

ZONING SPECIAL USE APPLICATION

For Office Use
Application # 7-7-23
Application Fee: \$350.00
Publication, mailing, and hearing costs are the responsibility of the applicant and separate from the application fee.

Contact Information:

Date of Application: 6-30-23
Applicant's Name(s): Christian County Farmers Supply Co.
Applicant's Name(s): DBA Central Commodity FS Applicant's Address: 1210 N. CHEANEY ST.
Phone Number: 217-824-2705 Cell Number: 217-556-4107 Email: mbaumga@ccfsc.com
Agent/Attorney Name: Rocci Romano Agent/Attorney/Firm: Meyer, Austin, & Romano
Agent/Attorney Phone Number: 217-824-4931 Email: rocci.romano@mac.com

Application History

Have any previous applications been made for a similar Special Use Permit to the Christian County Zoning Ordinance?

Yes No

If yes, please provide specific details (Date, application number, etc.)

3-9-23, 2023-3/9-02

Special Use Application

1. Please identify the Township, Parcel Number and Address:

Southfork township

Part of parcel 15-12-16-200-001-00

2. State the reason(s) for the proposed Special Use:

Control Commodity Fs would like to
relocate it's current NH₃ facility located
in Kincaid, IL to a remote location outside
the city limit.

I, the applicant, hereby declare under penalty of perjury that the above information is true and correct to the best of my knowledge. I also certify that I understand that I am responsible for the initial application filing fee due at the time of submission of the application, the costs of notice (including publication and mailing), and court reporter costs at the ZBA hearing.

Applicant's Signature:



Applicant's Printed Name:

Mark Bauman

Date:

6-30-23

ZONING ADMINISTRATOR'S RECEIPT
Application for Special Use


Application Number: 7-7-23

A. The Christian County Zoning Administrator certifies the following:

- that this Application for Special Use is complete;
- the initial filing fee has been paid in full; and
- Applicant has submitted 16 copies of the Application.

B. This application will be transmitted to the ZBA:

- with comments or recommendation.
- without comments or recommendation.



Christian County Zoning Administrator

7/7/23

Date

Initial ZBA Hearing Date: 7/25/23

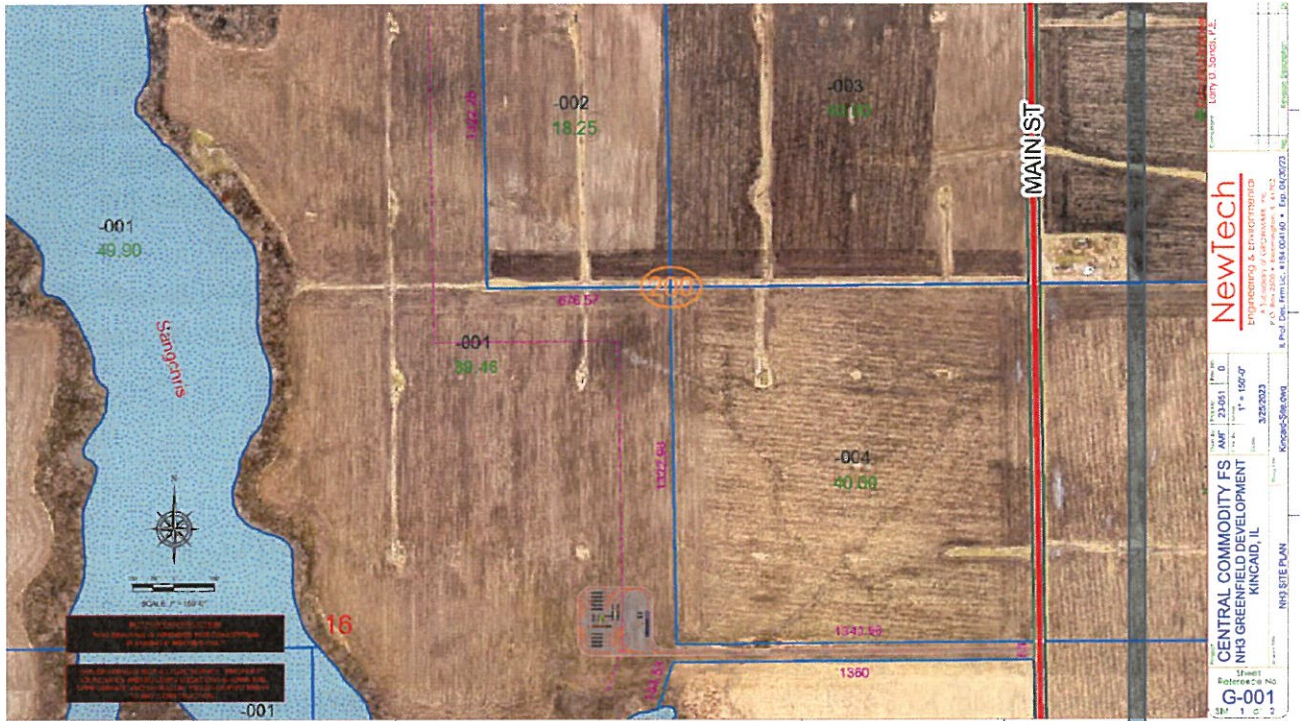
Special Use Permit Submission Checklist

1. Company: Christian County Farmers Supply Co. D.B.A. Central Commodity FS is a farmer owned cooperative whose main office is located at 1210 N. Cheney St. Taylorville. The company has ag. supply and grain elevators throughout Christian County and employ 75 full time employees. The company was founded in 1926. For nearly 100 years Christian County Farmers Supply Co. has supported the economy of Christian County by helping farmers succeed.

Project: Central Commodity FS would like to relocate it's current NH3 facility within the city limits of Kincaid to a remote location outside the city limit. This location significantly reduces the chances of human injury in the event of a NH3 release.

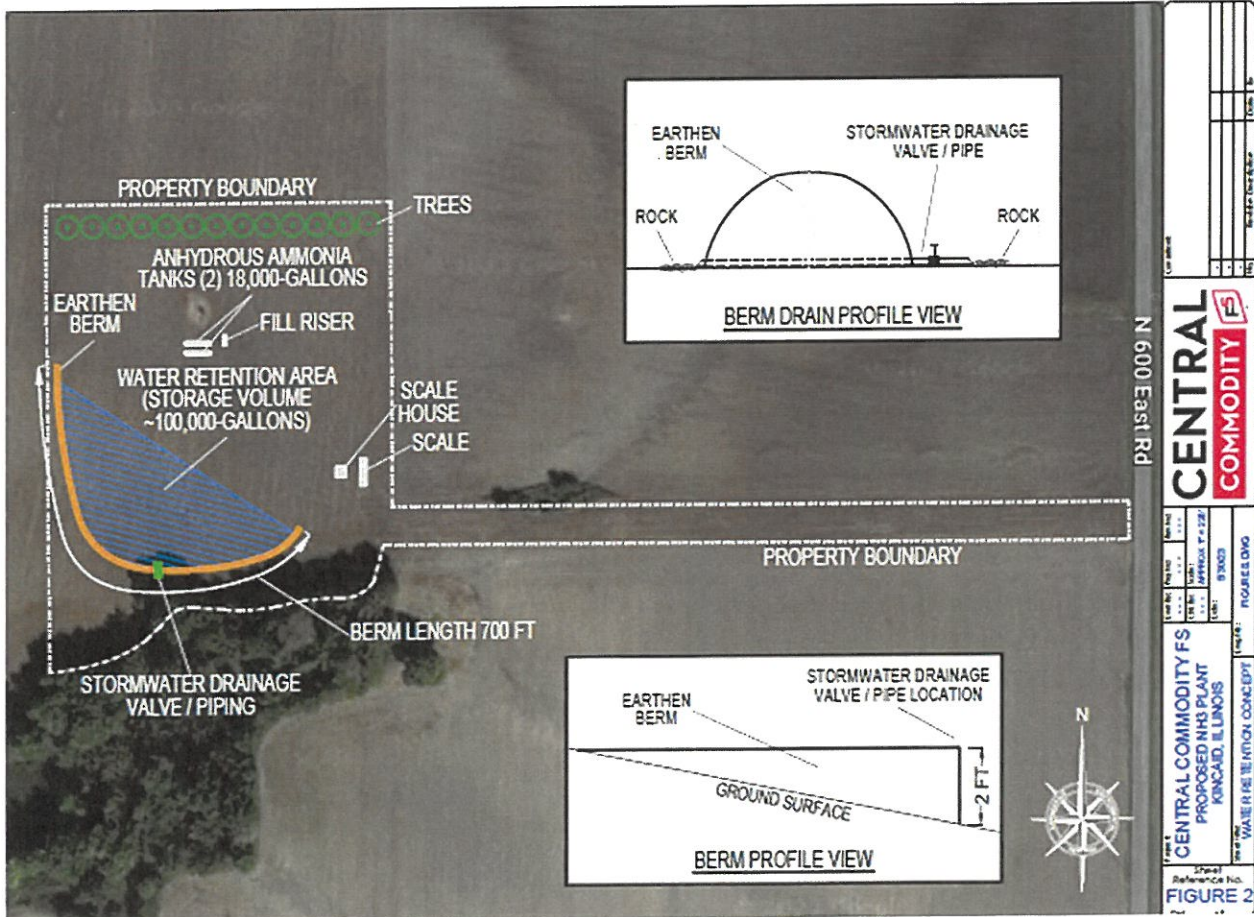
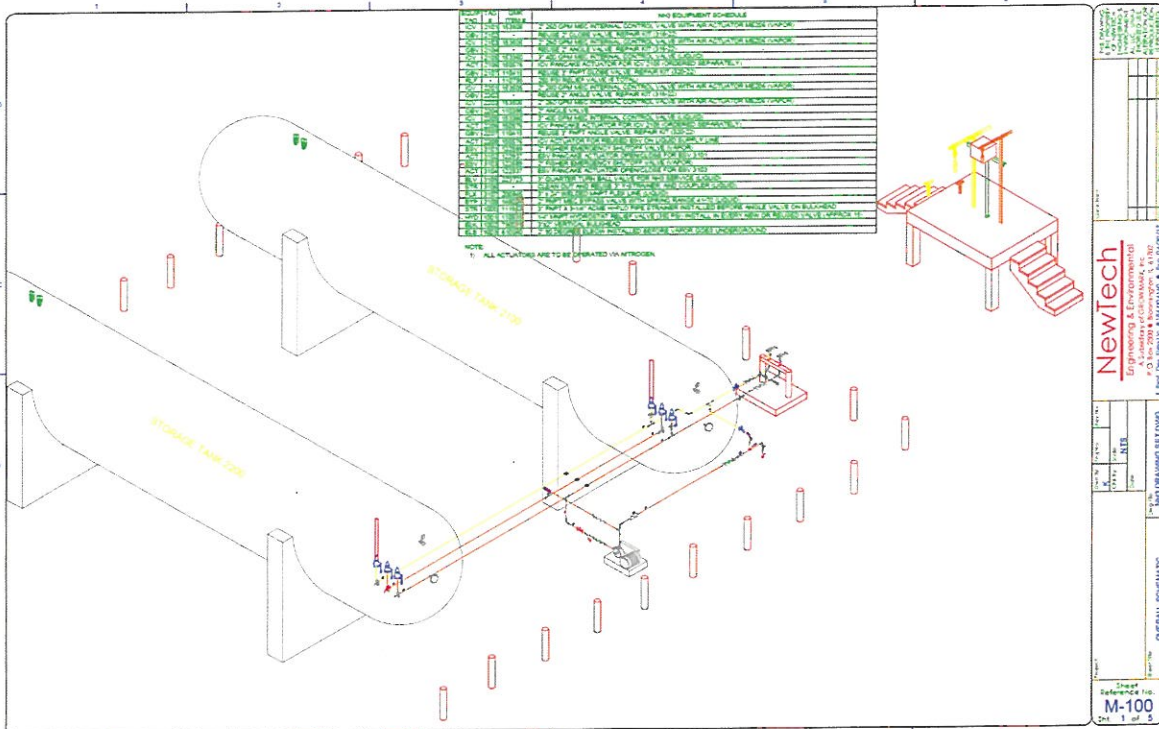
2. Location

Part of section 16 in Township 13 North, Range 3 West of the Third Principal Meridian, Christian County, Illinois, being more particularly described as follows:
Beginning at an iron pin found being the Northeast corner of the Southeast Quarter of Section 16; thence South $00^{\circ}44'31''$ East, 66.03 feet on the East line of the Southeast Quarter to an iron pin found; thence South $89^{\circ}34'58''$ West 1359.93 feet to an iron pin found; thence South $01^{\circ}02'20''$ West 65.00 feet to an iron pin set thence South $82^{\circ}37'20''$ West, 167.42 feet to an iron pin set; thence South $89^{\circ}05'50''$ West, 115.24 feet to an iron pin set; thence North $74^{\circ}43'08''$ West, 161.29 feet to an iron pin set thence South $01^{\circ}20'25''$ West 164.73 feet to an iron pin set; thence South $88^{\circ}20'00''$ West, 131.15 feet to an iron pin set; thence North $00^{\circ}54'56''$ West, 852.33 feet to an iron pin set; thence North $89^{\circ}31'10''$ East 595.52 feet to an iron pin set on the East Line of the Southwest Quarter of the Northeast Quarter of said Section 16; thence South $00^{\circ}54'56''$ East, 576.83 feet on the East Line of the Southwest Quarter of the Northeast Quarter of said Section 16 to an iron pin set at the Southeast Comer of the Southwest Quarter of the Northeast Quarter of said Section 16; thence North $89^{\circ}34'58''$ East 1340.96 feet on the North line of the Southeast Quarter to the Point of Beginning, containing 12.208 acres more or less.



3. Footprint: Approximately 3.5 acres on 12 acres of property





4. Bordering Landowners:

Sandstone Creek LLC. -795 East 1350 North Rd. Taylorville, IL 62568

Dambacher- Puccetti Farms Inc. 957 East 1500 North Rd. Taylorville, IL 62568

Mark Wayman – 1020 North 750 East rd. Palmer, IL 62556

5. & 6. See attached internal rate of return. Appendix A

7. No tax benefits or grants applicable

8. Permits –

IL Dept. of Agriculture Inspection of Ammonia Installation Tentative Approval - Applied

IL Dept. of Agriculture Inspection of Ammonia Installation Final Approval – Pending Tentative Approval

9. Interconnection agreement status – Not Applicable

10. Estimated annual tax benefit to the county.

New site will be assessed as commercial with building for an approximate valuation of \$75,000 vs. current valuation of farmland of \$8,477.

Existing site in Kincaid will be sold for commercial development.

Annual tax benefit - Central Commodity FS paid Christian County \$290,484.04 in property taxes in 2022. Central Commodity FS is the third largest taxpayer in Christian County behind Vistra Energy and GSI.

Central Commodity FS employes 75 full-time employees who live in the county and pay property taxes and support local businesses.

Central Commodity FS is a cooperative owned by our farmer patrons all of whom own land and pay property taxes.

11. Status of all studies –

Christian County Article V – Zone Districts Division I – Agricultural AG-1 District

154 **SPECIAL USES.** The following uses may be permitted in the AG-1 District only upon the issuance of a special use permit in accordance with the provisions of Section 1-10-20 to provide for the location of special classes of uses which are deemed desirable for the public welfare within this district, but which are potentially incompatible with uses herein permitted in it, a classification of special uses is hereby established.

Storage areas or yards for anhydrous ammonia and other fertilizers, except pre-bagged fertilizers, provided these areas are at least one-quarter (1/4) mile from a structure containing humans, except structures belonging to the lessor or owner of the fertilizer plant or area.

Article 5 specifically includes anhydrous ammonia storage as a special use.

Special use would not change zoning to industrial.



Illinois Department of Agriculture Setbacks

	IL Dept. Ag. Setback (Feet)	Proposed Location Setback (Feet)	Percentage of Requirement
Property line	200	250	125%
Railroad mainline	100	5,000	5000%
Place of private public assembly	400	4,580	1145%
Institution	1,000	6,430	643%
Nearest source of drinking water	50	2,200	4400%

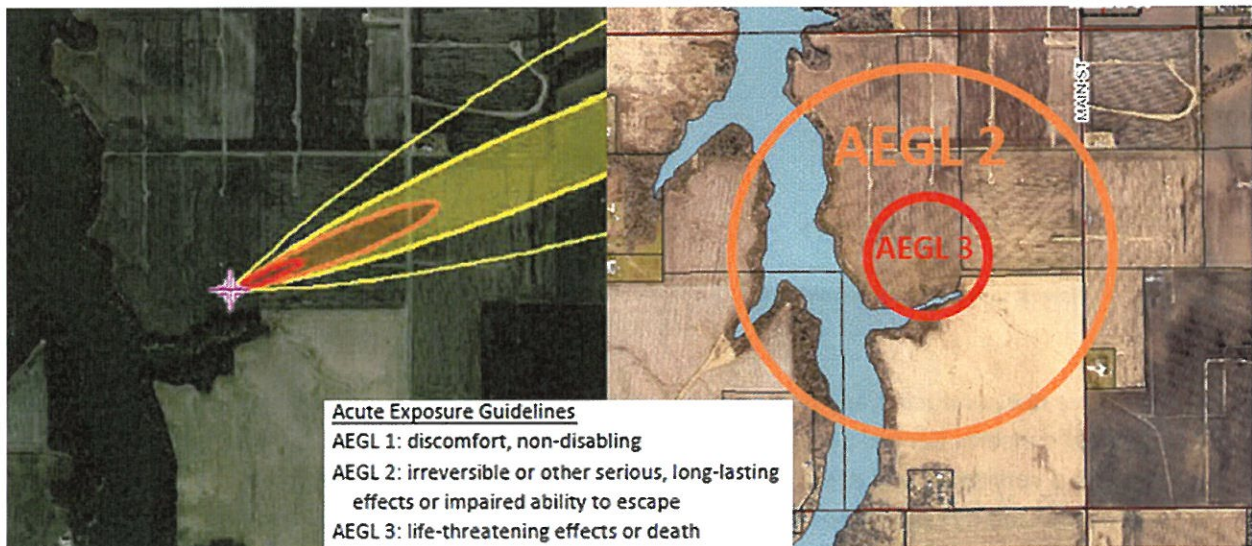
We have not conducted any paid studies. Will present at Zone Board hearing to address certain areas of concern. Central Commodity FS is small local business, owned by local farmers. Our project is very small and does not present a large opportunity for return on investment. We are not subsidized by taxpayer dollars like large wind and solar projects. We are trying to do something good for the community of Kincaid.

- A. Environmental Impact – NH₃ is a compressed gas in liquid form. In the event of pressure loss, it goes into the atmosphere in gaseous form. NH₃ is 82% nitrogen. Our atmosphere is 78% nitrogen. We have implemented a plan design requested by the Christian County Zoning board to include a catch basin to collect water in the event of a release requiring

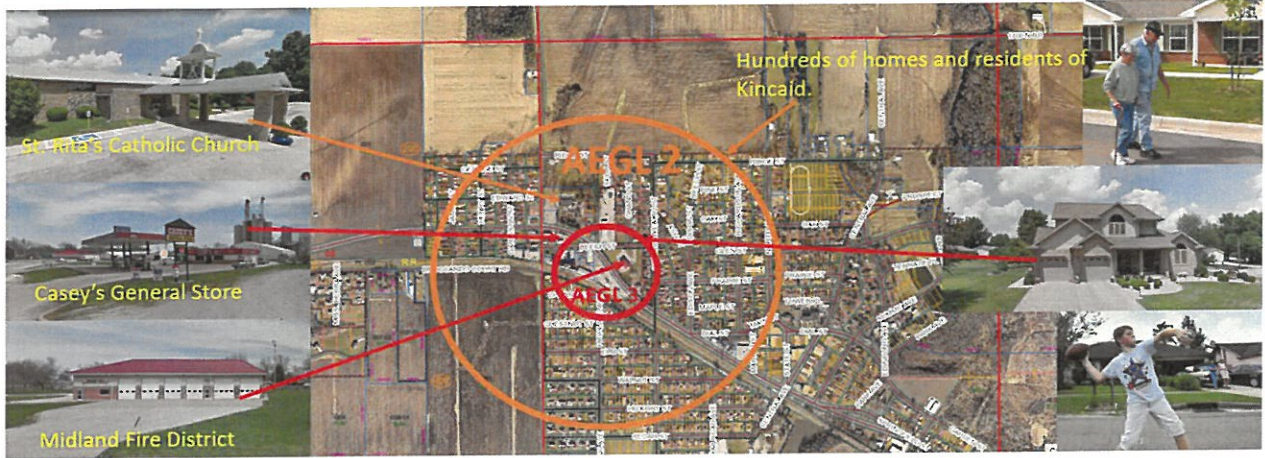
water to knock down the NH₃ vapor. This updated design also includes a “green Screen” on the north border to obscure the location from view.

B. Property Value Report – See report from Christian County assessor’s office. Appendix B

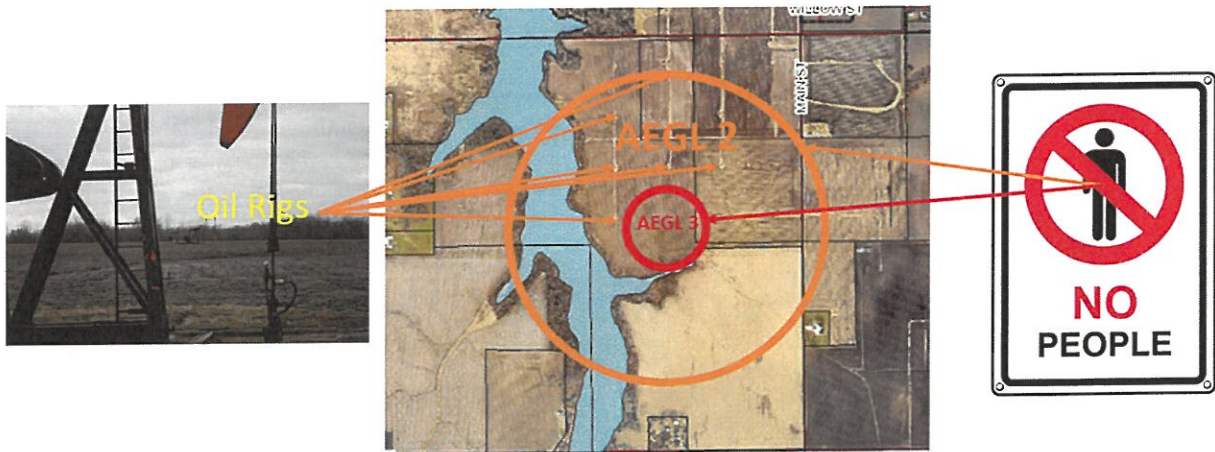
Appendix A:



Kincaid Location



Proposed Southfork Township Location



Appendix B:



2018 Parcel ID	2018 Address	2018 Sale Price	2017 Sale Price	% Increase	Buyer Name	% Increase
17-15-24-002-01340	20 GALEBY PL TAYLORVILLE, IL 62288	\$82,204	\$98,426	40	KUTYOFF BENJAMIN & RACHYL	10.32%
17-15-24-002-01340	21 GALEBY PL TAYLORVILLE, IL 62288	\$79,989	\$84,983	45	ELIUFF DRES & MICHELLE W	5.61%
17-15-24-002-01340	27 GALEBY PL TAYLORVILLE, IL 62288	\$85,038	\$85,872	40	LOWE JOHN E	7.03%
17-15-24-002-01340	17 GALEBY PL TAYLORVILLE, IL 62288	\$89,768	\$84,680	40	ROBERT BOOBY B & LADY B	5.85%
17-15-24-002-01340	19 GALEBY PL TAYLORVILLE, IL 62288	\$74,551	\$79,524	45	COFFEY MARK & PERRY S	5.37%
17-15-24-002-01340	41 N WOODBINE RD TAYLORVILLE, IL 62288	\$104,780	\$102,360	45	SHANE JOHN	-1.74%
17-15-24-002-01340	40 N WOODBINE RD TAYLORVILLE, IL 62288	\$113,215	\$107,255	45		6.34%

2018 Sale	2017 Sale	% Increase
\$1,791,435	\$1,614,084	7.8%
Average assessment increase for this area		
7.8%		
Average assessment increase for Taylorville Township		
7.0%		
Average increase for area in the area 2015-2017		
7.0%		

The 3 properties that sold in the subdivisions surrounding the water treatment facility sold for an average 13.25% higher than their market value based on the Supervisor of Assessment office 2015-2017 assessment data.

The average assessment increase for all of Taylorville Township from the same timeframe (2015-2017) was approximately 5.7%. The average increase for the 3 subdivisions surrounding the new water treatment facility had an average increase in assessment that approximately 7%. The higher average is due to 3 sales highlighted in orange.



Property Values

- Citizens of the subdivision nearest Taylorville water treatment facility (built in 2019) were concerned with property value declines.
 - Three properties with an average distance of 450 ft from the treatment lagoons sold after the construction of the plant for an average 13.9% over market value.*
 - Taylorville township average for home sales over the same timeframe was 5.7% over market value.*
- * Information provided by Chad Cody Christian County Supervisor of Assessments Office.

Property Values

Property values should not be negatively affected as the proximity of our current site is much closer to nearly *all* properties in Kincaid including that of most of the concerned citizens than the proposed location.

