

# CASE NO. 747-AM-13

## SUPPLEMENTAL MEMORANDUM

July 25, 2013

Petitioners: **Warner Farm Equipment, Inc.**

Site Area: **3.8 acres**

Time Schedule for Development: **Existing**

Prepared by: **Andy Kass**  
Associate Planner

**John Hall**  
Zoning Administrator

**Request: Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the B-1 Rural Trade Center Zoning District to bring an existing Farm Equipment Sales and Service business into compliance.**

**Location: A 3.8 acre tract in the Southwest Quarter of the Southwest Quarter of the Southeast Quarter and in the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 18 of Rantoul Township and commonly known as the Kinze farm equipment dealership at 1254 CR 2700N, Rantoul.**

Champaign  
County  
Department of

**PLANNING &  
ZONING**

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

(217) 384-3708

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### *STATUS*

This case is continued from the June 13, 2013, public hearing.

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### **ENCROACHMENT OF EQUIPMENT SALES**

The site plan received on June 5, 2013, indicates that the equipment display area for the Kinze farm equipment dealership is located on a .412 acre area of existing crushed stone on the property that the proposed Special Use in Case 731-S-12 is located on. This property is zoned AG-1 Agriculture, and neither equipment sales nor multiple principal uses are authorized in the AG-1 Zoning District. No part of the Kinze dealership can be located upon this property.

Immediately north of the subject property there is a .705 acre area of existing crushed stone indicated on the site plan received on June 5, 2013. The purpose and use of this area is not clear. If this area will be used for the operations of the equipment dealership it should also be included in the map amendment.

Increasing the area of the map amendment to include both areas discussed above will require re-advertisement which could be done in time for the August 15, 2013, meeting.

### **ATTACHMENTS**

A Encroachment Illustration

