as follows:

Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.

Goal 10 has one objective and one policy. The proposed amendment will **NOT IMPEDE** the achievement of Goal 10.

GENERALLY REGARDING THE LASALLE FACTORS

22. In the case of *LaSalle National Bank of Chicago v. County of Cook*, the Illinois Supreme Court reviewed previous cases and identified six factors that should be considered in determining the validity of any proposed rezoning. Those six factors are referred to as the *LaSalle* factors. Two other factors were added in later years from the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. The *Champaign County Zoning Ordinance* does not require that map amendment cases be explicitly reviewed using all of the *LaSalle* factors, but it is a reasonable consideration in controversial map amendments and any time that conditional zoning is anticipated. The proposed map amendment compares to the *LaSalle* and *Sinclair* factors as follows:

A. **LaSalle factor: The existing uses and zoning of nearby property.** Table 1 summarizes the land uses and zoning of the subject property and nearby properties.

Table 1. Land Use and Zoning Summary		
Direction	Land Use	Zoning
Onsite	Premier Co-op Dewey facility	B-5 Central Bus. And AG-1 (Proposed rezoning to I-1)
North	Commercial and Single-Fam Res.	B-5, R-1 and R-2
East	Commercial and Agriculture	AG-1 Agriculture
West	Single-Fam Res. and Agriculture	AG-1 and R-1 Single Fam. Res.
South	Agriculture	AG-1 Agriculture

B. **LaSalle factor: The extent to which property values are diminished by the particular zoning restrictions.** Regarding this factor:

- (1) It is impossible to establish values without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
- (2) Regarding the value of nearby residential properties, it is not clear if the requested map amendment would have any effect.
- (3) This area is primarily an agricultural area, and the subject property has been a grain elevator for decades.
- (4) The map amendment will help ensure the value of the subject property by allowing the continued operation of the grain elevator.

C. **LaSalle factor: The extent to which the destruction of property values of the plaintiff promotes the health, safety, morals, and general welfare of the public.** Regarding this factor:

There has been no evidence submitted regarding property values. The proposed rezoning should not have a negative effect on the public health, safety, and welfare.

- D. **LaSalle factor: The relative gain to the public as compared to the hardship imposed on the individual property owner.** Regarding this factor:

The gain to the public of the proposed rezoning is positive because the proposed amendment would allow Premier Cooperative to continue to support area agricultural activities and expand its operations with a new office and truck scale.

- E. **LaSalle factor: The suitability of the subject property for the zoned purposes.**

Regarding this factor:

- (1) In the review of Policy 4.3.2, the ZBA has recommended the following that the proposed rezoning will **HELP ACHIEVE** Policy 4.3.2 regarding whether the site with proposed improvements is well-suited overall for the proposed land use.
- (2) A grain elevator existed in this location prior to adoption of the Zoning Ordinance on October 10, 1973.

- F. **LaSalle factor: The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.** Regarding this factor:

The AG-1 District was planned in 1973 and thus was intended to protect areas of the County where soil and topographic conditions are best adapted to the pursuit of agricultural uses. The existing grain elevator was built prior to adoption of the Zoning Ordinance on October 10, 1973.

- G. **Sinclair factor: The need and demand for the use.** Regarding this factor:

The petitioner believes that the proposed location of the truck scale and office will better server their customers.

- H. **Sinclair factor: The extent to which the use conforms to the municipality's (Champaign County's) comprehensive planning.**

- (1) The proposed rezoning and proposed use should not have a detrimental effect on the adjacent properties.
- (2) The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.

- I. Overall, the proposed map amendment **IS CONSISTENT** with the LaSalle and Sinclair factors.

REGARDING THE PURPOSE OF THE ZONING ORDINANCE

23. The proposed amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance as established in Section 2 of the Ordinance for the following reasons:

PRELIMINARY DRAFT

- A. 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.

- B. 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.

(1) It is not clear whether the proposed rezoning 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.

(2) The proposed rezoning and existing development should not have a detrimental effect on the adjacent properties.

(3) The requested map amendment will help ensure the value of the subject property by allowing the continued operation of the grain elevator.

- C. 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 rezoning is not likely to significantly increase traffic, but no Traffic Impact Assessment has been done.

- D. 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 floodwaters.

The proposed site plan shows an area for stormwater detention for the proposed construction.

- E. 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.

(1) Regarding public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.

(2) 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.

- F. 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.

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.

- G. 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.

- (1) Regarding public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.
- (2) The existing grain elevator was built prior to adoption of the Zoning Ordinance on October 10, 1973.

- H. 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 use will have to be conducted in compliance with those requirements.

- I. 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.

- (1) The proposed development does not meet the definition of “urban use” because it would not require a connection to sanitary sewer.
- (2) The existing grain elevator was built prior to adoption of the Zoning Ordinance on October 10, 1973.

PRELIMINARY DRAFT

- J. 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.

- K. 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 rezoning and the proposed use will not require the development of public utilities or transportation facilities.

- L. 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.

(1) The subject property is currently in use by the existing elevator.

(2) The proposed use provides a vital service to support local agricultural production.

- M. 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 rezoning and proposed Special Use will not hinder the development of renewable energy sources.

REGARDING SPECIAL CONDITIONS OF APPROVAL

24. Proposed special condition of approval:

- A. **A Zoning Use Permit and applicable fees shall be required any future construction on the property.**

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

Conformance with the Champaign County Zoning Ordinance.

- B. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

- C. **A complete Storm Water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.

DOCUMENTS OF RECORD

1. Petition for Zoning Map Amendment received January 16, 2025, with attachments
 - A Site Plan received January 16, 2025
 - B Engineering plans received January 16, 2025
 - C Legal Description of Parcels to be Re-zoned

3. Preliminary Memorandum dated February 20, 2025, for Case 163-AM-25 with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B Annotated Aerial Photo 2023 created by P&Z Staff
 - C Aerial Photos 1973, 1988 and 2008
 - D Site Plan Received January 16, 2025
 - E Engineering Plans Received January 16, 2025
 - F LRMP Land Use Goals, Objectives, and Policies (on ZBA meetings website)
 - G LRMP Appendix of Defined Terms (on ZBA meetings website)
 - H Site Photos taken February 18, 2025
 - I Draft Finding of Fact, and Final Determination for Case 163-AM-25 dated February 27, 2025

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 27, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
 - A. Regarding Goal 3:
 - (1) Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of the Goal 3 objectives, the proposed rezoning will allow Premier Cooperative to continue operations at the Dewey location with proper zoning and to continue to serve the needs of the farmers of Champaign County.
 - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment **WILL HELP ACHIEVE** Goal 3 Prosperity.
 - B. Regarding Goal 4 Agriculture:
 - (1) It **WILL HELP ACHIEVE** Objective 4.1 requiring minimization of the fragmentation of farmland, conservation of farmland, and stringent development standards on best prime farmland because it **WILL HELP ACHIEVE** the following:
 - a. Policy 4.1.1, which states that commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils (see Item 13.A.(1)).
 - b. Policy 4.1.6 requiring that the use, design, site and location are consistent with policies regarding suitability, adequacy of infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas (see Item 13.A.(2)).
 - (2) It will **HELP ACHIEVE** Objective 4.2 requiring discretionary development to not interfere with agriculture because it will **HELP ACHIEVE** the following:
 - a. Policy 4.2.1 requiring a proposed business in a rural area to support agriculture or provide a service that is better provided in the rural area (see Item 13.B.(1)).
 - b. Policy 4.2.2 requiring discretionary development in a rural area to not interfere with agriculture or negatively affect rural infrastructure (see Item 13.B.(2)).
 - c. Policy 4.2.3 requiring that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land (see Item 13.B.(3)).

PRELIMINARY DRAFT

- d. Policy 4.2.4 requiring that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary (see Item 13.B.(4)).
- (3) It will **HELP ACHIEVE** Objective 4.3 requiring any discretionary development to be on a suitable site because it will **HELP ACHIEVE** the following:
 - a. Policy 4.3.2 requiring a discretionary development on best prime farmland to be well-suited overall (see Item 13.C.(1)).
 - b. Policy 4.3.3 requiring existing public services be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(2)).
 - c. Policy 4.3.4 requiring existing public infrastructure be adequate to support the proposed development effectively and safely without undue public expense (see Item 13.C.(3)).
 - d. Policy 4.3.5 requiring that a business or non-residential use establish on best prime farmland only if it serves surrounding agriculture and is appropriate in a rural area (see Item 13.C.(4)).
 - (4) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 4 Agriculture.
- C. Regarding Goal 5 Urban Land Use:
- (1) It **WILL HELP ACHIEVE** Objective 5.1 requiring the preponderance of population growth and economic development is accommodated by new urban development in or adjacent to existing population centers, because it **WILL HELP ACHIEVE** the following:
 - a. Policy 5.1.2 requiring the county to encourage only compact and contiguous discretionary development occur within or adjacent to existing unincorporated settlements (see Item 14.A.(2)).
- D. Regarding Goal 7 Transportation:
- (1) The proposed amendment will **HELP ACHIEVE** Objective 7.1 requiring the consideration of traffic impact in land use decisions because it will **HELP ACHIEVE** the following:
 - a. Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation (see Item 16.A.(1)).
 - (2) Based on achievement of the above Objectives and Policies and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE** Goal 7 Transportation
- E. The proposed amendment will **NOT IMPEDE** the following LRMP goal(s):
- Goal 1 Planning and Public Involvement
 - Goal 2 Governmental Coordination

- Goal 6 Public Health and Public Safety
- Goal 8 Natural Resources
- Goal 9 Energy Conservation
- Goal 10 Cultural Amenities

F. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.

2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors because of the following:

A. The proposed map amendment would allow Premier Cooperative to continue to support area agricultural activities and expand its operations at the Dewey facility.

B. The map amendment will help ensure the value of the subject property by allowing the continued operation of the grain elevator.

F. The subject property and its vicinity have maintained the same uses for years.

G. The subject property is well-suited overall for the proposed land use.

H. The proposed use is a service better provided in a rural area.

F. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.

3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:

A. The rezoning would achieve Purpose 2.0 (b), by conserving the value of the subject property by allowing the continued operation of the grain elevator (see Item 21. B).

B. The rezoning would achieve Purpose 2.0 (c) to lessen and avoid congestion in the public streets because there would be no significant increase in traffic (see Item 21. C).

C. The rezoning would achieve Purpose 2.0 (d) of the Ordinance to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters because the proposed site plan includes an area for stormwater detention (see Item 21. D).

D. The rezoning would achieve Purpose 2.0 (i) of the Ordinance. Establishing the I-1 District at this location will help classify, regulate, and restrict the location of the uses authorized in the I-1 District (see Item 21.G.).

E. The rezoning would achieve Purpose 2.0 (q) of the Ordinance 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 (see Item 21.L.).

4. **THE SPECIAL CONDITION IMPOSED HEREIN IS REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:**

- A. **A Zoning Use Permit and applicable fees shall be required any future construction on the property.**

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

Conformance with the Champaign County Zoning Ordinance.

- B. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

- C. **A complete Storm Water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.

FINAL DETERMINATION

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County recommends that:

The Zoning Ordinance Amendment requested in **Case 163-AM-25** *{BE ENACTED / NOT BE ENACTED}* by the County Board in the form attached hereto.

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