

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

SUPPLEMENTAL MEMORANDUM #3

June 29, 2017

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

**Request:** Case 868-S-17

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

Case 874-V-17

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

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

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

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

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

**Site Area:** 2.25 acres + 3.16 acre adjacent TopFlight Grain property with existing detention basin

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

**Prepared by:** Susan Burgstrom  
Senior Planner

**John Hall**  
Zoning Administrator

---

## STATUS

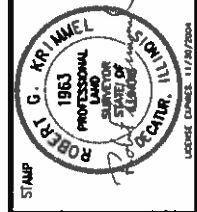
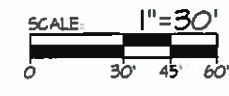
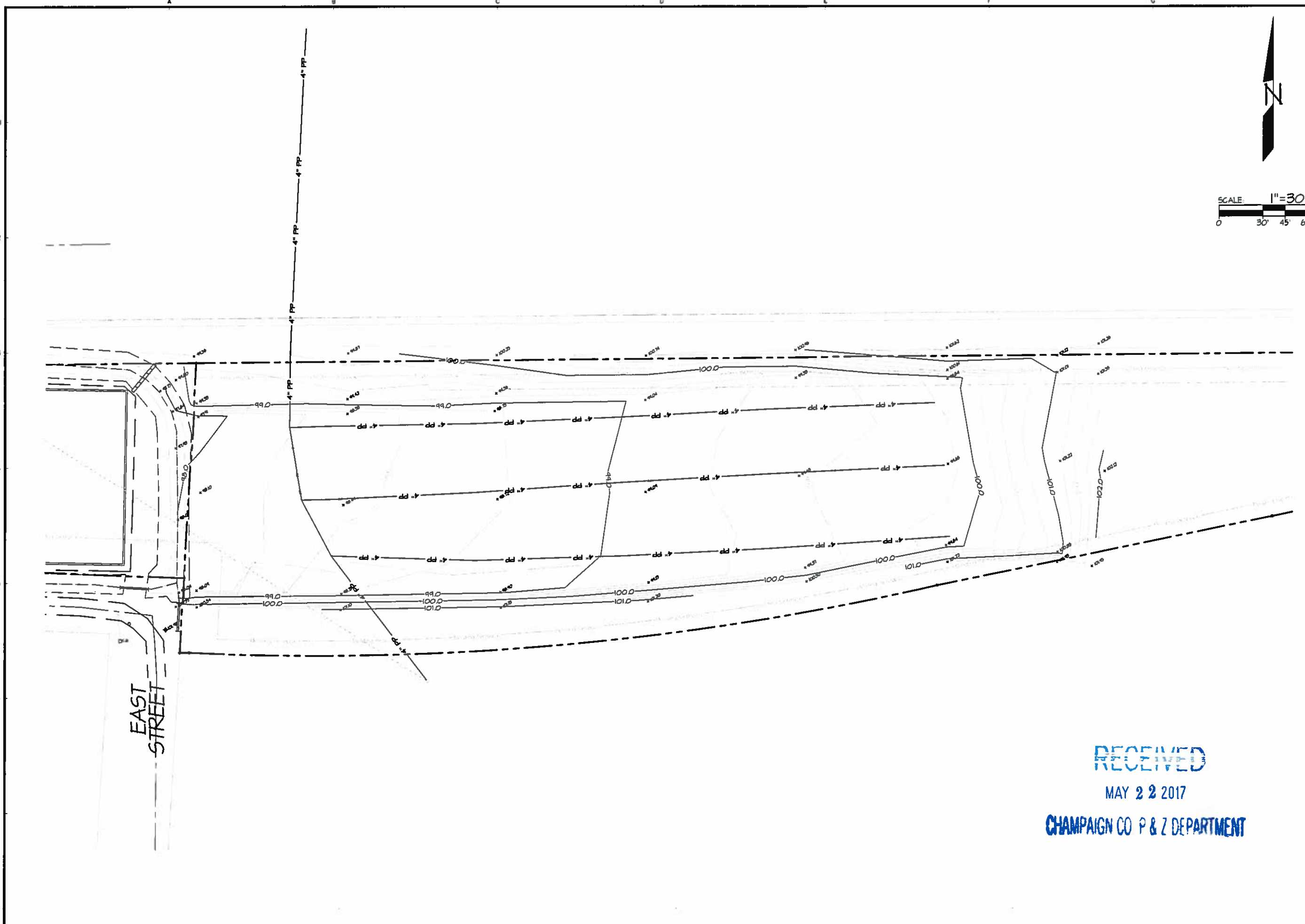
Staff inadvertently left the As-Built drawing for the detention basin out of the Supplemental Memo #2 packet dated June 22, 2017. It is attached to this memo.

Petitioner Scott Docherty sent photos of the east drainage basin, received June 29, 2017.

## ATTACHMENTS

- A As-Built drawing for the TopFlight detention basin received May 22, 2017
- B Images of dry detention basin provided by TopFlight Grain received June 29, 2017

P:\2002\28423\dwg\28423-asb1t.dwg 11/12/2004 02:36:05 PM CST



NO.	DATE	APPR.	DESCRIPTION

SCALE 1" = 30'  
 DRAWN BY RDG  
 DATE 8/05/04  
 CHECKED BY RGK  
 DATE 8/07/04

PROJECT: **Topflight Grain Company**  
 Seymour Facility  
 SEYMOUR, CHAMPAIGN COUNTY, ILLINOIS  
**As Built Survey**

**BIS ENGINEERS, INC.**  
 CONSULTING ENGINEERS  
 2000 N. WATSON LINDEN DR., CHICAGO, ILLINOIS 60638  
 (312) 877-7100 • FAX (312) 877-4811  
 PROFESSIONAL DESIGN FIRM #14-001101 LICENSE #04/30/2005

RECEIVED  
 MAY 22 2017  
 CHAMPAIGN CO P & Z DEPARTMENT

PROJECT NO. **28423**  
 DATE STAMP  
 SHEET NUMBER **1/1**

**Cases 868-S-17 and 874-V-17 Images**



**Dry detention basin, from east facing west toward elevator**



**Dry detention basin, from elevator facing east**



**Cases 868-S-17 and 874-V-17 Images**



**Dry detention basin**



**Dry detention basin**