

CASE NO. 731-S-12

SUPPLEMENTAL MEMORANDUM

June 13, 2013

Petitioners: **Warner Brothers, Inc.**

Champaign
County
Department of

**PLANNING &
ZONING**

**Brookens
Administrative Center**
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

Site Area: **.96 acre (38.55 acre parcel)**

Time Schedule for Development: **Under
Construction**

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

Request: **Authorize the storage and dispensing of agricultural fertilizer as a "Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer" facility as a Special Use in the AG-1 Agriculture Zoning District.**

Location: **A .96 acre (41,817.6 square feet) portion of a 38.55 acre tract in the East One-Half of the Southeast Quarter of Section 18 of Rantoul Township and commonly known as the farm field adjacent to the Kinze farm equipment dealership at 1254 CR2700N, Rantoul.**

STATUS

This case is continued from the May 16, 2013, public hearing.

TAX ASSESSMENT INFORMATION

Information regarding how the property taxes would change as a result of the storage tank on the property has been provided by Jim Rusk, Rantoul Township Supervisor. See Attachment A. The information provided assumes a \$1 million market value of the storage tank. The taxing bodies of interest to this case, and the amounts they would receive are as follows:

- Rantoul Township - \$524.00
- Rantoul Township Road & Bridge - \$786.66
- Rantoul Township Permanent Road - \$678.67

ATTACHMENTS

A Tax Assessment Information received June 10, 2013

Rate for 20-09-18-400-011 multiplied by 333,333 of assessed value

County	0.8138	2,712.67
Forest	0.0880	293.33
Parkland	0.5191	1,730.33
SD 130	2.6279	8,759.67
SD 193	2.7248	9,082.67
Thomasboro FPD	0.3271	1,090.33
Rantoul Twp	0.1572	524.00
Rantoul Rd & Br	0.2359	786.33
Rantoul Perm Rd	0.2036	678.67
Rantoul-Ludlow M-A	0.0382	127.33
Rantoul-Ludlow Cemetery	0.0680	226.67
	7.8036	26,012.00

RECEIVED
JUN 10 2013
CHAMPAIGN CO. P & Z DEPARTMENT