

Susan Burgstrom

From: John Hall
Sent: Monday, February 8, 2021 8:51 AM
To: Thaddeus Bates
Cc: Susan Burgstrom
Subject: RE: Case 998-S-21

Good morning Mr. Bates.

The 300 feet is measured from the proposed craft grower property to the nearest residence or to the property line if the property is zoned Residential. In this instance, there are two residences within 300 feet of the proposed craft grower property.

The 300 feet is merely a threshold distance for when a craft grower must be approved by the County Board as a Special Use Permit but the 300 feet is not a prohibition distance.

If no residence were located within 300 feet of the proposed craft grower then the proposed craft grower would be allowed without a County Board approved Special Use Permit.

This will be the first craft grower Special Use Permit to be considered by the County Board.

Please let us know if you have other questions. Susan Burgstrom is the planner working on this Case and I have copied this reply to Susan.

Sincerely,

John Hall
Director
Zoning Administrator

Champaign County Department of Planning and Zoning

Brookens Administrative Center
1776 East Washington Street
Urbana IL 61802
Tel (217) 384-3708
Fax (217) (819-4021)

From: Thaddeus Bates <thaddeusbates@gmail.com>
Sent: Monday, February 8, 2021 7:45 AM
To: John Hall <jhall@co.champaign.il.us>
Subject: Fwd: Case 998-S-21

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FEB 08 2021

CAUTION: External email, be careful when opening.

CHAMPAIGN CO. P & Z DEPARTMENT

Good Morning John

I reached out to several county board members and they have directed me to you for a few clarifications. Have forwarded you the email I sent to them. Any and all input is much appreciated. Thank you for your time.

Thaddeus Bates

----- Forwarded message -----

From: **Thaddeus Bates** <thaddeusbates@gmail.com>

Date: Sun, Feb 7, 2021 at 5:23 PM

Subject: Case 998-S-21

To: <stancharper@gmail.com>, Aaron Esry <ale7496@yahoo.com>, <jegoss64@gmail.com>, <bpasalacqua2020@gmail.com>, <jimmcgu1@gmail.com>

Cc: <awatson823@gmail.com>, <shett@hettfarms.com>, Justin Leerkamp <justin.leerkamp@gmail.com>, <nherbert9349@gmail.com>

Good Afternoon County Board Members

I am currently working through a 45 page document trying to understand the Preliminary Memorandum of the first Cannabis Craft Grower in Champaign Co. that is slated to go before the ZBA on February 11, 2021 at 6:30 pm. for a variance, because it is within 300' of my residence. I attached the Preliminary Memorandum if you have not viewed the document, its **ALOT** to understand, especially when I was only notified 7 (1/31/2021) days ago and did not find the attached document till this past Friday 1/5/2021.

Can you provide, or lead me in the correct direction, of where the 300' from residence is measured from. We have property taxes, so I am led to believe it is 300' from my property line. I have researched and asked many of my constituents and my rural neighbors, I have not been able to find a clear answer.

All responses are much appreciated, rural Philo is in a time crunch to understand all the information in this Preliminary Memorandum and we have many questions that are unanswered. I have learned a great deal about cannabis craft grows in the past 72 hours, and quickly realized, if you live in a rural area in Champaign County, and you have property around you zoned AG-1, you too can have a cannabis grow 301' away from your property.

From what I can gather there were 40 permits for cannabis craft growers available in the state of Illinois for 2020, there will be an additional 60 permits available December of 2021, bringing the total number available to 100. With that said, this may be the first application for a craft grow in Champaign Co, but I am very confident it **WILL NOT** be the last.

To be completely transparent, I am not for or against cannabis. What I am for, is upholding the zoning rules in place that were set to protect taxpayers' properties and way of life, without being impeded on by neighbors.

This proposed facility does not meet the required zoning set forth by the Champaign County Board. The 300' zoning requirement should be upheld as **ALL** other zoning requirements for a cannabis craft grow set forth by the Champaign County.

Signed
Concerned taxpayer

Thaddeus Bates
217-202-2033

Susan Burgstrom

From: Lori Busboom
Sent: Wednesday, February 10, 2021 2:08 PM
To: Susan Burgstrom; John Hall
Subject: Comments and questions RE: Case 998-S-21

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CHAMPAIGN CO. P & Z DEPARTMENT

From: Scott Wiesbrook <swiesbro@gmail.com>
Sent: Wednesday, February 10, 2021 2:06 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Comments and questions RE: Case 998-S-21

Dear Zoning Board of Appeals,

I plan to attend the hearing tomorrow night, but am worried about our rural internet stability, so am submitting my questions and a brief statement in advance.

I am opposed to the Special Use Permit request for a cannabis craft grow facility. There is a residence with a small child directly across the street from this facility. There are literally hundreds of places in the county that are not within 300 feet (much less directly adjacent to) of a residence where this facility could be suitably located. There are at least 4 abandoned home sites within 4 miles of this site that are isolated and could be used for this purpose. From what I have seen of other cannabis grow facilities in my travels across our state, this will appear from the road to be a miniature version of a prison, with razor wire fencing and 24 hour/day lighting. None of our neighbors moved to the country to be near a facility like this. I also see no compelling argument in any of the 45 pages submitted as to what benefit to the community would be provided by this facility.

I have the following questions/concerns:

1. Special Use Permit Procedure requires completed applications to be submitted no less than 22 days before the next available hearing date. The hearing is scheduled for February 11; therefore 22 days' notice would require the completed application to have been received by January 20. The first page of the application states that the site plan was not received until January 26, and several exhibits (including the exhibit labelled "Site plan") are also stamped "Received January 26." The application specifically states that the site plan is an integral part of the application. If the site plan was not received until January 26, the application was not complete until that date, and thus February 25 is the earliest available ZBA public hearing date. Furthermore, the site and floor plans submitted are from 32 years ago, and depict a site inconsistent with the current configuration of the property. There appears to be no site plan included that depicts the actual site in question. Finally, there is no floor plan whatsoever for the proposed new building. If the site plan is in fact "integral" to this process, a current, complete, and accurate site plan (including a floor plan for the proposed new construction) should be included before further consideration of this use.
2. The petitioner testifies that "The proposed use is necessary for the public convenience at the above location because the lack of disturbance it will cause for any community. At the above location the proposed use development can remain discrete, minister public safety." This use will cause disturbance for the community immediately adjacent to it, as evidenced by the number of local citizens who have signed a petition against this use. As far as the use being "discrete" (discreet would seem to be the word intended here), a site with 24 hour a day lighting and a tall fence surrounding it in the middle of agricultural/residential land use adjacent to IL 130 is anything but discreet. The final clause "minister public safety" is completely unintelligible – can petitioner explain what is meant by this phrase?
3. Regarding public safety, this use requires a significant fence to be installed, along with audio and video recording devices and 24 hour lighting. If this is a use compatible with the current public safety, why are such extreme security precautions needed? How could these security features not indicate to future potential homebuyers

that this area is less safe than the surrounding countryside, and therefore lower nearby property values? Furthermore, petitioner states that it is not clear there will be any impact on property values. One cannot conserve values by allowing activities which will have unknown impacts. By definition, unknown impacts could adversely affect values.

4. What is the actual value that is added to the community by this use? There are potential adverse impacts, as much as admitted by petitioner stating that it is "not clear" there will be any impact, rather than simply stating that there will be no impact. These potential adverse impacts should be offset by some new value added – what is that? Is there tax revenue that will accrue to Philo Township and Champaign County? If so, what is the estimated value of such?

Thank you for your time and attention,
Scott M. Wiesbrook
580 CR 1700E
Philo, IL 51864

Susan Burgstrom

From: Lori Busboom
Sent: Wednesday, February 10, 2021 3:19 PM
To: Susan Burgstrom; John Hall
Subject: questions/concerns for case #998-S-21

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From: Rebecca Kamerer <joshandrebeccakamerer@gmail.com>
Sent: Wednesday, February 10, 2021 3:18 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: questions/concerns for case #998-s-21

CHAMPAIGN COUNTY ZONING DEPARTMENT

To whom it may concern my name is Josh Kamerer and I live in Crittenden township in Philo Il. I would like to thank you for considering the following questions and concerns I/we have for the adult use grower facility proposed for the property on 600 north in Philo township.

1. The application states this site is a discrete location, but as someone who lives nearby and travels past this site daily I would like to disagree. The buildings on said property are clearly visible and in direct line of sight from state route 130. There have already been numerous accidents at the intersection of county road 600n and rt 130 within recent memory. It is concerning that the additional traffic with drivers not familiar with the area will lead to more accidents.
2. The application also states that with the grower permit they can also process products on site. My concern is currently this facility utilizes a well for water. What measures will be put into place to ensure that there is no groundwater contamination. Also what will be done to handle waste water if there any is produced from the processing of the products?
3. If this permit were to be granted, what if any are the benefits for the community?
4. If this permit were to be granted directly across the street from two occupied dwellings, what precedence is being set for future applicants?

In closing I would like to thank you for reading these questions and concerns.

Josh Kamerer

Susan Burgstrom

From: Lori Busboom
Sent: Wednesday, February 10, 2021 3:56 PM
To: Susan Burgstrom
Cc: John Hall
Subject: FW: Comments and questions about Case 998-S-21

From: Michelle Wiesbrook <buesinge1974@gmail.com>
Sent: Wednesday, February 10, 2021 3:52 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Comments and questions about Case 998-S-21

Dear Zoning Board of Appeals,

After much consideration, I find myself against the Special Use Permit request for an adult use cannabis craft grow facility, which is 1 mile from where I am raising my 3 children. I work in agriculture and I support agriculture yet I question how this new land use will affect the quiet neighborhood that I have enjoyed immensely for over 20 years. This absolutely will affect the living conditions of those closest in proximity -- especially the two homes directly across the road -- whether it is increased lighting, increased water use, sounds, or unwanted smells. How far reaching will those affects be? If I wanted to live near a business, I would live in town. I hope that the zoning board will carefully consider the large number of concerns raised by those who will be directly affected by this new business in their backyard.

Specifically, I have the following questions:

1. This special use permit is not allowed to be located less than 1.5 miles from any residential zoning district. Is the subdivision 1.25 miles west of the site not zoned residential?
2. This is proposed to be a business. Why would the site not need to meet the business parking standard of one parking space per 200 square feet of floor area? Why should the industrial use parking standard be applied instead?
3. What other potential value/benefits result from this use? Petitioner states there may be 10-20 employees. What type of jobs will these be, and will they require any special skills or licensing? Will they be available to local community members? Will the petitioner commit to hiring local?

Thank you for your time and consideration. The resolution of these matters at hand will directly affect the matters of future board decisions pertaining to other craft grower special use permits in Champaign County. I plan to attend Thursday night's hearing via Zoom.

Sincerely,
Michelle Wiesbrook
580 CR 1700E
Philo, IL 51864

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CHAMPAIGN CO P & Z DEPARTMENT

Susan Burgstrom

From: Lori Busboom
Sent: Wednesday, February 10, 2021 3:56 PM
To: Susan Burgstrom
Cc: John Hall
Subject: FW: Adult Use Cannabis Craft Grower in Philo Township
Attachments: 2020-634 Prohibiting Cannabis Business Establishments.pdf

From: Kelley Tom USRS <tom.kelley@syngenta.com>
Sent: Wednesday, February 10, 2021 3:54 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Adult Use Cannabis Craft Grower in Philo Township

Zoning Board,

It has been brought to my attention that a Craft Growing facility is being planned in rural Philo.

This location is two miles south of Philo. I realize that this is outside of the Village of Philo but felt compelled as a Village of Philo trustee to update you on where the village stands.

Philo is a town of approximately 1300 people. It has three churches, a Catholic grade school and two day care facilities. Many of the neighbors to this proposed facilities go to church, send their children to school and call Philo their home.

A year ago the village of Philo addressed proposed Cannabis facilities head on. We sent our families a survey and held a public forum to discuss the issue. The end result was the unanimous passing of an ordinance that prohibits growing, cultivation, dispensing, infusion, processing and the transporting of Cannabis within the Village jurisdiction. The ordinance is attached.

As stated before I realize that this proposed facility is located outside of the village limits, by a mere half mile, but if the Zoning Board truly cares about the opinions of the local communities they will take this ordinance and the work that went into it into consideration.

Thank you.

TK

Thomas Kelley
National Account Lead



Delivering technology, genetics and value.™

308 Emerald Lane
Philo, IL 61864

217 369 6690

tom.kelley@syngenta.com

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CHAMPAIGN CO. P & Z DEPARTMENT

VILLAGE OF PHILO
CHAMPAIGN COUNTY, ILLINOIS

ORDINANCE NO. 2020- 634

AN ORDINANCE
OF THE VILLAGE OF PHILO
PROHIBITING CANNABIS BUSINESS ESTABLISHMENTS

ADOPTED THIS
12th DAY OF FEBRUARY, 2020

Published by authority of the President and Board of Trustees of the Village of Philo this
12th day of February, 2020.

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CHAMPAIGN CO. P & Z DEPARTMENT

ORDINANCE NO. 2020- 634

**AN ORDINANCE
OF THE VILLAGE OF PHILO
PROHIBITING CANNABIS BUSINESS ESTABLISHMENTS**

WHEREAS, the Village of Philo, situated in Champaign County, Illinois (hereafter “Village”) has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety and welfare of its citizens; and

WHEREAS, this Ordinance is adopted pursuant to the provisions of the Illinois Cannabis Regulation and Tax Act, Public Act 101-0027, which provides that the Village has the authority to prohibit adult-use cannabis business establishments; and

WHEREAS, the Village has determined that the operation of cannabis business establishments would present adverse impacts upon the health, safety and welfare of the residents, and additional costs, burdens and impacts upon law enforcement and regulatory operations of the Village; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Philo as follows:

SECTION 1. Recitals. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. Cannabis Business Establishments Prohibited.

A. Definitions. The following words and phrases shall, for the purposes of this Ordinance, have the meanings respectively ascribed to them, as follows:

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and

cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER: An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

PERSON: Any person, firm, corporation, association, club, society or other organization, including any owner, manager, proprietor, employee, volunteer or agent.

B. Cannabis Business Establishments Prohibited. The following Adult-Use Cannabis Business Establishments are prohibited in the Village of Philo. No person shall locate, operate, own, suffer, allow to be operated or aide, abet or assist in the operation within the Village of Philo, Illinois of any of the following:

- Adult-Use Cannabis Craft Grower
- Adult-Use Cannabis Cultivation Center
- Adult-Use Cannabis Dispensing Organization
- Adult-Use Cannabis Infuser Organization or Infuser

Adult-Use Cannabis Processing Organization or Processor
Adult-Use Cannabis Transporting Organization or Transporter

C. Public Nuisance Declared. Operation of any prohibited Cannabis Business Establishment within the Village in violation of the provisions of this Article is hereby declared a public nuisance and shall be abated pursuant to all available remedies.

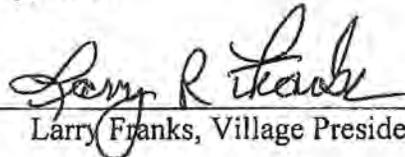
D. Violations. Violations of this Ordinance shall result in a fine of \$500.00 per violation with each day existing in contravention of this Ordinance constituting a separate violation of this Ordinance.

E. Severability. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

F. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

ADOPTED THIS 12th day of February, 2020.

APPROVED THIS 12th day of February, 2020.


Larry Franks, Village President

ATTEST:


Judy Kirby, Village Clerk

VOTING ON SAID ORDINANCE NO. 2020- 634

Trustee	Aye	Nay
Tom Kelley, Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steve Messman, Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steve Sappenfield, Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pat Pioletti, Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rachael Garrett, Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul Brady, Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larry R. Franks, President	<u>N/A</u>	<input type="checkbox"/>

Susan Burgstrom

From: Lori Busboom
Sent: Wednesday, February 10, 2021 4:04 PM
To: Susan Burgstrom
Cc: John Hall
Subject: FW: Questions about the proposed Adult Use Cannabis Craft Growing Facility in Rural Philo

From: Kelley Tom USRS <tom.kelley@syngenta.com>
Sent: Wednesday, February 10, 2021 4:03 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Questions about the proposed Adult Use Cannabis Craft Growing Facility in Rural Philo

Zoning Board,

In reviewing the application for rezoning several questions have come to light:

How will the unused product be destroyed?

Who is responsible for the enforcement of the State Mandated Safety Protocols? Will there be an inspection prior to startup?

It is well documented that Cannabis produces volatile organic compounds (VOCs) to the air during it's growing season. Are there any provisions to monitor air quality at this site?

Thank you in advance for your consideration of these questions.

TK

Thomas Kelley
National Account Lead



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308 Emerald Lane
Philo, IL 61864

217 369 6690

tom.kelley@syngenta.com
www.nk-us.com



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CHAMPAIGN CO P & Z DEPARTMENT

Susan Burgstrom

From: Lori Busboom
Sent: Wednesday, February 10, 2021 7:03 PM
To: Susan Burgstrom; John Hall
Subject: Regarding: The cannabis grown facility seeking a Special Use Permit

From: Linda Plotner <plotnerll@yahoo.com>
Sent: Wednesday, February 10, 2021 6:55:08 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Regarding: The cannabis grown facility seeking a Special Use Permit

I live on a farm 1 1/4 miles from the site. Unless you have lived on a farm, or in the country, you may never know: the serenity, quiet, peacefulness, and love of the land that 3rd, 4th, and 5th generation farmers in this agricultural community share. We are embarking on a treacherous path if we allow a cannabis grown facility in our midst.

The upcoming proposal is a plight to our community and will present a very visible (directly on Route 130) detriment to our community. We have to stand strong to uphold our beliefs for this generation and generations to come.

I BEG YOU TO VOTE **AGAINST** THE 'SPECIAL USE PERMIT'.

With deep concerns for our neighborhood,

Linda Plotner

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FEB 11 2021

CHAMPAIGN CO. P & Z DEPARTMENT

Susan Burgstrom

From: Lori Busboom
Sent: Wednesday, February 10, 2021 7:44 PM
To: Susan Burgstrom; John Hall
Subject: Case 998-S-21

From: Bill Decker <orangedecker@yahoo.com>
Sent: Wednesday, February 10, 2021 7:43:30 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Case 998-S-21

Zoning Board of Appeals:

I am writing in regards to case 998-S-21, the Adult-Use Cannabis Craft Grower facility. My name is Bill Decker, I was born, raised and live in the rural area of Philo TWP. People choose to live in rural areas to enjoy a wholesome peaceful way of life away from industry and congestion. Many of the rural resident areas have been established for over 100 years. As the newly formed urban areas encroach into rural areas there is no need for them to encroach on established housing for the sake of convenience and profit.

The cost of living is higher in a rural setting, a price people are willing to pay for that quality of life. Why would a person pay extra to live in a rural area to look at a 12ft. tall chain link fence with barbed wire at the top? Evening skies are also beautiful until commercial lights erase that view. As more pedestrian traffic comes into rural areas, there is a higher rate of incidents that wasn't there before. The peaceful way of living will now have to be more guarded. We all understand progress keeps us moving forward but progress needs to be thought out and not forced upon established homesteads for the sake of convenience and profit.

For the good of the American family please establish Adult-Use Cannabis Grower facility in an area where it won't impact the American family.

Sincerely,

Bill Decker

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CHAMPAIGN CO. P & Z DEPARTMENT

Susan Burgstrom

From: Lori Busboom
Sent: Wednesday, February 10, 2021 7:48 PM
To: Susan Burgstrom; John Hall

From: William Mitsdarfer <william.mitsdarfer@gmail.com>
Sent: Wednesday, February 10, 2021 7:47:10 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject:

To the Champaign County Zoning Committee:

My name is William Mitsdarfer and I own and farm property directly South and Southeast of the proposed greenhouse. My main concern is the possibility of limited chemical applications and limited chemical options that I may be allowed to use for my agricultural production with a greenhouse coming in right next to us.

My second concern is the increase of traffic to an already busy intersection that seems to already have accidents periodically, the way it is.

My third question is: where does this stop? The special use permit document lists an option to seek a variance to allow for a Dispensary as a B-4 zoning without any further hearing or approval. If there are already people opposed to this – especially adjacent neighbors and property owners – should this even be a discussion as a variance possibility? The variance process exists to protect the taxpayers that already are there, am I correct? Please help us all understand how this applies.

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CHAMPAIGN CO P & Z DEPARTMENT

Susan Burgstrom

From: Charles W. Campo
Sent: Thursday, February 11, 2021 8:09 AM
To: Susan Burgstrom
Subject: Cannabis Growing in Philo Township

From: Molly Kelley <mollyk@adsa.org>
Sent: Thursday, February 11, 2021 8:09 AM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Cannabis Growing in Philo Township

Zoning Board Members,

I am writing to express my opposition to the siting of a cannabis growing facility south of Philo. Living in a rural community is choice many make for a quieter way of life. The inconveniences are worth the benefits. Already our dark night sky has been littered with red flashing lights from a wind farm of which we neither asked for or supported. We beg you to not add to our light pollution issue by approving the placement of this growing facility near our village. It is my understanding that the state requires intense lighting for the security of these types of facilities. There is an alarming trend to place things in rural areas so as not to disturb the cityscape. Our rural areas are national treasures. Please find another location for this facility.

Molly Kelley
American Dairy Science Association

Office:
1800 South Oak Street, Suite 100
Champaign, Illinois 61820
Home office:
308 Emerald Lane
Philo, IL 61864
Phone: 217/684-3007
Cell: 217/493-3441
EM: mollyk@adsa.org

Join Us:
40th Discover Conference: NASEM Nutrient Requirements of Dairy Cattle August 30-September 2, 2021 in Itasca, IL
41st Discover Conference: Health Management of Calves: From Intrauterine Life to Successful Weaning October 25-28, 2021 in Itasca, IL
Go to <https://www.adsa.org/Meetings/DiscoverConferences.aspx> for the latest conference information.

International Symposium on Ruminant Physiology September 2024 in Chicago, IL <https://www.isrp2024.org/>

ADSA Annual Meeting July 11-14, 2021 in Louisville, Kentucky
For the latest details go to <http://www.adsa.org/Meetings/ADSAMeetings.aspx>

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CHAMPAIGN CO. P & Z DEPARTMENT

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 9:17 AM
To: Susan Burgstrom
Cc: John Hall
Subject: Craft Grow questions/concerns
Attachments: Petition signatures.pdf; Opposition map.pdf

From: Adam Watson <awatson823@gmail.com>
Sent: Thursday, February 11, 2021 9:15 AM
To: zoningdept <zoningdept@co.champaign.il.us>
Cc: Adam Watson <awatson823@gmail.com>
Subject: Craft Grow questions/concerns

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FEB 11 2021

CHAMPAIGN CO. P & Z DEPARTMENT

Craft Grow special use permit questions/concerns.

Case 998-S-21

ZBA hearing 2-11-2021

I am in opposition of the Special Use for the Craft Grow. I am a rural Philo resident. In the 8 years that I have lived here, I have never once heard anyone say they really wished there were a Craft Grow facility in the area for the convenience of the community. I am confident that there are more appropriate locations in Champaign county that would not be within 300' of 2 houses.

The way I understand the COMPLIANCE WITH ZONING ORDINANCE CANNABIS USE REQUIREMENTS, Craft Growers shall not be located within 1.5 miles of a non-home rule municipality (Philo). I am sure this is to protect the citizens of the municipality. Having the ability to get a special use permit for someone outside of this area, but is within 300' of a residence, puts the said resident at a disadvantage by allowing the County Board to decide what is in the best interest of the said resident. There are two houses with children within 300'. The amount of OPPOSITION in the Philo rural community against this Craft Grow facility is overwhelming. There are over 150 Opposed Champaign County residents. ***61 residents within 2 miles have opposed this special use.*** **Please see attached map and petition signatures.

The Petitioner has testified on the application, "The proposed use is necessary for the public convenience at the above location because the lack of disturbance it will cause for any community. At the above location, the proposed use development can remain discrete, minister public safety." With the amount of opposition in the immediate area, I feel there is proof to show that this will not be a need for public convenience as stated above.

This is the first Craft Grow facility in Champaign County. What kind of standard is Champaign County setting to their residents if there is a Special Use Permit given to the first grow facility to allow it within 300' of not just ONE residence, but TWO residences?

What are the tax benefits for the county, local area, and Philo township?

What is B-4 Zoning? Can this Craft Grower get B-4 zoning without any other special use permit? If they get the B-4 zoning, could they become a dispensing organization at the same location?

Thank you for your time and consideration of my questions and concerns.

Jeffery Adam Watson
1590 CO RD 400N
Philo, IL 61864

--

Adam Watson
217-202-4408

PETITION TO HALT SPECIAL USE PERMIT FOR CANNIBIS CRAFT GROW FACILITY

We, the LANDOWNERS, RESIDENTS, and TENANTS of rural Philo, adamantly oppose the cannabis grow facility that is seeking a special use permit for a 6.04-acre parcel of land located in the Southwest Corner of the Southwest Quarter of Section 35, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, and commonly known as the former Genetic Resources seed research facility with an address of 1606 CR 600N, Philo. Landowners, residents, and tenants who sign this petition are directly impacted by this facility due to their respective locations. We who sign this petition, are in agreeance that this facility would negatively impact rural neighborhood aesthetics, safety, property values, family living and/or the ability to maintain farming practices. All signatures were obtained from landowners, residents, and tenants within the immediate rural area.

#	Date	Printed Name	Signature	Address	Phone
1	2/6/21	Nolan Herbert	<i>Nolan Herbert</i>	632 CR 1600 E Philo IL 61864	841-9349
2	2-6-21	Margaret Herbert	<i>Margaret Herbert</i>	632 CR 1600 E Philo, IL	549-3198
3	2-6-2021	THADDEUS BATES	<i>Thaddeus Bates</i>	1606 CR 600 N PHILO, IL	202-2033
4	2/6/2021	Steve Hettinger	<i>Steve Hettinger</i>	440 CR 1700 E Philo IL	202-2098
5	2/6/2021	Robin Hettinger	<i>Robin E. Hettinger</i>	440 CR 1700 E Philo	493-2048
6	2/6/2021	Jeffery (Adams) Watson	<i>Jeffery Watson</i>	1590 CR RD 400N Philo, IL 61864	202-4408
7	2/6/21	Anne Watson	<i>Anne Watson</i>	1590 CR 400N Philo, IL 61864	217-493-6748
8	2/6/2021	Charles Mitsdarfer	<i>Charles Mitsdarfer</i>	1587 CR 300N TOLONO, IL 61880	217-621-7717
9	2/6/2021	William Mitsdarfer	<i>William Mitsdarfer</i>	250 CR 1600E Tolono, IL 61880	(217) 621-0307
10	2/6/2021	Jessie Mitsdarfer	<i>Jessie N. Mitsdarfer</i>	250 CR 1600E Tolono, IL 61880	(217) 840-8779
11	2/6/2021	Amanda Mitsdarfer	<i>Amanda Mitsdarfer</i>	1587 CR 300N Tolono IL 61880	649-8645
12	2/6/2021	RICK WILLIAMSON	<i>Rick Williamson</i>	1575 - R 400 N PHILO	
13	2/6/2021	JEREMY HOEL	<i>Jeremy Hoel</i>	1466 MAURIS WAY Tolono IL 61880	217 390 7601
14	2/6/2021	Tracy Hoel	<i>Tracy Hoel</i>	1468 MAURIS WAY Tolono, IL 61880	217 840 6987
15	2/6/2021	Curtis Mohr	<i>Curtis Mohr</i>	387 CR 1600 E PHILO, IL 61864	
16	2/7/2021	Susan Ward	<i>Susan E. Ward</i>	674 CR 1500E Tolono, IL 61880	217-369-2994

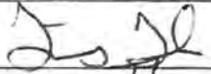
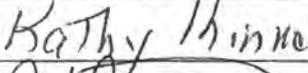
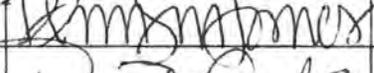
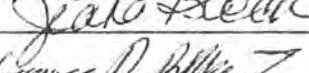
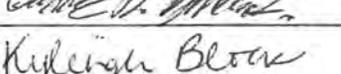
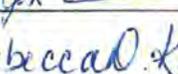
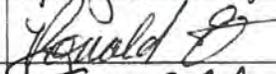
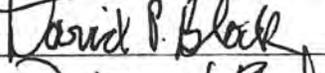
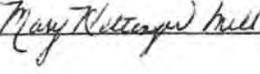
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CHAMPAIGN CO. P & Z DEPARTMENT

PETITION TO HALT SPECIAL USE PERMIT FOR CANNIBIS CRAFT GROW FACILITY

We, the LANDOWNERS, RESIDENTS, and TENANTS of rural Philo, adamantly oppose the cannabis grow facility that is seeking a special use permit for a 6.04-acre parcel of land located in the Southwest Corner of the Southwest Quarter of Section 35, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, and commonly known as the former Genetic Resources seed research facility with an address of 1606 CR 600N, Philo. Landowners, residents, and tenants who sign this petition are directly impacted by this facility due to their respective locations. We who sign this petition, are in agreeance that this facility would negatively impact rural neighborhood aesthetics, safety, property values, family living and/or the ability to maintain farming practices. All signatures were obtained from landowners, residents, and tenants within the immediate rural area.

17	02/07/2021	William Ward		674 CR 1500 E Tolono, IL 61880	(217) 621-2994
18	2/7/21	Francis J Thimmes		673 CR 1500 E Tolono, IL 61880	217 4930366
19	2/7/21	Kathy Thimmes		" "	217 493-5009
20	2-7-21	Josh Jones		1805 CR 300 N Philo, IL 61864	217 840 5484
21	2/7/2021	Rebecca Jones		1805 CR 300 N Philo, IL 61864	217 493-0243
22	2/7/21	Ryan Block		332 CR 1600 E Philo, IL 61864	217-840-6245
23	2/7/21	Jenna Block		332 CR 1600 E Philo, IL 61864	217-840-6271
24	2-7-21	Connor D Block		332 CR 1600 E Philo, IL 61864	(217) 552-0097
25	2-7-21	Kyleigh Block		332 CR 1600 E Philo, IL 61864	217-840-2352
26	2-7-21	Josh Kameron		1782 CR 300 N Philo, IL 61864	217-841-3523
27	2-7-21	Rebecca Kameron		1782 CR 300 N Philo, IL 61864	217-841-1782
28	2-7-21	Kelly Estes		798 CR 1400 E Tolono, IL 61880	217-649-4087
29	2-7-21	Ronald Estes		798 County Road 1400 E Tolono, IL 61880	217-377-3843
30	2-7-21	DAVID P. BLOCK		1608 C.R. 300 N. Philo, IL 61864	217-369-0761
31	2-7-21	Patricia M Block		1608 CR 300 N Philo, IL 61864	217-369-2966
32	2-8-21	Rad M. Millsup		408 CR 1700 E Philo, IL 61864	217-202-2347
33	2-8-21	Mary Hettigge Millsup		408 CR 1700 E Philo, IL 61864	217-202-3904

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34	2/8/21	ALEXGEORGE	<i>Alex George</i>	1702 CR 200N VILLAGROVE, IL 61896	(217) 840-2697
35	2-8-2021	DAVID QUICK	<i>David Quick</i>	609 WALTERS WAY TOLONO, IL 61880	217-840-8393
36	2-8-2021	Lauri Quick	<i>Lauri Quick</i>	609 Walters way Tolono, IL 61880	217-281-1325
37	2-8-2021	Doug Maxwell	<i>Doug Maxwell</i>	1155 CR 700N Tolono IL 61890	217-714-4328
38	2-8-21	Theresa	<i>Theresa</i>	319 CR 1000E PHILO IL 61890	217-773-5561
39	2-8-21	Jessie Schell	<i>Jessie Schell</i>	459 County Rd 1600 East Philo IL	217-841-4291
40	2-8-21	Molly Kelly	<i>Molly Kelly</i>	308 Emerald Cn Philo	217/6843007
41	2-8-21	Tom Kelly	<i>Tom Kelly</i>	" "	" "
42	2-8-21	Mich Lannon	<i>Mich Lannon</i>	546 CR 1400E Sidney, IL 61877	217-649-2154
43	2-8-21	Juann Lannon	<i>Juann Lannon</i>	SIDNEY ILL. 1823 CR 600N	217-318964
44	2-8-21	John Lannon	<i>John Lannon</i>	Sidney IL 1823 CR 600N	217-840258
45	2-9-21	Shari Lannon	<i>Shari Lannon</i>	2087 CR 500N SIDNEY IL	217-722-3953
46	2-9-21	Brent Plotner	<i>Brent Plotner</i>	731 Co Rd 1500E	217 3777042
47	2-9-21	Amanda S Plotner	<i>Amanda S Plotner</i>	731 CR 1500 E TOLONO, IL 61880	626 733 4920
48	2-9-21	Adam Guth	<i>Adam Guth</i>	651 CR 1500 E TOLONO IL 61880	217-649-9021
49	2-9-21	Matt Burch	<i>Matt Burch</i>	596 County 1000 E	217-9480575
50	2-9-21	Michelle Decker	<i>Michelle Decker</i>	606 County Road 1600 East	217-914-6162

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	DATE	NAME	SIGNATURE	ADDRESS	PHONE
51	2-8-2022	Raymond Hettiger	<i>Raymond Hettiger</i>	392 CR 1300 E Tolono, IL 61880	217-202-5178
52	2-8-2021	Pamela Leerkamp	<i>Pamela Leerkamp</i>	1974 CR 500 N Sidney, IL 61877	217-688-2880
53	2-8-2021	Justin Leerkamp	<i>Justin Leerkamp</i>	548 CR 1900 E Sidney	217 417 8545
54	2/8/21	Heidi Leerkamp	<i>Heidi Leerkamp</i>	549 CR 1900 E Sidney	217 841 3083
55	2-9-2021	Glenda Mooney	<i>Glenda Mooney</i>	1735 CR 300 N Philo	217-684-2557
56	2/9/21	Michael MOONEY	<i>Michael Mooney</i>	1731 CR 300N Philo	217-684-2557
57	2/9/21	Timothy Hogan	<i>Timothy Hogan</i>	1942 COUNTY ROAD 500N SIDNEY IL 61877	571-327-0351
58	2/9/21	Jaimie Hogan	<i>Jaimie Hogan</i>	1942 CR 500N SIDNEY IL 61877	-
59	2/9/21	Tim Kraft	<i>Tim Kraft</i>	502 Co Rd 1700 E Philo IL 61864	217-552-2079
60	2/9/21	Jeff Revelle	<i>Jeff Revelle</i>	1535 CR 600N Tolono, IL 61880	217-841-0910
61	2/9/21	Jammie Revelle	<i>Jammie Revelle</i>	1535 CR 600 N Tolono IL 61880	217-840-7960
62	2/9/21	BRANCHVILLE	<i>Branchville</i>	1472 IMPERIAL TOLONO IL 61880	217-369-4692
63	2/10/21	Nicholas Adcock	<i>Nicholas Adcock</i>	371 CR 800 E Pesotum IL 61865	217-369-6122
64	2/10/21	TOM SWIGAIRT	<i>Tom Swigairt</i>	101 S GALLOWAY TOLONO, IL 61880	217-202-3254
65	2/11/21	Donald Kroeberlein	<i>Donald Kroeberlein</i>	274 CR 1400 E Tolono, IL 61881	217-369-8453
66	2/10/21	Stephanie Adams	<i>Stephanie Adams</i>	1470 MAURIES WAY Tolono, IL 61880	217-840-5408
67	2/19/21	Duke Adams	<i>Duke Adams</i>	1470 MAURIES WAY Tolono, IL 61880	217-841-1345

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	Date	Printed Name	Signature	Address	Phone
68	2-8-21	ROBERT BLANEY	Robert Blaney	499 CT RD 1700E PHILO	259-1693
69	2-8-21	Janet S Blaney	Janet S Blaney	499 1700E CR Philo	217-621-5694
70	2-8-21	Leo F Moore	Leo F Moore	Box 301 Philo	217-493-2731
71	2-8-21	JANICE MOORE	Janice Moore	Box 301 Philo	217-493-2731
72	2-8-21	Thomas E. Cain	Thomas E. Cain	1514 C.R. 900N Tobacco, IL. 61852	217-898-2406
73	2-08-21	Judy Franks	Judy Franks	769 Co Rd 1600 E Philo IL 61864	217-369-4579
74	2-8-21	Charles J. Decker II	Charles J. Decker II	1631 CR 700N	217-202-3216
75	2-8-21	Justin Decker	Justin Decker	1655 CR 700N Philo IL 61864	217-202-3214
76	2-8-21	Courtney Decker	C Decker	1631 CR 700 N Philo, IL. 61864	251610-0556
77	2-8-21	Sarah Decker	Sarah Decker	1655 CR 700N Philo, IL 61864	815-383-2381
78	2-8-21	Sheila A. Decker	Sheila A. Decker	1655 CR 700 N Philo, IL. 61864	217-694-2105
79	2-8-21	BILL LANNON	Baldanna	563 CR 1800 E SIDNEY IL 61877	217-649-4247
80	2/8/21	Deung Reifsted	Deung Reifsted	26 Co. Rd. 1700 E. Pesotum	217 621 5021
81	2-8-21	Jean Cain	Jean Cain	112 CR 1400 E Pesotum	217 684-2314
82	2-8-21	Gerald Christian	Gerald Christian	1433 CR 200 N Tobacco	217-898-5748
83	2-8-21	Scott Wresbrook	Scott Wresbrook	580 CR 1700 E Philo	217-621-5961
84	2-8-21	Phillip Madigan	Phillip Madigan	70 Co Rd 1750 E Philo, IL. 61864	217-621-9213

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	DATE	Printed NAME	SIGNATURE	ADDRESS	PHONE
85	2-8-21	JANE Keeler	Jane Keeler	1667 CR 600N	305-9309
86	2-8-21	Kim Henning	Kim Henning	1652 CR 600N	202-6316
87	2-8-21	Julie Decker	Julie Decker	1123 CR 800N	684-2199
88	2-8-21	Sue Daly	Sue Daly	622 CR 1700 E	778-0161
89	2-8-21	Bowie Daly	Bowie Daly	622 CR 1700 E	997-4551
90	2-8-21	Bill Decker	Bill Decker	1723 CR 1500 N	369-0187
91	2-8-21	Dirk Rice	Dirk Rice	1752 CR 800N	778-8552
92	2-8-21	Lynn Rice	Lynn Rice	1752 CR 800N	377-5498
93	2-8-21	Don Carter	Don Carter	1799 CR 800 N	621-8521
94	2-8-21	Christine Carter	Christine Carter	1799 CR 800 N	621-1206
95	2-8-21	Benjamin Rice	Benjamin Rice	768 CR 1800 E	552-9421
96	2-8-21	Savannah Rice	Savannah Rice	768 CR 1800 E	954-8252
97	2/8/21	Regina Rice	Regina Rice	726 CR 1800 E	684-2515
98	2/8/21	Tina Hughes	Tina Hughes	1061 CR 1800 E	688-2482
99	2/8/21	Ang Hughes	Ang Hughes	1061 CR 1800 E	688-2482
100	2-8-21	Malory Knight	Malory Knight	2467 N 450 E	8411602
101	2-8-21	Doug Hughes	Doug Hughes	606 High Hill Rd	217 766 8332

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	Date	Printed Name	Signature	Address	Phone
102	2-8-21	Ryan Knight		24692 W. 450 E. Rd.	217-841-9206
103	2-8-21	Scott C. Hughes	S. C. H	1004 CR 1800E 217 20 Urbana	217-2029916
104	2-8-21	Cynthia Hughes	Cynthia A. Hughes	1004 CR 1800E ^{Urbana}	217-684-2140
105	2/8/21		ED Decker	8915 CR 1700E	217 6842185
106	2/9/21	Kim Decker	Kim D	915 CR 1700E ^{Philo}	217 684 2185
107	02/09/21	DAVID W. TENDICK	David W. Tendick	1684 CR 1000N PHIL	217-684-2768
108	2/9-21	ALVIN DELKER	Alvin Decker	924 CR 1100E	618 2667
109	2/10/21	James m. LueTH	James m Luth	612 Rosecut RD	217-377-3559
110	2/10/21	Cliff Stoker	Cliff Stoker	406 South Adams	217-840-5082
111	2/9/2021	Jessie Dook	Jessie Dook	704 E. Dobson RV	217-840-4907
112	2/9/21	ANNIE M. CLARK	Annie M Clark	13 Kennedy Ct. Philo, IL.	(217) 718-2765
113	2/10/21	Ken Decker	Ken D	608 E Roosevelt + Philo 61869	217-840-2122
114	2-10-2021	FR. KEITH WALDER	Keith Walder	310 E MADISON PHILO	217-684-8093
115	2-10-2021	Nicholas Decker	Nicholas Decker	1775 CR 800N Philo	217-840-1420
116	2-10-2021	Ashley Decker	Ashley Decker	1775 CR 800N Philo	217-377-4310
117	2-10-2021	Mike McHenry	Mike McHenry	1672 CR 600N Philo	217-684-2125
118	2-10-2021	Donna McHenry	DONNA McHenry	1670 CR 600N	217-684-2178

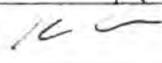
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	Date	Printed Name	Signature	address	phone number
119	2/7/2021	STEPHEN REINHART	<i>Stephen Reinhart</i>	142 CR 1200E PESOTUM IL 61843	309 221 2721
120	2/8/2021	Michelle Wiesbrock	<i>Michelle Wiesbrock</i>	580 CR 1700E Philo, IL 61844	217-684-2162
121	2/8/2021	James Hendrick	<i>James Hendrick</i>	1606 CR 600N Philo, IL 61844	217-714-1155
122	2/8/2021	Diane Henning	<i>Diane Henning</i>	1664 CR 600N Philo	217-898-2363
123	2/8/2021	Roger Henning Jr	<i>Roger Henning Jr</i>	1664 CR 600N Philo	217-898-2363
124	2/9/2021	Kris Grove	<i>Kris Grove</i>	1230 CR 1100N, Urbana	214-739-2047
125	2/9/2021	Cathie Stacey	<i>Cathie Stacey</i>	106 S. Adams	217.493.3228
126	2/9/2021	Traci Coker	<i>Traci Coker</i>	311 W. B Stacey	217-202-1065
127	2/9/2021	Ginger M Boas	<i>Ginger M Boas</i>	204 W Van Buren	217-722-8707
128	2/9/2021	Mark Lanchner	<i>Mark A Lanchner</i>	1653 CR 1100N Urbana	217-714-1865
129	2/9/2021	Lori Lanchner	<i>Lori A Lanchner</i>	1053 CR 1100N Urbana	217-714-2019
130	2/9/2021	Robert W. Grove	<i>Robert W. Grove</i>	1470 Co Rd 2600g	209 5529
131	2/9/2021	John Groves	<i>John Groves</i>	1290 CR 1100N	202 6876
132	2/9/21	Brenda Logsdon	<i>Brenda Logsdon</i>	106 S Staal Philo, IL	684-2520
133	2/9/21	Brenda Logsdon	<i>Brenda Logsdon</i>	101 E Staal St Philo, IL	684-2520
134	2/9/21	Nancy Astlund	<i>Nancy Astlund</i>	706 S. Adams	684-2582
135	2/9/21	Justin Kauer	<i>Justin Kauer</i>	407 Kalls Dr	317 0356
	2/9/21	Richard E Miller	<i>Richard E Miller</i>	691 CR 1600E Philo, IL	493-6221

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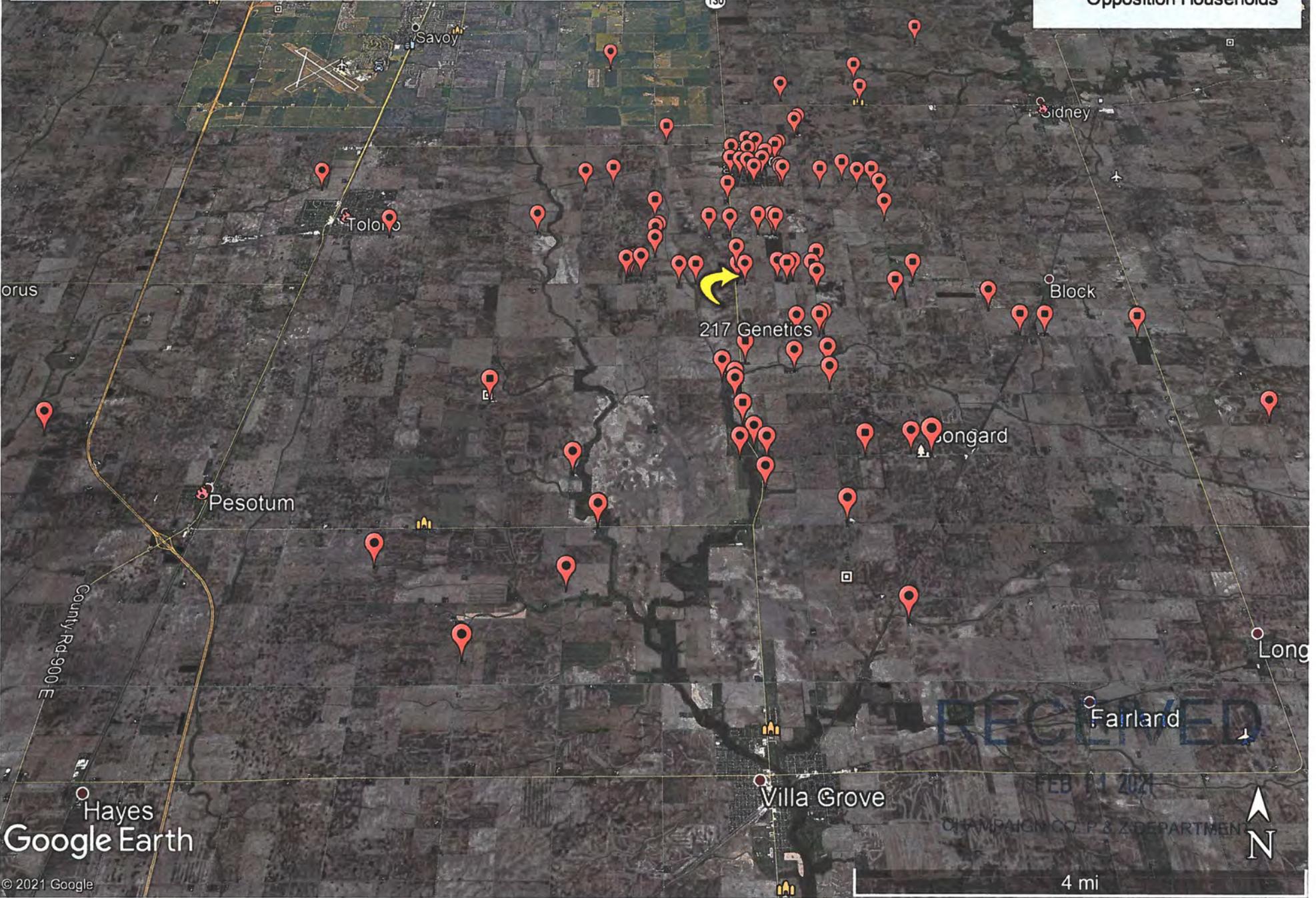
	Date	Printed	Signature	Address	Phone
136	2-9-21	Linda Plotner	Linda Plotner	1569 C.R. 700N PHILO	684-2344
137	2-9-21	Lindsey Guth	Lindsey Guth	1651 CR 1500 E Philo	217 974 5358
138	2-9-21	Jeffrey Cain		504 Cleveland St. Philo	217-898-1433
139	2-9-21	Jeremy Nelson		1170 Co Rd 1900E Ft S. drug	217-202-8317
140	2/9/21	KRIS KLEISS		605 E JEFFERSON ST	217-278-0056
141	2/9/21	KATHI KLEISS		" "	630-204-7185
142	2/9/21	Brian Meharry	Brian Meharry	1340 Co Rd 700N Telona	217 841-2700
143	2/9/21	Phillip Kleiss	Phillip Kleiss	1037 C.R. 800N Telona	217-202-6662
144	2/9/21	THOMAS KLEISS	Thomas Kleiss	1428 CR 500N Telona	217-368- 7023
145	2/9/21	JAMES P. HAMILTON	James P. Hamilton	1531 CR 600N Telona	217-293-7020
146	2/9/21	Todd Herbert	Todd Herbert	435 CR 1700E Philo	217-841-0278
147	2/9/21	Sharon Lebeck	Sharon Lebeck	435 CR, 1700 E	217 841 5920
148	2/10/21	Mary A Kraft	MARY A KRAFT	1669 CR 500 N	217 369 1611
149	2/10/21	Don Kraft	Don Kraft	1669 CR 500 N	217 369-1460
150	2/10/21	Kyle Struck			

Craft Grow Opposition Map

Red Dots are households that are in opposition of the Craft Grow Special Use

Legend

-  217 Genetics
-  Opposition Households



Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 11:42 AM
To: Susan Burgstrom
Cc: John Hall
Subject: Case 998-S-21
Attachments: Champaign County Zoning Board of Appeals Case 998-S-21.docx

From: Steve Hettinger <shett@hettfarms.com>
Sent: Thursday, February 11, 2021 11:41 AM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Case 998-S-21

Good Morning,
Please see attached for packet on tonight's meeting.

Thanks

Champaign County Zoning Board of Appeals, CASE 998-S-21, February 11, 2021

To the Zoning Board of Appeals:

I am submitting this written opposition in case there are technical (internet) issues in tonight's Zoom meeting. I plan on testifying this evening, if allowed.

First off, thank you for your service to Champaign County for being on this Appeals Board. I have been on many boards, and do understand how difficult it can be to make these sometimes, very difficult decisions. So thank you!

In this case though, the decision seems less difficult. It is the first cannabis use zoning case for the county, and it is asking for a special use permit with two residences within 300 feet of proposed. I would not think that this would be a good precedent to set for the county, due to the many petitions likely to follow for cannabis production facilities such as this.

I could go through some of the many questions and concerns I have after reading the petition, but I feel that others that will testify tonight, will do a more thorough job than I.

I just want to focus on two statements testified by the Petitioners on their application. These statements can be found on page 10 of the Preliminary Draft.

7. A. *"The proposed use is **necessary** for the **public convenience** at the above location because the **lack of disturbance** it will cause for **any community**. At the above location the proposed use development **can remain discrete, minister public safety.**"*

(Definition of "minister" in this instance, I assume, means "tend to the needs of", as found in the dictionary)

8. A. *"The proposed land will have **reinforced fencing** with authorized personnel entry only. The proposed land will also have **security video and audio**; along with records to the surveillance. The safety and welfare of **the community** is priority alongside **creating job opportunities** as well."*

In these two statements by the Petitioner, it would have been helpful to have clarification of which "community" the Petitioner is talking about. Urban or Rural. If the Petitioner is talking about the urban community, then I guess some portion of these statements are true. If we are talking about the rural community, then I would argue, that **neither of these two statements**, by the Petitioner, is true. For the rural community, this would not be convenient, discrete, minister public safety, or create enough jobs to be of any offsetting value.

I live two miles from the proposed cannabis location. I have lived in the rural community my entire life. When I come home at night, and drive in my lane, I have one security light on a pole that is furnished by my electric cooperative. So it's very hard for me to believe that a 24 hour a day lit greenhouse is discrete. And a reinforced surveilled security fence, doesn't convince me that we are ministering to public safety.

My head is not "in the sand". I understand fully, that changes are coming related to cannabis production in rural communities. I also respect the Petitioners opportunity to pursue a business that has potential. But I strongly believe that we, as a rural and urban communities combined, have to be very responsible not to allow the proximity of businesses to operate so near to a residence, that it affects their quality of life.

Thanks again for your consideration of this matter, and also for your time and service to Champaign County.

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 11:50 AM
To: Susan Burgstrom
Cc: John Hall
Subject: Case 998-S-21
Attachments: IMG_0570.jpg; IMG_0569.jpg; unnamed.jpg; IMG_0587 (1).jpg; IMG_0586.jpg

From: Thaddeus Bates
Sent: Thursday, February 11, 2021 11:24 AM
To: zoningdept@co.champaign
Cc: Thaddeus.Bates@gmail.com; Ryan Rich <ryan@whamlawyers.com>
Subject: Case 998-S-21

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FEB 11 2021

CHAMPAIGN CO. P & Z DEPARTMENT

To whom it may concern-

My name is Thaddeus Bates. I live at 1605 CR 600N, Philo IL. I have children that live at this address.

I also own the residence at 596 CR 1600 Philo IL. The house is occupied by 2 adults and children.

Both properties are adjacent to the property requesting a special use permit in Lenahan Acres Subdivision.

I am in opposition to the special use permit at 1606CR 600 N Philo IL case 998 -S-21 .

The property in question that requires a special use permit is located less than 2000 feet out of the Village Philo jurisdiction, where the community overwhelmingly voted against facilities such as these. It is well within 300' of my home and my kitchen table where I eat meals with my family and birthdays with my kids.

The above picture depicts the less than 300' proximity of the building that requires a special use permit, from my dinner table. This view will be replaced with a high fence, 24 hour audio/ visual recording, 24 hour lighting , security guards and security protocols required by the state and county, traffic will be traveling in and out of this proposed facility 24 hours a day through a mechanical security gate, as stated in the preliminary memorandum. It will look more like a small prison, less than 300' from my front door.

I ask everyone to envision this small well lit fortress with 24 hour lighting and 24 hour activity, as described in the preliminary memorandum, less than 200 steps from your front door. No home owner in Champaign County should have conditions such as these forced on them and their families.

Also, in direct line of sight is a child's room. Where the first thing this child will wake up to see is a building that was transformed into a fortress. Meanwhile, the children's home has no such security measures. **I assume they are now needed for the protection and safety!**

Issuing a special use permit would be incredibly irresponsible without further discussion and will cause a public nuisance for the following reasons: The safety of my family and the safety of families in the immediate area will be immediately compromised. The property values of the homes in this area would be deeply and negatively impacted. My life and my children's lives would be adversely affected forever.

Less than 240' separates this potential facility from my children's room.

Less the 150' separates my kitchen table from where the proposed security fence will be installed where audio and video recording will occur.

It is clearly stated in the preliminary draft on page 15 letter C number 2. "It is not clear whether the proposed Special Use will have any impact on the value of the nearby properties without formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general."

I formally request this impact study be completed by multiple agencies, at the petitioners expense, to provide further knowledge for this case and reference for future cases the ZBA will most definitely experience. I have a current appraisal and value on 1605 CR 600 N, Philo IL.

The ZBA's decision on this case will set the zoning precedent for Champaign County on future special use permits for adult use craft cannabis growers, next to current residences .

Thank you for time,
Thaddeus M. Bates

Thaddeus Bates
Farm Manager, NAS Innovation Farm
Tech Services & Product Support
P.O. Box 407
Philo, IL 61864

c: +1 (217) 202-2033
thaddeus.bates@nutrien.com
www.lovelandproducts.com



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10:39



Add Line

Save



Line Name

Line 02/10/21 22:37

Distance

48.8 yd

Notes

Start Typing

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CHAMPAIGN CO. P & Z DEPARTMENT



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CHAMPAIGN CO. F & Z DEPARTMENT

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 12:23 PM
To: Susan Burgstrom
Cc: John Hall
Subject: Case 998-S-21

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FEB 11 2021

CHAMPAIGN CO. P & Z DEPARTMENT

From: CJ Decker <cjdecker2@gmail.com>
Sent: Thursday, February 11, 2021 12:20 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Case 998-S-21

To whom it may concern:

My name is CJ Decker and I live in rural Philo with my wife and three kids. I am writing this to express my opposition to the special use permit request for the adult use cannabis craft grower facility located at 1606 CR 600 N in Philo. We live less than one mile from this site.

My concerns/questions are as follows:

1. I don't believe that a cannabis grow facility should be located less than 300 feet from a residence where young children live. I believe this would set a bad precedent for the future as this would be so close to homes and children.
2. We live in an agricultural area with a low crime rate. Is there a possibility of more crime that comes from a facility of this nature? I am concerned about this since we live less than one mile away.
3. While this application is for a grow facility, it also states that the petitioners can amend their operation to include expansion into cannabis transportation, processing and/or infusing and may share the premises with a dispensary. This would require a B-4 zoning district. According to the Champaign County website, "The B-4, General Business district is intended for application only adjacent to the urbanized areas of the county." This proposed area is not adjacent to urbanized areas nor any other commercial businesses. I am afraid that if this special use permit is granted it will lead to a commercial facility located in the middle of prime farmland.
4. I question the extra liability we as farmers are being exposed to while conducting field operations around a facility of this nature. Is cannabis more susceptible to injury from our crop inputs? I understand it will be in a greenhouse but there is still outside air that enters and exits. How much extra traffic will be coming and going from this site every day while we attempt to maneuver large equipment by this property?
5. The village of Philo has already voted against allowing any facility of this nature but has no say over this location since it is 2 miles outside of town. The overwhelming majority of my neighbors, proven by the signatures in opposition to this, are in agreement with me that this facility should not be granted special use zoning. We don't have a town body to speak for us so we are speaking up for ourselves.

Thank you for your time and consideration of my concerns.
CJ Decker

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 12:31 PM
To: Susan Burgstrom
Cc: John Hall
Subject: Case 998-S-21

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FEB 11 2021

CHAMPAIGN COUNTY BOARD OF ZONING ADJUSTMENT

From: Nolan Herbert <nherbert9349@gmail.com>
Sent: Thursday, February 11, 2021 12:30 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Case 998-S-21

External email, be careful when opening.

Nolan Herbert – Questions & Comments on Case 998-S-21

- I am very concerned about the adequacy of the well located on the property belonging to 217 Genetics. The petitioner states that he intends to have 10-20 employees, as well as, plans for future expansion.
 - How will this effect my well, or the wells of my neighbors?
 - What will the added strain to our community water source be?
- We have knowledge that the new owners damaged the septic system while burying debris.
 - How was the septic system fixed?
 - Was it fixed adequately/improved upon to sustain all the employees?
- I am also concerned with water runoff/leeching.
 - What will happen to the water runoff from the watering that is likely to take place in the greenhouse? Will this be put in a field tile? Or will it leech into the ground close to the well?
- I am also questioning the 24-lighting plan. In the plan the petitioner submitted I did not see a proposal for the location or style of lamps being used.
 - How will this constant lighting affect me on my property and the surrounding neighbors? This is something many of us will see from our front porches and windows.
 - How will this lighting plan be affecting my crops to the east of the property?
- One of my biggest concerns with this property directly effects my livelihood. I am a farmer and farm all the ground directly surrounding this property. From what I know about greenhouses, they need to be continuously and mechanically moving air in and out. As a broadleaf plant, a farmer's #1 most common pest in the field, cannabis would be susceptible to all the pesticides I use. I can follow all instructions by label. However, the air being mechanically forced into the green house by high volume fan are a deep a concern and are out of the standard environmental controls.
 - Will this cause issues for my liability insurance?
 - Who is liable when what I spray on my field crops moves through the greenhouse and possible causes damages?
- As I previously stated, I am a farmer. I am a third-generation family farmer and my wife and I recently purchased and now live on the family farm. Having to move would be devastating to my family and my farming heritage but it is not completely out of the question. If my family does decide to move:

- How will the effect my property values?
- The plan proposed by the petitioner states “that it is not clear whether the proposed Special Use Permit will have any impact on the value of nearby properties.” However, I would like to ask the board and anyone else in attendance of this meeting, would you purchase my home at fair market value if this facility was the first view from the front porch?
- In alignment with property values, I would also like to bring up safety concerns that I have. In his proposal, the petitioner states that this facility will not be injurious to the district in which it is located or detrimental to public safety. I strongly disagree with those statements. This facility is required to have security fencing, a gate, and several other safety measures including lighting and cameras – all to protect this industry.
 - If this facility is not to be detrimental or cause public safety concerns to the local neighbors, then why is there a need for all of these security measures?
- In his proposal, the petitioner states that the Special Use Permit for this facility will be compatible with adjacent uses and that no screening is required because of this. This facility is not something that will “blend in” with the surrounding community, especially since there are multiple residences surround this building. This is not something that will be aesthetically pleasing, especially to the two neighbors that are less than 300 feet away.
- In closing, I strongly oppose this Special Use Permit, as I do not believe that it matches or adds any value to the character or the landscape of this rural area. The petitioner states in his proposal that this facility will cause “no unacceptable negative effects on the neighbors or general public”. However, I believe that the petition that has been submitted, along with the map plotting the addresses of those who signed the petition, show otherwise. This data clearly shows overwhelming opposition of the requested special use permit by rural community members, who will be negatively impacted by this facility and do not support this facility.

A concerned citizen

Nolan Herbert

632 County Road 1600 E

Philo, IL 61864

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 12:51 PM
To: Susan Burgstrom
Cc: John Hall
Subject: FW: Comments: CC-P&Z Case 998-S-21 (for Mtg 11Feb2021)

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CHAMPAIGN CO. P & Z DEPARTMENT

From: Carl Corbin <Carl.Corbin@vesuvius.com>
Sent: Thursday, February 11, 2021 12:50 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Comments: CC-P&Z Case 998-S-21 (for Mtg 11Feb2021)

Hello Susan,

Thank you for the opportunity to review and comment on Case #998-S-21 concerning an Adult-Use Cannabis Craft Grower facility. Specifically the proposal is for a 6.04 acre parcel located at the SW ¼ of S35, T18N, R9E in Philo Township.

In most cases, I am a strong proponent of landowner rights and certainly consider these hearings as an excellent forum to allow an informed discussion and subsequent decision on zoning variances. As it is expected this facility may have the greatest impact on the adjacent residents, and those within a 1-2 mile proximity of this facility, it is strongly encouraged they contribute in the meeting or, if not able to attend, they are allotted time to comment after the meeting before a determination is made. Their comments and concerns should be strongly taken into consideration.

Hopefully the Champaign County Planning & Zoning department as well as the Petitioners (Blake Schilb, et.al.) will comment and help clarify the following:

1. It appears the main (only) variance requested is in regards to the facility being located within 300 feet of two residences. Please confirm there are no other pending or potential variances related to this case. If there are any other variances now or expected, please provide those details.
2. Again, it is hoped adjacent residents and those in proximity of the facility provide comments and any potential concerns.
3. If the Petitioners has any intention of this location becoming a Cannabis Dispensing Organization (facility) now or in the future, it should be made clear during the meeting. It seems logical this is unlikely due to the requirement for a Dispensing Organization (facility) to be located in a B-4 zoning district. However, if there are any future plans for this location to become a Cannabis Dispensing Organization (facility) it should be explicitly clear and more details, plans, impact study, and more should be addressed in this meeting.
4. Exterior lighting may be of concern to adjacent and properties beyond this facility. Section E(2) in the petition states, 'No lamp shall be greater than 250 watts and....'. Seem like a dated standard. Watts in this context most likely refers to energy consumption (power/time) and does not appear to be suitable as a modern unit of measure. With current technology, a lamp that consumes 250W can provide a significant amount of light. Please consider adding lumens to the proposal / analysis to help review and determine the potential light impact. As the lighting specifications for the installation are not provided, please present the lighting proposal as part of the discussion and certainly an engineering drawing providing that detail.
5. What is the anticipated water consumption per year for the current proposal? Has the proposed (and future) water usage and availability been confirmed adequate as well as any potential impact on the adjacent properties?

6. If this facility is approved, can the full 6.04 Acres be utilized for expansion for more Cannabis production in the future?
7. What studies and sources have the Planning and Zoning department used to review potential impacts on land and home values related to this facility. It would be appreciated if those sources and/or documents could be shared with interested parties.

Looking forward to the meeting tonight and hearing / learning from those for and potentially opposed to the facility. Please include this as part of the discussion. Provided answers are clear and cover the above items it is unlikely I need to 'verbally' participate.

Regards, Carl Corbin

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Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 12:51 PM
To: Susan Burgstrom
Cc: John Hall
Subject: Letter for the ZBA meeting Feb 11 2021

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CHAMPAIGN CO. P & Z DEPARTMENT

From: Charlie Mitsdarfer <cmitsdarfer@gmail.com>
Sent: Thursday, February 11, 2021 12:50 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Letter for the ZBA meeting Feb 11 2021

To the Champaign County Zoning Board of Appeals:

My name is Charles Mitsdarfer. I am in opposition of the Special Use Permit for the Craft Grower greenhouse facility regarding Case 998-S-21. I own and farm property directly South and Southeast of the proposed Craft Grower greenhouse location in question.

What is the benefit of this special use to the community? Can you provide an estimated benefit to those residents and landowners in Philo and Crittenden township? Please tell me why I should view this special use as a good idea.

I know the Zoning Board tries to preserve the conservation of our rural communities. Can you tell me how this special use would do that?

I am very concerned with the visibility of this facility. It is definitely not able to be a discreet venue. This property sits just east of State Route 130, which has several thousand vehicles traveling its roadway each and every day. There is a history of accidents at that intersection of Route 130 and 600 North, and I don't see this facility helping reduce that number in any way.

I ask you to please consider opposing the approval of this special use permit request.

Sincerely,

Charles Mitsdarfer

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 1:39 PM
To: Susan Burgstrom; John Hall
Subject: Case 998-S-21

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FEB 11 2021

CHAMPAIGN CO P & Z DEPARTMENT

From: Cortney Decker <deckerware@gmail.com>
Sent: Thursday, February 11, 2021 1:37 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Case 998-S-21

Zoning Board Members,

I am writing to express my opposition of the special use permit for the cannabis growing facility south of Philo. I live directly one mile north of this site with my husband and three young kids. The site is directly across the street from a residence which also has children, children my kids play with. I feel like it is a terrible idea to grow cannabis so close to impressionable young kids. I worry about the example this will set for them and how it will affect their view of controlled substances in the future. There are other more suitable areas for an operation like this in Champaign County.

I also worry about the potential for an increase in criminal activity. One of the many things I like about living in the country is how safe it is, I feel comfortable letting my kids play outside by themselves. Reading through some of the rules and regulations of a cannabis growing facility, it does not give me the impression that these are safe to be around kids. Why is there a need for such strict security measures if these businesses are safe?

Please do not set the precedent and allow the special use permit for a cannabis growing facility so close to children.

Thank you for your time and consideration.

Very Respectfully,

Cortney Decker

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 1:12 PM
To: Susan Burgstrom; John Hall
Subject: Questions and Comments Concerning Case 998-S-21

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FEB 11 2021

CHAMPAIGN CO. P & Z DEPARTMENT

From: Meg Ambrose <megambrose24@gmail.com>
Sent: Thursday, February 11, 2021 1:11 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Questions and Comments Concerning Case 998-S-21

Comments, Concerns, & Questions Regarding Case 998-S-21

For: the Champaign County Zoning Review Board

From: Meg Herbert, resident of 632 County Rd 1600E in Philo (Northern neighbor to proposed facility)

Comments & Concerns

Thank you for taking the time to hear out our concerns and answer our questions. This proposed cannabis grow facility has raised many concerns about its potential impact to the citizens of rural Philo and their properties. We appreciate your time and hope that you will place deep thought and consideration towards what we have to say.

- This cannabis grow facility is proposing to enter a rural community that is established with generations of family farms and well rooted families living in beautiful, well-constructed homes. I would like the board to keep this in mind as they review questions regarding the property values and other economic hits that these residents are likely facing. This is not an industrial or commercial area, rather this is a residential area where people have established their forever homes.
- As a mother and an elementary education teacher, I have deep concerns for the safety of my child and future children. With all of the safety measures proposed in this Special Use Permit I can only assume that there is a heightened risk of theft, burglary, or vandalism to this property. As the closest neighbor to the North, I fear that my home may be subject to possible crime as well. This raises serious safety concerns for myself and my husband. Will we need to install our own security measures to ensure the safety for our children? How will this affect my children's ability to "just be kids"? Will they be able to play outside in our yard without fear of strangers entering our property? How will this affect my future plans to homeschool my children?
- I would like to ask the board members to participate in a 20 second activity. Close your eyes, and envision your own homes. Think about all the time, money, effort, hard work, blood, sweat, and tears you have put into making your home perfect for your families. It is your pride and joy, your own personal slice of heaven, your place of peace, to relax, unwind, and live. Now picture a facility such as this one going in right across the street from, or next door to your home. Picture it in full, with the security fencing, the 24/7 lighting, the parking spaces, and the vehicles coming and going day and night. This is what you will look at every time you open your front door, look out your window, pull out of your driveway, get your mail, or play catch with your children/grandchildren in the front yard. It will be there every time your family has an Easter egg hunt, a summer cookout, a 4th of July party; every time you take your children trick or treating or host a Halloween party; every time you host Thanksgiving dinner for extended family, hang Christmas lights or celebrate any

holiday season with your immediate family, extended family, and friends. Is this something you would choose for yourself? Is this something that you would vote "yes" on if it was across the street from your home?

Questions

1. If a special use permit has to be granted because this facility will be within 300 feet of a residence, do the thoughts, views, concerns of those neighbors have any standing?
2. How much concern is shown towards other neighbors within a square mile radius?
3. If the overwhelming neighborhood consensus is negative, does that hold any weight?
4. A simple Google search results in many news articles reporting on burglaries to grow facilities such as this one. How do you respond to all of the neighboring residents who are concerned about the increased risk of burglary to their own personal property and their personal safety due to proximity of this facility?
5. Will the owners of the cannabis facility take responsibility/liability if burglary or vandalism happens to a nearby home and is thought to be in connection to the facility? (For example, the cannabis facility and the house across the road are both broken into)
6. How will this grow facility affect the property values of neighboring homes?
7. How does the board feel about the children who live in the houses surrounding this grow facility? A cannabis grow facility cannot be within a certain distance of a school, daycare, or park – how are the many children in our rural neighborhood any different or less important?
8. What about the disruption to daily life that these security measures surrounding this property will cause to neighbors? How will the 24/7 security lighting affect the sleep habits of the neighbors? How will this constant lightning affect the growing cycles of the crops in the field surrounding the facility?
9. A heightened security fence with constant lightning isn't what any neighbor wants to look at on a daily basis, what about the aesthetics and curb appeal of this property?
10. Tying into the aesthetics/curb appeal, people move to the country to enjoy freedom from commotion, the open views, and peace. How would the board members respond to the families that have made this area home for generations and don't want to look out their windows to see this facility?
11. How would the board respond to a neighbor who is planning to sell their home in the near future? Property values will likely be negatively impacted because who wants to live next to a cannabis grow facility? How is that fair to established residents?
12. We are the closest Northern neighbors to this proposed facility and are farmers by occupation. We farm the ground surrounding this property. How will the chemicals that we spray on our corn/soybeans affect the plants grown in the greenhouse? What about chemical run-off? And vice versa? What does our liability look like as we continue the farming practices that we have used for decades?
13. What happens if seeds from a marijuana plant make their way into our fields and are mixed and harvested with our food grade crops? Who becomes liable for this?
14. What if this is approved and the laws regarding the sale of marijuana change in the future? Are we then opening ourselves up to the risk of living next to a grow house AND a dispensary?
15. What happens if this facility becomes a dispensary and there are people lined up out the door everyday like you see at the dispensaries in Champaign? What rural neighborhood wants that?
16. In his plan, the owner states intentions of expansion, how would this affect our rural community in general?
 - a. Who wants to look at 30 parking spaces across from their house?
 - b. Who wants to see security guards wandering around their neighboring property?
 - c. What neighbors want increased traffic past their residence every day to access this facility?
17. If this is the first facility of its kind in our jurisdiction and it is approved, how many others are we opening ourselves up to? How many more will be allowed?
18. After reading the proposal for this facility, it seems that the owner has the intention of putting up a security fence. However, fencing is not listed under the "proposed features" section, nor are there any regulations/requirements for fencing listed anywhere else in the proposal. What kind of fencing are we looking at? Material? Height?

19. The immediate neighbors have major concerns about our local water source. We all have wells and utilize groundwater. It is unlikely that the groundwater in this area will be able to sustain the established homes already using it, as well as, this new greenhouse facility, public restrooms, and any other water needs that 10-20 employees will need. How will this problem be addressed?

I am submitting these comments and questions ahead of time, in the event that the meeting is cut short due to internet connectivity and/or time. However, I would like to request that the board provide written responses to these questions.

Thank you for your time.

Meg Herbert

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 2:56 PM
To: Susan Burgstrom; John Hall
Subject: Zoning board appeal

From: almitz24 <almitz24@yahoo.com>
Sent: Thursday, February 11, 2021 2:55 PM
To: zoningdept <zoningdept@co.champaign.il.us>

To the Champaign County Zoning Board of Appeals:

My name is Amanda Mitsdarfer. I am in opposition of the Special Use Permit for the Craft Grower greenhouse facility regarding Case 998-S-21. My husband and I own and farm property directly South and Southeast of the proposed Craft Grower greenhouse location in question.

I am curious, will the Craft Grower's sales and distribution be on an intrastate or interstate basis? Or both?

Please consider how the long term effects of such a facility could negatively impact our quiet, rural communities.

I ask you to please consider opposing the approval of this special use permit request. Thank you for your time.

Sincerely,

Amanda Mitsdarfer

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CHAMPAIGN COUNTY ZONING DEPARTMENT

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 2:55 PM
To: Susan Burgstrom; John Hall
Subject: board meeting case 998-S-21

From: herbertodd@aol.com
To: zoningdept@co.champaign.il.us
Cc: herbertodd@aol.com
Sent: Thu, Feb 11, 2021 2:49 pm

We are Todd and Sharon Herbert, we reside in Crittenden township close to the proposed site.

We are opposed to to the Craft Grow House for various reasons.

We are worried about the property values going down fearing no one will want to live around a facility like this with the security fencing, lighting, constant noise of ventilation fans running twenty four seven, and increased traffic flow.

The concern for the depletion of water with the assumptions they will be irrigating. will the drains in the grow house be monitored for fertilizer and pesticide run off? This is a real concern for our clean water supply for our children, grandchildren, neighbors, and our tree generation farm next door.

Another concern is for our volunteer fire department and first responders safety, these facilities use high amounts of CO2 that will be stored in high pressure vessels. The grow lights produce high amounts of heat which add the risk of fire hazards.

The chance of black market activity could be present with a high dollar commodity, most legal growers have started out illegal so there could still be contacts and networks. This could result in higher police presence in turn using more tax dollars for increased patrol.

Also with cannabis being a sensitive crop and the agriculture community surrounding using herbicides may cause issues with air movement into thier ventilation fans killing the crop.

We appreciate the board hearing out our concerns

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Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 4:00 PM
To: Susan Burgstrom; John Hall
Subject: FW: tonights zoning meeting

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From: Justin Leerkamp <justin.leerkamp@gmail.com>
Sent: Thursday, February 11, 2021 3:58 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: tonights zoning meeting

Champaign County Zoning Board of Appeals, CASE 998-S-21, February 11, 2021

To Champaign County Zoning Board of Appeals:

I am writing to formally oppose the Case 988-S-21, the request for special use for craft grower cannabis.

I am submitting my opposition to this case in case the lack of time doesn't allow for me to speak. I live 3 miles east of this proposed installation.

Having lived in this agricultural community my entire life I do not see the benefit to our rural lifestyle from this facility. One of my many concerns is the state required fencing around this property and the visual impact it will have to those who live, work and transit the area on a daily basis. Noting the recently passed zoning by this county of requirement for a vegetated visual screen buffer around a solar farm, I suggest at a minimum the same policy be adopted here. This would lessen the impact of new fencing and lighting should this installation be approved. I have attached the approved solar zoning in question below. I think the same issue of possible glare that was a concern with the solar also applies in this case because of a green house also being a glass structure that could reflect at certain times of the day or year into existing residential structures.

Another concern of mine is how this proposal would impact property values. Being the first one in our county, there is certainly not enough data or studies done on this, but common sense says this does nothing to improve property values, in fact it most likely decreases them. It is difficult for me to think of our homes being worth less, just so others who not from this community can profit.

Again, I strongly oppose this request for special use in the AG-1 district of rural Philo and hope the members of this board see this facility would impact the existing neighborhood in a negative way both in aesthetics and property values.

Justin Leerkamp

From recently approved Champaign County Zoning for Solar:

M. Screening and fencing

(1) Perimeter fencing

- a. PV SOLAR FARM equipment and structures shall be fully enclosed and secured by a fence with a minimum height of 7 feet.
- b. Knox boxes and keys shall be provided at locked entrances for

emergency personnel access.

c. Vegetation between the fencing and the LOT LINE shall be maintained such that NOXIOUS WEEDS are controlled or eradicated consistent with the Illinois Noxious Weed Law (505 ILCS 100/1 et seq.). Management of the vegetation shall be explained in the application.

(2) Screening

a. A visual screen shall be provided around the perimeter of the PV SOLAR FARM as follows:

(a) The visual screen shall be provided for any part of the PV SOLAR FARM that is visible to and located within 1,000 feet of an existing DWELLING or residential DISTRICT except that the visual screen may not be required within the full 1,000 feet of an existing DWELLING or residential DISTRICT provided the applicant submits a landscape plan prepared by an Illinois Registered Landscape Architect and the BOARD finds that the visual screen in the landscape plan provides adequate screening. However, the visual screen shall not be required if the PV SOLAR FARM is not visible to a DWELLING or residential DISTRICT by virtue of the existing topography.

(b) The visual screen shall be waived if the owner(s) of a relevant DWELLING(S) have agreed in writing to waive the screening requirement and a copy of the written waiver is submitted to the BOARD or GOVERNING BODY.

(c) The visual screen shall be a vegetated buffer as follows:

i. A vegetated visual screen buffer that shall include a continuous line of native evergreen foliage and/or native shrubs and/or native trees and/or any existing wooded area and/or plantings of tall native grasses and other native flowering plants and/or an area of agricultural crop production that will conceal the PV SOLAR FARM from view from adjacent abutting property may be authorized as an alternative visual screen subject to specific conditions.

ii. Any vegetation that is part of the approved visual screen buffer shall be maintained in perpetuity of the PV SOLAR FARM. If the evergreen foliage below a height of 7 feet disappears over time, the screening shall be replaced.

iii. The continuous line of native evergreen foliage and/or native shrubs and/or native trees shall be planted at a minimum height of 5 feet tall and shall be planted in multiple rows as required to provide a 50% screen within 2 years of planting. The planting shall otherwise conform to Natural Resources Conservation Service Practice

Standard 380 Windbreak/Shelterbreak Establishment except that the planting shall be located as close as possible to the PV SOLAR FARM fence while still providing adequate clearance for maintenance.

iv. A planting of tall native grasses and other native

flowering plants may be used as a visual screen buffer for any PV module installation that is no more than 8 feet tall provided that the width of planting shall be as authorized by the BOARD and the planting shall otherwise be planted and maintained per the recommendations of the Natural Resources Conservation Service Practice Standard 327 Conservation Cover and further provided that the PV SOLAR FARM perimeter fence is opaque.

v. An area of agricultural crop production may also be authorized by the BOARD as an alternative visual screen buffer with a width of planting as authorized by the BOARD provided that the PV SOLAR FARM perimeter fence is opaque. Any area of crop production that is used as a vegetated visual screen shall be planted annually and shall be replanted as necessary to ensure a crop every year regardless of weather or market conditions.

vi. Any vegetated screen buffer shall be detailed in a landscape plan drawing that shall be included with the PV SOLAR FARM SPECIAL USE permit application.

Susan Burgstrom

From: Lori Busboom
Sent: Thursday, February 11, 2021 4:33 PM
To: Susan Burgstrom; John Hall
Subject: Comments on Request for a Special Use Permit under the Champaign County Zoning Ordinance on 2/11/2021

From: Sarah Maul <farmgirl_8286@yahoo.com>
Sent: Thursday, February 11, 2021 4:30 PM
To: zoningdept <zoningdept@co.champaign.il.us>
Subject: Comments on Request for a Special Use Permit under the Champaign County Zoning Ordinance on 2/11/2021

Champaign County Department of Planning & Zoning-

We are writing to ask you to please consider the family's around and near Mr. Schilbs' property at 1606 CR 600 N Philo.

Being farmers ourselves we understand the desire to do not only want what is best for the land and livestock but also what is best for a business. We understand that in every good business man/woman there is a desire to grow and accomplish goals. We also understand the need to keep rural areas rural and urban areas urban.

We are of the understanding, that as of now, Mr. Schilb is asking for a special permit to grow Cannabis in this location. That the reason he is asking for this is because his property does not meet the requirements of the law and therefore there is a need for a Special Use Permit. Our concern does not necessarily lay alone in the act of growing cannabis but in what may follow. What will Mr. Schib want to do in the future? More growing capacity? A dispensary? That would be my goal as a business man/woman. What will that bring to our rural community. More traffic? More people? If you live in a rural setting do you want a buisness that is not yours next door?

The permit being requested tells us that someone is asking for something other that what that property is legally zoned and or permitted for. Please ask yourself- would I want my neighbor to aproach this board asking for a permit, that makes business expansion on his property right next to my home, legal?

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