

CASE 008-AT-21
SUPPLEMENTAL MEMORANDUM #1
May 20, 2021

Petitioner: Zoning Administrator

Request: Amend the Champaign County Zoning Ordinance as follows:
Amend Section 5.2 by adding “Agronomic Research and Training Facility” as a Special Use Permit in the AG-1 Agriculture and AG-2 Agriculture Zoning Districts, as detailed in the full legal description in Attachment A.

Location: Unincorporated Champaign County

Time Schedule for Development: As soon as possible

Prepared by: Susan Burgstrom, Senior Planner
John Hall, Zoning Administrator

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

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

STATUS

At the May 13, 2021 ZBA meeting, this case was continued to the May 27, 2021 meeting to allow the Board and other interested parties time to consider the proposed text amendment.

At the May 13th meeting, a ZBA member expressed concern about the possibility of taking prime farmland out of production for the proposed “Agronomic Research and Training Facility” land use, because one of the main goals of the Champaign County Land Resource Management Plan is to conserve land in agricultural production.

John Hall, Zoning Administrator, completed a preliminary analysis of how much farmland would be “converted” or lost to non-agricultural development should the inquiry for a 280-acre corporate owned agronomic research facility come to fruition as initially proposed. He determined that non-agricultural use of the property, including the proposed visitor training center with related parking areas, septic system, stormwater detention area, and sidewalks/patios would take up approximately 8.8 acres of best prime farmland. In comparison, the Zoning Ordinance would allow up to three residential lots to be sold from the property with a maximum lot size of 3 acres each (9 acres total) by-right. Therefore, allowing the proposed “Agronomic Research and Training Facility” land use would result in the loss of no more best prime farmland than would be lost to by-right residential development, and about 96% of the 280 acres would remain in production.

ATTACHMENTS

A Legal advertisement

LEGAL PUBLICATION: WEDNESDAY, APRIL 28, 2021

CASE: 008-AT-21

NOTICE OF PUBLIC HEARING IN REGARD TO AN AMENDMENT TO THE TEXT OF THE CHAMPAIGN COUNTY ZONING ORDINANCE

CASE 008-AT-21

The Champaign County Zoning Administrator, 1776 East Washington Street, Urbana, has filed a petition to amend the text of the Champaign County Zoning Ordinance. The petition is on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, IL.

A public hearing will be held **Thursday, May 13, 2021 at 6:30 p.m.** prevailing time in the Lyle Shields Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, IL, but with public access only via Zoom, at which time and place the Champaign County Zoning Board of Appeals will consider a petition for the following:

Amend the Champaign County Zoning Ordinance as follows:

Amend Section 5.2 by adding “Agronomic Research and Training Facility” as a Special Use Permit in the AG-1 Agriculture and AG-2 Agriculture Zoning Districts.

All public participation and public testimony during the meeting will only be received via Zoom. Information for connecting to this Zoom meeting can be found on the ZBA meetings website: http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair
Champaign County Zoning Board of Appeals

TO BE PUBLISHED: WEDNESDAY, APRIL 28, 2021, ONLY

Send bill and one copy to: Champaign County Planning and Zoning Dept.
Brookens Administrative Center
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Urbana, IL 61802

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