

CASE NO. 707-S-12

SUPPLEMENTAL MEMORANDUM

May 17, 2012

Champaign
County
Department of

**PLANNING &
ZONING**

Petitioners: **Daniel Williams and Fran Williams**

Site Area: **5.2 acres**

Time Schedule for Development:

Currently in Operation

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

Request: Authorize the use of an existing Paintball Facility as an "Outdoor Commercial Recreational Enterprise" as a Special Use on 5.2 acres that is part of a 35 acre tract in the CR Conservation-Recreation Zoning District.

Location: A 35 acre tract in the Southeast Quarter of the Northeast Quarter of Section 36 of Newcomb Township and commonly known as the home at 2453 CR 600E, Dewey.

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

(217) 384-3708

STATUS

This is the first hearing for this case. Because there was a change in publication deadlines by the Mahomet Citizen this case was not advertised until May 3, 2012, which amounts to 1 day after the minimum statutory requirement of 15 days prior to a public hearing, therefore Final Action on this case cannot occur at the May 17, 2012, public hearing. This case will need to be continued to a future hearing to allow the statutory required minimum 15 days notice. In addition, the Petitioner has not filed a Variance Application, but if one is filed the Variance case will need to be advertised.

OTHER ISSUES

Property clean-up if the business ceases operations. If and when the business ceases operations, obstacles and structures will be trash and debris and will need to be cleaned-up. The following special condition will ensure clean-up of the property if the business ceases operations:

In the event the paintball business ceases operations, the Petitioner or any owner hereafter shall be responsible for clean-up and maintenance of the subject property in a timely manner and all costs associated with clean-up and maintenance.

The special condition stated above is required to ensure the following:

That the subject property is properly maintained and does not become a nuisance.

Public safety in enclosed game structures. Some of the gaming structures are enclosed and temporarily occupied by players. Life safety considerations become an issue if such structures become a certain size. The following special condition will limit the size of these structures to ensure public safety:

Enclosed gaming structures intended to be temporarily occupied by players shall not be larger than 150 square feet in area.

The special condition stated above is required to ensure the following:

That existing and future structures are small enough in size where life safety considerations are not a concern or necessary.