

# CASE NO. 707-S-12

## SUPPLEMENTAL MEMORANDUM

May 17, 2012

Petitioners: Daniel Williams and Fran Williams

Champaign  
County  
Department of  
**PLANNING &  
ZONING**

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

(217) 384-3708

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.

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## 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.

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## 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:

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**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.**