

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **October 30, 2008**  
Time: **7:00 p.m.**  
Place: **Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington Street  
Urbana, IL 61802**

*Note: NO ENTRANCE TO BUILDING  
FROM WASHINGTON STREET PARKING  
LOT AFTER 4:30 PM.  
Use Northeast parking lot via Lierman Ave.,  
and enter building through Northeast  
door.*

*If you require special accommodations please notify the Department of Planning & Zoning at  
(217) 384-3708*

**EVERYONE MUST SIGN THE ATTENDANCE SHEET ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM**

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (August 14, 2008)
5. Continued Public Hearings

**\*Case 610-S-08: Petitioner: Charles and Mary Ellen Stites**

Request: **Authorize a Major Rural Specialty Business in the CR District.**

Location: **A 5.0 acre tract in the East Half of the Southeast Quarter of the Northeast Quarter of Section 1, T18N, R10E of Sidney Township and commonly known as River Bend Wild Game and Sausage Company at 1611 CR 2400E, St. Joseph.**

**\*Case 616-V-08: Petitioner: Charles and Mary Ellen Stites**

Request: **Authorize the reconstruction and use of a building to be used as a Major Rural Specialty Business with a side yard of four feet in lieu of the required side yard of 15 feet in the CR District.**

Location: **Same as Case 610-S-08**

6. New Public Hearings

**Case 638-AM-08: Petitioner: Dewey State Bank and Craig Horsch, Senior Vice-President**

Request: **Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-2 Neighborhood Business Zoning District.**

Location: **The Northwest 5 acres of 80 acres located at the West Half of the Northwest Quarter of Section 3 of Condit Township and commonly known as the farm field at the Southwest corner of CR 900E and IL 136.**

7. Staff Report
8. Other Business
  - A. Recommendation to County Board for appointment of new ZBA Chair
  - B. Special ZBA Meeting on November 13, 2008
9. Audience Participation with respect to matters other than cases pending before the Board
10. Adjournment

**\* Administrative Hearing. Cross Examination allowed.**

# CASE NO. 610-S-08

SUPPLEMENTAL MEMORANDUM

October 24, 2008

Champaign  
County  
Department of



Petitioners: **Charles and Mary Ellen Stites**

Request: **Authorize a Major Rural Specialty Business in the CR District.**

Site Area: **approx. 5.0 acres**

Location: **A five acre tract in the East Half of the Southeast Quarter of the Northeast Quarter of Section 1 T.18 N. R 10 E. of Sidney Township and commonly known as River Bend Wild Game and Sausage Company at 1161 CR 2400E, St. Joseph.**

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

Time Schedule for Development:  
**Immediate**

(217) 384-3708  
FAX (217) 328-2426

Prepared by: **J.R. Knight**  
Associate Planner  
**John Hall**  
Zoning Administrator

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## STATUS

This is the fourth meeting for this case. This case was continued from the October 16, 2008, ZBA meeting. The petitioners had soil investigations performed on October 18, 2008, however, the report from those investigations was not available at the time of the mailing.

The petitioners submitted some new information regarding the cubic foot output of their smokehouses and that is included as an attachment.

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## PARKING ANALYSIS

The proposed site plan received on May 12, 2008 has been analyzed to determine the number of possible parking spaces. See attached. It should be noted that most of the parking demand for the proposed Special Use is probably for vehicle queuing space rather than unattended parking.

The parking analysis indicates that approximately 33 customer spaces could be provided on both sides of the proposed driveway expansion (indicated as a parking access lane on the parking analysis) and along the south side of the existing driveway. At least an additional two customer vehicles can be accommodated while checking in deer in the actual driveway.

As many as five employee spaces are available in front of the home if the Board accepts that employee spaces can be stacked as illustrated.

Attorney Van Ness has claimed that as many as 45 vehicles may have been parked in CR2400E in one instance. That many parking spaces is only possible if the actual driveway is used as a queuing area or if the fruit trees are trimmed to allow parking on the north side of the driveway.



**ATTACHMENTS**

- A First Notice of Violation of the Champaign County Zoning Ordinance dated December 11, 2007 (Enforcement Case ZN-07-24/28)
- B Parking Analysis dated October 24, 2008
- C Email from Gretchen Hopkins on behalf of Gil Martini, Enviro-Pak received on October 23, 2008
- D Revised Conditions for Zoning Case 610-S-08
- E Minutes of October 16, 2008, For Information Only; Not For Approval (included separately)

# FILE COPY

## FIRST NOTICE

Champaign  
County  
Department of

December 11, 2007

Case: ZN-07-24/28

**PLANNING &  
ZONING**

Charles R. Stites  
1161 County Road 2400E  
St. Joseph, Illinois 61873

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

RE: Violation of the *Champaign County Zoning Ordinance* on Property Located at 1161 County Road 2400E, St. Joseph, Illinois, Permanent Index No. 24-28-01-200-013.

Dear Mr. Stites:

(217) 384-3708  
FAX (217) 328-2426

Notice is hereby given of the following violations of the *Champaign County Zoning Ordinance* on property located at 1161 County Road 2400E, St. Joseph, Illinois, Permanent Index No. 24-28-01-200-013.

1. Section 7.1.2B., which states that Rural Home Occupations located on lots five (5) acres or larger can have no more than two non-family, non-resident employees present on the premises and no more than three additional employees can report to the site for work performed off the premises; and
2. Section 7.1.2F., which states that processes employed cannot create odor, dust, noise, gas, smoke, or vibration discernable at the property line other than of such a nature, quantity, intensity, duration, or time of occurrence customarily associated with agriculture; and
3. Section 7.1.2H., which requires the owner/operator of the Rural Home Occupation to provide off-street parking for all employees and patrons; and
4. Section 7.2.1B., which states that a detached accessory building or structure in the CR, Conservation/Recreation Zoning District can be located no closer than 10 feet to the side lot line; and
5. Section 9.1.2A.5., which requires that a Zoning Use Permit be obtained from the Zoning Administrator before starting to extend or expand a non-conforming use.

**You must correct these violations within 15 days of this notice and contact me on or before December 27, 2007, regarding this matter.** I will be happy to answer any questions you may have regarding this matter and Champaign County regulations and ordinances. See Action Required to Correct Violation below.

**This matter will be referred to the Champaign County State's Attorney's Office for further legal action if you do not contact me regarding this notice or if you do not correct the violation within the required time.** A complaint will be filed in the Champaign County Circuit Court naming you as defendant and fines from \$100 to \$500 per day may be imposed for each day that a violation continues to exist.

## **BASIS OF NOTICE**

You have been given this First Notice of Violation based on the following:

1. In September 2006 and November 2007, we received complaints about the activities associated with River Bend Wild Game and Sausage Company that were occurring on your property. The complaints allege that large numbers of vehicles have caused traffic problems on the roadway as hunters wait to enter your property to drop off deer to be processed indicating that off-street parking for the Rural Home Occupation is inadequate. Furthermore, the complaints allege that there is a strong odor in the air of animal blood and parts during the butchering season and a strong odor of smoking meat when the smoking operation occurs.

The blog on the River Bend Wild Game and Sausage Company website indicates that you cut almost 1,200 deer carcasses this year and that your business doubles about every 4 seasons. The blog also indicates that during your busiest time you employ about 9 to 11 people in addition to your six family members. It is not clear whether all family members who work for the River Bend Company actually reside at the property.

On November 20, 2007, two staff members of the Planning and Zoning Department performed a drive by inspection before noon and noted the following:

- a. There were 8 vehicles parked on the property. Three vehicles appeared to be associated with the River Bend Wild Game and Sausage Company and were parked near the house. Five additional vehicles were parked east of the house between the bushes and the road which seems to indicate that more than two (2) non-family, non-resident employees may have been present on the site at that time; and
- b. There were approximately 50 uncovered plastic barrels on the north side of the detached garage that contained miscellaneous parts of deer carcasses including but not limited to bones, skin, hooves, and hides causing the smell of a meat locker outside on your property and adjoining properties.

While the Planning and Zoning Department staff members were present at the site a truck from Darling National LLC, Mason City, Illinois, was on your property and the driver was emptying the 50 barrels into the truck to haul away the deer carcasses and miscellaneous deer parts. The truck became full before all barrels were emptied.

- c. Furthermore, it was also noted that a lean-to type structure has been constructed on the north side of the detached garage that appeared to be located on the north property line. The site plan submitted with ZUPA 279-98-02 to establish the Rural Home Occupation indicated that the existing detached garage was located 8 feet from the north property line.

At the time of issuance of ZUPA 279-98-02 it was determined that the existing detached garage was non-conforming with respect to the distance it was located from the north side lot line (8 feet according to the site plan submitted with the Zoning Use Permit Application) and that since the permit request was to construct an addition to the south side of the detached garage and the construction

of the addition on the south side would not make the detached garage any more non-conforming than it already was the Zoning Use Permit was issued. However, extending or expanding the existing detached garage on the north side to be closer to the north lot line than the required 10 feet requires you to obtain a Zoning Use Permit for the construction of the lean-to addition. If the minimum required 10 foot side yard cannot be met then a variance from the Champaign County Zoning Board of Appeals prior to the start of construction is necessary.

### **ADDITIONAL INFORMATION RELATED TO THE PROPERTY**

On October 6, 1998, you submitted a Rural Home Occupation Permit Application 279-98-02 to the Planning and Zoning Department to register River Bend Wild Game and Sausage Company as a Rural Home Occupation. See the attached Rural Home Occupation regulations. On the application you indicate that there were no full or part-time non-family, non-resident employees. Rural Home Occupation Application 279-98-02 was approved on May 31, 2001.

On May 22, 2001, you submitted Zoning Use Permit Application (ZUPA) 142-01-04 to construct an addition on the south side of your existing detached garage where the River Bend Wild Game and Sausage Company is located. ZUPA 142-01-04 was issued on May 31, 2001, to construct the addition to the detached garage.

At the November 20, 2007, inspection staff members did note that a yellow job card from the Planning and Zoning Department was posted on the front of the detached garage where River Bend Wild Game and Sausage Company is located.

### **BRIEF REVIEW OF ALTERNATIVES**

The operation of River Bend Wild Game and Sausage Company has expanded to the point that it can no longer be operated as a Rural Home Occupation without some combination of (A) modifying the buildings and structures and/or (B) major operational modifications and/ or (C) approval of significant variances from the Zoning Ordinance and/ or (D) a significant new discretionary approval from the County. Briefly, these alternatives would require the following:

- A. Remove the lean-to structure that has been added on the north side of the garage that houses the River Bend Company and that is currently in violation of 7.2.1 B. of the Zoning Ordinance. Any subsequent construction elsewhere on the property must of course be authorized by a Zoning Use Permit. See the attached Zoning Use Permit Application.
- B. Modify operations to achieve the following:
  - (1) Reduce the number of onsite non-family and non-resident employees so as not to exceed the limit of Section 7.1.2 B. This would presumably require moving some operations to another location that would also be required to have proper zoning approval.
  - (2) Make proper and allowable accommodations for parking or change operations to meet the requirements of Section 7.1.2 H. and eliminate traffic congestion in the public street.
  - (3) Make the necessary changes to prevent odors and smoke discernable at the property line and meet the requirements of Section 7.1.2 F. It is not clear how these changes could be made.

- C. Seek approval for variances for any violations that cannot be corrected by means of structural and operational modifications. Variances are authorized by the Zoning Board of Appeals (ZBA) and require a public hearing. The ZBA must find that the variance meets the criteria in the Zoning Ordinance. See the attached Variance application and handout.

Because the ZBA is limited to only authorizing a variance when the Zoning Ordinance criteria are met you should not expect a variance to fully correct the violations related to traffic congestion and odors and smoke. These conditions result entirely from the operations of the River Bend Wild Game and Sausage Company and are not peculiar to the land or structures.

- D. Seek a significant new discretionary approval as a Minor Rural Specialty Business. Special Use Permits are authorized by the Zoning Board of Appeals (ZBA) and require a public hearing. The ZBA must find that any proposed Special Use Permit will conform to the criteria in the Zoning Ordinance. See the attached Special Use Permit application.

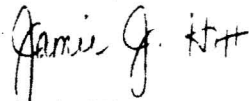
Be aware that if you choose this alternative you will have to prove that the River Bend Wild Game and Sausage Company can be operated so that it will not be injurious to the CR Zoning District and that it preserves the essential character of the CR Zoning District.

#### **ACTION REQUIRED TO CORRECT VIOLATION**

Champaign County looks forward to your cooperation in correcting the violations. After reviewing the alternatives listed above you must decide which alternatives you want to pursue to resolve the outstanding zoning violations and submit the appropriate applications with fees to the Planning and Zoning Department. In addition to the applications you must also provide a letter explaining how you plan to resolve the violations on or before **December 27, 2007**.

I look forward to working with you to resolve the violations that are occurring on your property. You can reach me or John Hall, Director of Planning and Zoning, at 384-3708.

Sincerely,



Jamie Hitt  
Zoning Officer

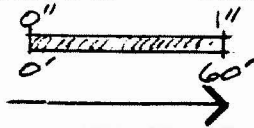
Attachments: Champaign County Rural Home Occupation Regulations  
Champaign County Zoning Use Permit Application  
Champaign County Variance Application  
Champaign County Special Use Permit Application  
Champaign County Planning and Zoning Department Fee Schedule



**PARKING ANALYSIS**  
**PROPOSED SITE PLAN RECEIVED MAY 12, 2008**

Case 610-S-08      OCTOBER 24, 2008

SCALE



NORTH

Water well separations

- 50' for sewer leading to leach field
- 75' for leach field

Proposed bone barrel & personal storage building

This additional area could be available for additional parking and additional septic leach field if the proposed bone barrel building could be shifted to the west

Supplemental screening may be required along the south

Minimum 9' x 2' parking space

Existing fence (8' tall)

Additional fence (Type A (4' tall) minimum)

Fruit trees on north side of driveway need trimmed to allow parking off driveway





**Charles Stites**

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**From:** Gretchen Hopkins [Gretchen@enviro-pak.com] on behalf of Gil Martini [Gil@enviro-pak.com]  
**Sent:** Thursday, May 08, 2008 4:52 PM  
**To:** cstiles@uiuc.edu  
**Cc:** cstites@uiuc.edu  
**Subject:** Precipitator  
**Attachments:** Enviro-Kleen Information 5-8-08.pdf

RECEIVED

OCT 23 2008

CHAMPAIGN CO. P & Z DEPARTMENT

Chuck Stiles  
Riverbed Wild Game Processing

Chuck, here is literature on our Enviro-Kleen series of precipitators.

The exhaust from a Vortron series 1700 is about 200 CFM at the most. So, two units are still under the 600 CFM of our smaller Enviro-Kleen model 600.

The vestibule inlet can be provided with two inlets to allow both ovens to exhaust through the Enviro-Kleen unit.

The ionization cell that we utilize is one manufactured by Trion. We incorporate it in our airflow system.

Review everything. Let us know your thoughts.

Gil Martini

GM:gh

<<Enviro-Kleen Information 5-8-08.pdf>>

**Enviro-Pak**  
**Division of Tech-Mark, Inc.**  
**1-800-223-6836 503-655-7044 503-655-6368 Fax**  
[www.enviro-pak.com](http://www.enviro-pak.com)

**Draft Special Conditions of Approval for Zoning Case 610-S-08**

OCTOBER 24, 2008

- A. The testimony and evidence presented by the petitioners in this case has been in support of a request to conduct final dressing of field dressed wild game on the subject property as a Major Rural Specialty Business as required by the following condition:

**The Special Use Permit authorized herein is only for the final dressing of field dressed wild game and none of the following shall occur on the subject property:**

- (1) **No slaughtering of wild game or animals of any kind is authorized except for the final dressing (ie., further processing) of field dressed wild game carcasses.**
- (2) **No meat preparation or packaging that is subject to the Meat and Poultry Inspection Act is authorized except for the final dressing and packaging of field dressed wild game carcasses.**
- (3) **There shall be no sales to the general public of products made from wild game that has been dressed onsite.**
- (4) **The sale of goods produced off the premises must constitute less than 50 percent of the gross annual business income and less than 50 percent of the total annual stock in trade.**

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

**The continued operation of the Special Use Permit authorized herein shall be in conformance with the testimony and evidence presented and shall continue to qualify as a Rural Specialty Business in the CR District.**

- B. There is no public health regulation of the proposed special use. The Champaign County Public Health Department would have jurisdiction should a public health crisis arise from the operations of the proposed Special Use. In this Special Use Permit the Zoning Board of Appeals has not attempted to supplant the existing system of public health regulation for dressing of wild game but has only added relevant safeguards to ensure compliance with the Champaign County Zoning Ordinance. The following condition is the minimum requirement necessary to minimize risks to public health and safety by the proposed special use:

**The petitioner shall provide reasonable access to both the subject property and all relevant business records, including employee work records; the location where food supplies were purchased; food lot numbers; the identity of food purchasers; and other as may be requested by the Champaign County Public Health Department pursuant to any complaint of food borne illness that is made after ingestion of products from the proposed special use.**

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

**The Champaign County Public Health Department shall be provided necessary access to property and records to respond to any relevant complaints of food borne illness.**

**Draft Special Conditions of Approval for Zoning Case 610-S-08**

OCTOBER 24, 2008

- C. The petitioner's existing web page on the World Wide Web describes the business as a "custom wild game processor". The petitioner also maintains and has provided evidence that the business is completely exempt from regulation under the Illinois Meat and Poultry Inspection Act (225 ILCS 650/ *et seq.*). "Custom processing" is a type of regulated activity under the Illinois Meat and Poultry Inspection Act (225 ILCS 650/ *et seq.*) and "custom preparation" is also a term used in similar federal regulations. The existing advertising could confuse customers about whether or not the proposed special use is subject to regulation. The following condition requires the petitioner's advertising to be in concert with the degree of public health regulation that applies to the proposed special use:

**The following condition shall apply until such time that the petitioner is regulated by and has a license authorized by the Illinois Department of Agriculture:**

- (1) the phrases "custom wild game processor" and "custom wild game processing" and the words "custom processor" and "custom processing" shall not be used in any advertising or description of services provided by the petitioner about the proposed special use; and**
- (2) the petitioner's existing advertising and presence on the world wide web shall be revised to conform to this requirement and copies of revised advertising materials and description of services provided shall be submitted to the Zoning Administrator no later than November 13, 2008; and**
- (3) the petitioner shall conspicuously display a sign stating "NO SALES OF WILD GAME PRODUCTS PERMITTED" in the public areas of the proposed special use;**

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

**the public has clear expectations of the types of services that may be provided at the proposed special use and the degree of public health regulation required of the petitioner.**

- D. There is no public health regulation of the proposed special use and co-petitioner Chuck Stites has a Master's Degree in Meat Science from the University of Illinois and years of experience in meat processing. Because of Mr. Stites' expertise the proposed Special Use is atypical in the low risk to public health. Operation under a different owner with less experience or training could have much different public health consequences. The following condition will ensure that public safety is considered if the proposed Special Use is ever sold to a different owner:

**The Special Use Permit in Case 610-S-08 shall only be valid for the current owners, Chuck and Mary Ellen Stites, on the subject property and if the business is ever transferred to new ownership a new Special Use Permit shall be required.**

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

**the risk to public health is adequately considered in management of the proposed Special Use.**

**Draft Special Conditions of Approval for Zoning Case 610-S-08**

OCTOBER 24, 2008

- E. Complaints have been received regarding heavy customer traffic at the subject property and the amount of parking currently available does not appear to be sufficient for the proposed use. Onsite parking improvements are required and need to be completed in time for use during the coming hunting season. Completion of the parking improvements needs to allow ample time for Zoning Administrator inspection and any follow up corrections that may be required prior to the start of hunting season. The following condition will ensure that there is adequate parking at the proposed Special Use:

**Before the 2008 firearm deer hunting season begins on November 21, 2008, the Petitioner shall upgrade the current driveway and parking as follows:**

- (1) **The driveway surfaces shall be a minimum of { 16 feet / 20 feet } wide and consist of at least a six inch thickness of gravel. No unattended vehicles shall be parked in the driveway but the driveway may be used as a vehicle queuing area provided that ample care is taken to ensure emergency vehicle access when necessary.**
- (2) **The proposed driveway parking access lane shown on the approved site plan received on May 5, 2008, shall be constructed with the west end of the loop at least 40 feet from the center of CR 2400E.**
- (3) **An overflow parking area shall be provided inside the proposed driveway as shown on the site plan received on May 5, 2008, and a minimum amount of gravel paving shall be provided in the parking area traffic access lanes sufficient to ensure all weather use.**
- (4) **The Zoning Administrator shall verify the completion of the driveway and parking upgrade in a compliance inspection no later than { November 13, 2008} .**
- (5) **There shall be no parking allowed on top of the septic tank leach field.**
- (6) **All parking and queuing areas shall be screened from adjacent properties by a Type A screen as defined in paragraph 4.3.3 H. 1. a. of the Zoning Ordinance.**

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

**There is adequate all-weather parking on the subject property for the proposed Special Use.**

- F. Complaints have been received regarding heavy customer traffic at the subject property and in the past customers have on occasion parked in the right of way of CR2400E. On-street parking is not acceptable in this rural location because it results in risks to public safety. The following condition will clarify that it is the Petitioner's responsibility to ensure that no parking occurs in the right of way:

The Petitioner is responsible to ensure that there shall be no queuing of customer traffic in the public right-of-way of CR 2400E and that no parking related to the Special Use Permit shall occur within any street right of way or on nearby properties.

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

**There is no unreasonable risk to public safety caused either by on-street parking or long lines of standing traffic.**

- G. There is no public health regulation of the proposed special use, but the proposed special use should not allow the creation of insanitary conditions, adulteration of product, or nuisance conditions for the neighborhood. Neighbors have for sometime complained about the appearance of carcass parts in the neighborhood and the carcass parts apparently come from the subject property. The following condition should help reduce the possibility that carcass parts are accessible by dogs, wildlife, and vermin:

**Before the 2008 firearm deer hunting season begins on November 21, 2008, and on a permanent basis thereafter, the Petitioners shall ensure that all buildings, including the structures, rooms, and compartments used in the Special Use Permit are of sound construction and are kept in good repair to allow for processing, handling, and storage of product and waste materials in a manner that will not result in insanitary or nuisance conditions;**

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

**The proposed Special Use poses no risk to public health in general or to the immediate neighborhood.**

- H. Complaints about the odor of the smoking of wild game have been received from neighbors. The petitioners have proposed to use an air scrubber system for their smokehouse ventilation. The scrubber needs to be operational ~~in time for use during the coming hunting season and installation needs to allow ample time for Zoning Administrator inspection and any follow up corrections that may be required as soon as possible.~~ The condition is as follows:

**In regards to the odors caused by the smoking of wild game products at the proposed Special Use, the Petitioners shall do the following:**

- (1) **~~Before the 2008 firearm deer hunting season begins on November 21, 2008,~~ the Petitioners shall install and make operational the proposed Enviro-Pak "Enviro-Kleen" Air Treatment System to treat the odor from the smokehouses, including if necessary a carbon filter and provisions for fire detection and prevention.**
- (2) **The Zoning Administrator shall verify the operation of the Enviro-Pak "Enviro-Kleen" Air Treatment System in a compliance inspection ~~no later than November 13, 2008.~~ January 5, 2009.**

- (3) **The Air Treatment System shall be used at all times when the smokehouses are in operation.**
- (4) **This condition does not exempt the proposed Special Use Permit from whatever Illinois Pollution Control Board or Environmental Protection Agency air pollution regulations are applicable or are later found to have been applicable and this Special Use Permit shall remain valid so long as the Petitioners comply with whatever air pollution regulations are found to be applicable.**

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

**Odor from the smoking of wild game shall not be detectable at the property line so far as is practicable and the Special Use shall comply with any Illinois air pollution regulations that are later found to be applicable.**

- I. Complaints have been received regarding the odor of the bone barrels when they are stored outdoors and the appearance of trash from the subject property appearing on neighboring properties. The proposed special use permit should not be allowed to operate in such a fashion that allows the creation of insanitary conditions, nuisance conditions, or the adulteration of products in the neighborhood. The following condition will ensure that bone barrels and trash are stored in such a way to minimize insanitary conditions and nuisance conditions for the neighborhood:

**In regards to the bone barrels and trash containers for the proposed Special Use, the Petitioners shall do the following:**

- (1) **No bone barrels shall be stored within 30 feet of any property line, except if stored within the walk-in cooler.**
- (2) **No bone barrels shall be emptied within 70 feet of any property line.**
- (3) **Before the 2008 firearm deer hunting season begins on November 21, 2008, the Petitioners shall construct a temporary storage building for bone barrels. Before the 2009 firearm deer hunting season begins the Petitioners shall construct the proposed new permanent storage building as shown on the proposed site plan submitted May 12, 2008.**
- (4) **The Zoning Administrator shall verify the completion of the temporary storage building in a compliance inspection no later than November 13, 2008. The Zoning Administrator shall verify the completion of the permanent storage building in a compliance inspection no later than October 1, 2009.**
- (5) **No more than 800 square feet of the proposed new storage building shall be used for storage of bone barrels, or any storage related to the proposed special use.**
- (6) **All bone barrels shall be stored in a closed and secure building at all times except when being emptied into a rendering truck or a garbage truck for removal from the property.**



**Draft Special Conditions of Approval for Zoning Case 610-S-08**

OCTOBER 24, 2008

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- (7) **The bone barrels shall be stored in a cooled environment when necessary to maintain sanitary conditions.**
- (8) **When the bone barrels and trash containers are not stored in a cooled environment they shall be covered adequately to prevent access by vermin.**
- (9) **The bone barrels and trash containers shall be cleaned and sanitized when necessary to maintain sanitary conditions and all such cleaning and sanitizing shall occur in a closed and secure building and all wash water from cleaning of the bone barrels shall be treated in the approved wastewater treatment and disposal system for the Special Use and not disposed of in an untreated condition and any solid waste from the cleaning bone barrels shall also be properly disposed of and not dumped on the surface of the ground.**

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

**The bone barrels and trash containers shall be handled and used in a manner that does not create insanitary or nuisance conditions in the neighborhood.**

- J. Complaints have been received regarding the noise of compressors used for the refrigeration units used by the River Bend Wild Game and Sausage business. The following condition requires that any new compressors must be located so as to minimize noise effects on neighbors who are concerned about noise:

**Any new refrigeration units shall have all condensers located inside the building except that the temporary and permanent bone barrel storage buildings may be cooled by a through-the wall air conditioner if necessary.**

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

**There is maximum noise shielding for neighboring residences.**

- K. The Petitioners have been operating the River Bend Wild Game and Sausage Company as a Rural Home Occupation since it was permitted in 2000. The proposed Special Use will authorize River Bend as a Major Rural Specialty Business which will require the Petitioners to obtain a Change of Use Permit and make specific improvements to the property. The following condition clarifies the need for the permit and when the improvements should occur:

**Within one month of the Zoning Board of Appeals decision in Case 610-S-08 the petitioners must submit a Zoning Use Permit/ Change of Use Application for River Bend Wild Game and Sausage Company and all required improvements must be installed and completed and verified by the Zoning Administrator in a compliance inspection not later than November 13, 2008 except as later dates are specifically authorized by other special conditions.**

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

**The proposed Special Use shall fully comply with the approval in Case 610-S-08 in the 2008/ 2009 hunting season.**

**Draft Special Conditions of Approval for Zoning Case 610-S-08**

OCTOBER 24, 2008

- L. The subject property is only five acres in area and is surrounded by other residential lots. The proposed Special Use has been in operation since the 1999/ 2000 hunting season. Since the business started at least two neighbors have complained to the petitioner about certain nuisance aspects of the business and the neighbors have testified that they have not been satisfied with the response from the petitioner. Conditions have been included in Case 610-S-08 to require improvements related to traffic, pest conditions, odors, noise, and wastewater treatment and disposal but it remains to be seen how effective those improvements may be. A time limit on this Special Use Permit approval and a requirement that the petitioner must seek a new approval would allow the Board an opportunity to review the effectiveness of these conditions. The following condition limits the length of time for this Special Use Permit as follows:

**The Special Use Permit authorized in Case 610-S-08 shall expire as outlined below:**

- (1) The Special Use Permit in Case 610-S-08 shall expire on April 1, 2011, and no processing of wild game shall be authorized to occur thereafter on the subject property unless a complete application for a new Special Use Permit is received by April 1, 2011.**
- (2) Provided that a new Special Use Permit application is received by April 1, 2011, the Special Use Permit in Case 610-S-08 shall remain valid and wild game processing is authorized in the 2011/ 2012 hunting season.**
- (3) The Special Use Permit in Case 610-S-08 shall expire and shall not be valid for processing of any wild game after the 2011/ 2012 hunting season. Processing of wild game on the subject property after the 2011/2012 hunting season may only occur as it may be authorized in a new Special Use Permit that may have additional conditions that are more restrictive than Case 610-S-08.**
- (4) The Special Use Permit in Case 610-S-08 shall expire upon the failure of the private sewage disposal system serving the business and the petitioner is obligated to notify the Zoning Administrator in the event of such failure.**

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

**Any nuisance conditions or necessary limits on the Special Use that are not adequately addressed in the approval for Case 610-S-08 shall be reconsidered in a future Special Use Permit.**

*M. Note: A special condition is required to ensure compliance with the Champaign County Public Health Code, but none has been proposed as yet.*

N. Neighbors have seen activities on the subject property that have made them wonder whether carcasses from the existing business have been burned and/or buried on the subject property. The following condition makes it clear that those activities should not be part of the proposed Special Use.

**There shall be no burning or burial of carcass parts on the subject property.**

**Draft Special Conditions of Approval for Zoning Case 610-S-08**  
OCTOBER 24, 2008

---

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

**All carcass parts are removed from the subject property in an appropriate manner.**

# CASE NO. 638-AM-08

PRELIMINARY MEMORANDUM  
October 24, 2008

Champaign  
County  
Department of



Petitioners: **Dewey State Bank and  
Craig Horsch, Senior Vice President;  
and Bradley Williams**

**Request: Amend the Zoning Map to  
change the zoning district designation  
from the AG-1 Agriculture Zoning  
District to the B-2 Neighborhood  
Business Zoning District.**

Site Area: **approx. 5.8 acres**

**Location: The Northwest 5 acres of 80  
acres located in the West Half of the  
Northwest Quarter of Section 3 of  
Condit Township and commonly  
known as the farm field at the  
Southeast corner of CR 900E and IL  
136.**

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

Time Schedule for Development:  
**Immediate**

(217) 384-3708  
FAX (217) 328-2426

Prepared by: **J.R. Knight**  
Associate Planner  
**John Hall**  
Zoning Administrator

## BACKGROUND

The petitioners first contacted staff about possibly relocating the Dewey State Bank from its current facility some time ago. The current location in Dewey is an old building next to the Fisher Farmers Grain elevator.

The subject property is an approximately 5.8 acre tract that will be divided out of an 80 acre tract at the intersection of the Dewey-Fisher road (CR 900E) and US 136. It is currently zoned AG-1 and in use as farmland. It is also best prime farmland overall. In order for the bank to operate at the proposed location it will require rezoning to the B-2 Neighborhood Business District.

The petitioners assert that there are no available locations in or around Dewey that are suitable for the proposed bank. However, the current facility is very old and the petitioner's are unable to offer modern banking services to their customers. There is support for the move throughout the community, including Fisher Farmers Grain which would be able to expand their facility into the current Dewey State Bank building.

## EXISTING LAND USE AND ZONING

Table 1 summarizes the land use and zoning on the subject property and adjacent to it.

**Table 1. Land Use and Zoning In The  
Vicinity Of The Subject Property**

Direction	Land Use	Zoning
Onsite	Farmland	AG-1 Agriculture
North	Farmland	AG-1 Agriculture
East	Farmland	AG-1 Agriculture
West	Farmstead	AG-1 Agriculture
South	Farmland	AG-1 Agriculture

---

## CONSIDERATIONS IN MAP AMENDMENTS

In addition to the relevant goals and policies, the following concerns are also standard considerations in any rural map amendment.

- **Street Access**
- **Traffic Conditions**
- **Natural Resource Report**
- **Flood Prone Area Designation**
- **Drainage Conditions**
- **Availability of Water and Sanitary Sewer**
- **Fire Protection**
- **Area, Height, & Placement Regulations**

## POLICIES & GOALS WITHOUT CLEAR CONFORMANCE

The Draft Finding of Fact includes staff recommendation regarding the degree of conformance or achievement of certain policies and goals when the conformance or achievement is very clear. However, no evidence has been submitted regarding the County Engineer's approval of a new driveway for the proposed use. There is no clear conformance to policies and goals related to street access.

### **Policies and Goals Requiring Specific Determinations Regarding Adequate Transportation Facilities**

- Policy 1.2 of the Land Use Goals and Policies (FOF Item 12.B. on page 11 of 20) is as follows:  
 The Board of Appeals and the County Board will restrict non-agricultural uses to non-agricultural areas or
  - i. those areas served by:
    - adequate utilities
    - transportation facilities, and
    - commercial services or
  - ii. those areas where non-agricultural uses will not be incompatible with existing agricultural uses.
- The second commercial land use goal (FOF Item 13.B. on page 12 of 20) is as follows:  
 Location of commercial uses:
  - i. within ready accessibility to sewer, water and other utilities as well as adequate streets and highways.
  - ii. Adequate public transit will also be considered.

- The first general land use policy (FOF Item 15.B. on page 14 of 20) is as follows:

The County Board, the Environmental and Land Use Committee and the Zoning Board of Appeals will follow the policies of:

- encouraging new development in and near urban and village centers to preserve agricultural land and open space;
- optimizing the use of water, sewer, and public transportation facilities; and reducing the need for extending road improvements and other public services.

- The third general land use goal (FOF Item 16.B on page 15 of 20) is as follows:

Land uses appropriately located in terms of:

- utilities, public facilities,
- site characteristics, and
- public services.

- Land Use Regulatory Policy 1.4.2 (FOF Item 17.B. on page 17 of 20) is as follows:

Non-agricultural land uses will not be authorized if they would interfere with farm operations or would damage or negatively affect the operation of agricultural drainage systems, rural roads or other agriculture-related infrastructure.

## ATTACHMENTS

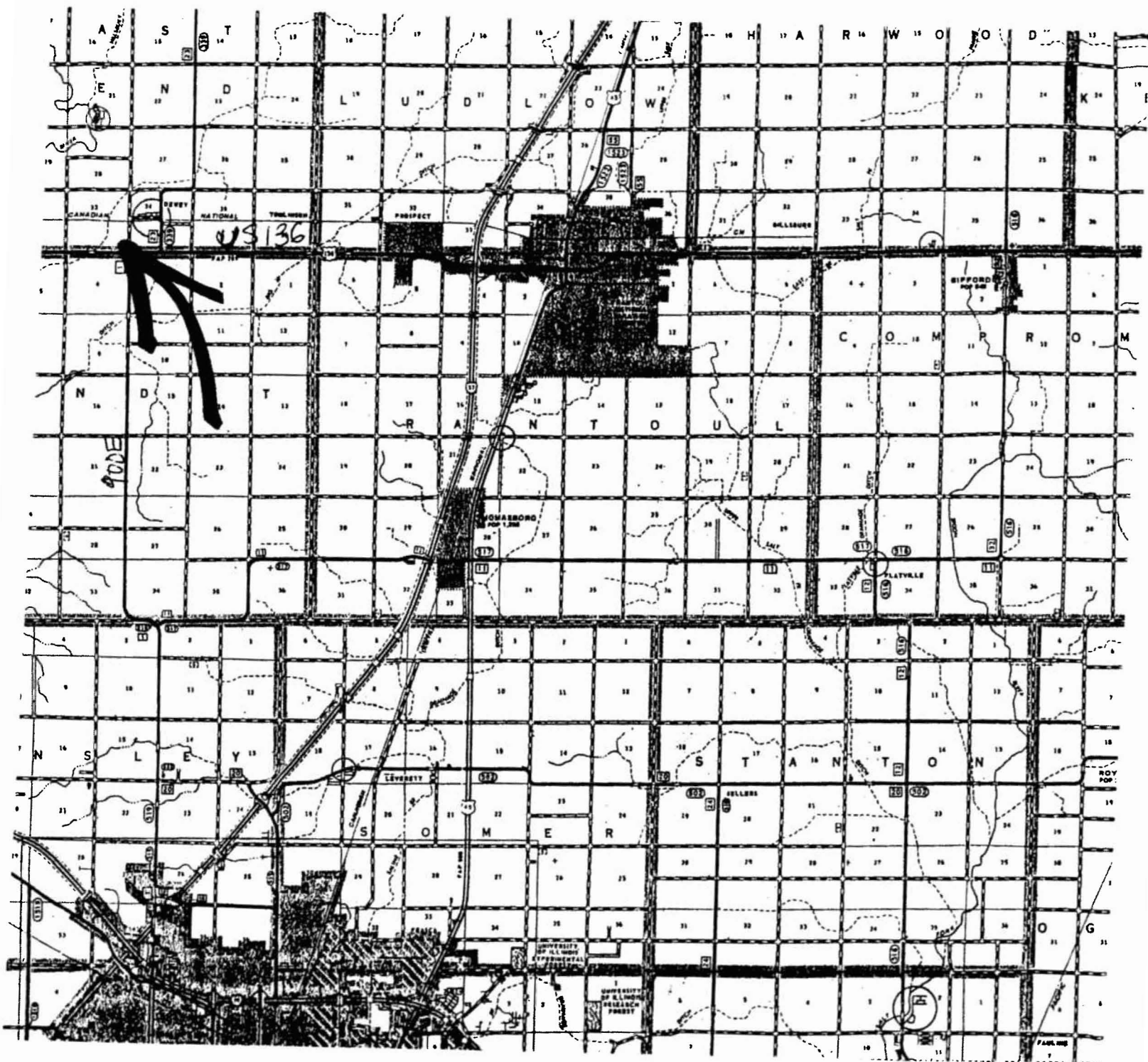
- A Case Maps for Case 638-AM-08 (Location, Land Use, Zoning)
- B Packet of Petitioner submitted information received on October 23, 2008 (included separately)
- C Petition in support of proposed rezoning received on October 23, 2008 (included separately)
- D Section 5.2 of the Champaign County *Zoning Ordinance* (included separately)
- E Excerpt from *Soil Potential Ratings for Septic Tank Absorption Fields in Champaign County, Illinois*
- F Aerial Photo Plan from ZUPA 10-01-02
- G Maps from Natural Resource Report
- H Letter from Diana Gannaway, received on October 23, 2008
- I Letter from Merle and Lois Dunn received on October 23, 2008
- J Preliminary Draft Finding of Fact for Case 638-AM-08



ATTACHMENT A. LOCATION MAP

Case 638-AM-08

OCTOBER 24, 2008



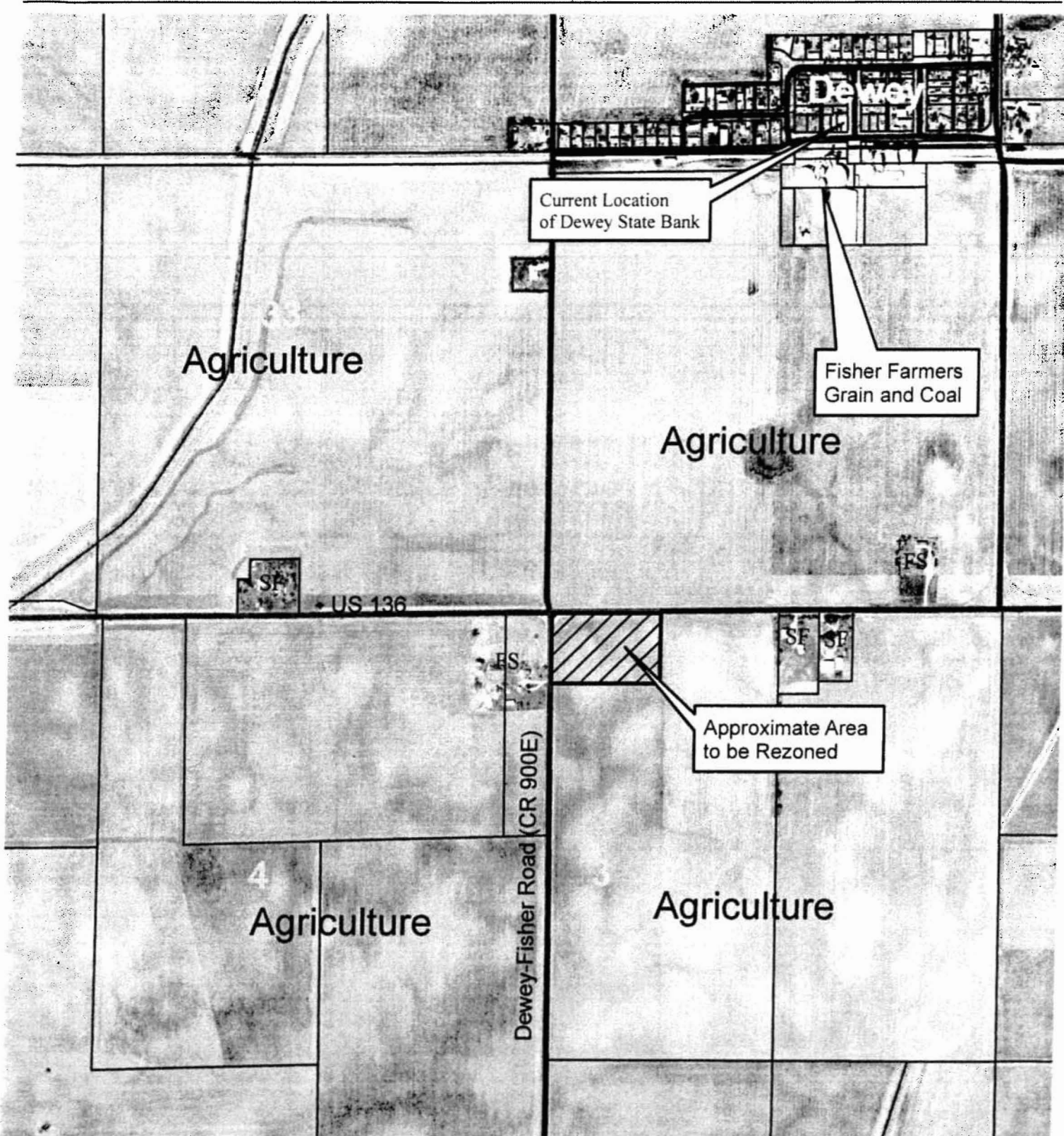
NORTH



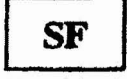



Champaign  
County  
Department of  
**PLANNING &  
ZONING**

ATTACHMENT A. LAND USE MAP

Case 638-AM-08

OCTOBER 24, 2008



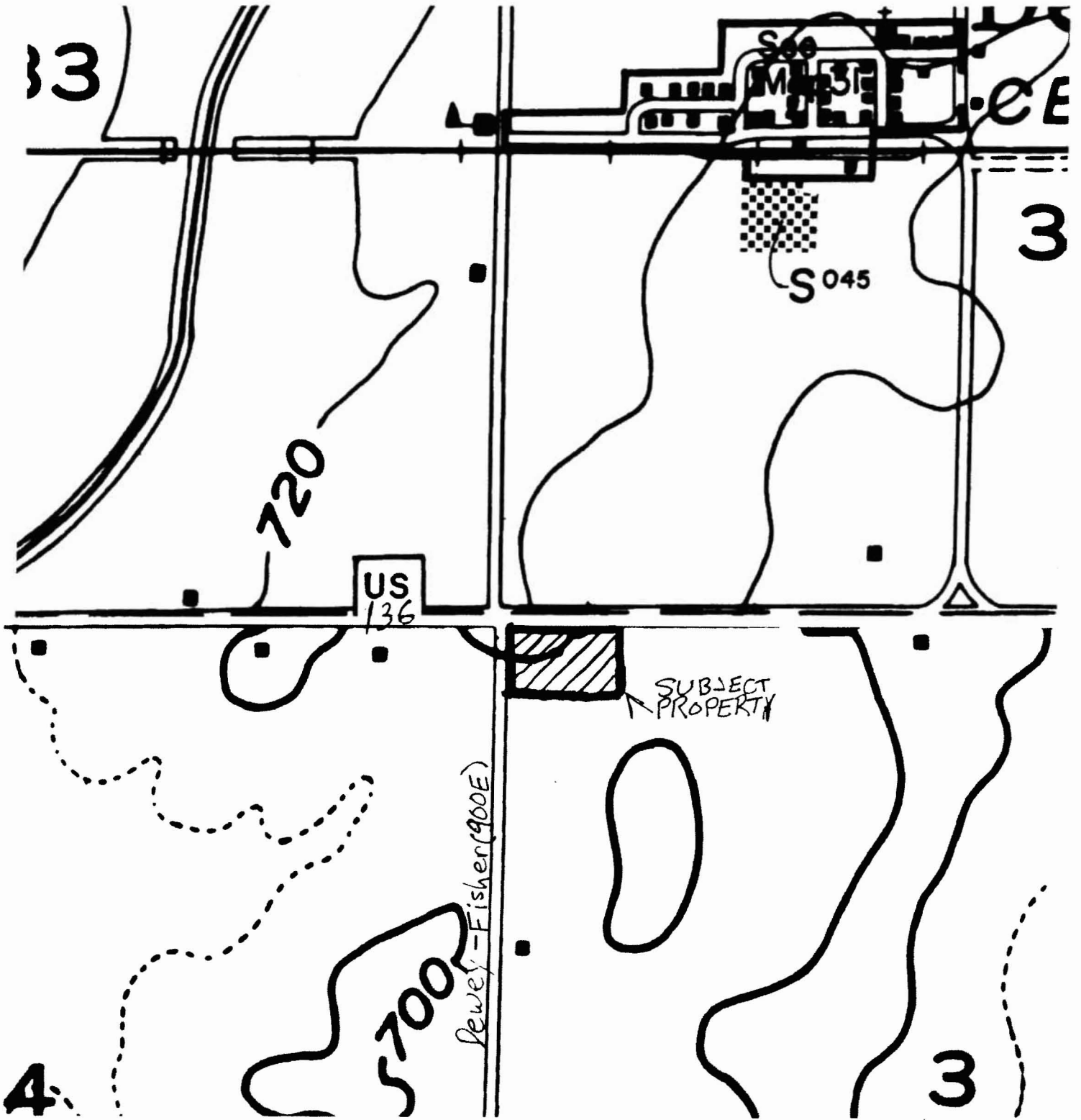
	<b>Area of Concern</b>	
	<b>Single Family</b>	
	<b>Farmstead</b>	



1 inch equals 800 feet

Champaign  
County  
Department of  
**PLANNING &  
ZONING**

ATTACHMENT A. ZONING MAP  
 Case 638-AM-08  
 OCTOBER 24, 2008



AG-1 Agriculture	R-1 Single Family Residence	R-4 Multiple Family Res.	B-2 Neighborhood Business	B-5 Central Business	 NORTH Champaign County Department of <b>PLANNING &amp; ZONING</b>
AG-2 Agriculture	R-2 Single Family Residence	R-5 Mobile Home Park	B-3 Highway Business	I-1 Light Industry	
CR Conservation-Recreation	R-3 Two-family Residence	B-1 Rural Trade Center	B-4 General Business	I-2 Heavy Industry	

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Brenton silt loam, 0 to 3 percent slopes 149A

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	None	Slight	None	None		None	
Depth to High Water Table (Ft)	1.0-3.0	Severe	System Failure	Subsurface Drainage or Fill and Curtain Drain	12	Possible Surfacing of Effluent	5
Permeability (IN/HR): (24-60")	0.6-2.0	Moderate	None	Standard Absorption Field 210-290 Sq.Ft./Bedroom	0	None	
Slope (PCT)	0-3	Slight	None	None		None	
				Total	12	Total	5

$$\frac{100}{\text{Performance Standard Index}} - \frac{12}{\text{Measure Cost Index}} - \frac{5}{\text{Continuing Limitation Cost Index}} = \frac{83}{\text{Soil Potential Index 1/}}$$

1/ If performance exceeds the standard increase SPI by that amount.

WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Ashkum silty clay loam 232

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	Common (Upland Position)	Severe	System Failure	Fill 2' with fine textured material	25	Possible surfacing of effluent	5
Depth to High Water Table (Ft)	+0.5-2.0	Severe	System Failure	Subsurface Drainage Locate Outlet	12 5	None	
Permeability (IN/HR):(24-60")	0.2-0.6	Severe	Marginal Performance	Large Absorption Field 290-385 Sq.Ft./Bedroom	4	None	
Slope (PCT)	0-2	Slight	None	None		None	
Total					46	Total	5

$$\frac{100}{\text{Performance Standard Index}} - \frac{46}{\text{Measure Cost Index}} - \frac{5}{\text{Continuing Limitation Cost Index}} = \frac{49}{\text{Soil Potential Index 1/}}$$

Performance Standard Index

Measure Cost Index

Continuing Limitation Cost Index

Soil Potential Index 1/

1/ If performance exceeds the standard increase SPI by that amount.



WORKSHEET FOR PREPARING SOIL POTENTIAL RATINGS

Soil Use: Septic Tank Absorption Fields

Area: Champaign County, Illinois

Mapping Unit: Elliott silt loam, 1 to 5 percent slopes 146B

Evaluation Factors	Soil and Site Conditions	Degree of Limitation	Effects On Use	Typical Corrective Measures		Typical Continuing Limitations	
				Kinds	Index	Kinds	Index
Flooding	None	Slight	None	None		None	
Depth to High Water Table (Ft)	1.0-3.0	Severe	System Failure	Subsurface Drainage or Fill and Curtain Drain	12	Possible Surfacing of Effluent	5
Permeability (IN/HR):(24-60")	0.2-0.6	Severe	Marginal Performance	Large Absorption Field 290-385 Sq.Ft./Bedroom	4	None	
Slope (PCT)	1-5	Slight	None	None		None	
Total					16	Total	5

$$\frac{100}{\text{Performance Standard Index}} - \frac{16}{\text{Measure Cost Index}} - \frac{5}{\text{Continuing Limitation Cost Index}} = \frac{79}{\text{Soil Potential Index 1/}}$$

1/ If performance exceeds the standard increase SPI by that amount.



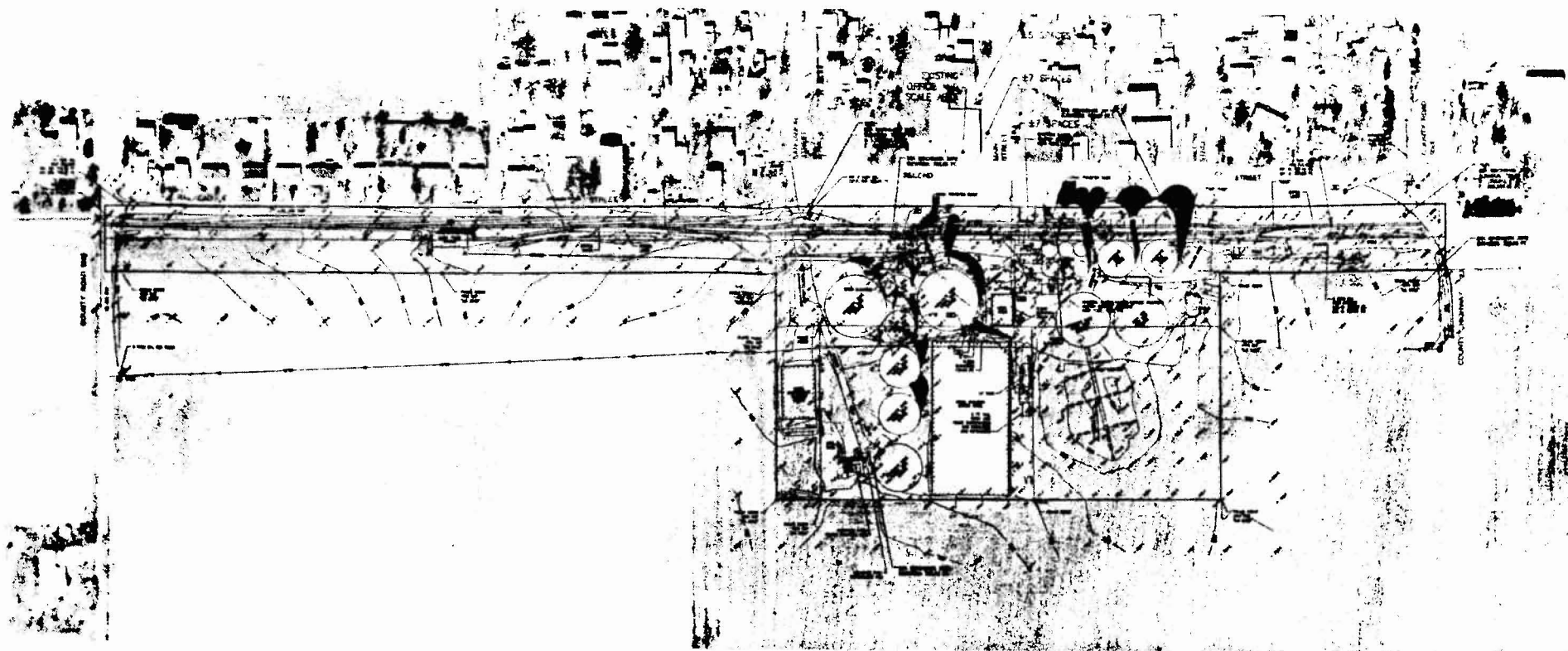


PHOTO BASE DATA FROM  
 CHAMPAIGN COUNTY  
 ORTHOPHOTOGRAPHY  
 DATED APRIL, 2005



BERNS, CLANCY AND ASSOCIATES  
 ENGINEERS • ARCHITECTS • SURVEYORS

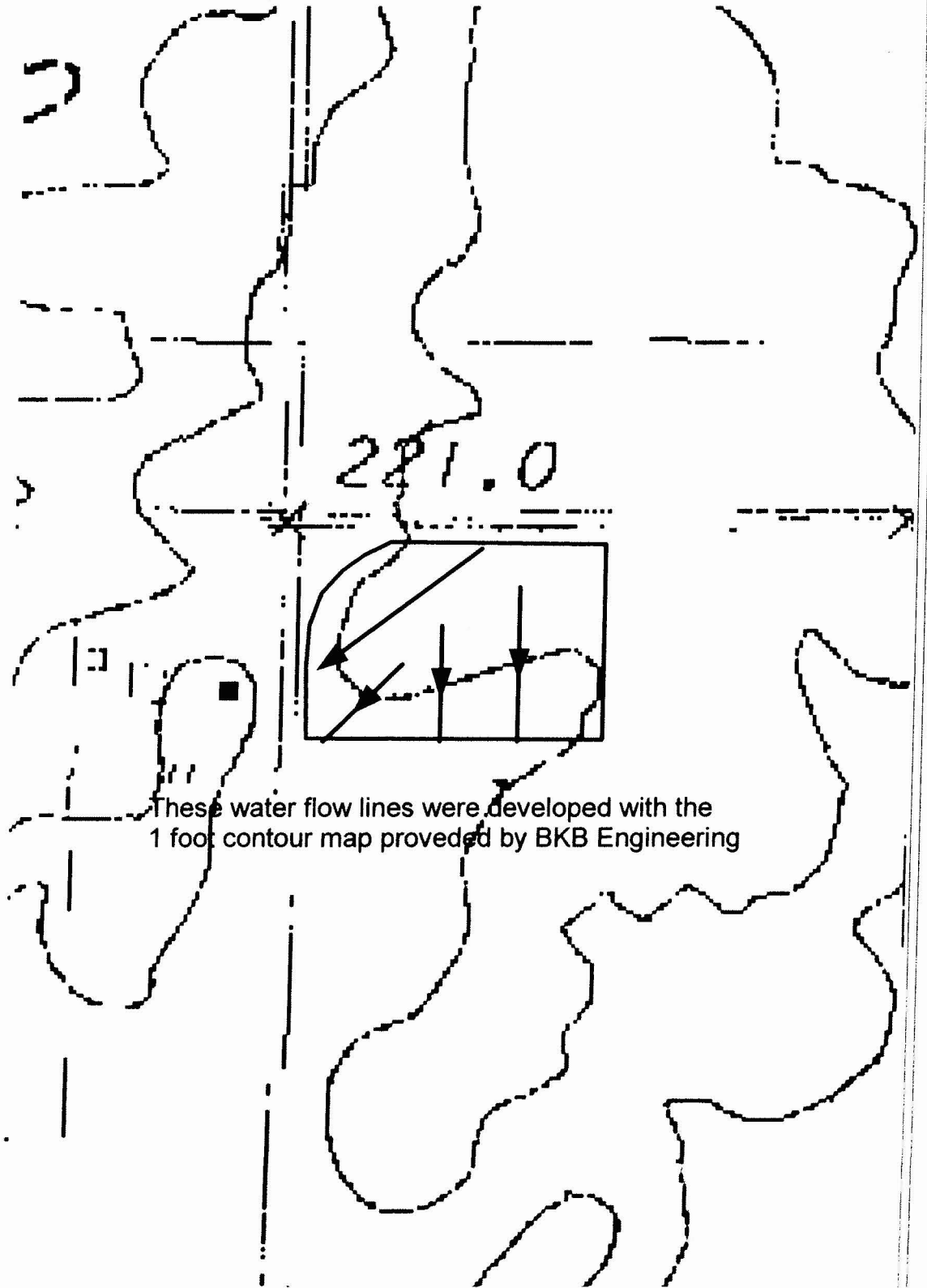
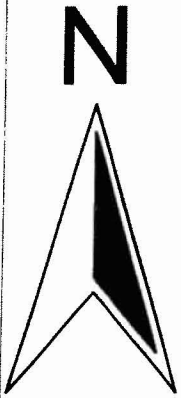
PROJECT NO. 05-001  
 DATE: 05/12/05

PART OF WEST HALF OF  
 SECTION 34 TOWNSHIP 22 NORTH  
 RANGE 3 EAST OF THE 1<sup>ST</sup> P.M.  
 EAST BARE CREEK TWP.

FISHER FARMERS GROW & FEED  
 COMPANY EXPANSION PROJECT  
 5000 AC. SECTION  
 CHAMPAIGN COUNTY, ILLINOIS

AERIAL PHOTO PLAN

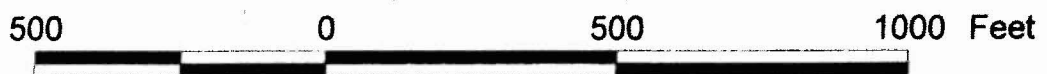
# Dewey State Bank



**Surface  
Water  
Flow**



These water flow lines were developed with the  
1 foot contour map provided by BKB Engineering



N






# Dewey State Bank

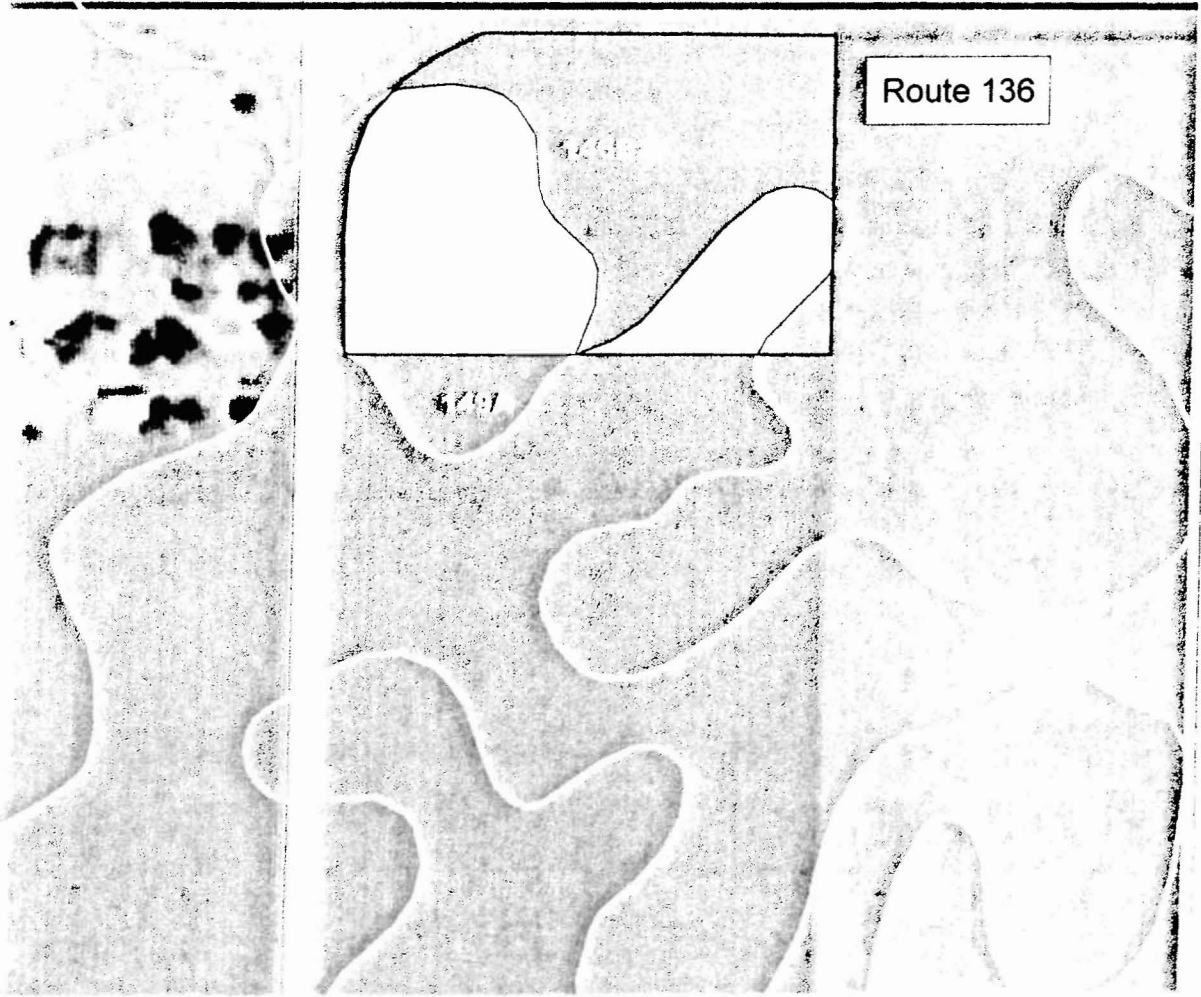
Musym	First Name	Sum Acres
146B2	Elliott	2.8000
149A	Brenton	2.2000
232A	Ashkum	0.8000

View1

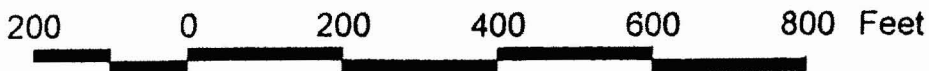
Deweybanksoils.shp

-  146B2
-  149A
-  232A

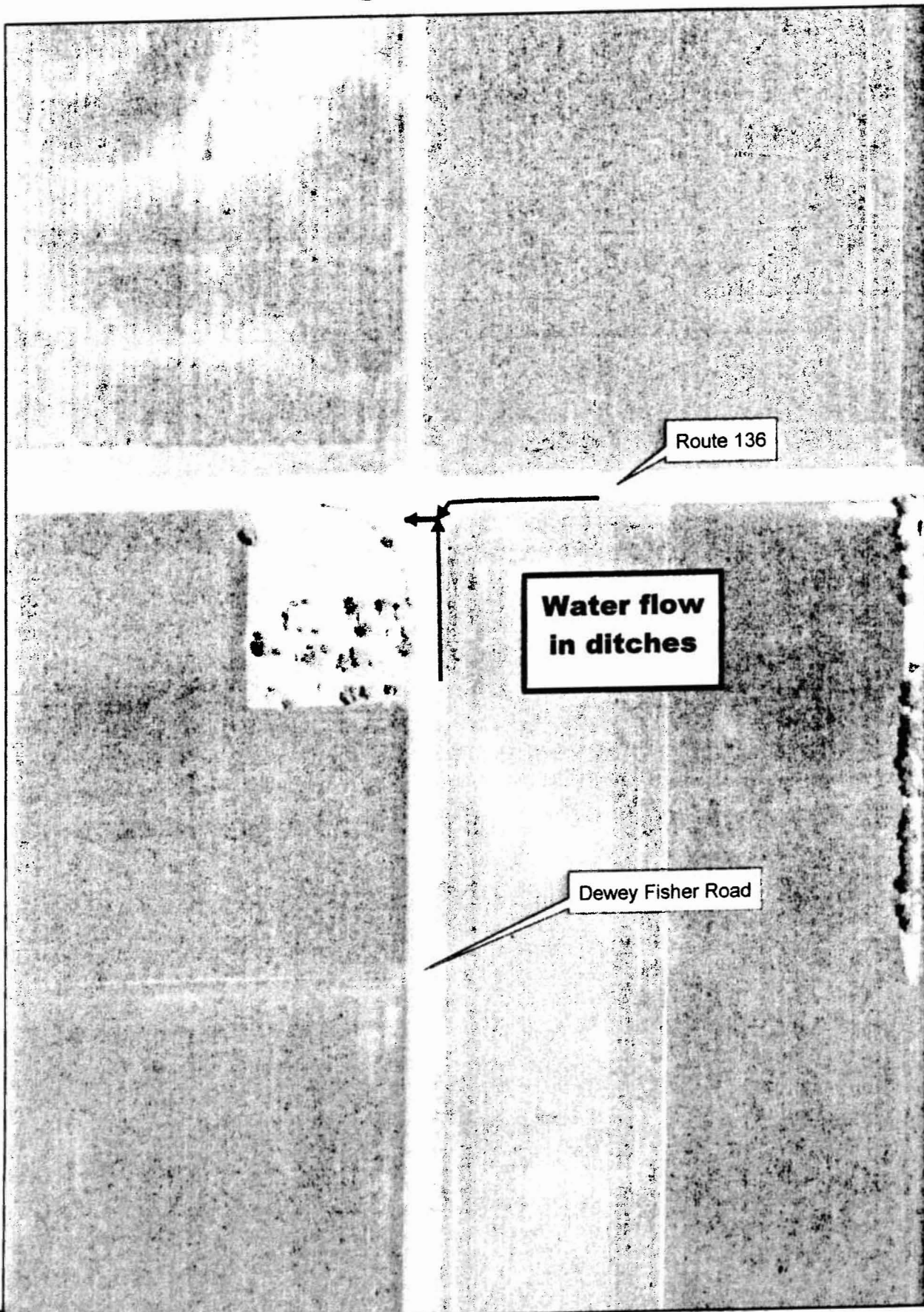
SOILS



T21N  
R8E  
Sec 3



# Dewey State Bank



Route 136

Water flow  
in ditches

Dewey Fisher Road



0 230 460 920 Feet

Champaign County SWCD  
6/13/2008

Date October 22, 2008

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana IL 61802

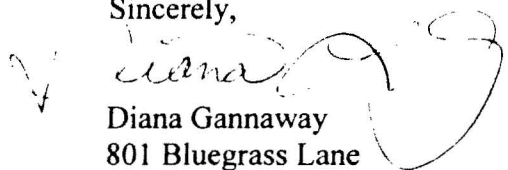
To Whom It May Concern:

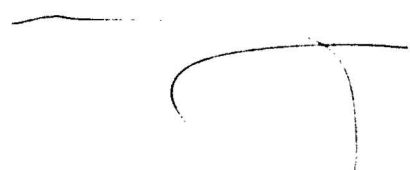
First let me introduce myself. My name is Diana Gannaway. I own farm land in the Dewey area. My parents Merle and Lois Dunn farmed in the Dewey area for many years before moving to Champaign. I live in Champaign but still have ties to the Dewey State Bank.

I am writing to you to strongly support the application of the Dewey State Bank for re-zoning approximately five acres located on the southeast corner of IL Route 136 and CR 900 E (Dewey/Fisher Road). At this location they are planning on building a new bank to better serve their many customers in the Dewey/Fisher area. The Dewey State Bank has always proven their commitment to our area. This move will strengthen that commitment even further and provide better services to their many customers.

I am much in favor of your approving their zoning request.

Sincerely,

  
Diana Gannaway  
801 Bluegrass Lane  
Champaign IL



Date October 22, 2008

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana IL 61802

To Whom It May Concern:

First let me introduce myself. My name is Merle Dunn. I farmed in the Dewey area for many years and still own the family farm. I also was a Real Estate Agent in the area. I was very active in community affairs in and around the Dewey area. Although I live in Champaign, I still bank with the Dewey State Bank.

I am writing to you to strongly support the application of the Dewey State Bank for re-zoning approximately five acres located on the southeast corner of IL Route 136 and CR 900 E (Dewey/Fisher Road). At this location they are planning on building a new bank to better serve their many customers in the Dewey/Fisher area. The Dewey State Bank has always proven their commitment to our area. This move will strengthen that commitment even further and provide better services to their many customers.

I am much in favor of your approving their zoning request.

Sincerely,

*Merle K. Dunn*

*Lois R. Dunn*

Merle Dunn  
Lois Dunn  
1731 B Lakeside Dr  
Champaign IL



*PRELIMINARY DRAFT*

638-AM-08

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

---

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

Date: October 30, 2008

Petitioners: Dewey State Bank and Craig Horsch, Senior Vice President; and Bradley Williams

Request: Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-2 Neighborhood Business Zoning District

---

**FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **October 30, 2008**; the Zoning Board of Appeals of Champaign County finds that:

1. Co-petitioner Bradley Williams owns the subject property. Co-petitioners Dewey State Bank and Craig Horsch have a contract to purchase the subject property and propose to construct a new bank building.
2. The subject property is the Northwest 5 acres of 80 acres located in the West Half of the Northwest Quarter of Section 3 of Condit Township and commonly known as the farm field at the Southeast corner of CR 900E and IL 136.
3. The subject property is not located within the one and one-half mile extraterritorial jurisdiction of municipality with zoning. Municipalities with zoning have protest rights on all rezonings and they are notified of such cases.
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:

**“Not Applicable”**

5. Regarding comments by the petitioner when asked on the petition what other circumstances justify the amendment the petitioner has indicated:

**“These economic times require, for the survival of a community, the success of community banks. In this instance it is imperative this zoning application be approved so that this community bank can expand and provide adequate service to the community.”**

**PRELIMINARY DRAFT**

**GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY**

6. Land use and zoning on the subject property and in the vicinity is as follows:
  - A. The subject property is zoned AG-1 Agriculture, and is in use as farmland.
  - B. Land north, south, and east of the subject property is zoned AG-1 Agriculture and is in use as farmland.
  - C. Land west of the subject property is zoned AG-1 Agriculture and is in use as a farmstead.
7. There are no previous zoning cases in the vicinity of the subject property.

**GENERALLY REGARDING THE EXISTING AND PROPOSED ZONING DISTRICTS**

8. 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 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.
    - (2) The B-2 Neighborhood Business DISTRICT is intended to provide areas for the convenience of adjacent residential areas, and to permit only such USES as are necessary to satisfy limited basic shopping needs which occur daily or frequently.
  - B. Regarding the general locations of the existing and proposed zoning districts:
    - (1) The AG-1 Agriculture Zoning District was originally established outside the one and one half mile bands of the AG-2 District that surrounded the municipalities in the county. The majority of Champaign County is zoned AG-1.
    - (2) There is very little B-2 Neighborhood Business District established in the county. It mostly exists in the small settlements that do not have their own zoning ordinances.
  - C. Regarding the different uses that are authorized in the existing and proposed zoning districts by Section 5.2 of the Ordinance:
    - (1) There are 10 different types of uses authorized by right in the AG-1 District and there are 64 different types of uses authorized by right in the B-2 District:
      - (a) The following five uses are authorized by-right in both districts:
        - Subdivisions of three lots or less;
        - Agriculture;
        - Minor rural specialty businesses;
        - Christmas tree sales lots; and
        - TEMPORARY USES.

ITEM 8.C.(1)(B) CONTINUED

- (b) The following 52 uses are authorized by-right in the B-2 District but are not authorized by any means in the AG-1 District:
- Greenhouse (not exceeding 1,000 SF)
  - Garden shop
  - Institution of an Educational, Philanthropic, or Eleemosynary Nature
  - Parking garage or lot
  - Telegraph Office
  - Barber Shop
  - Beauty Shop
  - Reducing Salon
  - Dressmaking Shop
  - Laundry and/or drycleaning pick-up
  - Millinery shop
  - Self-service laundry
  - Shoe repair shop
  - Tailor and pressing shop
  - Diaper Service Establishment
  - Clothing Repair and Storage
  - Medical and Dental Clinic
  - Roadside Produce Sales Stand
  - Banks, Savings and Loan Associations
  - Insurance and Real Estate Offices
  - Business Office
  - Professional Office
  - Private Kindergarten or Day Care Facility
  - Meat and Fish Market
  - Supermarket or Grocery Store
  - Bakery (less than 2,500 SF)
  - Dairy Store
  - Delicatessen
  - Confectionary Store
  - Retail Liquor Store
  - Locker, Cold Storage for Individual Use
  - Hardware Store
  - Electrical or gas appliance Sales and Service
  - Apparel Shop
  - Shoe Store
  - Jewelry Store
  - Stationery-Gift Shop-Art Supplies
  - Florist
  - Newsstand-Bookstore
  - Tobacconist

**PRELIMINARY DRAFT**

ITEM 8.C.(1)(B) CONTINUED

- Variety-Drygoods Store
  - Music Store
  - Drugstore
  - Photographic Studio & Equipment Sales and Service
  - Antique Sales and Service
  - Pet Store
  - Bicycle Sales and Service
  - Sporting Good Sales and Service
  - Lawnmower Sales and Service
  - Bait Sales
  - Billiard Room
  - Private Indoor Recreational Development
- (c) The following six uses are authorized by-right in the B-2 District and may be authorized by Special Use Permit only in the AG-1 District:
- Church, Temple, or church related Temporary Uses on church property
  - Municipal or Government Building
  - Police station or fire station
  - Libraries, museums, or galleries;
  - Parks or recreational facilities;
  - Telephone exchanges;
- (2) There are 40 different types of uses authorized by Special Use Permit (SUP) in the AG-1 District and there are 9 different types of uses authorized by Special Use Permit in the B-2 District.
- (a) The following three uses may be authorized by SUP in both districts:
- Hotels with no more than 15 lodging units
  - Adaptive reuses of government buildings for any by-right use;
  - Electrical substations
- (b) The following six uses may be authorized by SUP in the B-2 District but are not authorized by any means in the AG-1 District:
- Motor Bus Station
  - Artist Studio
  - Restaurant (indoor service only)
  - Minor Automobile Repair (all indoors)
  - Gasoline Service Station
  - Automotive Accessories (new)

**GENERALLY REGARDING WHETHER THE SUBJECT PROPERTY IS WITHIN A MUNICIPAL ETJ AREA**

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

**REGARDING CHAMPAIGN COUNTY LAND USE GOALS AND POLICIES**

10. The Land Use Goals and Policies were adopted on November 29, 1977, and were the only guidance for County Map Amendments until the Land Use Regulatory Policies-Rural Districts (LURP) were adopted on November 20, 2001, as part of the Rural Districts Phase of the Comprehensive Zoning Review (CZR). The LURP's were amended September 22, 2005, but the amendment contradicts the current Zoning Ordinance and cannot be used in concert with the current Zoning Ordinance. The LURP's adopted on November 20, 2001, remain the relevant LURP's for discretionary approvals (such as map amendments) under the current Zoning Ordinance. The relationship of the Land Use Goals and Policies to the relevant LURP's is as follows:
- A. Land Use Regulatory Policy 0.1.1 gives the Land Use Regulatory Policies dominance over the earlier Land Use Goals and Policies.
  - B. The Land Use Goals and Policies cannot be directly compared to the Land Use Regulatory Policies because the two sets of policies are so different. Some of the Land Use Regulatory Policies relate to specific types of land uses and relate to a particular chapter in the land use goals and policies and some of the Land Use Regulatory Policies relate to overall considerations and are similar to general land use goals and policies.

**GENERALLY REGARDING POLICIES FOR COMMERCIAL LAND USE**

11. There are seven commercial land use policies in the Land Use Goals and Policies, and two utilities policies (7.3 and 7.3a) which are relevant, as follows:
- A. Four of the seven commercial land use policies are not relevant to any given rezoning, as follows:
    - (1) Policy 3.2 of the Land Use Goals and Policies states that the County Board will establish, by amendment to the Zoning Ordinance or other means, a process for reviewing petitions for new commercial land to include a determination of the need for new commercial development based on market demand.
    - (2) Policy 3.3 of the Land Use Goals and Policies states that the Environment and Land Use Committee will examine the Zoning Ordinance to institute more flexible commercial development controls such as planned unit development and transfer of development rights in order to provide a wider variety of commercial development techniques and better compatibility with non-commercial uses.
    - (3) Policy 3.5 of the Land Use Goals and Policies states that the County Board will not encourage major new commercial developments except in those areas which can be adequately served by public mass transit.
    - (4) Policy 3.7 of the Land Use Goals and Policies states that the County Board will strongly discourage proposals for new commercial development along arterial streets and highways if the proposals contribute to the establishment or maintenance of a strip commercial pattern. As an alternative, concentrated or nodal patterns of development

**PRELIMINARY DRAFT**

ITEM 11.A.(4) CONTINUED

may be considered when there is adequate provision for safe, controlled access to the arterial streets and highways.

- B. Policy 3.1 of the Land Use Goals and Policies states that the County Board will encourage only those new commercial developments which are found to be needed to serve the demands of the residents of Champaign County and its trade area.

The proposed rezoning appears to **CONFORM** to Policy 3.1 because of the following:

- (1) The petitioners have provided a petition in support of the proposed rezoning signed by land owners who are served by the bank, as follows:
  - (a) The petition was signed at the Dewey post office, Fisher Farmers Grain and Coal, Dewey State Bank, and houses of residents unable to sign at the other locations.
  - (b) Customers were not pressured to sign the petition.
  - (c) The bank staff are public notaries and witnessed all the signatures on the petition that were signed at the bank.
  - (d) E. Maxine Cook apparently signed the petition twice.
  - (e) 70 of the signatures are from people who own property or live within one and one half mile of the subject property.
  - (f) Two of the signatures are from people who own property or live adjacent to the subject property.
- (2) The petitioners have provided a letter of support from Charles Hansens, Supervisor of Condit Township, as follows:
  - (a) He has lived in Condit Township and the Dewey area for many years.
  - (b) The Dewey State Bank has always proven their commitment to [the Dewey area].
  - (c) The proposed move will strengthen that commitment.
- (3) The petitioners have provided a letter of support from Louis Schwing, General Manager of Fisher Farmer's Grain (FFG), as follows:
  - (a) FFG currently shares an office with the Dewey State Bank.
  - (b) They have been very accommodating over the years that the two organizations have shared that space.
  - (c) They are very involved and highly committed to the Dewey area.



ITEM 11.B.(3) CONTINUED

- (d) Their customers are very pleased with the decision to seek newer and more competitive banking space.
  - (e) FFG will also be better served because this will give them space to expand.
- (4) The petitioners have provided a letter from Esther Flessner, a farmer in the area, she knows that most members of the community bank will be better served because the new bank will give them much needed space to expand.
  - (5) The petitioners have provided a letter from Kenneth Heiser, owner and operator of a local insurance company, and a member of the FFG Board of Directors. When the bank moves to the subject property it will give FFG much needed space to expand.
  - (6) The petitioners have provided a letter from Lyle Shields, a farmer in the area who has done business with the bank for some time. He indicates he supports their request so they will no longer be cramped for space, and that the building they are currently using is too small for them to do modern banking business.
  - (7) The petitioners have provided a letter from Doug Hansens, who farms in Condit township, and is on the Board of Directors for FFG. He notes that the Dewey bank needs a new facility to better serve their customers and that FFG will benefit by gaining office space when the bank moves.
  - (8) The petitioners have provided a letter from Eugene Shields, a member of the board of directors for FFG, who states that the bank has been an accommodating neighbor for many years but now needs a new facility to better serve their customers. He also notes that the space FFG will gain has been needed for a long time.
  - (9) The petitioners have provided a letter from Diana Gannaway, a land owner in the Dewey area, she states that she strongly supports the Dewey bank's plan to build a new building so that they can better serve their customers.
  - (10) The petitioners have provided a letter from Merle and Lois Dunn, who farmed in the Dewey area for many years, and though they now live in Champaign they still bank at the Dewey bank, and they strongly support the bank's rezoning request.
  - (11) The petitioners have provided a statement with the application that indicates the following regarding bank services:
    - (a) The bank has been in its current location since 1912.
    - (b) The current facility does not provide a drive-up window, night deposit capability, safe deposit boxes, an ATM, or privacy for customers conducting business with the bank.

*PRELIMINARY DRAFT*

ITEM 11.B.(11) CONTINUED

- (c) The current facility does not meet the standards of the Americans with Disabilities Act.
  - (d) One of FFG's truck scales spans the entire front of the building where the bank is currently located. Customers entering the bank have only a residential grade railing to protect them from trucks on the scale.
  - (e) The proposed location will have private offices, a drive-up window, night deposit capability, conference rooms, safe deposit boxes, an ATM, enhanced security, and it will be compliant with the Americans with Disabilities Act.
  - (f) There were no suitable locations within the boundary of Dewey.
  - (g) The proposed location is only ½ mile from the bank's current location, and it is a major street intersection that serves many communities in northern Champaign County. It will have greater visibility, which will allow them to be more competitive.
- C. Regarding the adequacy of utilities and fire protection at the subject property for the proposed map amendment:
- (1) The following policies relate to adequacy of utilities and fire protection:
    - (a) Policy 3.4 of the Land Use Goals and Policies states that the County Board will not encourage major new commercial development except in those areas where sewer, water, adequate fire protection and other utilities are readily available.
    - (b) Policy 7.3 states that the County Board will encourage development only in areas where both sewer and water systems are available. In areas without public sewer and water systems, development may occur only if it is determined that individual septic systems can be installed and maintained in a manner which will not cause contamination of aquifers and groundwater and will not cause health hazards. Requests for development should demonstrate that wastewater disposal systems, water supply, fire and police protection are adequate to meet the needs of the proposed development.
    - (c) Policy 7.3A states that new subdivisions and zoning changes should meet these (7.3 above) standards and will be considered where they are not in conflict with the goals and policies of this Plan.
  - (2) Regarding the availability of water:
    - (a) There is no public water supply available for the subject property. There is no evidence to suggest that drilling a well on the subject property would be problematic.

ITEM 11.C.(2) CONTINUED

- (b) Policy 7.3 states that development may only occur if it is determined that water supply systems are adequate to meet the needs of the proposed development. Any future well on the subject property must be authorized by the Champaign County Public Health Department, and, in the case of development that requires a Special Use Permit, the Zoning Board of Appeals would also review the proposed development.
  - (c) In regards to the availability of an adequate water supply system, the proposed map amendment **CONFORMS** because there is no evidence that problems with water availability exist on the subject property.
- (3) Regarding the adequacy of an onsite wastewater disposal system for the subject property:
- (a) According to the Section 22 Natural Resource Report, the soils on the subject property consist of Brenton silt loam (map unit 149A), Ashkum silty clay loam (map unit 232A), and Elliot silt loam (map unit 146B2). Brenton silt loam is a best prime farmland soil with a Medium rating for septic suitability; Ashkum silty clay loam is a best prime farmland soil with a High septic suitability rating; and Elliot is a best prime farmland soil with a Medium septic suitability rating.
  - (b) Any future septic system on the subject property must be authorized by the Champaign County Public Health District. However, a bank building should have a relatively minor loading on a septic system.
  - (c) Policy 7.3 states that the County Board will encourage development only in areas where both sewer and water systems are available, and that requests for development should demonstrate that wastewater disposal systems are adequate to meet the needs of the proposed development.
  - (d) In regards to the availability of an onsite wastewater disposal system, the proposed map amendment **CONFORMS** because any septic system on the subject property will be subject to review by the Champaign County Public Health District.
- (4) Regarding the adequacy of fire protection at this location for the proposed map amendment:
- (a) The subject property is located within the response area of the Sangamon Valley Fire Protection District. The Fire District chief has been notified of this request but no comments have been received.
  - (b) The Petitioners indicate in their statement included with the application that they are implementing a dry hydrant in their retention pond, which will service not only the bank but the entire Sangamon Valley Fire Protection District.

**PRELIMINARY DRAFT**

ITEM 11.C.(4) CONTINUED

- (c) In regards to adequate fire protection, the proposed map amendment appears to **CONFORM** to Policy 3.4 because there have been no concerns raised by the Sangamon Valley Fire Protection District, and the petitioners propose to implement a dry hydrant in their retention pond.
- (5) There is no evidence to suggest that there will be any demand for gas or electric utilities beyond what is normal for a typical use in this area; therefore, there should be no problems or costs to the public.
- D. Policy 3.6 of the Land Use Goals and Policies states that the County Board will strongly discourage proposals for new commercial development not making adequate provisions for drainage and other site considerations.

The proposed rezoning appears to **CONFORM** to Policy 3.6 based on the following:

- (1) Any future construction on this property will have to meet the requirements of the *Zoning Ordinance* and the *Stormwater Management Policy*.
- (2) According to the Section 22 Natural Resource Report, the subject property drains to roadside ditches along the Dewey-Fisher road which then drain north and cross under the street through a culvert that is partially crushed.
- (3) The subject property is located in the Big Slough drainage district. The drainage district was notified but no comments have been received as yet.
- (4) Pursuant to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 170894-0125B, the subject property is not located within the Special Flood Hazard Area.
- (5) The petitioners and the proposed site plan indicate there will be a retention pond on the subject property.

**REGARDING POLICIES FOR AGRICULTURAL LAND USE**

- 12. There are six policies related to agricultural land uses in the Land Use Goals and Policies. The agricultural land use policies are relevant because the property is proposed to be changed from the AG-2 District, as follows:
  - A. The following agricultural land use policies do not appear to be relevant to any specific map amendment:
    - (1) Policy 1.1 of the Land Use Goals and Policies states that the Environmental and Land Use Committee will study the possibility of creating several agricultural districts which would provide one or more districts for agricultural uses, only, while other districts would permit limited non-agricultural uses.

ITEM 12.A. CONTINUED

- (2) Policy 1.3 of the Land Use Goals and Policies states that the Environment and Land Use Committee and the Board of Appeals will work towards applying the concepts of development rights transfer, planned unit development, cluster development and special use permits to insure, when and where necessary, that development of non-agricultural uses is compatible to adjacent agricultural activities.
  - (3) Policy 1.4 of the Land Use Goals and Policies states that the Environment and Land Use Committee will examine the zoning classification of lands on the urban periphery for the possibility of rezoning lands from district classifications which encourage productive farming.
  - (4) Policy 1.5 of the Land Use Goals and Policies states that the Environment and Land Use Committee and the County Board will encourage the development of tax assessment policies which will discourage the unnecessary conversion of agricultural land to non-agricultural uses.
  - (5) Policy 1.6 of the Land Use Goals and Policies states that the Environment and Land Use Committee and the County Board will initiate a coordinated effort among local units of government to create uniform standards and procedures to review developments proposed for agricultural areas.
- B. Policy 1.2 of the Land Use Goals and Policies states that the Board of Appeals and the County Board will restrict non-agricultural uses to non-agricultural areas or
- i. those areas served by:
    - adequate utilities
    - transportation facilities, and
    - commercial services or
  - ii. those areas where non-agricultural uses will not be incompatible with existing agricultural uses.

The proposed map amendment *{CONFORMS / DOES NOT CONFORM}* to Policy 1.2 based on the following:

- (1) The proposed map amendment *{CONFORMS / DOES NOT CONFORM}* regarding transportation facilities because the subject property is located at the intersection of the Dewey-Fisher road (CR 900E) and US 136, as follows:
  - (a) US 136 is a federal highway with a 2007 Average Daily Traffic (ADT) count of 2800.
  - (b) The Dewey-Fisher road is a County Highway at the intersection with US 136 with a 2007 ADT of 2600.
  - (c) The traffic from the proposed bank should be an insignificant increase in the current amount of traffic.

**PRELIMINARY DRAFT**

ITEM 12.B.(1) CONTINUED

- (d) No comment has been received from the Champaign County Engineer regarding the proposed bank. Any new driveway onto the Dewey-Fisher road will have to be approved by the County Engineer.
- (2) In regards to Policies 3.4, 7.3, and 7.3A and overall adequacy of utilities (See Item 11C.) the proposed map amendment **CONFORMS**.
- (3) The proposed map amendment **CONFORMS** because it will not be incompatible with agriculture as follows:
  - (a) The proposed use takes place almost entirely indoors and will not be subject to interference from agricultural odors or dust.
  - (b) The subject property is located at a major rural intersection that can handle traffic from the proposed bank without affecting agricultural traffic.

**REGARDING GOALS FOR COMMERCIAL LAND USES**

13. The commercial land use goals are relevant because the subject property is proposed to be changed to the B-1 DISTRICT. There are four commercial land use goals as follows:
- A. The first and fourth land use goals do not appear to be relevant to any given rezoning, as follows:
    - (1) The first commercial land use goal is provision of a sufficient amount of land designated for various types of commercial land use to serve the needs of the residents of the County.
    - (2) The fourth commercial land use goal is establishment of development procedures to promote appropriate justification for new commercial development.
  - B. The second commercial land use goal is as follows:

Location of commercial uses:

    - i. within ready accessibility to sewer, water and other utilities as well as adequate streets and highways.
    - ii. Adequate public transit will also be considered.

Overall, the proposed rezoning **{ACHIEVES / DOES NOT ACHIEVE}** this goal based on the following:

    - (1) In regards to accessibility of sewer, water, and other utilities Policy 3.4, Policy 7.3, and Policy 7.3A (see Item 11C.), the proposed rezoning **ACHIEVES** this goal.
    - (2) In regards to adequate streets and highways, the proposed rezoning **{ACHIEVES / DOES NOT ACHIEVE}** the second commercial land use goal based on the following:
      - (a) There is no traffic impact analysis provided for this case.
      - (b) The Dewey-Fisher road (CR 900E) is a County highway with 2600 ADT in 2007.



ITEM 13.B.(2) CONTINUED

- (c) US 136 is a federal highway with 2800 ADT in 2007.
  - (d) No comment has been received from the Champaign County Engineer regarding the proposed bank. Any new driveway onto the Dewey-Fisher road will have to be approved by the County Engineer.
- (3) In regards to adequate public transit, the proposed use will not require mass transit and so this part of the goal is not relevant.

C. The third commercial land use goal is as follows:

Commercial areas designed to promote compatibility with non-commercial uses and at the same time provide ease of access.

This goal **WILL** be achieved by the proposed rezoning, based on the following:

- (1) In regards to compatibility with non-commercial uses, the proposed map amendment **ACHIEVES** this goal based on the following:
  - (a) The subject property is located only one-half mile from its current location. Even though the land surrounding the subject property is predominantly agricultural, there is a large rural population in the vicinity of the subject property along with the village of Dewey.
  - (b) The establishment of a use with unusual wastewater disposal needs, such as a Meat and Fish Market, would likely be the worst case scenario for the subject property due to the presence of two streets that provide adequate access for most uses.
- (2) In regards to ease of access the proposed map amendment **ACHIEVES** this goal because the subject property is located at the intersection of the Dewey-Fisher road (CR 900E) and US 136.

**REGARDING GOALS FOR AGRICULTURAL LAND USES**

14. The agricultural land use goals are relevant because the property is proposed to be changed from the AG-1 District, as follows:

A. The first agricultural land use goal of the Land Use Goals and Policies is as follows:

Preservation and maintenance of as much agricultural land in food and fiber production as possible, and protection of these lands from encroachment by non-agricultural uses.

Based on the proposed development the proposed map amendment **ACHIEVES** this goal because of the following:

**PRELIMINARY DRAFT**

ITEM 14.A. CONTINUED

- (1) There are no other suitable sites available in or around Dewey that are on a road separate from the traffic generated by FFG's elevator facilities in the village. The petitioners assert that they have exhausted all reasonable alternatives without finding another suitable site.
- (2) The subject property is only 5.8 acres out of an 80 acre parcel.
- (3) The subject property is located at a major intersection that should provide good access for the proposed bank and is only one-half mile from its current location.

B. The second agricultural land use goal of the Land Use Goals and Policies is as follows:

Establishment of an agricultural land classification system based on productivity. Improvement of rural drainage systems.

This policy does not appear to be relevant to relevant to any specific map amendment.

**REGARDING GENERAL LAND USE POLICIES**

15. There are two general land use policies in the Land Use Goals and Policies, as follows:

A. The second land use policy is not relevant to any specific map amendment, as follows:

The County Board, the Environmental and Land Use Committee and the Board of Appeals will establish communication and coordination processes among local units of government in order to address and resolve similar or overlapping development problems.

B. The first general land use policy is as follows:

The County Board, the Environmental and Land Use Committee and the Zoning Board of Appeals will follow the policies of:

- i. encouraging new development in and near urban and village centers to preserve agricultural land and open space;
- ii. optimizing the use of water, sewer, and public transportation facilities; and reducing the need for extending road improvements and other public services.

Based on the review of the relevant commercial land use policies and goals, the proposed map amendment **{CONFORMS / DOES NOT CONFORM}** to this policy as follows:

- (1) **CONFORMS** in regards to preserving agricultural land and open space because all other alternative sites in and around Dewey have been determined to be unsuitable, or unavailable based on the testimony of the petitioners.

ITEM 15.B. CONTINUED

- (2) **{CONFORMS / DOES NOT CONFORM}** in regards to optimizing the use of water, sewer, and public transportation facilities and other public services based on the following:
  - (a) Regarding water and sewer, the subject property must use onsite water supply and septic systems; therefore, no public water supply system or public sanitary sewer system will be overextended. Also, based on the review of the relevant goals and policies: the second land use goal (see Item 13.B.) the proposed rezoning **CONFORMS.**
  - (b) Regarding public transportation, the subject property is the rural area, where it will not be served by any mass transit system, which will keep public transportation from being overextended.
  - (c) **{CONFORMS / DOES NOT CONFORM}** in regards to reducing the need for extending road improvements because the subject property is located at the intersection of a County Highway and a Federal Highway.

**REGARDING GENERAL LAND USE GOALS**

16. There are five general land use goals for all land use in the Land Use Goals and Policies, as follows:
  - A. Three of the general land use goals are not relevant to the proposed map amendment for the following reasons:
    - (1) The first and fifth general land use goals are not relevant to any specific map amendment.
    - (2) The second general land use goal is so generally stated that it is difficult to evaluate the degree of achievement by the proposed rezoning.
  - B. The third general land use goal is as follows:

Land uses appropriately located in terms of:

    - i. utilities, public facilities,
    - ii. site characteristics, and
    - iii. public services.

Overall the proposed map amendment **ACHIEVES** the third general land use goal, based on the following:

- (1) In regards to utilities, based on the review of the relevant policies: Policy 3.4, Policy 7.3, Policy 7.3A (see item 11C.), the second commercial land use goal (see Item 13.B.), and the first general land use policy (see item 15.B.) the proposed map amendment **ACHIEVES** this goal.

**PRELIMINARY DRAFT**

ITEM 16.B. CONTINUED

- (2) Regarding road improvements, the proposed map amendment *{ACHIEVES / DOES NOT ACHIEVE}* the third general land use goal because the subject property is located at the intersection of the Dewey-Fisher road, a County Highway, and US 136, a Federal Highway.
- (3) Regarding site characteristics, the proposed map amendment *ACHIEVES* this goal because of the following:
  - (a) Commercial land use policy 3.6 mentions site considerations but is not specific as to what that means other than to mention drainage.
  - (b) There are no general policies that are specific to site characteristics, but the following considerations are relevant to site characteristics:
    - i. The subject property is located at the intersection of a County Highway and a Federal Highway, which should provide adequate access to the subject property and prevent any interference with agriculture related traffic.
    - ii. The subject property is currently in use as farmland.

C. The fourth general land use goal is as follows:

Arrangement of land use patterns designed to promote mutual compatibility.

Overall the fourth general land use goal *WILL* be achieved by the proposed rezoning based on conformance or achievement of the preceding policies and goals, especially the third commercial land use goal (see Item 13.C.).

**GENERALLY REGARDING COMPLIANCE WITH THE LAND USE REGULATORY POLICIES—RURAL DISTRICTS**

17. The LURP's were originally adopted on November 20, 2001 as part of the Rural Districts Phase of the Comprehensive Zoning Review. The LURP's were amended September 22, 2005, but the amendment contradicts the current Zoning Ordinance and cannot be used in concert with the current Zoning Ordinance. The LURP's adopted on November 20, 2001, remain the relevant LURP's for discretionary approvals (such as map amendments) under the current Zoning Ordinance. Regarding compliance with relevant Land Use Regulatory Policies (LURP's):
  - A. LURP 1.4.1 states that non-agricultural land uses will not be authorized unless they are of a type not negatively affected by agricultural activities or else are located and designed to minimized exposure to any negative effect caused by agricultural activities.

The proposed map amendment *CONFORMS* to this policy because the proposed use will not be adversely affected by surrounding agriculture because it will be conducted entirely indoors.

ITEM 17. CONTINUED

- B. LURP 1.4.2 states that non-agricultural land uses will not be authorized if they would interfere with farm operations or would damage or negatively affect the operation of agricultural drainage systems, rural roads or other agriculture-related infrastructure.

The proposed map amendment *{CONFORMS / DOES NOT CONFORM}* to this policy because the proposed use has access to a County Highway and a Federal Highway which will prevent any interference with agriculture related traffic. Since there is a possibility that there is agricultural drainage tile on the subject property, investigations should be done to prevent damaging any existing tiles.

- C. LURP 1.5.2 states that development that requires discretionary review will not be allowed on best prime farmland unless the site is well suited, overall, for the proposed land use.

The proposed map amendment **CONFORMS** to this policy based on the following:

- (1) According to the *Soil Survey of Champaign County*, there are three types of soil on the subject property: Brenton silt loam, Ashkum silty clay loam, and Elliot silt loam, two of which are best prime farmland soils, which makes the subject property best prime farmland overall.
  - (2) The petitioners have asserted that all alternative sites in and around Dewey have been determined to be unsuitable for the proposed bank.
  - (3) The subject property is located at the intersection of the Dewey-Fisher road (CR 900E), a County Highway, and US 136, a Federal Highway. These streets provide adequate access to the subject property and will prevent any interference with agriculture related traffic.
  - (4) The subject property is located only one half mile from the Dewey bank's current location, allowing them to build a modern facility and still remain a part of the community, which includes the rural population surrounding the village.
- D. LURP 1.5.3 states that development that requires discretionary review will not be allowed if the existing infrastructures, together with the improvements proposed, is inadequate to support the proposed development effectively and safely without undue public expense.

The proposed map amendment *{CONFORMS / DOES NOT CONFORM}* to this policy based on conformance to or achievement of Policies 3.4, 7.3, and 7.3a of the Land Use Goals and Policies; the first general land use policy; and the third general land use goal.

- E. LURP 1.5.4 states that development that requires discretionary review will not be allowed if the available public services are inadequate to support the proposed development effectively and safely without undue public expense.

**PRELIMINARY DRAFT**

ITEM 17.E. CONTINUED

The proposed map amendment **CONFORMS** to this policy because in the review of Policy 3.4 of the Land Use Goals and Policies, Sangamon Valley Fire Protection District was notified of this case and no comments were received, and the petitioners have proposed to implement a dry hydrant in their retention pond.

- F. LURP 1.6.1 states that in all rural areas, businesses and other non-residential uses will be allowed if they support agriculture or involve a product or service that is provided better in a rural area than in an urban area.

The proposed map amendment **CONFORMS** to this policy because the urban area in Dewey has no suitable locations. The rural area outside the village provides an alternative site where a modern banking facility can be constructed to better serve the community of Dewey.

- G. LURP 1.6.2 states that on the best prime farmland, businesses and other non-residential uses will not be authorized if they take any best prime farmland out of production unless:
- i. they also serve surrounding agricultural uses or an important public need; and can not be located in an urban area or on a less productive site; or
  - ii. the uses are otherwise appropriate in a rural area and the site is very well suited to them.

The proposed map amendment **CONFORMS** to this policy because the proposed use serves an important public need and the petitioners assert that there are no suitable sites in Dewey.



**DOCUMENTS OF RECORD**

1. Application for Rezoning from Craig Horsch, Senior Vice President, and Dewey State Bank; and Bradley Williams, received on September 30, 2008
2. Packet of Petitioner submitted information received on October 23, 2008
3. Petition in support of proposed rezoning received on October 23, 2008
4. Letter from Diana Gannaway, received on October 23, 2008
5. Letter from Merle and Lois Dunn received on October 23, 2008
6. Preliminary Memorandum for Case 638-AM-08, with attachments:
  - A Case Maps for Case 638-AM-08 (Location, Land Use, Zoning)
  - B Packet of Petitioner submitted information received on October 23, 2008 (included separately)
  - C Petition in support of proposed rezoning received on October 23, 2008 (included separately)
  - D Section 5.2 of the Champaign County *Zoning Ordinance* (included separately)
  - E Excerpt from *Soil Potential Ratings for Septic Tank Absorption Fields in Champaign County, Illinois*
  - F Aerial Photo Plan from ZUPA 10-01-02
  - G Letter from Diana Gannaway, received on October 23, 2008
  - H Letter from Merle and Lois Dunn received on October 23, 2008
  - I Preliminary Draft Finding of Fact for Case 638-AM-08

**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 determines that:

The rezoning requested in Case 638-AM-08 should be *{ENACTED/NOT ENACTED}* by the County Board *{SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS}*.

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

SIGNED:

Debra Griest, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date



Date October 22, 2008

RECEIVED

OCT 23 2008

CHAMPAIGN CO. P & Z DEPARTMENT

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana IL 61802

To Whom It May Concern:

First let me introduce myself. My name is Merle Dunn. I farmed in the Dewey area for many years and still own the family farm. I also was a Real Estate Agent in the area. I was very active in community affairs in and around the Dewey area. Although I live in Champaign, I still bank with the Dewey State Bank.

I am writing to you to strongly support the application of the Dewey State Bank for re-zoning approximately five acres located on the southeast corner of IL Route 136 and CR 900 E (Dewey/Fisher Road). At this location they are planning on building a new bank to better serve their many customers in the Dewey/Fisher area. The Dewey State Bank has always proven their commitment to our area. This move will strengthen that commitment even further and provide better services to their many customers.

I am much in favor of your approving their zoning request.

Sincerely,

*Merle K. Dunn*

*Lois R. Dunn*

Merle Dunn  
Lois Dunn  
1731 B Lakeside Dr  
Champaign IL



Date October 22, 2008

RECEIVED

OCT 23 2008

CHAMPAIGN CO. P & Z DEPARTMENT

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana IL 61802

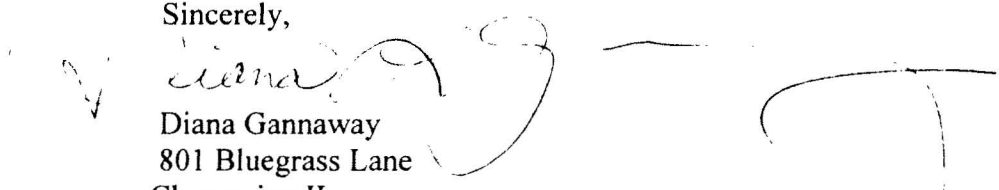
To Whom It May Concern:

First let me introduce myself. My name is Diana Gannaway. I own farm land in the Dewey area. My parents Merle and Lois Dunn farmed in the Dewey area for many years before moving to Champaign. I live in Champaign but still have ties to the Dewey State Bank.

I am writing to you to strongly support the application of the Dewey State Bank for re-zoning approximately five acres located on the southeast corner of IL Route 136 and CR 900 E (Dewey/Fisher Road). At this location they are planning on building a new bank to better serve their many customers in the Dewey/Fisher area. The Dewey State Bank has always proven their commitment to our area. This move will strengthen that commitment even further and provide better services to their many customers.

I am much in favor of your approving their zoning request.

Sincerely,

  
Diana Gannaway  
801 Bluegrass Lane  
Champaign IL





**TO  
CHAMPAIGN COUNTY  
DEPARTMENT OF PLANNING AND ZONING**

**PETITION FOR  
ZONING AMENDMENT**

**FOR  
THE REZONING OF A PARCEL  
IN CONDIT TOWNSHIP, DEWEY, ILL.**

**Owner  
DEWEY STATE BANK  
Dewey, Illinois**

**Case No. 638-AM-08  
PIN: 07-08-03-100-001**

**Date of Request: September 29, 2008**

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**Champaign County  
Department of  
PLANNING & ZONING**

1776 E Washington Street  
Urbana, Illinois 61802  
Telephone: (217) 384-3708  
FAX (217) 328-2426  
Hours: 8:00a.m. -4:30 p.m.

**FOR OFFICE USE ONLY**

Township	Section	
Current Zoning District		
Proposed Zoning District		
Circulation	RPC	SCD
Village/City Clerk		

**CHAMPAIGN COUNTY, ILLINOIS  
PETITION FOR ZONING AMENDMENT**

**1. Petitioner(s) Name**

*Mr. Craig Horsch, Dewey State Bank, P.O. Box 9, Dewey, Ill. 61840-0009  
T. 217.897.1125 F. 217.897-6287*

**2. Location of Subject Parcel (s) (Including Township)**

*The SE corner of Matthis ( County Rd 900E ) and State Route 136 (3000N), Condit Township, Champaign County, Illinois See Exhibit A and B , pages 4 and 5*

**3. Legal Description ( Note) This petition can not be processed unless an accurate legal description of the subject parcel is attached to this form. See Exhibit C (page 6)**

**4. Area of subject property: Acres** 5.815 acres or 253,301.40 SF

**5. Present Zone (s):** Ag-1 **Proposed Zones:** B-2

**6 Error in the present Ordinance to be corrected by the proposed change in the Ordinance. (Explain Fully). Not Applicable**

**7 Other circumstances which justify the Amendment** These economic times require, for the survival of a community, the success of community banks. In this instance it is imperative this zoning application be approved so that this community Bank can expand and provide adequate service to the community. *See additional Petitioners Comments Page 9*  
*See Exhibit E ( Page 9)*

**8 Additional Comments by Petitioner:** *See Exhibit F Historical Preservation Survey/Approval*

**9 Time Schedule for Development (if applicable)**

The Owners and Board wish to start construction as soon as possible this fall.

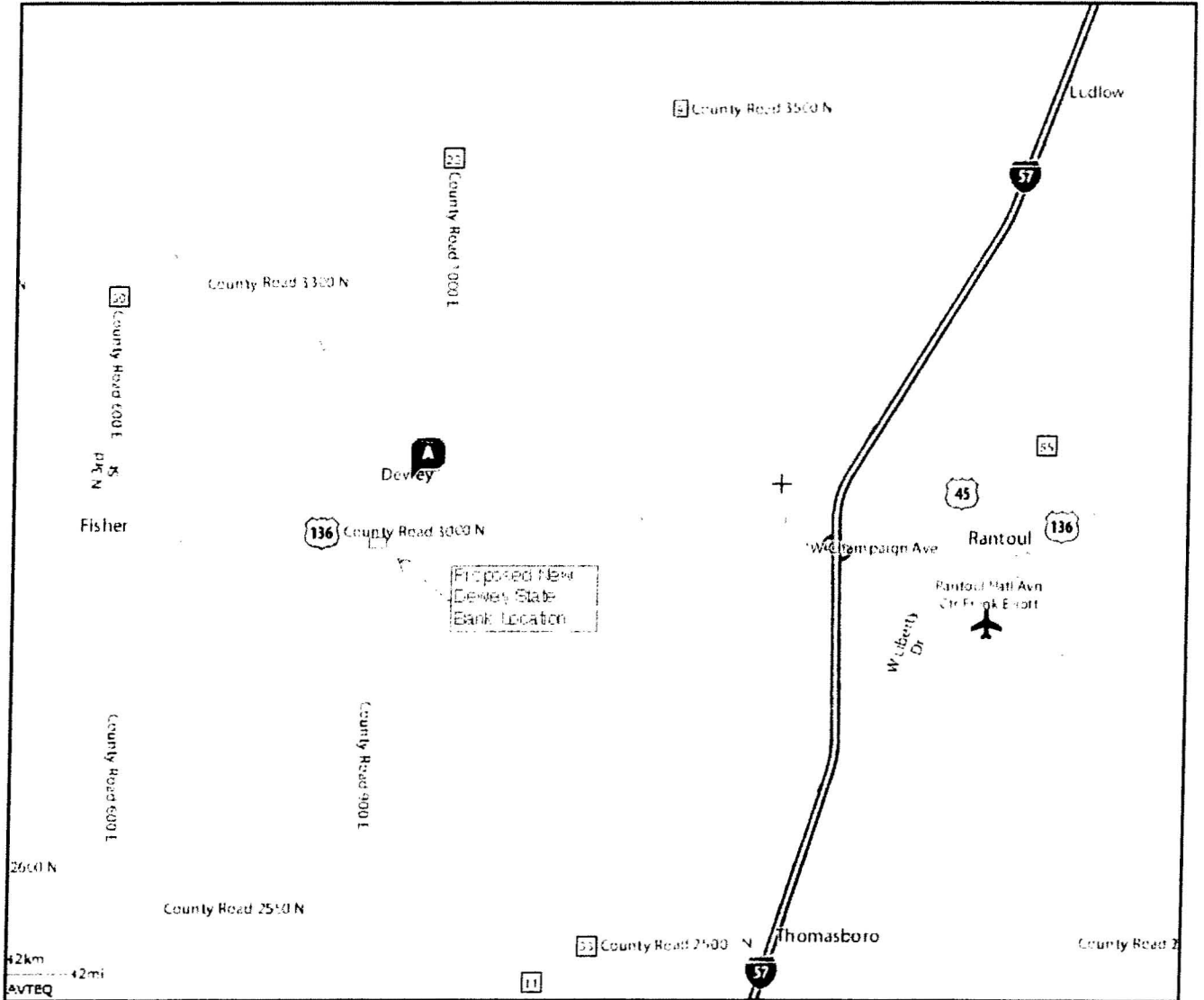
**10** Include a list of all Owners of all property adjacent to, or within 250 feet in all directions of the property for which this application for Amendment is being prepared. The dimension of all public Roads, Streets Alleys, and other public ways shall be excluded in determining the 250 foot requirement. If subject property is part of a larger tract, such 250 foot requirements shall be calculated from the boundaries of said larger tract.  
*See Exhibits D Pages 7-8*

**11 Additional Exhibits Submitted by Petitioner.** *See Exhibits G, H, I, J,K,L,M,N,O,P,Q and R*

**12 Signature:**

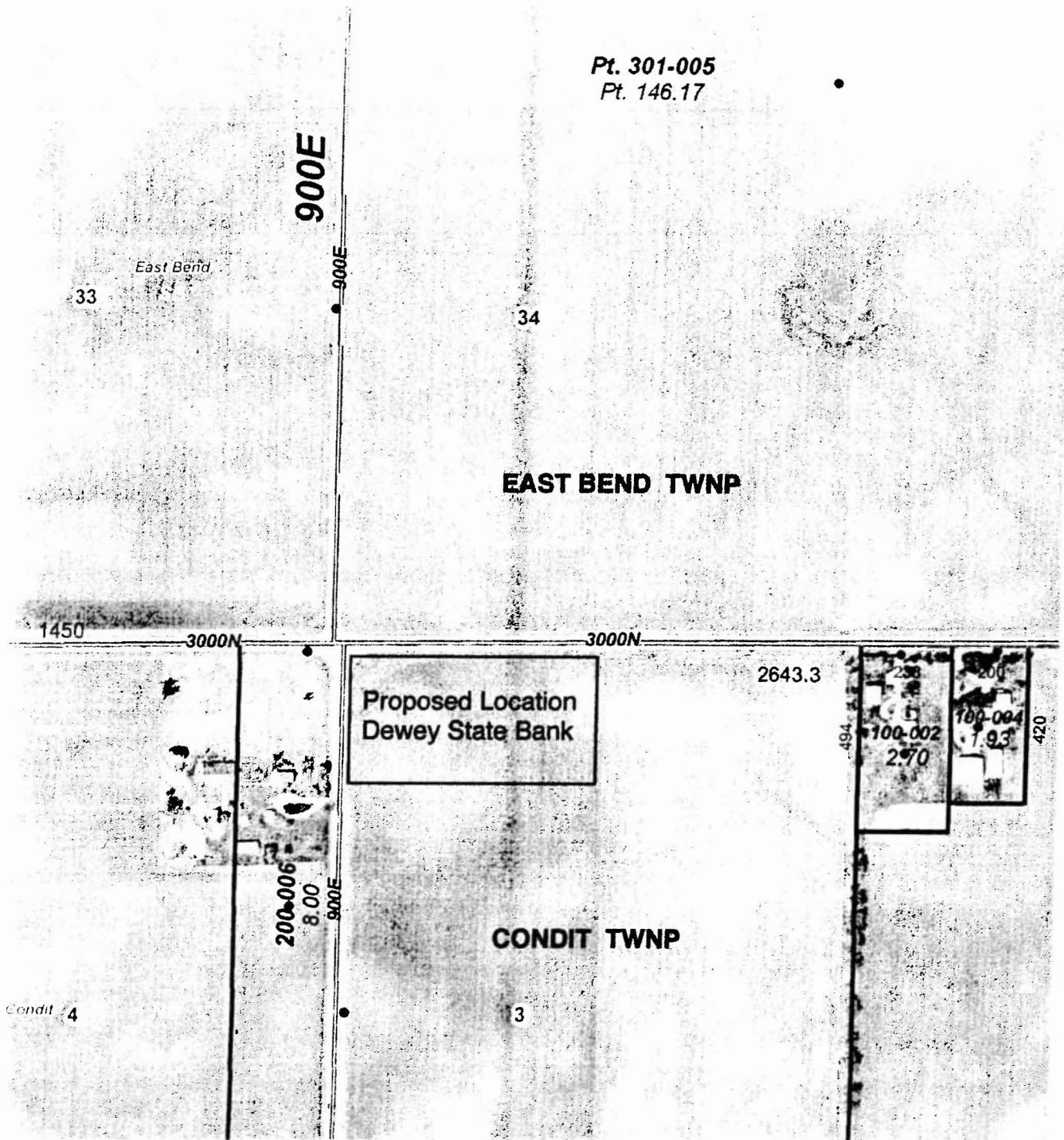
Date: September 29, 2008

# EXHIBIT A LOCATION MAP



Map indicating location of the Proposed New Bank Facility

**EXHIBIT B**  
**SECTION MAP**  
With Parcel Index Numbers



Champaign County Section Map with Parcel Index Numbers

**EXHIBIT C**  
**LEGAL DESCRIPTION**

**MEMORANDUM FOR RECORDING OF**  
**OPTION CONTRACT FOR SALE OF REAL**  
**ESTATE**

Date of Option Contract: January 30,  
2007

Name of Seller: **Bradley R. Williams and**  
**Bradley E. Williams**

Name of Buyer: **Dewey State Bank**

Legal Description of Real Estate:

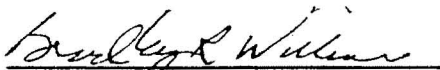
**The Northwest +/- 5 Acres of 80 Acres**  
**located at the West Half of the Northwest**  
**Quarter of Section 3, Township 21 North,**  
**Range 8 East of the Third Principal**  
**Meridian, excepting public highways,**  
**situated in Champaign County, Illinois.**  
**More particularly described as follows:**

**The farm land located at the Southeast corner of US Route 136 and County Rd 900**  
**E, Dewey, Illinois 61840 with the Northern boundary being the right-of-way of U.S.**  
**Highway 136; the Western boundary being the right-of-way for Champaign County**  
**Road 900 E; the Southern boundary being approximately 320 feet South of the**  
**Northern boundary and the Eastern boundary being approximately 700 feet East of**  
**the Western Boundary of the Acreage described above, containing approximately**  
**five (5) acres, more or less.**

**All part of PIN: 07-08-03-100-001 and subject to an accurate Survey with a detailed**  
**legal description.**

Reference is made to Option Contract for the price and terms.

**SELLER:**

  
**BRADLEY R. WILLIAMS**

  
**BRADLEY E. WILLIAMS**

**BUYER:**

  
**DEWEY STATE BANK**  
**BY: CRAIG M. HORSCH, SENIOR VP**



# EXHIBIT D

## Adjacent Property Owners

8/01/07 14:00:45 REAL ESTATE INQUIRY CMD 1-MENU OLD  
 CMD 2-FARM INQ CMD 8-FARM INQ  
 07-08-03-100-001 ADDED  
 07-08-03-00002 CHANGED 6/16/2006  
 WILLIAMS BRADLEY R TYPE SG CMD 4-PRIOR YRS TAX  
 5311 OAKCREST RD CMD 6-TREASURER INQ  
 SPRINGFIELD IL 62707-0000 CMD 7-VALUES INQ  
 CMD 9-NOTEPAD

DOCNO AD CHG

	PUB CODE		SEC	3	LOT	
	TAX CODE	1	TWP	21	BLK	
	PROP CODE	8100	RNG	8	LLLN	
			ACRGE	80.38	SCHDIS	1C
					HS DIS	
LL	0				ELDERLY EXMT	0
FL	8,180	1977 EQ VAL		30,440	IMPROVE EXMT	0
BD	0	RY 2006			LIMITED EXMT	0
FB	0				SCAFH EXMT	0
TOT	8,180				VETORG EXMT	0
					FRATORG EXMT	0

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 CMD 2-FARM INQ CMD 8-FARM INQ  
 10-02-33-400-004 ADDED 5/05/2000  
 SHIELDS ROBERT W CHANGED 3/28/2002  
 309 WILEY CT TYPE SG CMD 4-PRIOR YRS TAX  
 RANTOUL IL 61866-3675 CMD 6-TREASURER INQ  
 CMD 7-VALUES INQ  
 CMD 9-NOTEPAD

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LL	0				ELDERLY EXMT	0
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FB	0				SCAFH EXMT	0
TOT	29,820				VETORG EXMT	0
					FRATORG EXMT	0

# EXHIBIT D Continued

## Adjacent Property Owners

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 10-02-34-301-005 ADDED 4/26/2006 CMD 2-FARM INQ CMD 8-FARM  
 CHANGED 4/26/2006 INQ  
 CUMMINGS ELINOR R CMD 4-PRIOR YRS TAX  
 CMD 6-TREASURER INQ  
 CMD 7-VALUES INQ  
 940 COUNTY ROAD 3000 N CMD 9-NOTEPAD  
 DEWEY IL 61840-0000

	940	3000N	61840
	PUB CODE	SEC	LOT
	TAX CODE 1	TWP 22	BLK
	PROP CODE 8100	RNG 8	LLLN
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			HS DIS
LL	5,940		ELDERLY EXMT 3,500
FL	16,640	1977 EQ VAL 0	IMPROVE EXMT 0
BD	62,110	RY 2006	LIMITED EXMT 5,000
FB	3,000		SCAFH EXMT 0
TOT	87,690		VETORG EXMT 0
			FRATORG EXMT 0

8/01/07 14:02:11 REAL ESTATE INQUIRY CMD 1-MENU OLD  
 7-08-04-200-006 ADDED 10/22/1992 CMD 2-FARM INQ CMD 8-FARM  
 CHANGED 10/22/1992 INQ  
 HERBSLEB CECIL E CMD 4-PRIOR YRS TAX  
 1 HERBSLEB DARLENE CMD 6-TREASURER INQ  
 RR 1 BOX 7 CMD 7-VALUES INQ  
 DEWEY IL 61840-9801 CMD 9-NOTEPAD

	2993	800E	61840
	PUB CODE	SEC	LOT
	TAX CODE 1	TWP 21	BLK
	PROP CODE 8150	RNG 8	LLLN
		ACRGE 8.00	SCHDIS 1C
			HS DIS
LL	6,200		ELDERLY EXMT 0
FL	520	1977 EQ VAL 0	IMPROVE EXMT 0
BD	39,650	RY 2006	LIMITED EXMT 5,000
FB	0		SCAFH EXMT 0
TOT	46,370		VETORG EXMT 0
			FRATORG EXMT 0

8/01/07 14:02:11 REAL ESTATE INQUIRY CMD 1-MENU OLD  
 7-08-04-200-006 ADDED 10/22/1992 CMD 2-FARM INQ CMD 8-FARM  
 CHANGED 10/22/1992 INQ  
 HERBSLEB CECIL E CMD 4-PRIOR YRS TAX  
 1 HERBSLEB DARLENE CMD 6-TREASURER INQ  
 RR 1 BOX 7 CMD 7-VALUES INQ  
 DEWEY IL 61840-9801 CMD 9-NOTEPAD

	2993	800E	61840
	PUB CODE	SEC	LOT
	TAX CODE 1	TWP 21	BLK
	PROP CODE 8150	RNG 8	LLLN
		ACRGE 8.00	SCHDIS 1C
			HS DIS
LL	6,200		ELDERLY EXMT 0
FL	520	1977 EQ VAL 0	IMPROVE EXMT 0
BD	39,650	RY 2006	LIMITED EXMT 5,000
FB	0		SCAFH EXMT 0
TOT	46,370		VETORG EXMT 0
			FRATORG EXMT 0

# EXHIBIT E

## PETITIONERS STATEMENT

*Comments continued from Item (7) on Zoning Application*

### 7. Other Circumstances which justify the Amendment. Statement from the Petitioner.

For some years now the Dewey State Bank has survived inadequate, uncompetitive quarters sharing a building with our good neighbors the Fisher Farmers Grain & Coal Company. Unfortunately, we've been unable to have many standard banking services. We do not have any drive up windows, any night depository, no safe deposit boxes, no ATM at this location, and we are not meeting the standards required of the Americans with Disabilities Act. Our current quarters, also offers no privacy to our valued customers in conducting their confidential banking business.

We have selected this new location because it allows us to better serve our existing customers and provide them with a bank that is more competitive in the services it offers. For example, we will have; Private Offices, Drive-up Teller Facility, Night Depository Facility, Conference / Meeting / Training Room, Safe Deposit Boxes, An ATM, Enhanced Security, an ADA Compliant Facility. None of these are available to our existing customers in our present facility.

The new location was selected because there were no other sites within the Dewey Village boundary that were remotely acceptable.

Our proposed move is well known within the Dewey community and we have received nothing but positive encouragement and appreciation for our willingness to invest more in the Dewey community.

The intersection where the Dewey State Bank will be located is a major traffic intersection, taking people from Dewey, Fisher, Western Rantoul, Elliott, Gibson City and the surrounding areas in their commutes to and from Champaign, IL. The new Facility will only be a little over 1/2 mile from our current location, the Fisher Farmers Grain & Coal Company and the traffic that they draw. With this approval we will be more visible, and competitive and therefore; a stronger asset to help insure the communities economic survival.

To help you become more aware of the shortcomings of our existing banking office, we are enclosing photographs of our office building, of which, the bank has occupied since 1912. Please note the truck scale which spans the full front of the banking offices. The truck scale is located less than five feet from the Dewey State Bank's front door and is separated by a residential grade hand rail.

Contingent upon our ability to build the offices we desire, the Fisher Farmers Grain & Coal Company contracted with us to buy our existing facility in Dewey. This will allow them to grow and expand the elevator offices to better serve their customers. We are receiving enthusiastic support for our move from Fisher Farmers Grain & Coal Company and their patrons.

To aid fire protection in the community, Dewey State Bank intends to implement a dry hydrant in our retention lake, which will service not only the bank; but, the whole Sangamon Valley Fire Protection District. Fire Departments will be able to access ample water in the retention lake as a water source for the district.

**EXHIBIT F**  
Historic Preservation Approval



**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • [www.illinois-history.gov](http://www.illinois-history.gov)

Champaign County  
Fisher

PLEASE REFER TO: IHPA LOG #013060308

IL Route 136 and Champaign County Highway 1 Intersection, Section: 3-Township: 21N-Range: 8E  
BKB-53-0801

New Bank Branch Facility, Dewey State Bank

June 6, 2008

Bryan K. Bradshaw  
BKB Engineering  
501 East Main Street  
Suite A

P.O. Box 1127  
Mahomet, IL 61853

Dear Mr. Bradshaw:

We have reviewed the documentation submitted for the referenced project(s) in accordance with 36 CFR Part 800.4. Based upon the information provided, no historic properties are affected. We, therefore, have no objection to the undertaking proceeding as planned.

Please retain this letter in your files as evidence of compliance with section 106 of the National Historic Preservation Act of 1966, as amended. This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

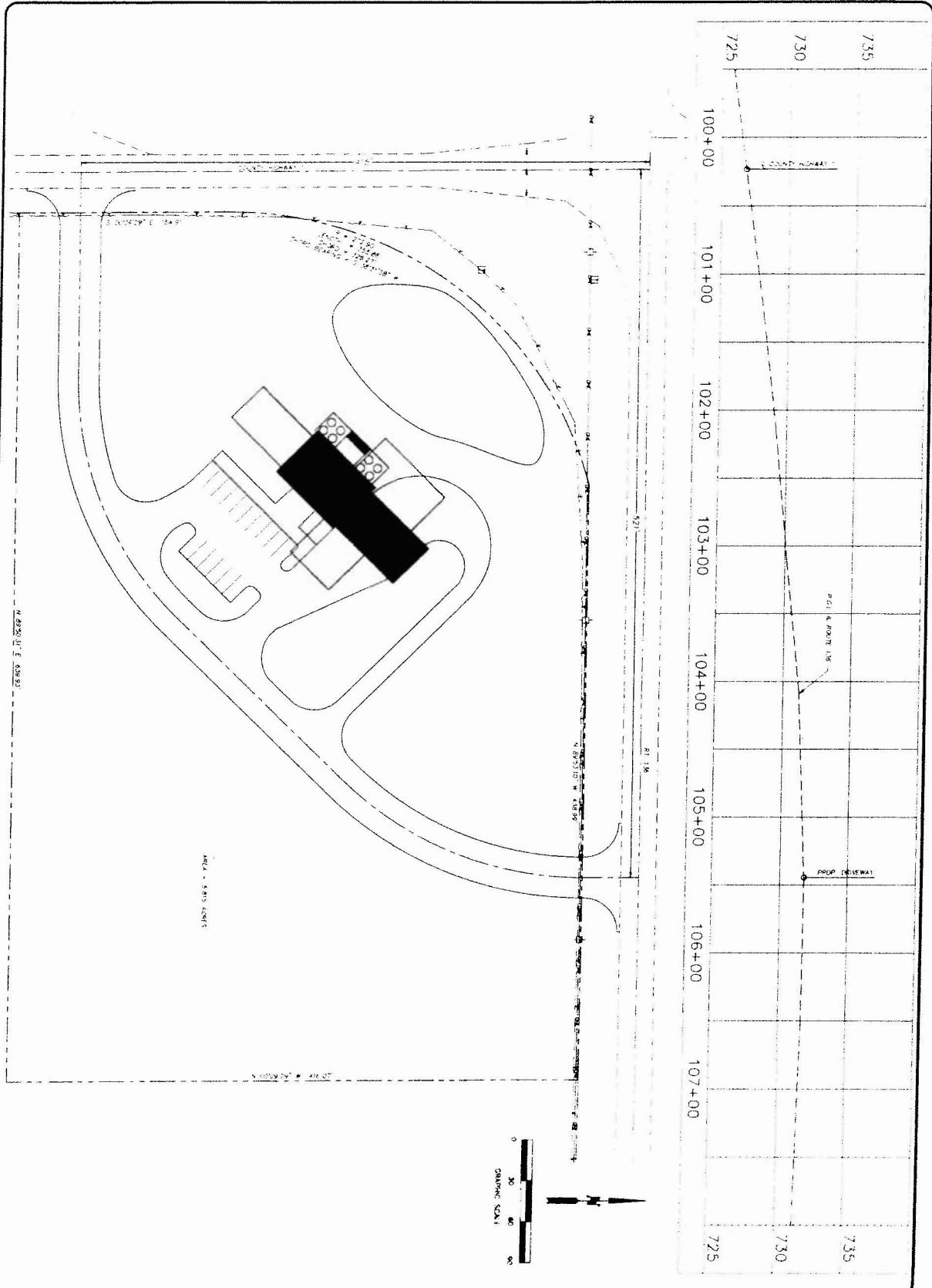
If you are an applicant, please submit a copy of this letter to the state or federal agency from which you obtain any permit, license, grant, or other assistance.

Sincerely,

*Anne E. Haaker*

Anne E. Haaker  
Deputy State Historic  
Preservation Officer

AEN



NO.	DATE	BY	REVISION

**SKETCH PLAN**

**DEWEY STATE BANK BRANCH FACILITY**  
**CHAMPAIGN COUNTY, ILLINOIS**

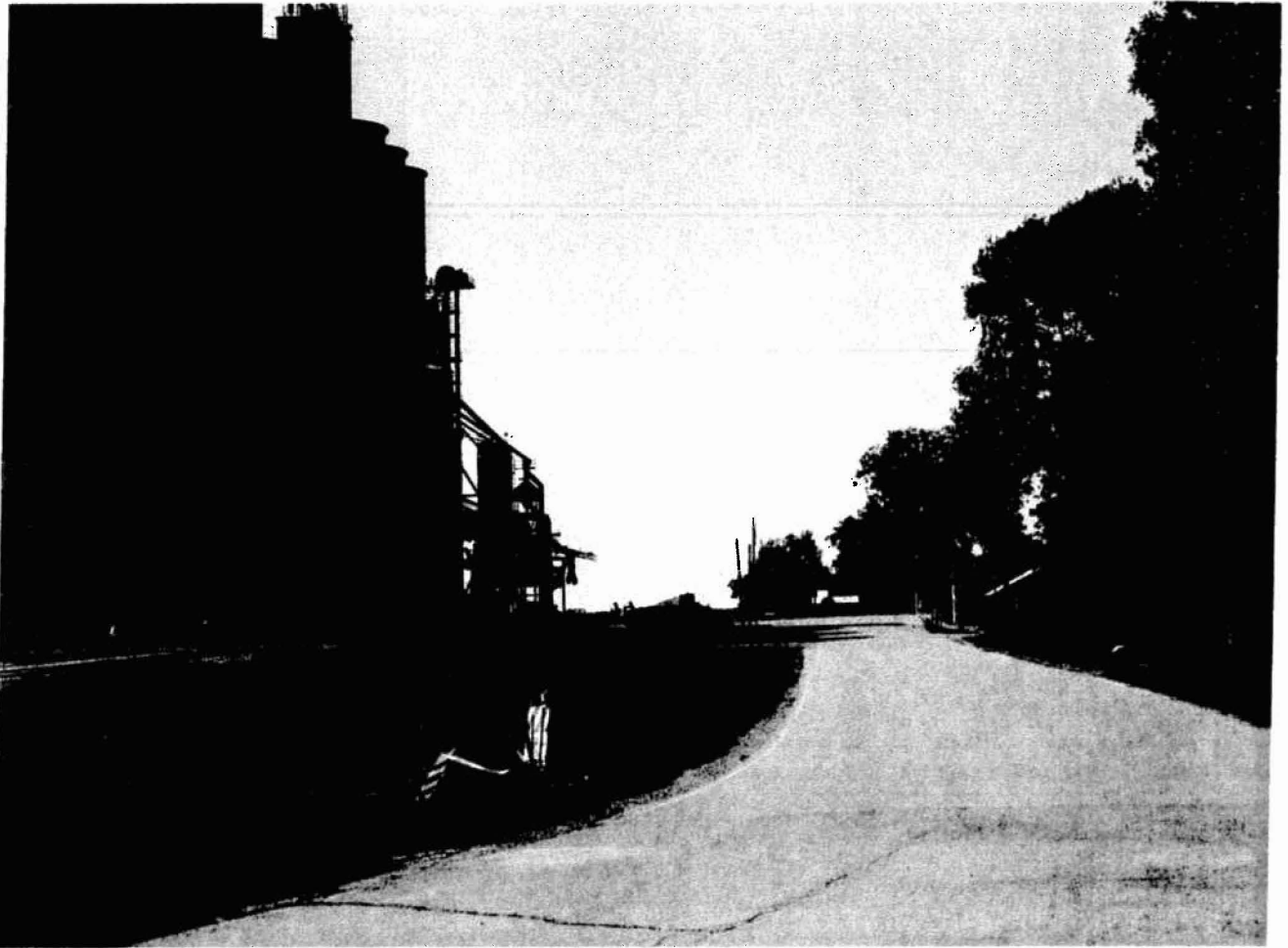


**B K B**  
**ENGINEERING**

301 E. MAIN ST. SUITE 200 • CHAMPAIGN, IL 61820  
 217-550-1803 • FAX 217-550-6787

# EXHIBIT G

## Existing Site



### VIEW OF MAIN STREET DEWEY, ILLINOIS



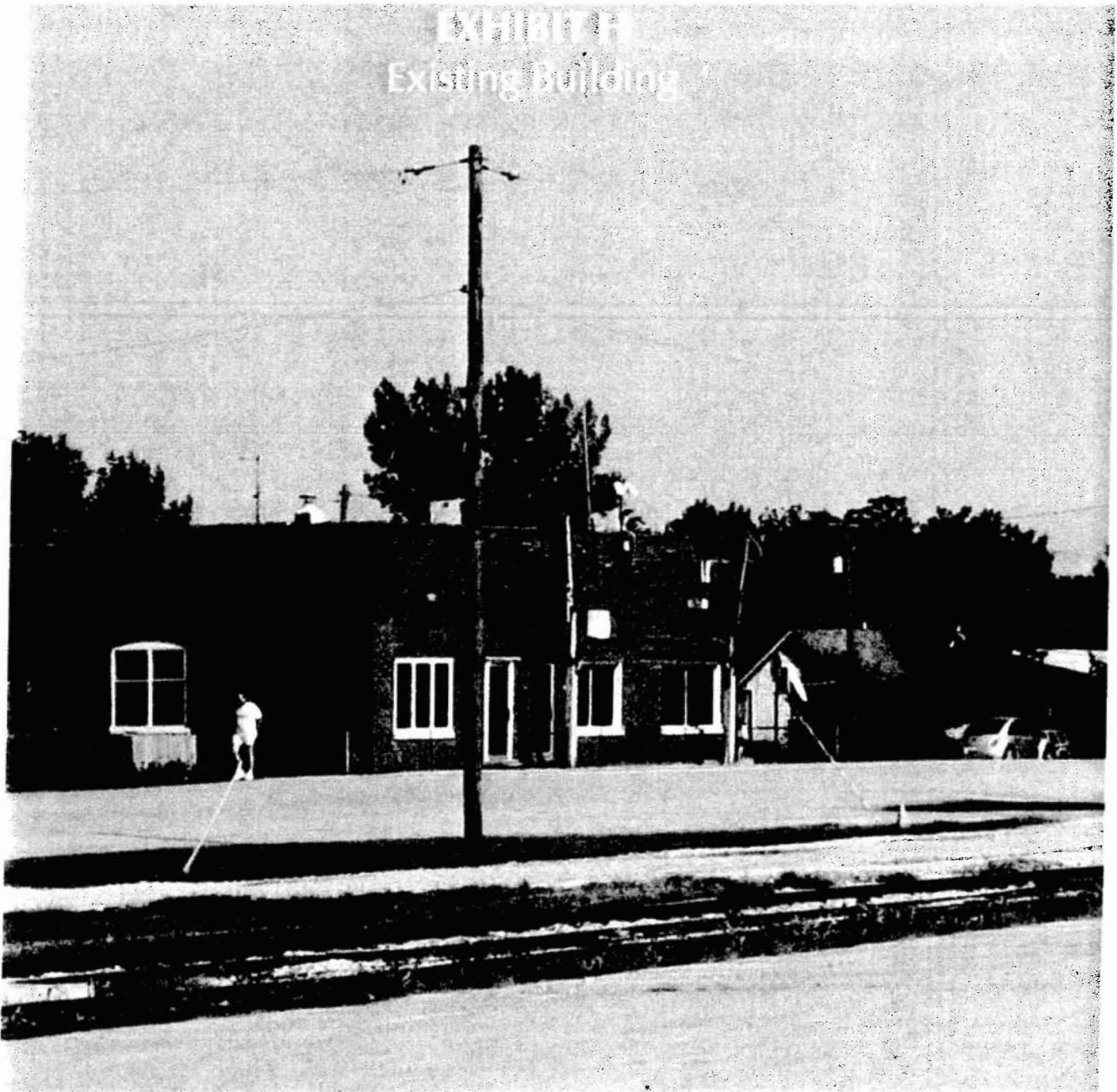
Photo Above: View of Main Street in Dewey, looking west into the Village.

The Bank Building and Fisher Farmers Grain & Coal is the small red brick building on the far right in the photograph.

The Grain elevator presently owns and occupies most of the property on main street and therefore there is no suitable property available to develop a new facility.

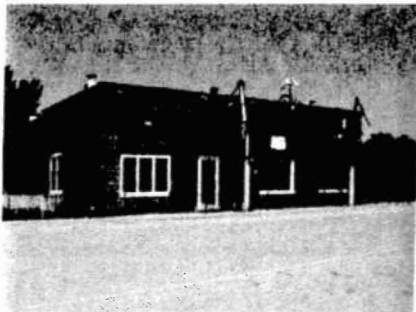
Photo left: View of the existing Bank entry. Note the proximity of a truck scale to front entry door.

The grain storage is immediately across the street and therefore there is considerable truck traffic and is not conducive to automobile traffic.



EXISTING  
Existing Building

## PRESENT ENTRY FACADE OF DEWEY STATE BANK



The photograph above graphically describes the Bank's existing compromised facility and location. The door on the left is the entry to Dewey State Bank, the door to the right is the door to Fisher Farmers Grain and Coal. The entire front of the building, at grade, is a large truck scale that extends beyond the limits of the building on either end by

almost twenty feet, and only five feet from the front door.

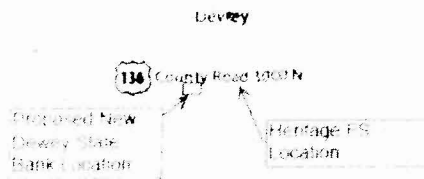
The two neighbors have shared the small building for many years and now, for either to survive and provide adequate service for their customers, it is imperative the Bank relocate to provide competitive services to the Community.



# EXHIBIT I Existing Precedent



## EXISTING HERITAGE FARM SERVICE FACILITY



The photograph above, of Heritage Farm Service business, occupies approximately 5 acres 1/2 mile west of the proposed new Dewey State Bank location.

The Heritage Farm Service facility has operated at this location for many years and is an important member of the Dewey Community.

The Owners and Officers of Dewey State Bank feel this represents a strong business zoning precedent and reinforces the Bank's argument to approve the re-zoning in the proposed location.

EXHIBIT J  
LETTER OF RECOMMENDATION

July 15, 2008

Champaign County  
Department of Planning and Zoning  
Brookens Administration Center  
1776 E. Washington St.  
Urbana, IL 61820

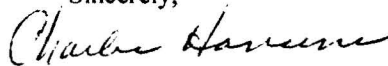
To Whom It May Concern:

Let me introduce myself. My name is Charles Hansens. I am the Supervisor of Condit Township. I have lived in Condit Township and the Dewey area for many years. I have farmed in the Dewey area all my adult life.

I am writing to you to strongly support the application of the Dewey State Bank for re-zoning approximately five acres located on the southeast corner of IL Route 136 and CR 900 E (Dewey-Fisher Road). At this location they are planning on building a new bank to better serve their many customers in the Dewey Fisher area. The Dewey State Bank has always proven their commitment to our area. This move will strengthen that commitment even further and provide better services to their many customers in this area. Condit Township has dealt with Dewey State Bank for many years and I cannot say enough for their excellent service to Condit and the community.

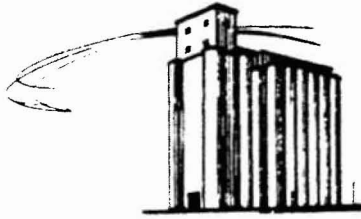
I am much in favor of your approving their zoning requests and would be happy to answer any questions you may have of me.

Sincerely,



Charles Hansens  
862 CR 2800 N  
Dewey, IL 61840  
Phone (217) 897-6433

EXHIBIT K  
LETTER OF RECOMMENDATION



**Fisher Farmers Grain & Coal Company**

1 Main Street • P.O. Box 7 • Dewey, Illinois 61840  
Telephone (217) 897-1111 • Fax (217) 897-1979  
[www.fisherfarmersgrain.com](http://www.fisherfarmersgrain.com)

June 20, 2008

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana, IL 61802

To Whom It May Concern:

My name is Louis Schwing. I am the General Manager of Fisher Farmers Grain and Coal Company. We have six grain elevators in Champaign County. Our main offices are in Dewey. We have been in business for 98 years.

At the current time, we share an office building in Dewey with the Dewey State Bank. They have been very accommodating over the many years that we have shared space in the same building. They are also very involved and highly committed to the Dewey area. The Dewey State Bank has decided they need newer and more competitive banking space to serve their many customers in this area. Their customers in this area are very pleased. They have located suitable property on the southeast corner of the CR 900 E (Dewey/Fisher Road) and IL Route 136. The Dewey State Bank wants to serve their customers better, and by building here, they are investing significantly more money in an effort to serve their existing relationships. I am very happy about their decision.

I would encourage you to approve their zoning request. I know most of the members of this community bank with them and will be better served at their new facilities. Fisher Farmers Grain and Coal Co. will also be better served because this will give us space to expand.

I am very much in favor of your approving their zoning requests. If you have any questions or would care to discuss this matter, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Louis Schwing, Jr." The signature is written in a cursive, flowing style.

Louis Schwing, Jr.  
General Manager

Elevators at Dewey - Fisher - Elliott - Thomasboro - Leverett - Gifford - Dillsburg - Ellis - Reilly

# EXHIBIT L

## LETTER OF RECOMMENDATION

July 2, 2008

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana, IL 61802

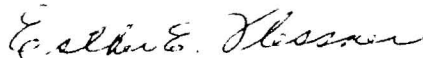
To Whom It May Concern

First, let me introduce myself. My name is Esther E. Flessner. I am a farmer in Champaign County. I own 346 acres in the townships of East Bend and Compromise. I am very active in community affairs in and around the Dewey area. I serve on the Fisher Community Fair Board as a director, and also, at one time, served on the Champaign County FSA Board, which is the Farm Service Agency. The Fisher Farmers Grain and Coal Company currently share a building with the Dewey State Bank. As neighbors, they have been most accommodating over the many years that they have shared space in the same building. I have found them to be very involved and highly committed to the Dewey area. The Dewey State Bank has decided that they need newer and more competitive banking space. Their many customers in this area are delighted. The Dewey State Bank has located suitable property on the Southeast corner of CR 900 E (Dewey-Fisher road) and IL Route 136. They wish to better serve their existing customers, and by building here, they are investing significantly more money in an effort to serve existing relationships.

Personally, I am very happy about their decision. I would encourage you to approve their zoning request. I know most of the members of this community bank with them and will be better served because this will give them space to expand. This is space which they have long needed. You can count me in as an enthusiastic supporter of their request!

If you have any questions and would care to discuss this with me, please feel free to contact me at the address or phone number listed below.

Sincerely,



Esther E. Flessner  
960 CR 3200 N  
Dewey, IL 61840  
217-897-6212

EXHIBIT M  
LETTER OF RECOMMENDATION

# Kenneth Hieser Insurance

108 South Third Street  
PO Box 490  
Fisher, IL 61843  
Phone: (217) 897-6349  
Fax: (217) 897-1063  
[hieserinsurance7999@mchsi.com](mailto:hieserinsurance7999@mchsi.com)

5-21-08

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 E Washington St  
Urbana, IL 61802

To Whom It May Concern:

My name is Kenneth Hieser. I own and operate the Kenneth Hieser Insurance Agency located in Fisher, IL. The agency primarily serves farm, small business and personal insurance clients in the Fisher-Dewey area of Northwestern Champaign County. I also farm 1300 acres, with my daughter, Valerie in this area and have been a Dewey State Bank client for 30 years. Since 1985 I have served on the Board of Directors of Fisher Farmers Grain & Coal Co. which has its main offices next door to the bank.

I am writing to strongly support the application of the Dewey State Bank for re-zoning approximately five acres located on the southeast corner of IL Route 136 and County Road 900 East. At this location, they are planning on building a new bank to better serve their many customers in the Fisher-Dewey area. The bank has proven to be a strong supporter of our local community and schools and has been a good business neighbor to both my business and Fisher Farmers Grain. This move will strengthen that commitment even further and provide better services to their many customers in this area. The current space occupied by the bank will provide much needed office space for Fisher Farmers Grain so this can be a very positive change for both of these important local businesses.

I am very much in favor of your approving their zoning requests and would be happy to answer any questions you may have of me. My home phone is (217) 897-1116.

Sincerely,



Kenneth Hieser

EXHIBIT N  
LETTER OF RECOMMENDATION

July 10, 2008

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, IL 61802

To the Zoning Board

I am a farmer in the Dewey area and have done business with the Dewey State Bank for 70 years.

I support their request to build a new facility so they will not be cramped for space. They really need to expand and modernize their facility. The building they are now in is too small for them to do business as a modern bank of today.

I think everyone in the area would support their request.

This bank has always been a part of our community and there for us. Three generations of my family have been patrons of this facility.

We hope that you will consider giving support to the Dewey State Bank request.

Thank you



Lyle E Shields  
2922 County Road 1000E  
Dewey, IL 61840

217-892-2241

EXHIBIT O  
LETTER OF RECOMMENDATION

July 1, 2008

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 E. Washington St.  
Urbana, IL 61802

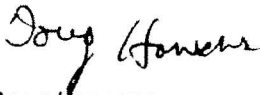
To Whom It May Concern:

Let me introduce myself. My name is Doug Hansens. I am a farmer in northern Champaign County farming 450 acres in the townships of Condit and Hensley. I am and have been very active in community affairs in and around the Dewey area. Currently, I am the Condit Township director for the Champaign County Farm Bureau. Also, I serve on the board of directors of Fisher Farmers Grain & Coal Co. which, as you know, has their offices in Dewey. In fact, at this time we share a building with the Dewey State Bank. As neighbors they have been most accommodating over the many years we have shared space in the same building. We have also found them to be very involved and highly committed to the Dewey area. The Dewey State Bank has decided they need newer and more competitive banking space and their many customers in this area are delighted. They have located suitable property on the southeast corner of the CR 900E (Dewey/Fisher Road) and IL Route 136. They wish to serve their existing customers better, and by building here, they are investing significantly more money in an effort to serve existing relationships. Personally, I am very happy about their decision.

I would encourage you to approve their zoning request. I know most of the members of this community bank with them and will be better served at their new facilities. Frankly, Fisher Farmers Grain & Coal Co. will also be better served because this will give us space to expand. This is space which we have long needed.

Count me as an enthusiastic supporter of their request. If you have any questions and would care to discuss this with me please feel free to contact me at the address or phone number listed below.

Sincerely,



Doug Hansens  
2651 CR 1100 E  
Thomasboro, IL 61878  
643-7930



EXHIBIT P  
LETTER OF RECOMMENDATION

July 10, 2008

Champaign County  
Department of Planning and Zoning  
Brookens Administrative Center  
1776 East Washington Street  
Urbana, Il. 61802

To the Zoning Board

I am a farmer in the Dewey area of Champaign County.  
I serve on the board of directors of the Fisher Farmer Grain and Coal Co. which has their main office in Dewey. At this time we share a building with the Dewey State Bank and as neighbors they have been very accommodating over the many years.

The Dewey State Bank has decided they need a newer and more competitive banking space. They have located suitable property on southeast corner of 900E and route 136.

I am very happy about their decision to build a new facility. I encourage you to approve their zoning request. Fisher Farmers Grain & Coal Co. will also be better as this will give us space to expand. This is space which we have long needed.

I support the Dewey State Bank's request.

Sincerely,



Eugene Shields  
2922 CR 1000E  
Dewey, Il. 61840  
217-892-2241

# EXHIBIT Q

## Natural Resource Report

### **Champaign County Soil and Water Conservation District**

2110 W. Park Court, Suite C  
Champaign, IL. 61821  
(217) 352-3536, Ext. 3

### **NATURAL RESOURCE REPORT**

**Development Name: Dewey State Bank**

**Date Reviewed: June 19, 2008**

**Requested By: Brian Bradshaw, BKB Engineering**

**Address:** Arthur Murray  
Citizens State Bank  
36 East Jones Street  
Milford, IL 60953

**Location of Property:** The Northwest Quarter of the Northwest quarter of Section 3, T21N, R8E, Condit Township, Champaign County, IL. This is on the southeast corner of Highway 136 and the Dewey-Fisher Road. The project consists of constructing a new bank with parking lot.

The Resource Conservationist of the Champaign County Soil and Water Conservation District inspected this tract June 13, 2008.

#### **SITE SPECIFIC CONCERNS**

- 1. The area that is to be developed has 2 soil types that have severe wetness and ponding characteristics. This will be especially important for the septic system that is planned.**
- 2. The drainage across the Dewey/Fisher Road to the west is minimal. Any additional water from this project dumping into the road ditch could cause flooding problems on the road.**
- 3. This tract is "Best Prime Farmland" (LE above 85) and is not contiguous to other developed areas in Dewey. Development on best prime farmland that is not compact and contiguous to other development should be discouraged.**

#### **SOIL RESOURCE**

##### **a) Prime Farmland:**

This tract is considered best prime farmland for Champaign County. This tract has an L.E. Factor of 88; see the attached worksheet for this calculation. The tract is quite large for a modest bank facility.

## **WATER RESOURCE**

### **a) Surface Drainage:**

The majority of the water moves off site from the east to the southwest into a road ditch. This ditch drains north and goes under the Dewey/Fisher Road near the stop sign. This culvert is partially crushed and partially filled with silt reducing its capacity. Any additional runoff from this site will increase ponding in the ditch at that point and could cause ponding that could encroach on the pavement in high rainfall events.

Best Management Practices that minimize the volume of stormwater flowing offsite and attempt to filter it as much of possible should be considered. Rain Gardens are one effective practice that could be incorporated into the development plan. They can be used to increase infiltration of runoff water for minimal cost. They can also be incorporated into roadway designs so some runoff is diverted into rain gardens through cuts in curbing rather than have it delivered to the storm drain system. A booklet on rain garden design can be found at <http://clean-water.uwex.edu/pubs/home.htm#rain>. This site contains other valuable information on reducing stormwater pollution. Raingarden information can also be found at <http://www.raingardennetwork.com/>

EPA Stormwater Pollution Prevention Plan Reference Tool:

EPA requires a plan to control stormwater pollution for all construction sites over 1 acre in size. *A Guide for Construction Sites* is a reference tool for construction site operators who must prepare a SWPPP in order to obtain NPDES permit coverage for their stormwater discharges. The guide describes the SWPPP development process and provides helpful guidance and tips for developing and implementing an effective plan.

Two model plans, based on hypothetical sites, are now available as a supplement to the guide. The first example plan is for a medium-sized residential subdivision and the second is for a small commercial site. Both examples utilize the SWPPP template that is included in the guide. To view the guide, models and template, visit <http://www.epa.gov/npdes/swpppguide>.

### **b) Subsurface Drainage:**

This site may contain agricultural tile, if any tile found care should be taken to maintain it in working order.

Wetness may be a limitation associated with the soils on this site. Installing a properly designed subsurface drainage system will minimize adverse effects. Reinforcing foundations helps to prevent the structural damage caused by shrinking and swelling of naturally wet soils.

As long as adequate erosion and sedimentation control systems are installed as described above, the quality of water should not be significantly impacted.

**CULTURAL, PLANT, AND ANIMAL RESOURCE**

**a) Plant:**

For eventual landscaping of the site, the use of native species is recommended whenever possible. Some species include White Oak, Blue Spruce, Norway Spruce, Red Oak, and Red Twig Dogwood.

**b) Cultural:**

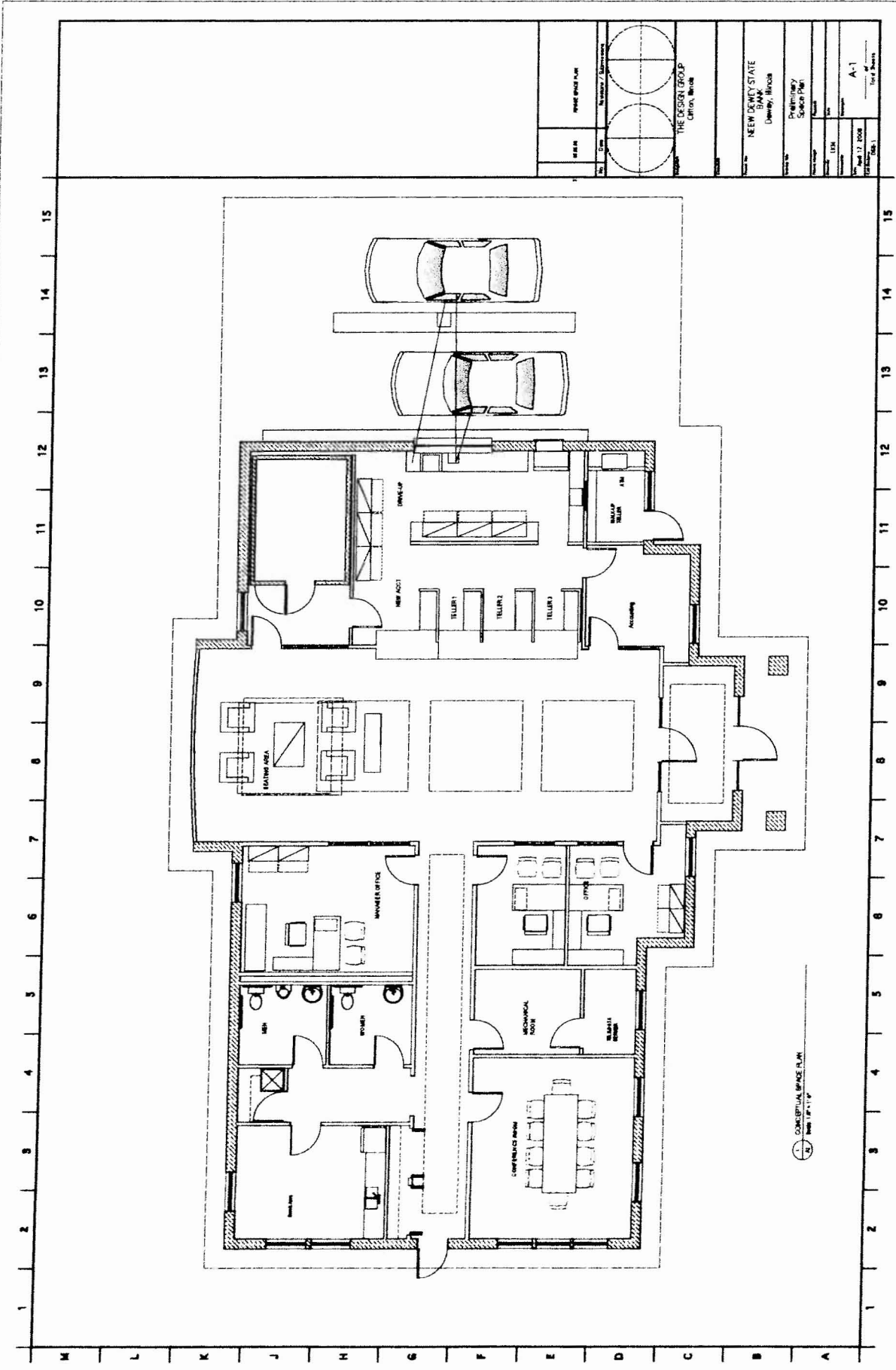
The Illinois Historic Preservation Agency may require a Phase 1 Archeological Review to identify any cultural resources that may be on the site.

If you have further questions, please contact the Champaign County Soil and Water Conservation District.


Signed by \_\_\_\_\_ Prepared by \_\_\_\_\_  
Steve Stierwalt Bruce Stickers  
Board Chairman Resource Conservationist







PROJECT NAME		NEW DENNY STATE BANK	
LOCATION		Derry, Illinois	
DATE		12.20.08	
DRAWN BY		JPM	
CHECKED BY		[Signature]	
SCALE		1/8" = 1'-0"	
SHEET NO.		A-1	
TOTAL SHEETS		1	
DESIGNER		THE DESIGN GROUP, LTD., INC.	
PROJECT NO.		[Blank]	
DATE		[Blank]	
BY		[Blank]	
DATE		[Blank]	


 CONCEPTUAL SPACE PLAN  
 1/8" = 1'-0"





Date: October 22, 2008

To: Champaign County Department of Planning and Zoning, Environmental and Land Use Committee, Champaign County Board

Subject: **Petition from Dewey Community  
Case No. 638-AM-08**

Gentleman,

Attached are 16 pages of signatures on Petitions prepared by Dewey State Bank to support our application for rezoning of a parcel located at the corner of Route 136 and 900 East Road. The Petition, demonstrates overwhelming support from the community with a total of 291 signatures.

Also attached are four pages of plat maps which graphically represent the "highlighted" residences of people signing the Petition. It is evident from these maps there is clear support from a large percentage of people living in the immediate proximity of the Bank's proposed new location. A one and one half mile radius is drawn on the maps to aid in describing the proximity of community members signing the Petition.

The following background information is provided for additional information and clarification.

1. The Petitions were placed in the following locations for signatures:
  - a. The Dewey Post Office.
  - b. Fisher Farmers Grain and Coal in Dewey.
  - c. Dewey State Bank.
  - d. Bank Staff circulated the Petition to residents not able to sign at the locations above.
2. Walk in customers were made aware of the petition and were not pressured into signing the petition.
3. The Staff at Dewey State Bank are Notaries of Public and witnessed all of the signatures on the Petitions signed at the Bank.
4. The signatures on the Petitions at the Post Office and Fisher Farmers Grain were not witnessed by a Notary therefore those pages have not been notarized although there is no doubt by all persons knowledgeable of the names affirm they are true and accurate.
5. The names with an asterisk by the name indicates persons living within a mile and one half radius of the proposed new bank location.
6. The names with a double asterisk indicates persons either living or owning land adjacent to the new Bank location.
7. There is one signature that is noted as a duplicate.

Thank you for your consideration of the attached Petition.

Prepared by; Grant Horsch, Tracy Hood, Amanda Huey-Allen, Beatrice V. Motzer, Dewey State Bank

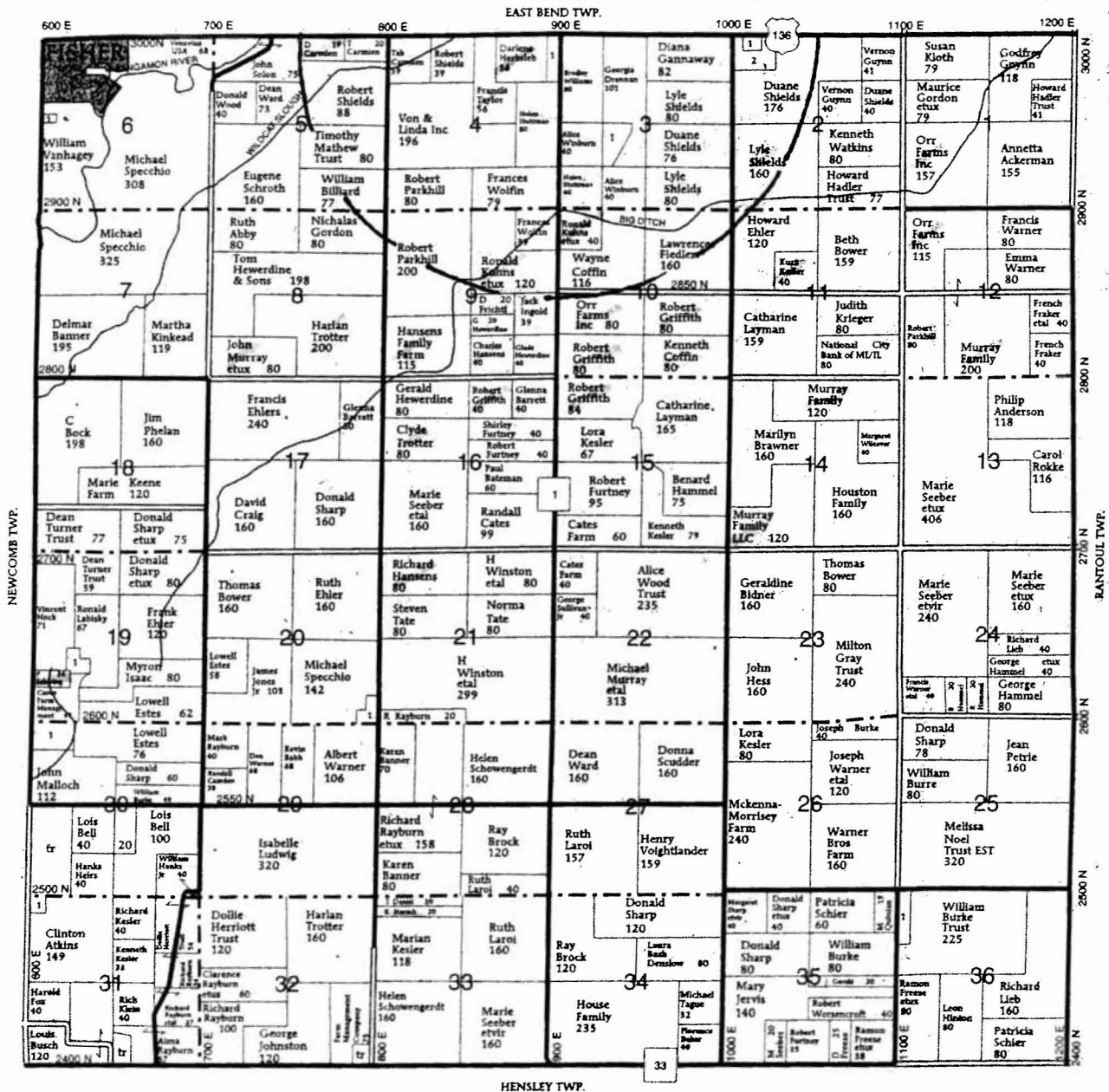
# TEMPERATURE CONVERSIONS

Fahrenheit	Celsius	Fahrenheit	Celsius	Fahrenheit	Celsius
140°	60°	250°	120°	375°	190°
160°	70°	300°	150°	400°	200°
180°	80°	325°	160°	450°	230°
225°	110°	350°	180°	500°	260°

T-21-N

CONDIT PLAT

R-8-E



**CONDIT TOWNSHIP**

- SECTION 2**
- 1. Hilli FS Inc
- 2. Shields Soil Service
- SECTION 3**
- 1. Williams, Bradley
- SECTION 4**
- 1. Herbsleb, Cecil
- SECTION 6**
- 1. Cemetery

**SECTION 19**

- 1. Hock, Vincent
- SECTION 20**
- 1. Wubbolding, Cynthia
- SECTION 30**
- 1. Winters, Larry
- SECTION 31**
- 1. Krail, Kevin
- SECTION 34**
- 1. Burke, William



Are you worried about selling your farm for its full value?

Maybe auction is the solution.

Is it worth a phone call?

For a free discussion call Jerry Wallace at

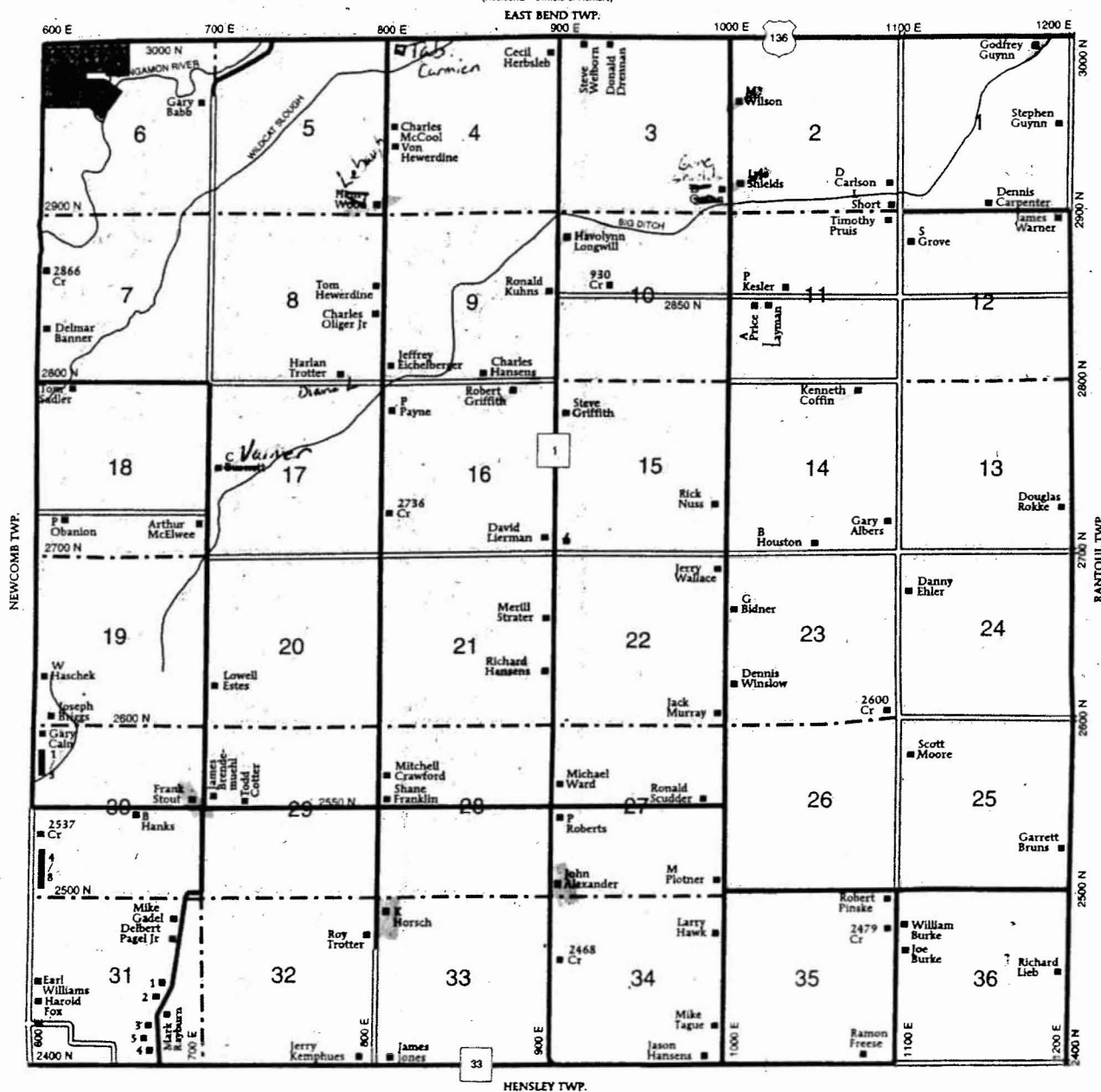
217-897-1100

Also Available for State Certified Farm Appraisals

T-21-N

CONDIT DIRECTORY

R-8-E



**CONDIT TOWNSHIP**

**SECTION 30**

- 1 Briggs, B
- 2 Willey, Steve
- 3 Malloch, John
- 4 Darling, Gary
- 5 Allen, Lloyd
- 6 Jarvis, Scott
- 7 Sentman, Lee

**SECTION 31**

- 8 Adams, James
- SECTION 31
- 1 Kesler, Kenneth
- 2 Rayburn, Richard
- 3 Klein, Richard
- 4 2407 COUNTY ROAD 700  
E
- 5 Anderson, Joseph



# RECYCLING GLASS:

Any color glass can be recycled.  
Rinse all bottles and jars and remove metal caps

T-22-N

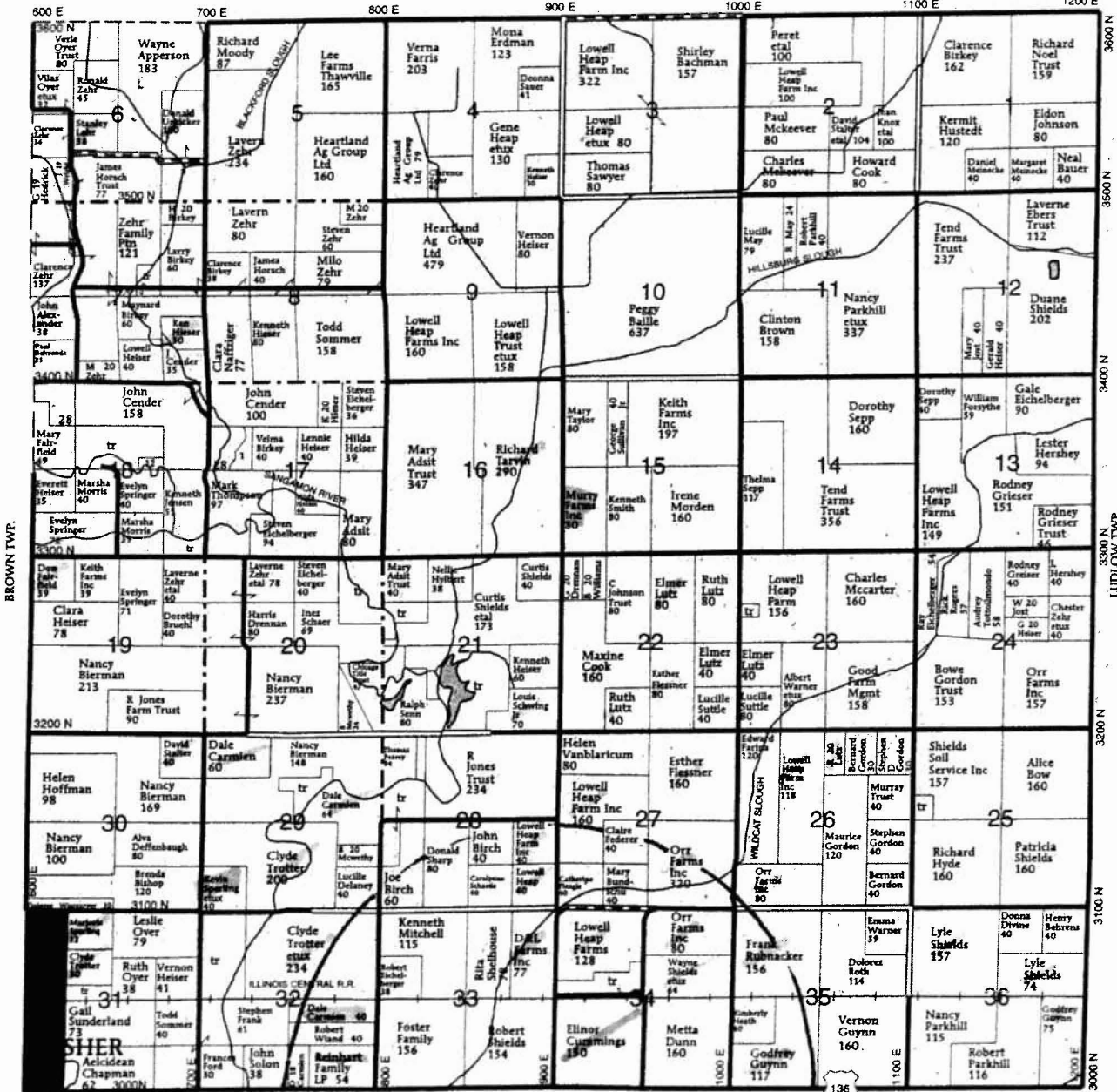
EAST BEND PLAT

R-8-E

T-2

(Landowners)

FORD CO.



**EAST BEND TOWNSHIP**

**SECTION 7**

1. Starks, Jimmy

**SECTION 17**

1. Heiser, Barbara

**EAST BEND**

**SECTION 7**

1 Starks, Ji

2 Nelson, H

3 Green, De

**SECTION 18**

1 Coy, Dam

2 666 COU

N

3 Good, Jef

# HIESER INSURANCE

Auto • Home • Farm • Life • Health

Valerie Hieser

Ken Hieser

108 S. Third Street  
P.O. Box 490  
Fisher, Illinois 61843

Ph. (217) 897-6349  
Fax (217) 897-6349  
hieserinsurance7999@mchsi.com

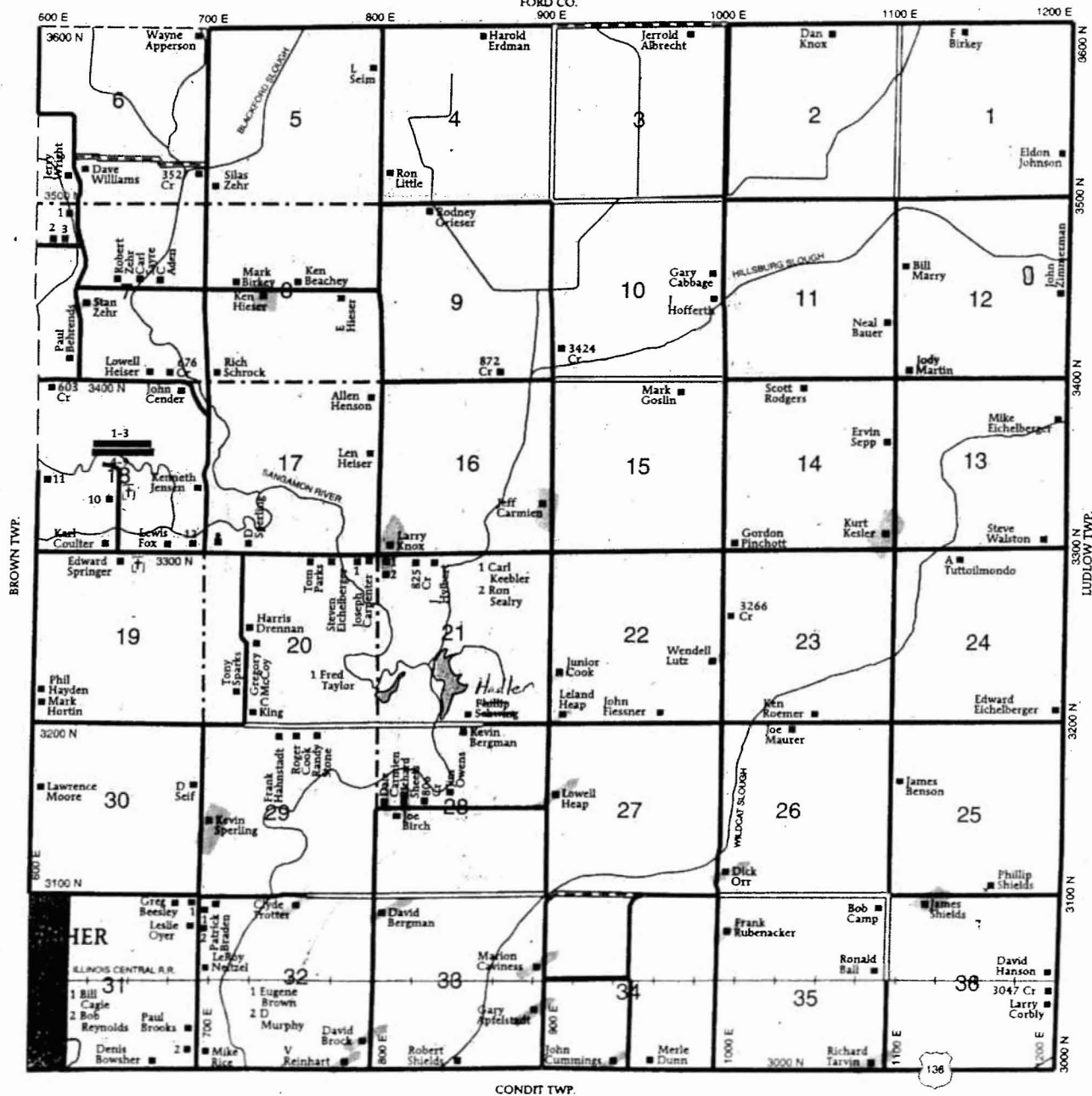
T-22-N

## EAST BEND DIRECTORY

R-8-E

(Residents - Owners or Renters)

FORD CO.



### EAST BEND TOWNSHIP

#### SECTION 7

- 1 Starks, Jimmy
- 2 Nelson, Harold
- 3 Green, David

#### SECTION 18

- 1 Coy, Damon
- 2 666 COUNTY ROAD 3350  
N
- 3 Good, Jeff

- 4 Satterthwaite, Steve
- 5 Minch, Ronald
- 6 Bateman, Mike
- 7 Glenn, David
- 8 Manley, Jim
- 9 Marlow, Tom
- 10 Couiter, Seth
- 11 Heiser, Leslie
- 12 Unzicker, Mark



To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

Background:

Dewey State Bank has been an important member of the Dewey Community since 1902. Our existing facility cannot be modified to allow for critical banking services; therefore, we have requested the re-zoning of a property to build a new modern facility.

The Dewey State Bank is strongly committed to building a state of the art new banking facility that allows customer privacy, drive-up windows, night deposit, Safe Deposit and proper privacy. This facility will focus on the growing need for banking services in the community.

We need our customers and loyal friends and the community at large to assist us in the approval of our request to re-zone property located at the corner of County Road 900 E and IL Route 136.

Petition:

We, the undersigned, do hereby petition the Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board to approve Dewey State Bank's proposed Zoning Amendment to allow the relocation of the Dewey State Bank to the corner of County Road 900 E and Route 136 in Condit Township.

We feel the approval of this amendment decision is critical to the community and if it is not approved could potentially harm the long term viability of the Dewey Community.

We the undersigned strongly approve the proposed rezoning amendment:

No.	Name	Address
* 1	Don L. [unclear]	P.D. Books Dewey IL
2	Toward [unclear]	546 W. KROE RD. MILFORD IL
3	Mike [unclear]	CR-600-EAST 2866 - Fisher 61843
* 4	William Roller	Po Box 42 Dewey IL 61840
5	Sterling Corey	763 A 3300 Dewey IL 61840
6	[unclear]	2446 E 920 N IL Milford, IL
7	Leslie [unclear]	152 S. Main St. Pontefield
8	Leida Ellis	421 S Church Gibson City
9	Nancy Hynick	2931 G. Rd 1400 E Rayford, IL 61866
10	Rhonda Kester	3307 C.R. 1100 E. Pontefield, IL 61866
11	Julie Halley	63 Glenbrook Fisher IL 61843
12	David P. [unclear]	2405 Appalachosa Ln Mahomet, IL 61853
13	Juanita Bradley	P.O. Box 17016 Urbana, IL 61803
14	Jane Murray	609 W. Chap Ave; Pontefield, IL 61866
15	Albert [unclear] Davonne	328 E Boxwood Supton IL 6095
* 16	Donna K. Humphrey	410 Railroad St. Dewey IL 61840
17	Robert [unclear]	208 W. Sangford, Fisher, IL 61843
* 18	Harold [unclear]	2053 C. Rd 900 E Dewey, IL 61840
19	Mario Kneeland	3233 Greenwood Dewey, IL 61840
20	E. Marie Cook	3234 County Rd 900 E Dewey
21	Adam Sparrow	202 S Second St. Fisher IL 61843
* [unclear]	[unclear]	313 Independence Dewey IL 61840

Double

OFFICIAL SEAL  
TRACY HOOD  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10-12-2011

Tracy Hood

To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

**Background:**

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Ronald C Schiff	836 B County Rd 320 N - Dewey IL
2	Loft Schiff	836 B County Rd 320 N - Dewey IL
3	Ed Wilson	101 W. DIVISION - FISHER, IL
4	Lisa A. Skop	1036 E 300 N Paxton IL
5	Steve Skop	1036 E 300 N Paxton IL
6	Frank M. Stout	698 CR 2550 N Dewey, IL
7	Katherine E. Stout	"
8	Virginia L. Stout	"
9	Lance Heiss	3342 CR 400 E Fisher IL
10	Joyce Van Hienbroek	7 Willow St. Dewey
11	Wendy A. Kuhns	24 Creechview Ct, Fisher IL
12	Lavern Zehr	309 E. Franklin - Fisher, IL
13	Peggy Howard	908 Matthews Ln Fisher IL
14	Don G. Howard	908 Matthews Ln Fisher IL
15	Walter Duff	597 CORO HOLLOW Madison IL
16	Jim Hood	58 Glenbrook Ln Fisher IL
17	Julie Saugher	597 CR 2600 N, Mahomet, IL.
18	White Jagged	37 S. Pickett Fisher, IL 61843
19	Tommy Jagged	37 S. Pickett Fisher, IL 61843
20	Isaac Shields	307 N. First, Fisher, IL. 61843
21	Wayne Shields	307 N First Fisher IL - 61843
22	Frank Hood	58 Glenbrook Ln Fisher

OFFICIAL SEAL  
AMANDA HUGHEY ALLEN

11/21/11



To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

**Background:**

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Sandra Van De Weyerde	1705 S. Vine Urbana, IL 618
2	Bob Pelen	245 W Ottawa Paxton, IL 60957
3	Bob Ingold	PO Box 373 Fisher, IL 61843
4	Jessie Gregg	7112 apt 3 Palco Dr Paxton IL 61846
* 5	Mayorie Orr	3112 CR 1000 E, Dewey, IL 61840
* 6	Rexter Idolski	110 Third St Dewey IL 61840
7	Wendel Lutz	3241 County Rd 1000 E Dewey, IL 61840
* 8	E J Swin	13 Main Dewey IL 61840
* 9	Barbara E. Cuiness	3053 C.R. 900 E., Dewey, IL 61840
* 10	Claudia	3039 CR 900E Dewey IL 61840
* 11	Mary Flynn	13 Sangamon Dewey IL 61840
* 12	Shelby Robben	418 RAILROAD SE, Dewey, IL 61840
* 13	Benny Mussen	15445 Dewey IL 61840
14	Laura Mussen	PO Box 50, Fisher, IL 61843
* 15	Melvin Gaps	3166 CR 900E Dewey IL 61840
* 16	RICHARD SHEETS	802 CR 3150A Dewey IL 61840
* 17	Elaine Halghauer	P.O. Box 81, Dewey, IL
18	Dr Hank	2956 CR 300 E, Fisher IL 61843
19	Walter Johnson	3043 Greenwood Dr Dewey IL 61840
* 20	Tommy	3112 apt 1001 Eddy IL 61840
* 21	Edison Cummings	940 Co. Rd. 3000 N Dewey, IL 61840
* 22	Darren J. Heister	25 Green St Fisher, IL 61843

"OFFICIAL SEAL"  
TRACY HOOD

Tracy Hood

To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Penny Thompson	564 6 2400 N Dewey, IL 61840
2	Amy Ward	872CR 3400N Dewey, IL 61840
3	Greg Hansens	872CR 3400N Dewey, IL 61840
4	Lori Murray	1702 A S. Cottage Grove Urbana IL 61801
5	GARY ORR	Box 93 Dewey, IL 61801
6	Nicie Schwing	2623 CR 600 E, Mahomet, IL 61853
7	Phillip Schwing	2623 CR 600 E, Mahomet, IL 61853
8	St. Paul	2997 N 1350 E Rd Mansfield, IL 61854
9	Peggy J. Lisa Radd	2997 N 1350 E Rd Mansfield, IL 61854
10	Dameer Phillips	617 Rosewood Dr. Bantam, IL 61801
11	Joel Gatter	526 City Rd. 3200 N Fisher, IL 61843
12	David Niccum (NO)	108 3rd St. Dewey, IL 61840
13	John Robinson	412 S. Melvin St. Gibson City 60936
14	Brandon Alley	412 S. Melvin St. Gibson City 60936
15	Brandon Pine	12 Sangamon Dewey, IL 61840
16	John M'Futosh	3 Circle Drive Fisher IL 61843
17	Stephanie M'Futosh	3 Circle Drive Fisher IL 61843
18	STANLEY ZHR	3454 CR 625 E Foosland 61845
19	Maria Dale	409 Bradley St - Thomasboro
20	Kate Z. Shen	727 Fort Grant Rd. Texas
21	Darlene Rogers	9 Green St. Fisher, IL 61843
22	Lynn M. Pugh	3711 N. Cunningham Ave Urbana, IL

OFFICIAL SEAL  
AMANDA HUGHEY ALLEN

*[Handwritten signature]*

To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Bruce Robertson	1035 S. Market OGDEN, IL
2	Pat Payne	6 Main St Dewey IL
3	Sarah Sparrano	202 S and St. Fisher, IL 61843
4	Karen Trotter	759 E CR 3100 N Dewey
5	Clyde Trotter	759 E CR 3100 N DEWEY
6	Maria Trotter	417 ST CHARLES COOK COUNTY ILL
7	Mary Black	846 CR 3200 N DEWEY, IL
8	Rachel Warner	1209 CO RD 3200 N RANTOUL IL
9	Jessica McClain	3 Gerald Rd Rantoul IL
10	Louis Schwing	883 CR 3200 N Dewey, IL 61843
11	Ray D Cohen	Rt 1 Box 2 Dewey, IL, 61840
12	Maynard R. Suckey	3210 GREENWOOD DEWEY IL 61840
13	Ronald A. Smith	34816 State Route 49, Potomac, IL 61865
14	Terry Hicks	317 Independence Dewey 61840
15	Mike Nugent	458 E. Patton Patton, IL 60957
16	Carla Nugent	458 E. Patton Patton, IL 60957
17	John Smith	505 So First St Fisher IL 61843
18	Missy Jones	3313 CR 1000 E POTOMAC, IL 61865
19	John Smith	303 INDEPENDENCE DEWEY IL 61840
20	Andrews Hurd	303 INDEPENDENCE DEWEY IL 61840
21	Jan Carr	417 N Third Fisher
22	See all in	104 FRANKLIN FISHER

"OFFICIAL SEAL"  
TRACY HOOD  
NOTARY PUBLIC, STATE OF ILLINOIS  
Tracy Hood

To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
* 1	Amber J. McMartin	2968 C.R. 1000 E. Dewey, IL 61840
2	DUANE THOMAS	201 N MAIN ST & IFFORD 61827
3	Susie Durlinger	510 S. Fifth St. Fisher, IL 61843
4	Andy Speck	750 County Road 3100N DEWEY IL 61840
5	Steve Sempor	40259 E 10500 RD Saybrook, IL 61770
6	L. McQuinn	404 N WARE Fisher IL 61843
7	W. W. Wagoner	1841 Wedgewood, Barton, IL 61810
8	William L. Metzger, Jr.	310 N. Third St. Fisher, IL 61843
9	Kenneth J. Hosen	741 CR. 3450N Fossil, IL 61845
10	Andrea Garner	2750 CR 700E Fisher IL 61843
* 11	Barbara J. Omus	832 CR 3150N Dewey IL 61840
* 12	Dustin McClain	304 Independence Ave 61840
* 13	Don Hill	304 Independence Ave 61840
* 14	Mavis Brock	3005 County Rd 800 E 61840
* 15	John Smith	2922 County Rd. 1000 E Dewey
16	John Smith	3307 CR 1100E Rumbul IL
17	John Wang	3801 CLUBHOUSE #300 Champaign
18	John A. Pitzer	302 Franklin Fisher
19	Ben Burgess	6 Elmwood Dr. Fisher
20	Stephanie Moore	3711 N. Cunningham #57 Urbana, IL
21	William J. Erickson	519 W Water St - Farmer City, IL
22	John T. Knudsen	3233 C. REEWOODS DR DEWEY IL

"OFFICIAL SEAL"  
AMANDA HUGHEY AII FN

M. N. L. - [Signature]

To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

**Background:**

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We feel the approval of this amendment decision is critical to the community and if it is not approved could potentially harm the long term viability of the Dewey Community.

**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
* * *	<del>Barbara C. Haller</del>	14 2nd st Dewey, IL
* * *	<del>Stacy Lebach</del>	2905 CR 800 East
* * *	<del>Greg Lebach</del>	2905 CR 800 East
4	John A. Barhart	106 E. HICKORY CHASSWORTH #2
5	Tim C. Cook	401 S 1st St. FISHER, IL.
6	Eric Rochester	1061 Birchliff Rantoul
7	Kay Horvath	2494 CR 800 Dewey.
8	Richard J. Hoernberg	614 Rosewood Rantoul
9	Frank [unclear]	407 Ferguson Foshard
10	Mike [unclear]	85. School Ct. Fisher
11	Jerry Denny-Day	416 S Melvin Gibson City, Ill
12	Ed Day	416 S Melvin, Gibson City, Ill
* * *	Donna Shelley	7 Willow Dewey IL
* * *	Debbie Bergman	11 11 11 11
* * *	Dee Ann Bergman	3096 CR 800 E Dewey
16	Dorothy Sperring	756 CR 3100 E Dewey
17	Chuck Belts	402 E Sunnyside Michoret
18	Janet Conover	317 E 8th, Gibson City
* * *	<del>Paul [unclear]</del>	790 CR 3000N, Dewey
* * *	Vicki Reinhart	790 CR 3000N, Dewey
21	Sarah Elora	105 E Campbell Rantoul
22	Beatrix [unclear]	310 N Birch Fisher

"OFFICIAL SEAL"  
TRACY HOOD  
NOTARY PUBLIC, STATE OF ILLINOIS

Tracy Hood



To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

**Background:**

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Mary Ann Ward	2506 County Rd 900E Champaign IL 61822
2	Elizabeth <del>Scott</del>	952 E 100 W Gibson City, IL 60936
3	Emile Normile	663 <sup>Nelson</sup> Gibson City, IL 60936
4	Bert Normile	663 Nelson Gibson City IL 60936
* 5	Paul <del>Scott</del>	13 Willow St Dewey IL 61840
6	D Lynn Trotter	776 E Co Rd 2850 N Dewey IL 61840
7	Juanita <del>Scott</del>	3387 Rd. 500 E <del>Dewey, IL 61840</del>
8	<del>Juanita Scott</del>	3387 County Rd 500 <del>Dewey, IL 61840</del>
9	Mark <del>Scott</del>	7 Village Ct Westville IL 61883
10	Jean Hagemein	1311 Cypress Ln Pantau
11	Warrn Bixey	17N 1200E Poyton Ill.
12	Mary <del>Scott</del>	21 Elmwood, Box 585, Fisher, IL
* 13	Mary Wilson	2968 County Rd. 1000 EAST Dewey, IL
14	Leslie Peters	2968 County Rd. 1000 EAST Dewey, IL
15	Paul <del>Scott</del>	404 NORTHWEST AVE FISHER IL 61843
16	Marc <del>Scott</del>	Fisher.
* 17	Al <del>Scott</del>	11 Willow St Dewey IL 61840
18	J. Mazzini	1701A Timber Wolf Ln Manomet, IL 61853
19	Russell White Thomas	102 Broadway P.O. Box 246 FISHER, IL 61843
20	John F. Alvarez	2508 CR 900 E Champaign IL 61822
21	Fred <del>Scott</del>	203 EAST DIVISION FISHER IL 61843
22	Don <del>Scott</del>	409 Bradley St Thomasboro IL 61878

"OFFICIAL SEAL"  
AMANDA HUGHEY ALLEN

M. H. Allen

To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

**Background:**

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
* 1	DL Bunt	3005 CR 800E Dewey IL 61840
2	Liz Gold	214 N. Main Elliott, IL 60921
3	Sarah L. Stein	407 Ferguson, Foosland, IL 61845
4	Chester Burt	1029 Broadhiff Dr Pontiac IL 61860
* 5	<del>_____</del>	940 CR 3000 N Dewey - IL 61840
6	Dan Hatter	526 C.R. 3200 N Fisher, IL 61843
7	Molly Hart	1104 CR 3400N Paxton IL 60957
8	Bob Zeh	24 Green Bay 45 Fisher IL 61843
9	Jan Spoelckers	3274 C.R. 600E Fisher IL 61843
10	<del>_____</del>	410 Betty Ct. Fisher IL 61843
11	Bob Zehr	656 Co. Rd 3450N Foosland 61845
12	Bethany Kamin	3206 Greenwood Dr. Dewey, IL 61840
* 13	Doug Peters	Box 67 #1/4 Willow Dewey IL 61840
14	Bernie Carrasco	3471 CR 500E, Foodpool, IL 61845
15	Richard Hauer	2639 Cty Rd 900E Champ IL 61822
16	Murphy L. Hinton	2877-300 EAST Fisher Illinois 61843
* 17	Rhonda Hauser	104 3rd Street Dewey IL 61840
18	Edna M. Johnson	571 BUREAU, MARIETTA IL 61853
19	William W. Bays	372 Highway DE RANTON IL 61866
20	Emily D. Hies	412 S. Melvin St. 61850
21	Christy Childers	3011 EAST Green #12
22	Randall Francis	201 Lincoln St. Fisher

"OFFICIAL SEAL"  
TRACY HOOD  
NOTARY PUBLIC, STATE OF ILLINOIS

Tracy Hood

To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Patricia Cramer	12776 Rd 2500A Thomas, IL
2	Lucas C Rogers	1216 CR 3300N Pantou IL
3	M.K. CULBERTSON	208 E. SANGAMON Fisher IL
* 4	Ruth S. Guymer	1171 Cord 50th N, Pantou, IL 61822
* 5	Gary Guymer	1171 Cord 3000 N Pantou, IL 61822
6	Sharon Fairchild	307 Main Woodland IL
7	Steve Juffitt	2776 CR 900E 61840
8		2604 Woodgewood Dr Champaign IL 61822
9	Joni Shum	1131 C.R. 3100N Pantou IL 61822
10	Thomas Kirk	Gibson City IL <small>746 E 100th Road</small>
11	Raymond Johnston	Gibson City IL <small>746 E 100th Road</small>
12	Marc Wilson	Fisher, IL
* 13	Ronda Johnson	Dewey, IL <small>318 Railroad</small>
* 14	Chester A Conley	Dewey, IL <small>402 Railroad</small>
15	Joan Hydes	408 S 2nd St Fisher 61843
16	Don Smith	102N 900E Rd Libby 61843
17	Joyce Holland	836A CR 3200N, Dewey IL 61840
18	Jessica Damm	202 N. Broadway Fisher IL
19	Janifer Cumsy	PO Box 2105 Fisher IL 61843
20	Genie Appelbaum	" "
21	Nellie Bell	27 Stanley
22	Ann Randolph	PO Box 481 Fisher IL 61843

"OFFICIAL SEAL"  
AMANDA HUGHEY ALLEN

*M.A. Allen*



To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

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We the undersigned strongly approve the proposed rezoning amendment:

No.	Name	Address
1	Charles E. McMullen	1054 Cambridge Drive Rantoul, IL 61806-1202
2	Joyce A Coffey	408 S. Fifth St. Fisher IL 61843
3	MARK A. VARNER	2756 CR 700 E FISHER, IL 61843
4	DAWN COREY	4012 S State Rd Champaign, IL 61822
5	Terry Zahrad	313 N 3rd Fisher IL 61843
6	Kenneth Galt	766 E 100th N Road Gibson, City, IL 60936
7	Robin Koltz	11 11
8	Brad Hauser	104 Third St Dewey, IL 61840
9	Kenneth Coffin	1079 Cr, Rd 2800 N Rantoul IL 61846
10	Kristi DeGruen	P.O. Box 28 Willow Dewey, IL 61840
11	Jim W	406 Rail Road St Dewey IL 61840
12	Jim Costin	414 Railroad Street Dewey IL 61840
13	Michele Meadors	406 Railroad St Dewey, IL 61840
14	Ronald Kuhn	2865 Co. Rd 900 E Dewey IL 61840
15	T. Eugene Shield	2922 CR 1000 E Dewey IL 61840
16	John K	1104 CR 3400 N Paxton IL 60957
17	Wymen Harvey	3207 GREENWOOD PR, Dewey
18	James Spaulding	3150 CR 700 E Fisher
19	James V. ...	101 State St. Saybrook IL 61770
20	Leresa Whitlow	472 C.R. 3400 N Foosland IL 61845
21	Francis Taylor via phone	312 Independence Dewey
22	Bethany Harrison	P.O. Box 44 Fisher, IL 61843

"OFFICIAL SEAL"  
AMANDA HUGHEY ALLEN

*[Handwritten signature]*



To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Valerie Hueser	3524 CR 800E Dewey, IL 61840
2	TIMOTHY J. PALMER	163 GLENBROOK FISHER, IL 61843
* 3	LOWELL HEAP	3166 C.R. 900E DEWEY 61840
4	Ruth Lutz	3241 C.R. 1000E Dewey, IL 61840
5	WANZA Lutz	3241 C.R 1000 E Dewey, IL 61840
6	Leon Fairfield	3367 CR 600E FARMER, IL 61843
7	KEVIN BERGMAN	855 CR 3200 N Dewey IL 61840
8	JO Laine	458 CR. 3100 N. Fisher, IL 61843
9	Disincent	804 CR 3300 N Dewey 61840
* 10	Mark Bly	13 Saragamo Dewey IL 61840
11	Storcky J. Wellborn	217 N First St. Fisher, IL 61843
12	Dennis Galter	501 N. CATARIE GIBSON CITY
13	Just Karl	3307 C.R. 1100 E. FANTAU, IL 61846
14	Ed Hooley	231 N Walnut Estates, IL
* 15	Dale Gorman	800 CR 3150 N Dewey IL 61840
16	John Witt	601 Crestview Dr. Springfield, IL 61822
17	John DeJoy	3307 GREENWOOD DR. Dewey
18	Les Burks	693 CR 3100 N Fisher, IL 61843
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To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Paul D. Neap	904 Co. Rd. 3200 DEWEY, IL
2	Jane K. Neap	904 Co. Rd. 3200 v - Dewey, IL
3	Margaret Cooke	3234 County R. 900 E Alton, IL
4	Bill Cornwell	#1 Leischer Dr. Fisher
5	Ray Clark	2038 S. Toward 2 Ave Normal, IL 61761
6	Kathleen Browning	410 W Sangamon St, Fisher IL 61843
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Double →

To: Champaign County Planning and Zoning Department, Environmental and Land Use Committee and the Champaign County Board.

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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	Janet Jefferson	P.O. Box 278, Fisher, IL 61843
2	Stami Lane	306 S. Second P.O. Box 194
3	Phil Clemente	503 SUNNY LN URBANA IL 61802
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**We the undersigned strongly approve the proposed rezoning amendment:**

No.	Name	Address
1	<i>Richard Starvo</i>	<i>1096 CR 3000 N Dewey IL 61840</i>
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**5.1.14 I-1 Light Industry**

The I-1, Light Industry DISTRICT is established to provide for storage and manufacturing USES not normally creating a nuisance discernible beyond its PROPERTY lines.

**5.1.15 I-2 Heavy Industry**

The I-2, Heavy Industry DISTRICT is established to accommodate those manufacturing USES that have moderate environmental effects and are located in areas relatively remote from residential and prime retail development.

**5.1.16 RRO Rural Residential OVERLAY**


The RRO, Rural Residential OVERLAY DISTRICT is intended to provide rural areas that are suitable for residential development and whose development will not significantly interfere with AGRICULTURAL pursuits in neighboring areas.




Champaign County, Illinois  
Zoning Ordinance

**Section 5.2 Table of Authorized Principal USES**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Residential Uses</b>															
BOARDING HOUSE						S									
DWELLING, SINGLE FAMILY														7	
DWELLING, TWO-FAMILY			S	S	S										
DWELLING, MULTI-FAMILY															
Fraternity, Sorority, or Student Cooperative															
Dormitory															
Home for the aged			S												
NURSING HOME			S												
MANUFACTURED HOME PARK								S							
HOTEL - No more than 15 LODGING UNITS	S	S	S							S				S	
HOTEL - over 15 LODGING UNITS															
TRAVEL TRAILER Camp			S												
Residential PLANNED UNIT DEVELOPMENT		S	S	S	S	S	S	S							
MANUFACTURED HOME in MANUFACTURED HOME PARK															
SUBDIVISION(s) totaling three LOTS or less	9	9	9												
SUBDIVISION(s) totaling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS	10	10	10												
<b>Resource Production and Agricultural Uses</b>															
AGRICULTURE, including customary ACCESSORY USES															
Roadside Stand Operated by Farm Operator															
RURAL SPECIALTY BUSINESS, Minor	S														
RURAL SPECIALTY BUSINESS, Major	S	S	S												
Artificial lake of 1 or more acres	S	S	S	S	S	S	S	S						S	S
Commercial greenhouse			S												
Greenhouse (not exceeding 1,000 sq.ft.)			S												
Garden Shop			S												
Plant Nursery															

 = Permitted by right

 = Permitted on individual LOTS as a SPECIAL USE

Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Mineral Extraction, Quarrying, topsoil removal and allied activities	S	S	S												S
<b>Public and Quasi-Public Facilities</b>															
Elementary SCHOOL, Jr. High SCHOOL, or High SCHOOL	S	S	S												
Institution of an Educational, Philanthropic or Eleemosynary Nature															
Church, Temple or church related TEMPORARY USES on church PROPERTY	S	S	S												
Municipal or GOVERNMENT BUILDING	S	S	S	S	S	S									
Adaptive Reuse of GOVERNMENT BUILDINGS for any USE Permitted by Right		S	S	S	S	S	S	S	S	S	S	S	S	S	S
Penal or correctional institution		S	S												
Police station or fire station	S	S	S	S	S	S									
Library, museum or gallery	S	S	S	S	S	S									
Public park or recreational facility		S	S												
Sewage disposal plant or lagoon	S	S	S												S
PARKING GARAGE or LOT															
Private or commercial transmission and receiving towers (including antennas) over 100' in HEIGHT		S	S							S	S	S	S	S	S
Water Treatment Plant			S											S	S
Radio or Television Station		S	S							S				S	S
Electrical Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Telephone Exchange	S	S	S	S	S	S	S	S							
Public Fairgrounds	S		S											S	S
HOSPITAL						S	S				S	S			
Telegraph Office															
<b>Transportation Uses</b>															
Railway Station															
MOTOR BUS Station			S							S					
Truck Terminal			S												
Railroad Yards and Freight Terminals			S												
AIRPORT <sup>2</sup>			S											S	S
RESIDENTIAL AIRPORTS <sup>2</sup>		S	S												
RESTRICTED LANDING AREAS <sup>2</sup>		S	S											S	S


 = Permitted by right

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Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

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HELIPORT/HELISTOPS <sup>2</sup>			S											S	S
HELIPORT-RESTRICTED LANDING AREAS <sup>2</sup>		S	S						S		S	S		S	S
<b>Business Uses: Personal Services</b>															
Barber Shop															
Beauty Shop															
Reducing Salon															
Dressmaking Shop															
Drycleaning ESTABLISHMENT															
Laundry and/or drycleaning pick-up															
Millinery shop															
Self-service laundry															
Shoe repair shop															
Tailor and pressing shop															
Diaper Service ESTABLISHMENT															
Clothing Repair and Storage															
Mortuary or Funeral Home		S					S								
Medical and Dental CLINIC															
<b>Business Uses: Agriculture</b>															
Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer		S	S												
Roadside Produce Sales Stand			S												
Farm Equipment Sales & Service															
Feed and Grain (sales only)			S												
Livestock Sales Facility and Stockyards		S	S						S						
Slaughter Houses		S	S						S					S	
Grain Storage Elevator and Bins		S	S												

 = Permitted by right


 = Permitted on individual LOTS as a SPECIAL USE

Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Business Uses: Business, Private, Educational, and Financial Services</b>															
Artist Studio			S							S			S		
Banks, Savings and Loan Associations															
Insurance and Real Estate Offices															
Business Office														4	
Professional Office															
Private Kindergarten or Day Care Facility				S	S	S	S	S							
Vocational, Trade or Business SCHOOL															
<b>Business Uses: Food Sales and Service</b>															
Meat and Fish Market															
Restaurant (indoor service only)										S					
Supermarket or Grocery Store															
Wholesale Produce Terminal															
Drive-In Restaurant															
Tavern or Night Club															
Bakery (less than 2,500 SF)															
Bakery (more than 2,500 SF)												S			
Dairy Store															
Delicatessen															
Confectionery Store															
Retail Liquor Store															
Locker, Cold Storage for Individual Use															
<b>Business Uses: AUTOMOBILE Sales and Services</b>															
AUTOMOBILE, Truck, Trailer and Boat Sales room (all indoors)															
AUTOMOBILE or Trailer Sales area (open lot)															
Major AUTOMOBILE Repair (all indoors)															
Minor AUTOMOBILE Repair (all indoors)										S					
Gasoline Service Station										S					
AUTOMOBILE Washing Facility															
Automotive Accessories (new)										S					
AUTOMOBILE Salvage Yard (junkyard)															

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Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Business Uses: Retail Trade</b>															
Building Material Sales (excluding concrete or asphalt mixing)															
Hardware Store															
Electrical or gas appliance Sales and Service															
Department Store															
Apparel Shop															
Shoe Store															
Jewelry Store															
Stationery-Gift Shop-Art Supplies															
Florist															
Newsstand-Bookstore															
Tobacconist															
Variety-Drygoods Store															
Music Store															
Drugstore															
Photographic Studio & Equipment Sales and Service															
Furniture Store - Office Equipment Sales															
Antique Sales and Service			S												
Used Furniture Sales and Service															
Pet Store															
Bicycle Sales and Service															
Fuel Oil, ice, coal, wood (sales only)															
Monument Sales (Excludes stone cutting)															
Pawn Shop															
Sporting Good Sales & Service															
Heating, Ventilating, Air Conditioning Sales and Service															
Lawnmower Sales and Service															

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Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Business Uses: Recreational</b>															
Amusement Park			S									S	S	S	S
Resort or Organized CAMP	S		S												
Bait Sales	S		S												
Billiard Room															
Bowling Alley															
Country club or golf course	S														
Country Club Clubhouse	S		S												
Dancing Academy or hall															
Lodge or private club	S		S												
Outdoor commercial recreational enterprise (except amusement park)	S		S												
Private Indoor Recreational Development			S			S	S								
Public CAMP or picnic area	S		S												
Riding Stable	S	S	S	S <sup>3</sup>											
Seasonal hunting or fishing lodge	S		S												
Stadium or coliseum			S										S	S	S
THEATER, indoor															
THEATER, OUTDOOR			S												
Commercial Fishing Lake	S	S	S												
<b>Business Uses: Miscellaneous</b>															
Aviation sales, service or storage			S												
Cemetery or Crematory		S	S												
Pet Cemetery	S	S	S												
KENNEL	S	S	S									S			
VETERINARY HOSPITAL	S	S	S							S	12	S			
Commercial Breeding Facility															
Wholesale Business															
Warehouse										S					
Self-storage Warehouses, providing heat and utilities to individual units									S	S		S			
Self-Storage Warehouses, not providing heat and utilities to individual units			S						S	S		S			
Auction House (non-animal)															

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Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Christmas Tree Sales Lot															
OFF-PREMISES SIGN within 660' of the edge of the RIGHT-OF-WAY of an interstate highway															
OFF-PREMISES SIGN beyond 660' of the edge of the RIGHT-OF-WAY of an interstate highway		S	S												
OFF-PREMISES SIGN along federal highways except interstate highways															
OFF-PREMISES SIGN															
SEXUALLY ORIENTED BUSINESSES,															
TEMPORARY USES															
Recycling of non-hazardous materials (all storage and processing indoors)												S			
LANDSCAPE WASTE PROCESSING FACILITIES			S												S
Contractors Facilities (with No Outdoor STORAGE Nor Outdoor OPERATIONS)		S	S												
Contractors Facilities with Outdoor STORAGE and/or Outdoor OPERATIONS		S	S									S			
<b>Industrial Uses: Food and Kindred Products</b>															
Meat, Fish and Poultry Preparation and Packing															S
Animal and Marine Fats and Oils Manufacturing and Packaging															S
Vegetable Fats and Oils Manufacturing & Packaging															
Canning and Preserving of Vegetables & Seafood															
Grain Mill Products Manufacturing and Packaging															
Dairy Products Manufacturing, Processing and Packaging															
Confectionery Products, Manufacturing & Packaging															
Beverage (Alcoholic and Non-Alcoholic) Distilling, Manufacturing, Processing, and Bottling															
Other Food Preparations Manufacturing, Processing and Packaging															

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Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Industrial Uses: Textile and Apparel</b>															
Wool, cotton, silk and man-made fiber manufacturing															
Manufacturing and Processing Wearing Apparel and Related Finished Products Manufacturing															
Miscellaneous Finished Products Manufacturing including Home Products, Canvas Products, Decorative Textiles, Luggage, Umbrellas, and Similar Products															
<b>Industrial Uses: Primary Metal Manufacturing</b>															
Steel Works, Blast Furnaces and the Rolling & Finishing of Ferrous Metals															<b>S</b>
Smelting and Refining of Non-Ferrous Metals															<b>S</b>
Foundries															<b>S</b>
Rolling, Drawing & Extrusion of Non-Ferrous Metals															<b>S</b>
<b>Industrial Uses: Fabricated Metal Products</b>															
Machinery (Except Electrical) Manufacturing															
Armaments Manufacturing (Non-Explosive)															
Electrical and Electronic Machinery, Equipment and Supplies Manufacturing															
SMALL SCALE METAL FABRICATING SHOP	<b>S<sub>13</sub></b>	<b>S<sub>13</sub></b>	<b>S<sub>13</sub></b>												
Transportation Equipment Manufacturing															
Other Fabricated Metal Products, Including Containers, Tools, Hardware, Structural Metals Piping, Boilers and Furnaces, Machined Products, Metal Stamping, Wire Products and the Coating and Engraving of Metal Products															
<b>Industrial Uses: Chemicals and Allied Products</b>															
Plastics, Synthetic Resins, Synthetic Rubber Manufacturing															<b>S</b>
Drug Manufacturing															
Soap, Detergent, Bleaching Agents and Cleaning Preparations Manufacturing															<b>S</b>
Cosmetics and Toiletries Manufacturing															
Paints, Varnishes, Lacquers, Enamels, Inks, Dyes, Gum and Wood Derivatives Manufacturing															<b>S</b>

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Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Explosives and Incendiary Products Manufacturing and Storage															S
Fertilizer Manufacturing and Bulk Storage															S
Bone Distillation and Glue Manufacturing															S
Radioactive Materials Manufacturing and Refining															S
Corrosive Acids, Chlorine, Caustic Soda, and Potash Manufacturing and Bulk Storage															S
Insecticide, Fungicide, Herbicide and Poisons Manufacturing and Bulk Storage															S
<b>Industrial Uses: Electric Power Generating Facilities</b>															
Coal/Oil Steam Turbine															S
Natural Gas Steam Turbine															S
Wind Turbine (less than 3 wind turbines)															S
Gas Turbine Peaker		S	S											S	S
Wind Turbine (1-3 wind turbines)		S	S											S	S
<b>Industrial Uses: Petroleum and Rubber Products</b>															
Petroleum Refining															S
Paving and Roofing Materials Manufacturing															S
Rubber Products Manufacturing, Including the Reclamation of Rubber															S
Linoleum and other Hard Surface Floor Coverings Manufacturing															S
Gasoline and Volatile Oils Storage up to and including 80,000 gallon capacity in the Aggregate <sup>6</sup>									S	S				S	
Gasoline and Volatile Oils Storage of greater than 80,000 gallons but no more than 175,000 gallon capacity in the Aggregate <sup>6</sup>									S					S	
Gasoline and Volatile Oils Storage Facilities exceeding 175,000 gallon capacity of volatile liquid in the Aggregate <sup>6</sup>															S
Fuel Ethanol Manufacturing <sup>14,15</sup>															S
Liquefied Petroleum Gases Storage <sup>8</sup>									S	S				S	S
<b>Industrial Uses: Stone, Glass and Clay Products</b>															
Glass Products Manufacturing															
Hydraulic Cement Manufacturing															
Structural Clay Products Manufacturing															

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Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Pottery and Related Products Manufacturing															
Concrete, Gypsum and Plaster Manufacturing															
Cut Stone and Stone Products Manufacturing															
Abrasives, Asbestos and Miscellaneous Non-Metallic Products Manufacturing															
<b>Industrial Uses: Professional, Scientific and Controlling Devices</b>															
Engineering, Laboratory, Scientific and Research Instruments, Manufacturing															
Mechanical Measuring and Controlling Instruments Manufacturing															
Optical Instruments and Lenses Manufacturing															
Surgical, Medical, Dental and Mortuary Instruments and Supplies Manufacturing															
Photographic Equipment and Supplies Manufacturing															
Watches, Clocks and Clockwork Operated Devices Manufacturing															
<b>Industrial Uses: Printing, Publishing and Related Industries</b>															
Printing and Publishing Plants for Newspapers, Periodicals, Books, Stationery, and Commercial Printing															
Bookbinding															
Motion Picture Production Studio															
<b>Industrial Uses: Lumber and Wood Products</b>															
Wood Fabricating Shop and Related Activities			S												
Sawmills and Planing Mills, and related activities		S	S												
Household and Office Furniture Manufacturing															
Paper and Pulp Manufacturing															
Building Paper, Paper Containers, and Similar Products Manufacturing															

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Champaign County, Illinois  
Zoning Ordinance

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

Principal USES	Zoning DISTRICTS														
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Industrial Uses: Research, Development and Prototype Manufacturing Industries</b>															
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, Physical and Aerospace Sciences, Wood and Wood Products, Non-Electrical Machinery, Textiles, Glass and Ceramic Products															
Non-Profit or Governmental Educational and Research Agencies															
<b>Industrial Uses: Miscellaneous Manufacturing and Industries</b>															
Jewelry, Costume Jewelry, Novelties, Silverware and Plated Ware Manufacturing and Processing															
LIGHT ASSEMBLY												S			
Musical Instruments and Allied Products Manufacturing															
Office and Artists Materials Manufacturing (Except Paints, Inks, Dyes and Similar Products)															
SIGNS and Advertising Display Manufacturing															
Pre-Existing Industrial Uses (Existing Prior to October 10, 1973)		S	S												

**Footnotes**

1. In case a proposed principal USE is not specifically included in Section 5.2, Table of Authorized Principal USES, or elsewhere in the *Champaign County Zoning Ordinance*, the Zoning Administrator shall interpret in what DISTRICT the USE is permitted by comparing the proposed USE to the most similar USE listed in the ordinance.
2. All AIRCRAFT must land at a facility permitted under the terms of this ordinance and certified by the Illinois Division of Aeronautics. Provided, however, that nothing in this ordinance shall be construed to prohibit the landing of aircraft due to aircraft or medical emergency; landing due to other bona fide emergency at the direct order of police, fire or emergency officers; landing of agricultural aircraft pursuant to the *Illinois Highway Code* (605 ILCS 5/9-129); or landing of aircraft qualifying as Special Purpose aircraft under the *Illinois Aviation Safety Rules*, (92 IL Admin. Code, Part 14, Section 14.880).
3. Provided that the Riding Stable is located in a recorded subdivision or Planned Unit Development and is included as a part of the overall scheme of development which centers around the riding and keeping of horses, and where no less than seventy-five percent of the horses boarded are owned by residents of the subdivision or PUD, in which the riding stable is located.

 = Permitted by right

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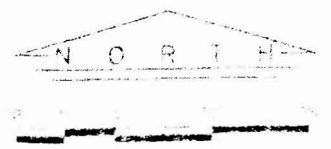
**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

4. Only when located in a unified industrial development and where occupying LOTS comprising no more than 25 percent of the total LOT AREA of the development.
5. Outdoor STORAGE as an ACCESSORY USE is allowed by right when all outdoor STORAGE is located in the REAR YARD and is completely screened by a Type D SCREEN meeting the provisions of Section 7.6.3.
6. These USES shall conform to the Zoning Restrictions of the DISTRICT in addition to conforming to State Regulations set forth in the *Illinois Gasoline Storage Act* (430 ILCS 15/0.01 *et seq.*) and set forth in the *Illinois Rules for the Storage, Transportation, Sale and Use of Liquefied Petroleum Gas* (41 IL Admin. Code, Part 200).
7. 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.
8. A Minor RURAL SPECIALTY BUSINESS must meet all of the following requirements otherwise it shall constitute a Major RURAL SPECIALTY BUSINESS:
  - A. The total area of the site occupied by any part of the business not otherwise qualifying as AGRICULTURE shall not exceed one acre;
  - B. The total sales DISPLAY area shall not exceed 2,000 sq. ft., no more than half of which may be indoors;
  - C. No business may include a food service establishment except food stores as defined by Section 5.4.6 of the *Champaign County Health Ordinance* ;
  - D. Businesses located in the CR, AG-1, or AG-2 Districts shall not ACCESS STREETS located within a recorded SUBDIVISION;
  - E. Alcoholic beverages not produced on the PREMISES shall not be sold; and
  - F. No outdoor entertainment requiring the use of sound amplification equipment shall be permitted unless a Temporary Use Permit and Entertainment and Recreation License shall have been obtained.
9. No more than three LOTS in total (in any number of subdivisions involving LOTS that are less than 35 acres in area) are allowed to be platted per parcel except as provided in Section 5.4.2.
10. No SUBDIVISION shall be created unless a Rural Residential OVERLAY DISTRICT has been created except as provided in Section 5.4.2.
11. SEXUALLY ORIENTED BUSINESSES shall not be permitted on lots located within 1,000 feet of:
  - A. another SEXUALLY ORIENTED BUSINESS;
  - B. a school, park, church or library; or
  - C. any residential zoning DISTRICT.

**SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES - CONTINUED**

12. A VETERINARY HOSPITAL is permitted by right only if it meets all of the following requirements; otherwise it shall be permitted only with a SPECIAL USE Permit:
  - A. The VETERINARY HOSPITAL must be entirely enclosed and have no outdoor exercise areas or animal runs.
  - B. The VETERINARY HOSPITAL must not permit animals to be kept either temporarily or permanently outside the HOSPITAL BUILDINGS.
  - C. No animal shall be boarded except as incidental to providing veterinary care.
13. Permitted by Special Use Permit only if located in buildings constructed prior to January 1, 1988.
14. Only ethanol production facilities utilizing the dry mill process shall be permitted.
15. Fuel ethanol plants shall be required to install thermal oxidizers or other similar technology to remove the volatile organic compounds (VOCs) to reduce odors.
16. Mortuary or Funeral Home is only allowed in the AG-2, Agriculture Zoning District as a second principal use on the same lot as a cemetery and the lot must be under common management.

PHOTO BASE DATA FROM  
CHAMPAIGN COUNTY  
ORTHOPHOTOGRAPHY  
DATED APRIL, 2005



AERIAL PHOTO PLAN

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