

APPLICATION FOR SPECIAL USE UNDER THE REGULATIONS OF THE McLEAN COUNTY ZONING ORDINANCE

APPLICANT
 NAME: Custom Structures Inc
 ADDRESS: 2931 Litterberry Rd
Ashland IL 62612
 PHONE: - home: work: 217-476
3915

FOR OFFICIAL USE ONLY
 NAME: Kevin Miller
 CASE NO. SU - 16-05

OWNER
 NAME: Brandt
2935 S. Koke Mill Rd.
 ADDRESS: Springfield IL

FILING FEE \$ 400
 RECEIPT NO. 14410
 PUB. COSTS \$ 91.32
 RECEIPT NO. _____
 HEARING DATE 10-4-16
 HEARING TIME 7:10 p.m.
 DECISION DATE 10-18-16

RECEIVED
SEP 09 2016
ZONING
 FILE STAMP

ATTORNEY
 NAME: Lee Allen
 ADDRESS: 2935 S. Koke Mill Rd.
 PHONE: - home: work: 217-547-5800

PROPERTY INFORMATION

Permanent Parcel No. <u>11-34-151-002</u>	Has the site been cultivated before?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Property Interest <u>owner</u>	Does the site have frontage on existing public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning District <u>Ag</u>	Are you requesting any new driveway(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage <u>4.7</u>	The next question applies to Single Family Residential Special Use;		
Present Use <u>Fertilizer Distribution Plant</u>	Are you requesting approval for any future customary accessory buildings?	<input type="checkbox"/>	<input type="checkbox"/>

SPECIAL USE INFORMATION

A special use is requested to allow the property described above to be used as: Fertilizer Distribution Plant & Agriculture Seed Sales in the Agriculture District.

A previous special use has not been filed for the described property.
 Legal description attached. (Application shall be submitted with a copy of the property legal description.)
 A previous special use was requested for the described property.
 Such request use was made on 04-17-90, and (Granted) in 54-90-10
 (Date) (Granted or Denied) (Case Number)

ADDITIONAL INFORMATION

Attachment No. 1: A plat drawn to scale showing the actual size and shape of the lot or property; location, ground area dimensions, and identification of use of all (existing and proposed) buildings, structures, driveways, parking areas, sewer systems, etc.; and dimensions of front, side, and rear yards.
 Attachment No. 2: Specification of each building, structure, or use (existing or proposed) identified on the plat.
 Attachment No. 3:
 Attachment No. 4: 22631 N 4100 East Road, Cropsey IL

I (we) certify that this proposed Special Use will conform to the standards for Special Uses in the McLean County Zoning Ordinance, and that all of the above statements and the information contained in any attachments, documents, or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) understand that if the special use is approved it will expire in two years, unless a construction permit is taken to effectuate such special use; or evidence of use is filed with the Director of Building and Zoning.

Kevin Miller 9-9-16
 Applicant Signature Date

Standards for Issuance of Special Use Permits

Before any permit shall be granted, the Zoning Board of Appeals shall make written findings certifying that adequate provision has been made for the following:

1. The proposed special use will not be detrimental to or endanger the health, safety, morals, comfort, or welfare of the public.
2. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted or substantially diminish property values in the immediate area.
3. The proposed special use will not impede the orderly development of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or other necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The establishment, maintenance and operation of the special use will be in conformance with the intent of the district in which the special use is proposed to be located.
7. The proposed special use, in all other respects, conforms to the applicable regulations of the district in which it is located.

*** Special Use permits will expire one year from the date the County Board approves it, unless a construction permit is taken or evidence of use is filed with the Director of Building and Zoning.**

Fees

1. Special Use Permits – less than 2 acres - **\$400**
 - at least 2 acres but less than 15 acres - **\$450**
 - at least 15 acres but less than 25 acres - **\$550**
 - at least 25 acres but less than 80 acres - **\$650**
 - at least 80 acres and up to 100 acres - **\$700**
 - more than 100 acres - **\$700 plus \$7.00 per acre over 100 acres**
2. Cost of publication – In addition to the above fees, the cost of publishing any notice required to be published in a newspaper of general circulation in the county shall be paid by the applicant prior to the case being heard by the Zoning Board of Appeals.

Agricultural Nuisance Disclaimer

Special Use Number _____

Parcel Number _____

I understand that I am living in the Agriculture District and that there are many farming and agricultural uses that are not very conducive to residential activities.

I certify that I am the owner of the property for this building permit to construct a single family dwelling located in the Agriculture District. I certify that I have read the following Agricultural Nuisance Disclaimer to the Agriculture District regulations contained in the McLean County Zoning Ordinance and that I understand that there are permitted uses and many special uses allowed in the Agriculture District that may not be compatible with a residential use in the Agriculture District. I further understand that residential uses in the Agriculture District are not given the same provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of the residence districts and that the Agriculture District regulations are not intended to afford such services, amenities and protections to residential uses located therein.

501.2 Agricultural Nuisance Disclaimer. Properties within the Agriculture District are located in an area where land is used for commercial agricultural production. Owners, residents, and other users of property in the Agriculture District or neighboring property may be subjected to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Therefore, owners, occupants, and users of property within the Agriculture District should be prepared to accept such inconveniences, discomfort, and possibility of injury from normal agricultural operations, and are hereby put on official notice that the state Right-to-Farm Law may bar them from obtaining a legal judgment against such normal agricultural operations.

I understand that I established a residential use in the Agriculture District and that such land use has no additional rights granted to it than is granted to other uses allowed by either permit or by special use in the Agriculture District. I certify that I have been given a copy of this attachment.

Signed _____ Date _____

Special Use Number _____

Blocks 1,2,3 of Chester Slater's Addition to Cropsey, (being all of Chester Slater's Addition, as vacated) located in the Northwest quarter of Section 24, Township 25 North, Range 6 East of the Third Principal Meridian, in McLean County, Illinois said property being located in Cropsey Township, immediately east of McLean County Highway 1, and immediately northwesterly of the railroad right-of-way, approximately 190 feet north of the unincorporated hamlet of Cropsey, Illinois.

Brandt Consolidated, Inc.

2935 South Koke Mill Road

Springfield, IL 62711

Brandt is a "subchapter S" Delaware Corporation

Officers:

Rick C. Brandt

CEO and President

Bill Engel

Vice President

Tim McArdle

COO and Vice President

R. Lee Allen

Chief Counsel and Vice President

Joe Brummel

CFO and Vice President

Karl Barnhart

CMO and Vice President

Shareholders with excess of 20% ownership

Rick C. Brandt

Evelyn Brandt Thomas

2016 BRANDT BOARD OF DIRECTORS

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