

**CASE NO. 877-V-17**

SUPPLEMENTAL MEMORANDUM #1  
AUGUST 3, 2017

**Petitioners: Illini FS, a division of Growmark, Inc., via agent Matt Busby, and including the Illini FS Board of Directors: Jim Young, President; Chris Hausman, Vice-President; Cory Green, Secretary; Jason Hansens; Scott Kesler; Steve Ludwig; Brian Macke; Gary Romoser; and Mark Shepherd.**

**Request: Authorize a variance from the Zoning Ordinance on a property in the I-1 Light Industry Zoning District:**

**Part A: Authorize a setback for an existing principal building of 84 feet from the street centerline of a state highway in lieu of the minimum required 85 feet, per Section 5.3 of the Zoning Ordinance.**

**Part B: Authorize a side yard for an existing principal building of 9.82 feet in lieu of the minimum required 10 feet per Section 5.3 of the Zoning Ordinance.**

**Part C: Authorize a rear yard of 12 feet 4 inches for an existing accessory structure in lieu of the minimum required 20 feet, per Section 7.2.3 A.3. of the Zoning Ordinance.**

**Part D: Authorize 5 wall mounted signs that occupy 27% of the wall surface not on a frontage (west) in lieu of the maximum allowed 3 wall mounted signs that occupy no more than 15% of the wall surface on a frontage, per Section 7.3.6 of the Zoning Ordinance.**

**Subject Property: A tract in part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 21N Range 8E of the Third Principal Meridian in Condit Township and commonly known as the Illini FS Dewey facility, 1009 CR 3000N, Dewey.**

**Site Area: 7.38 acres**

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

**Prepared by: Susan Burgstrom  
Senior Planner**

**John Hall  
Zoning Administrator**

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**STATUS**

In a letter received July 31, 2017, Ronald Scudder, Condit Township Highway Commissioner, expressed his support for the proposed variance.

**ATTACHMENT**

A Letter from Ronald Scudder, Condit Township Highway Commissioner, received July 31, 2017

July 28, 2017

Champaign County Department of Planning and Zoning:

Regarding: Response to {Case 877-V-17} Authorizing a variance from Zoning Ordinance on a property.

In Response to a recent notice sent to me as Highway Commissioner of Condit Township. Due to a pre-scheduled conflict I would not be able to attend the hearing date of August 3, 2017. The following would be my comments concerning this matter as the elected official for Condit Township Highway Road Commissioner.

The approval of the Variance as outlined in your notice, Parts A thru D, would have little if any effect on the roads, right of ways, visual effect for driving or impede performing my roadway duties for the citizens of Condit Township. FS has been a business that many in our township require for service in their farming practice. The improvement in the aesthetic of the building shows their community pride to putting forward a continued interest in doing business at that location.

As Highway Commissioner I see no reason not to give my approval for allowing the variance on our part as stated in your notice.

Respectfully : Ronald Scudder



Condit Highway Commissioner

Dewey IL.

CC: Champaign County Planning & Zoning

Condit Township Board

F S Services Dewey IL.

RECEIVED

JUL 31 2017

CHAMPAIGN CO. P & Z DEPARTMENT