

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: May 17, 2012  
Time: **7:00 P.M.**  
Place: Lyle Shields Meeting Room  
Brookens Administrative Center  
1776 E. Washington Street  
Urbana, IL 61802

**Note: NO ENTRANCE TO BUILDING  
FROM WASHINGTON STREET PARKING  
LOT AFTER 4:30 PM.  
Use Northeast parking lot via Lierman Ave.  
and enter building through Northeast  
door.**

*If you require special accommodations please notify the Department of Planning & Zoning at  
(217) 384-3708*

**EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM**

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (April 12, 2012)

**Note: The full ZBA packet is now available  
on-line at: [www.co.champaign.il.us](http://www.co.champaign.il.us).**

5. Continued Public Hearings

**Case 685-AT-11** Petitioner: **Zoning Administrator**

Request: **Amend the Champaign County Zoning Ordinance by revising Section 6.1 by adding standard conditions required for any County Board approved special use permit for a Rural Residential Development in the Rural Residential Overlay district as follows:**

- (1) Require that each proposed residential lot shall have an area equal to the minimum required lot area in the zoning district that is not in the Special Flood Hazard Area;
- (2) Require a new public street to serve the proposed lots in any proposed RRO with more than two proposed lots that are each less than five acres in area or any RRO that does not comply with the standard condition for minimum driveway separation;
- (3) Require a minimum driveway separation between driveways in the same development;
- (4) Require minimum driveway standards for any residential lot on which a dwelling may be more than 140 feet from a public street;
- (5) Require for any proposed residential lot not served by a public water supply system and that is located in an area of limited groundwater availability or over a shallow sand and gravel aquifer other than the Mahomet Aquifer, that the petitioner shall conduct groundwater investigations and contract the services of the Illinois State Water Survey (ISWS) to conduct or provide a review of the results;
- (6) Require for any proposed RRO in a high probability area as defined in the Illinois State Agency Historic Preservation Agency (ISHPA) about the proposed RRO development undertaking and provide a copy of the ISHPA response;
- (7) Require that for any proposed RRO that the petitioner shall contact the Endangered Species Program of the Illinois Department of Natural Resources and provide a copy of the agency response.

**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**  
**NOTICE OF REGULAR MEETING**  
**MAY 17, 2012**

6. New Public Hearings

- \* **Case 707-S-12**    Petitioner: **Daniel Williams and landowner Fran Williams**  
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 2453 CR 600E, Dewey.**

7. Staff Report

8. Other Business

- A. Review of ZBA Docket
- B. April, 2012 Monthly Report

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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\* **Administrative Hearing. Cross Examination allowed.**

# CASE NO. 707-S-11

PRELIMINARY MEMORANDUM

May 11, 2012

Petitioners: **Daniel Williams and Fran Williams**

**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.**

Champaign  
County  
Department of

**PLANNING &  
ZONING**

Site Area: **5.2 acres**

Time Schedule for Development:  
**Currently in Operation**

Prepared by: **Andy Kass**  
Associate Planner

**John Hall**  
Zoning Administrator

**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

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## BACKGROUND

This Special Use Permit request is a result of zoning enforcement case ZN-11-109-07. Staff began collecting information about Firemark Paintball from the Fisher Reporter in March, 2005. On January 2, 2009, the Petitioner spoke with Staff about establishing a manufactured home on the subject property and was given information regarding lot division. On the same day the Petitioner was verbally notified that his paintball business needed to comply with Zoning Ordinance requirements. Enforcement was put on hold to allow the owner some time to subdivide the property with the Village of Mahomet. A subdivision of the property has not occurred. In 2011, another unauthorized paintball park operator was sent a violation notice in response to complaints and ceased operations and has since moved the business out of Champaign County jurisdiction. The Petitioner was sent a first violation notice on January 12, 2012, regarding the manufactured home and the paintball business. On January 18, 2012, the Petitioner met with Staff to discuss the violation letter and the necessary steps to bring the business into compliance.

The Petitioner has been operating Firemark Paintball since 2002. The paintball park is all outdoors and has five different playing fields with different obstacles for players to hide behind. There is a mobile home, semi trailer, and small shed on the property used for storage of paintball rental equipment and other business related materials. There are five different fields that can be used for paintball. Each field has boundary lines represented by strings with colored ribbons. The business has only one employee and volunteers who help referee on the weekends. The park is open to patrons on Monday, Wednesday, Friday, Saturday, and Sunday in time blocks of four hours, 10 a.m. to 2 p.m. and 2 p.m. to 6 p.m.

A portion of the subject property is in the mapped floodplain (Zone A). The elevations received on February 7, 2012, from the Petitioner's surveyor indicate that the structures are above the Base Flood Elevation (BFE) of 695.6.

## SITE PLAN ISSUES

The site plan received on February 8, 2012, does not include all dimensions and is not proportionately to scale and is therefore difficult to understand (see the annotated site plan).

The site plan also does not clearly indicate all of the land required for the Special Use. For example, the farm lane that connects the parking area to the play fields is not indicated. The site plan also does not indicate areas where no paintball activities are proposed. The parking area that is indicated on the site plan is also not large enough and needs to be expanded.

### POTENTIAL VARIANCE CASE

Staff conducted a site visit to the subject property on May 10, 2012, and found that obstacles in the playing fields did not meet rear yard requirements. The CR District requires a 25 feet rear yard. Staff also found that parking spaces in the parking area were too close to the front property line. Parking spaces cannot be less than 10 feet from a front property line. The Petitioner was advised that the obstacles needed to be moved to meet the minimum rear yard requirement and that the parking area should be roped off to ensure vehicles are not parked within 10 feet of the front property line. The Petitioner has also been told that a variance could be requested for the parking spaces and the obstacles.

### EXTRATERRITORIAL JURISDICTION

The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Mahomet. Municipalities with zoning do not have protest rights on Special Use Permits within their ETJ, they do receive notice of such cases and they are invited to comment.

### EXISTING LAND USE AND ZONING

**Table 1. Land Use and Zoning in the Vicinity**

Direction	Land Use	Zoning
Onsite	Residential	CR Conservation-Recreation
	----- Agriculture	
North	Agriculture	CR Conservation-Recreation
East	Agriculture	CR Conservation-Recreation
West	Agriculture	CR Conservation-Recreation
South	Agriculture	CR Conservation-Recreation

### PROPOSED SPECIAL CONDITIONS OF APPROVAL

- A. Regarding State of Illinois accessibility requirements:**
- (1) An accessible portable toilet shall be provided;**
  - (2) The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit until the Zoning Administrator has verified that the Petitioner has provided a paved accessible parking space with appropriate markings for use by handicapped patrons.**

The special conditions stated above are required to ensure the following:

**That the proposed Special Use meets applicable state requirements for accessibility.**

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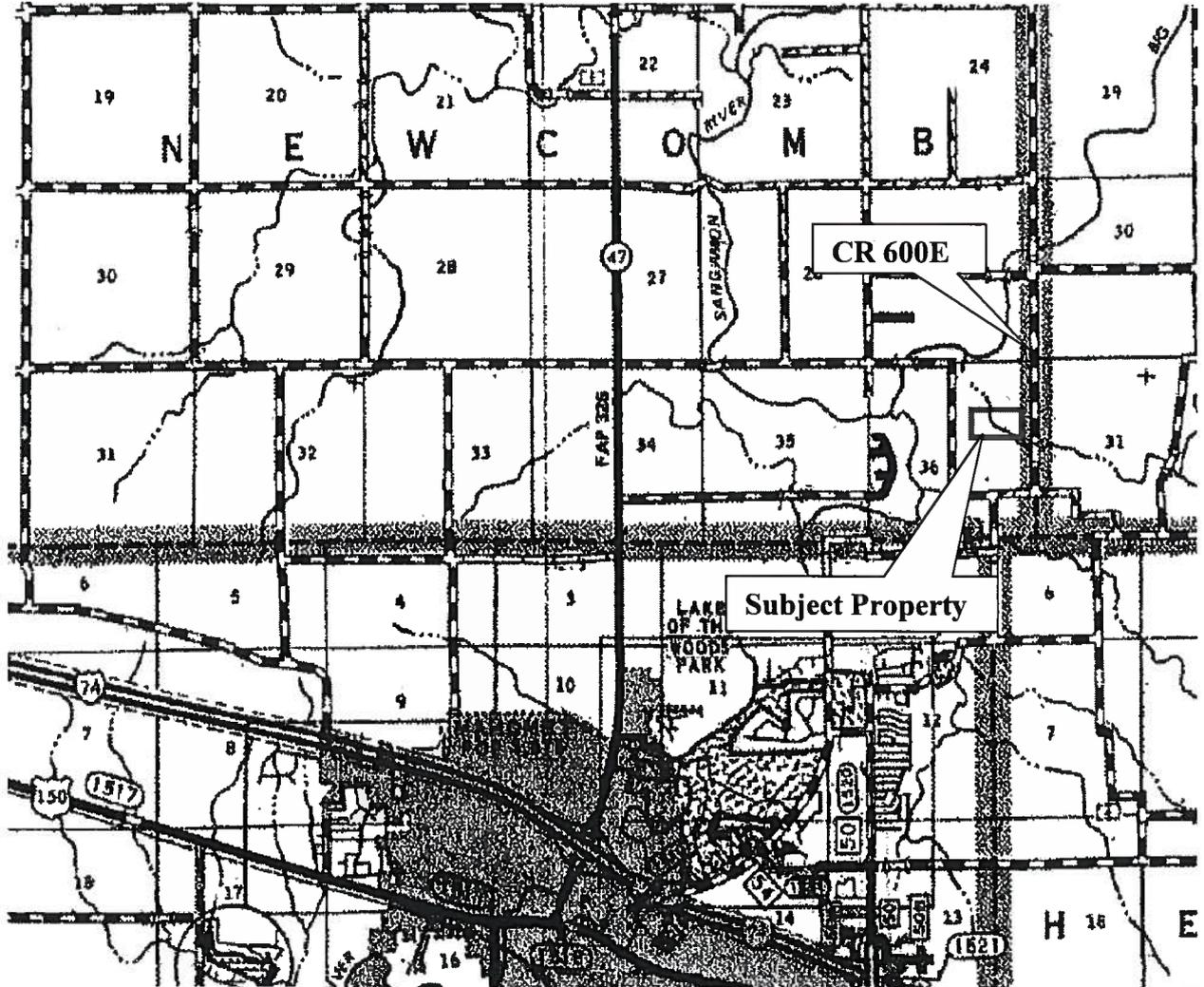
**ATTACHMENTS**

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received February 8, 2012
- C Annotated Site Plan
- D Email dated February 2, 2012, from Douglas Gamble, Accessibility Specialist, Illinois Capital Development Board
- E Color photos of the subject property (included separately to Board members and the Petitioner, photos are also available on the Champaign County website)
- F Draft Summary of Evidence, Finding of Fact, and Final Determination (attached separately)

ATTACHMENT A. LOCATION MAP

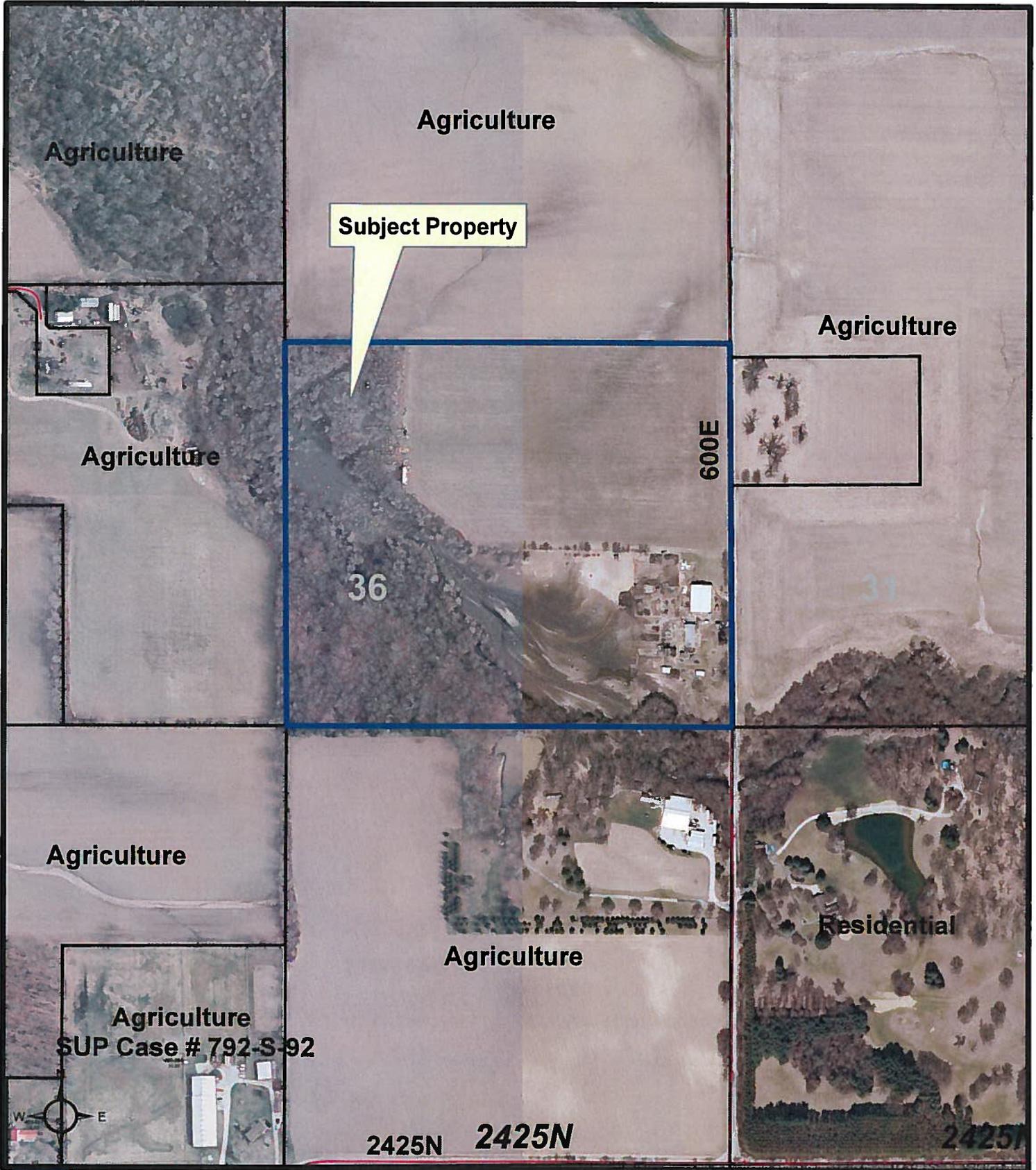
Case 707-S-12

May 11, 2012



Champaign  
County  
Department of  
**PLANNING &  
ZONING**

**Attachment A: Land Use Map**  
**Case 707-S-12**  
**May 11, 2012**



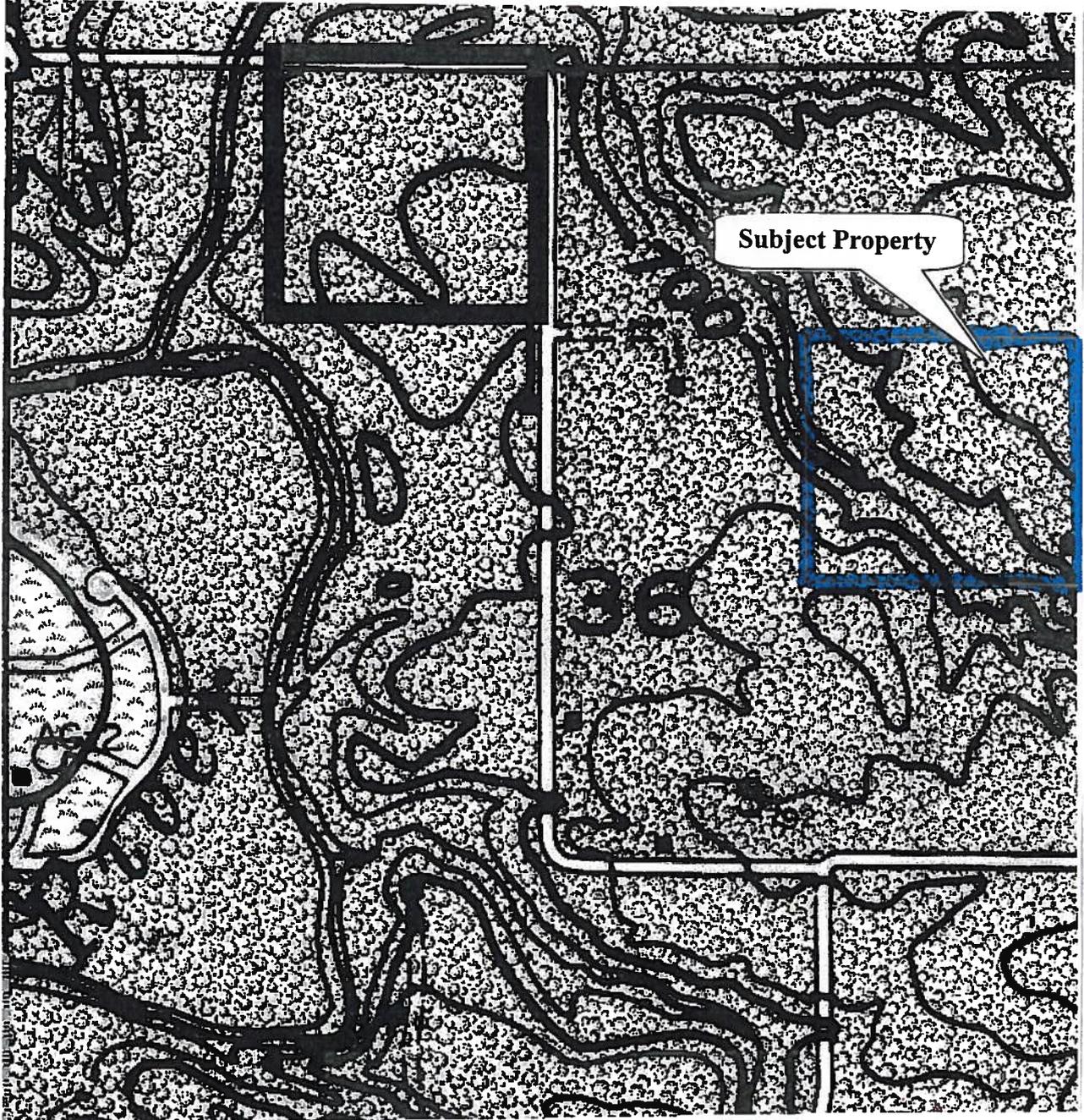
 Subject Property

1 inch = 400 feet

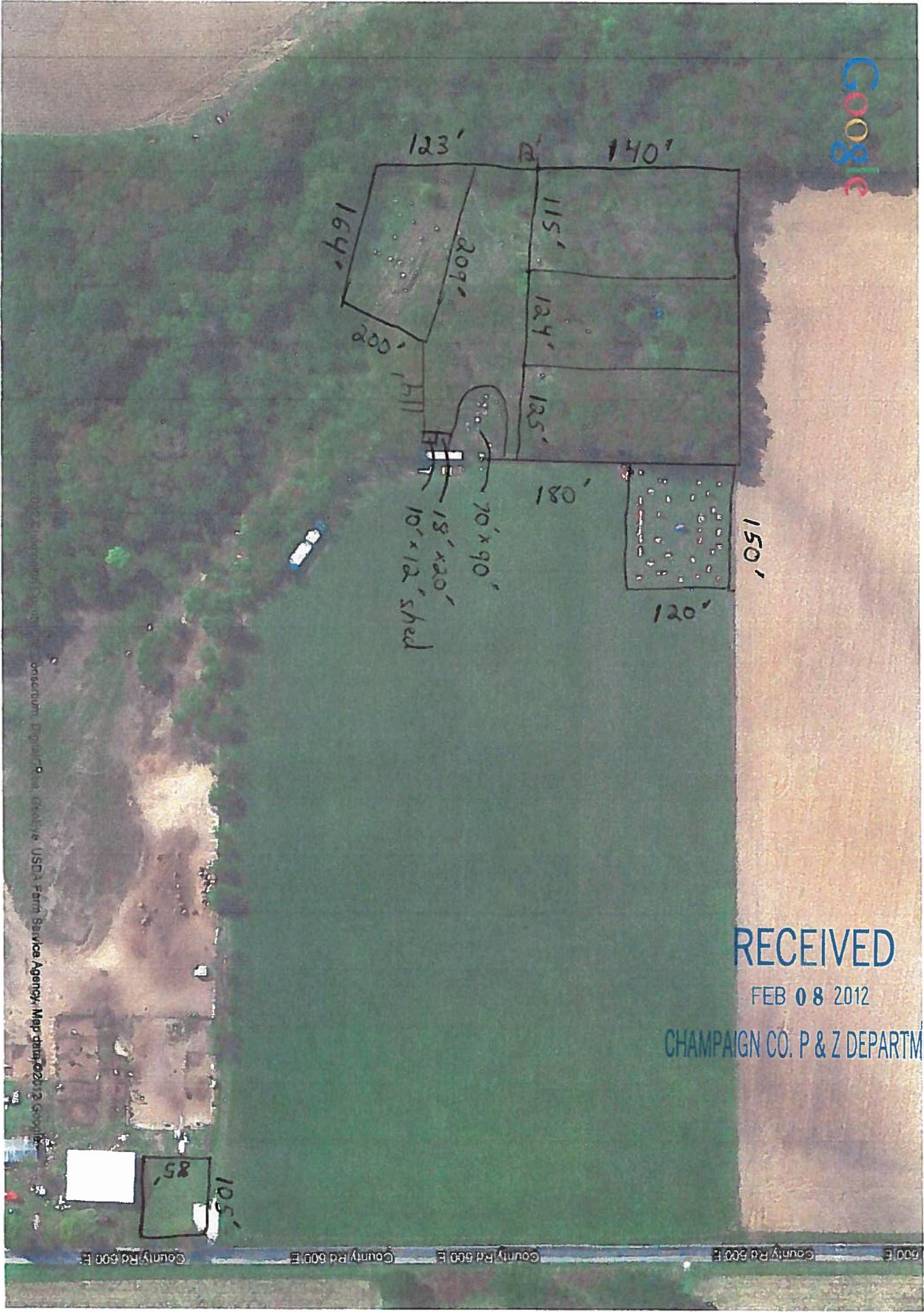
# ATTACHMENT A. ZONING MAP

Case 707-S-12

May 11, 2012



AG-1 Agriculture	R-1 Single Family Residence	R-4 Multiple Family Res.	B-2 Neighborhood Business	B-5 Central Business	 NORTH Champaign County Department of <b>PLANNING &amp;            ZONING</b>
AG-2 Agriculture	R-2 Single Family Residence	R-5 Mobile Home Park	B-3 Highway Business	I-1 Light Industry	
CR Conservation- Recreation	R-3 Two-family Residence	B-1 Rural Trade Center	B-4 General Business	I-2 Heavy Industry	



RECEIVED

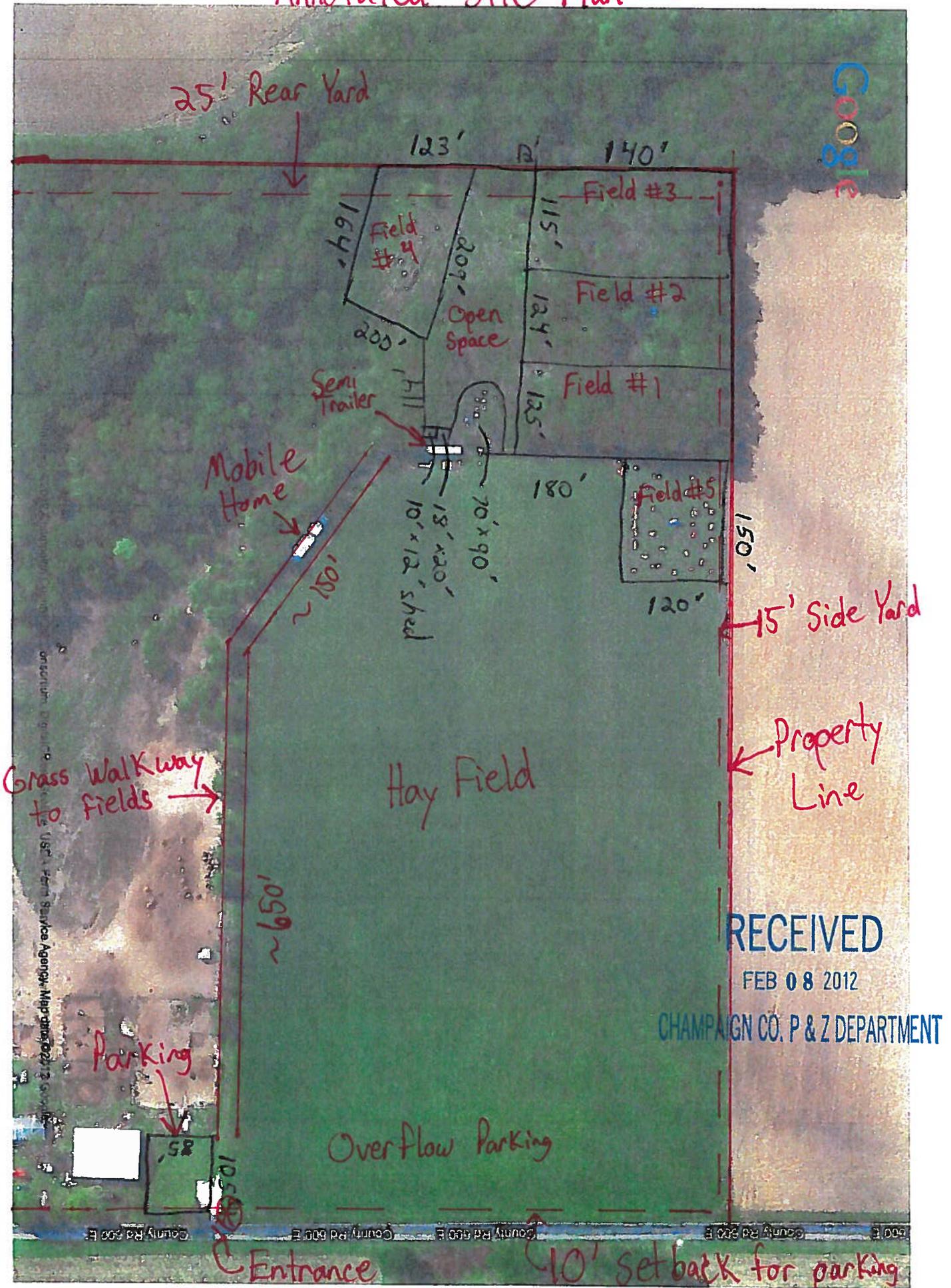
FEB 08 2012

CHAMPAIGN CO. P & Z DEPARTMENT

Source: 2009/02/20 Champaign County, IL, Aerial Imagery, DigitalGlobe, Inc. © 2009. USDA, Farm Service Agency, Map data 2012, Google.

600 E County Rd 500 E County Rd 500 E County Rd 500 E County Rd 500 E

# Annotated Site Plan



5-11-12 by A

*Handicap Info*

Mediacom Mediacom High Speed Internet Webmail

drdew2@mchsi.com

**RE: handicap accessibility**

Thursday, February 02, 2012 3:01:36 PM

From: Doug.Gamble@Illinois.gov

To: drdew2@mchsi.com

Hi Daniel

Thanks for sending the information. You definitely have a unique situation regarding accessibility. Our 1997 Illinois Accessibility Code just has a blanket statement that recreation areas should be accessible. The 2010 ADA that becomes mandatory on March 15, 2012 goes into this at more depth. I would say that at this point the semi trailer and mobile home are not covered by the Illinois Code requiring accessibility. The shed is existing so do not alter it and you will be okay. At least one of the "porta potties" should be accessible.

Able bodied people can also use these with no difficulty if you are only providing one or two. The parking is existing also. When the parking area is altered (new rock etc) pave one accessible space with a paved accessible route to the beginning of the paint ball area. The ADA indicates that you should provide a person with a disability the opportunity to experience paint ball, even if it is a very limited area. Provide this when you are doing the other updates to your parking lot.

Douglas I. Gamble

Douglas I. Gamble  
Accessibility Specialist  
State of Illinois  
Capital Development Board

3rd Floor Stratton Building  
401 South Spring Street  
Springfield, Illinois 62706

Phone: (217) 782-8530

FAX: (217) 524-4208

-----Original Message-----

From: drdew2@mchsi.com [mailto:drdew2@mchsi.com]

Sent: Wednesday, January 25, 2012 6:01 PM

To: Gamble, Doug

Subject: Re: handicap accessibility

Thanks for your help Doug. Currently, we have a semi-trailer, mobile home, and a 10x12 shed. All of which are used for storage. These are not accessible to customers. Everything else is all outdoors there are no other buildings. We have a portapotti for customers and parking is a roped off half acre area on packed ground. Now the parking lot is about 800 feet from the playing area and we have always offered people the ability to drive closer if they are unable to walk, but most people who come to play and are able to walk. Hope this helps.

Daniel Williams

Firemark Paintball

----- Original Message -----

From: "Doug Gamble" &lt;Doug.Gamble@Illinois.gov&gt;

To: drdew2@mchsi.com

Sent: Wednesday, January 25, 2012 2:54:11 PM GMT -06:00 US/Canada Central

Subject: RE: handicap accessibility

Hi Daniel

Thank you for your phone call this morning. I will be happy to assist you. I need to know if this is new construction or an alteration to an existing building. I will need a floor plan, square footages of each level, toilet room layout, parking, etc. If it is an alteration, I need to know the cost of the alteration, what you are going to do to the building and the replacement value of the building if it burned to the ground (Heaven forbid). Get that to me and I will be able to assist you.

Douglas I. Gamble

Douglas I. Gamble  
Accessibility Specialist  
State of Illinois  
Capital Development Board

3rd Floor Stratton Building  
401 South Spring Street  
Springfield, Illinois 62706

Phone: (217) 782-8530

FAX: (217) 524-4208

-----Original Message-----

From: drdew2@mchsi.com [mailto:drdew2@mchsi.com]

Sent: Monday, January 23, 2012 10:08 AM

To: Gamble, Doug

Subject: handicap accessibility

Good Morning Mr. Gamble:

My name is Daniel Williams and I own a paintball facility in the Mahomet, Illinois area. I have been informed by the Planning and Zoning Department of Champaign that I need to have an interpretation of accessibility requirements specifically for my paintball business and I was given your e-mail as contact. I look forward to your assistance in this matter and thank you in advance for your time.

Daniel Williams  
Firemark Paintball  
www.firemarkpaintball.com  
217-643-2620 (o)  
217-377-7583 (c)  
drdew2@mchsi.com

RECEIVED

FEB 08 2012

CHAMPAIGN CO. P & Z DEPARTMENT

*DRAFT*

707-S-12

**SUMMARY OF EVIDENCE, FINDING OF FACT  
AND FINAL DETERMINATION  
of  
Champaign County Zoning Board of Appeals**

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Final Determination: *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}*

Date: May 17, 2012

Petitioners: Daniel Williams and Fran Williams

Request: Authorize the following on land in the CR Conservation-Recreation Zoning District:

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

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**SUMMARY OF EVIDENCE**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **May 17, 2012**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner Daniel Williams, 2453 CR 600E, Dewey, owns and operates the existing paintball business "Firemark Paintball" on the subject property which is owned by Fran Williams, mother of the Petitioner who resides on the property.
2. The subject property is 5.2 acres which is part of 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.
3. The subject property is located within the one and one-half mile extraterritorial jurisdiction of the Village of Mahomet. Municipalities with zoning do not have protest rights on Special Use Permits within their ETJ, they do receive notice of such cases and they are invited to comment.

***GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY***

4. Land use and zoning on the subject property and in the vicinity are as follows:
  - A. The subject property and the larger property on which it is located is currently zoned CR Conservation-Recreation. The rest of the property is in use as a residential property with some of the subject property used for agricultural production.
  - B. Land on the north, south, east, and west of the subject property is zoned and is in use as follows:
    - (1) Land on the north is zoned CR Conservation Recreation and is in agricultural production.
    - (2) Land on the south is zoned CR Conservation-Recreation and is in agricultural production.
    - (3) Land east of the subject property is zoned AG-1 Agriculture and is in agricultural production.
    - (4) Land west of the subject property is zoned CR Conservation-Recreation and is in agricultural production.

*GENERALLY REGARDING THE PROPOSED SPECIAL USE*

5. Regarding site plan and operations of the Paintball Facility:
- A. The site plan received February 8, 2012, indicates the following:
- (1) Five playing fields for paintball games located in the northwest corner of the property. Four of the game fields are in the wooded area of the property and one game field is in the non-wooded area. There are various obstacles placed throughout the playing fields for patrons to hide behind while the game is in play. The obstacles include large wooded or plastic spools, plastic barrels, plastic tubes, and pallets. There are also equipment storage structures including a 10' × 12' shed, semi-trailer, and mobile home. The total area apparently occupied by the game fields and equipment storage cannot be accurately determined because there are missing dimensions and the drawing is not to scale nor is it even proportionately accurate.
  - (2) An 85' × 105' parking area located on the east side of the property and approximately 800 feet away from the game fields. The entrance to the parking area is located off of CR 600E and is directly north of the parking area.
  - (3) Signage on the property directs customers to walk down a farm lane to get to the playing fields.
  - (4) No structures on the east side of the property are part of the proposed Special Use.
  - (5) The site plan does not clearly indicate the area of the proposed Special Use Permit.
- B. Information regarding the operations of Firemark Paintball is provided on their website ([www.firemarkpaintball.com](http://www.firemarkpaintball.com)) and by the Petitioner and is summarized as follows:
- (1) Firemark Paintball has been in operation since 2002.
  - (2) A Release of Liability Agreement is available on the website prior to visiting Firemark Paintball. The waiver is required to play each time a player visits Firemark Paintball.
  - (3) Days and hour of operation are Monday, Wednesday, Friday, Saturday, and Sunday. Each day of operation games occur between 10:00 a.m. through 2:00 p.m. and 2:00 p.m. through 6:00 p.m.
  - (4) Safety rules for the park are available and can be summarized as follows:
    - (a) Safety goggles must be worn at all times.
    - (b) No shooting at the head/neck, wildlife, and no blind shooting.

- (c) No shooting into or out of staging area, neutral zones, or parking areas.
  - (d) No climbing of trees or structures.
  - (e) No physical or verbal abuse.
  - (f) No unauthorized equipment.
  - (g) No alcohol, drugs, or smoking.
- (5) Dan Williams (one of the Petitioners) is the only employee. There are volunteers who assist with refereeing games on the weekends. Typically there are two referees who help on the weekends.

**GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS**

6. Regarding authorization for an Outdoor Commercial Recreational Enterprise as a Special Use in the CR Conservation-Recreation Zoning District in the *Zoning Ordinance*:
- A. Section 5.2 authorizes Outdoor Commercial Recreational Enterprise as a Special Use in the CR and AG-2 Zoning District.
  - B. Subsection 6.1 contains standard conditions that apply to all SPECIAL USES, standard conditions that may apply to all SPECIAL USES, and standard conditions for specific types of SPECIAL USES. Relevant requirements from Subsection 6.1 are as follows:
    - (1) Paragraph 6.1.2 A. indicates that all Special Use Permits with exterior lighting shall be required to minimize glare on adjacent properties and roadways by the following means:
      - (a) All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
      - (b) No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.
      - (c) Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
      - (d) The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.

- (e) The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all exterior light fixtures.
- (2) Subsection 6.1.3 establishes standard conditions for an Outdoor Commercial Recreational Enterprise as follows:
  - (a) A minimum lot size of 1 acre.
  - (b) Not permitted within 200' of an R DISTRICT or residential or INSTITUTIONAL USE.
- C. The following definitions from the *Zoning Ordinance* are especially relevant to the requested Special Use Permit (capitalized words are defined in the Ordinance):
  - (1) "ACCESS" is the way MOTOR VEHICLES move between a STREET or ALLEY and the principal USE or STRUCTURE on a LOT abutting such STREET or ALLEY.
  - (2) "ACCESSORY STRUCTURE" is a STRUCTURE on the same LOT with the MAIN OR PRINCIPAL STRUCTURE, or the main or principal USE, either DETACHED from or ATTACHED to the MAIN OR PRINCIPAL STRUCTURE, subordinate to and USED for purposes customarily incidental to the MAIN OR PRINCIPAL STRUCTURE or the main or principal USE.
  - (3) "ACCESSORY USE" is a USE on the same LOT customarily incidental and subordinate to the main or principal USE or MAIN or PRINCIPAL STRUCTURE.
  - (4) "SETBACK LINE" is the BUILDING RESTRICTION LINE nearest the front of and across a LOT establishing the minimum distance to be provided between a line of a STRUCTURE located on said LOT and the nearest STREET RIGHT-OF-WAY line.
  - (5) "SPECIAL CONDITION" is a condition for the establishment of a SPECIAL USE.
  - (6) "SPECIAL USE" is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.
  - (7) "YARD" is an OPEN SPACE, other than a COURT, of uniform depth on the same LOT with a STRUCTURE, lying between the STRUCTURE and the nearest LOT LINE and which is unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.
  - (8) "YARD, FRONT" is a YARD extending the full width of a LOT and situated between the FRONT LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT. Where a LOT is located such that its REAR

*DRAFT*

and FRONT LOT LINES each abut a STREET RIGHT-OF-WAY both such YARDS shall be classified as FRONT YARDS.

- (9) "YARD, REAR" is a YARD A YARD extending the full width of a LOT and situated between the REAR LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT.
  - (10) "YARD, SIDE" is a YARD situated between a side LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT and extending from the rear line of the required FRONT YARD to the front line of the required REAR YARD.
- D. Section 9.1.11 requires that a Special Use Permit shall not be granted by the Zoning Board of Appeals unless the public hearing record and written application demonstrate the following:
- (1) That the Special Use is necessary for the public convenience at that location;
  - (2) That the Special Use is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise detrimental to the public welfare;
  - (3) That the Special Use conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
  - (4) That the Special Use is in harmony with the general purpose and intent of this ordinance.
  - (5) That in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
- E. Paragraph 9.1.11.D.1. states that a proposed Special Use that does not conform to the standard conditions requires only a waiver of that particular condition and does not require a variance. Regarding standard conditions:
- (1) The Ordinance requires that a waiver of a standard condition requires the following findings:
    - (a) that the waiver is in accordance with the general purpose and intent of the ordinance; and
    - (b) that the waiver will not be injurious to the neighborhood or to the public health, safety, and welfare.

- (2) However, a waiver of a standard condition is the same thing as a variance and Illinois law (55ILCS/ 5-12009) requires that a variance can only be granted in accordance with general or specific rules contained in the Zoning Ordinance and the VARIANCE criteria in paragraph 9.1.9 C. include the following in addition to criteria that are identical to those required for a waiver:
  - (a) Special conditions and circumstances exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district.
  - (b) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied will prevent reasonable or otherwise permitted use of the land or structure or construction
  - (c) The special conditions, circumstances, hardships, or practical difficulties do not result from actions of the applicant.
  
- F. Paragraph 9.1.11.D.2. states that in granting any SPECIAL USE permit, the BOARD may prescribe SPECIAL CONDITIONS as to appropriate conditions and safeguards in conformity with the Ordinance. Violation of such SPECIAL CONDITIONS when made a party of the terms under which the SPECIAL USE permit is granted, shall be deemed a violation of this Ordinance and punishable under this Ordinance.

***GENERALLY REGARDING WHETHER THE SPECIAL USE IS NECESSARY FOR THE PUBLIC CONVENIENCE AT THIS LOCATION***

- 7. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use is necessary for the public convenience at this location:
  - A. The Petitioner has testified on the application, **“Currently there are no other Paintball Field locations within the Champaign County area. Without Firemark Paintball, players have to travel to Danville, Bloomington, Mattoon, or Joliet. With gas prices rising, the short distance [fifteen miles from Champaign-Urbana] to get to Firemark Paintball will help players decrease expenses. Furthermore, with a top notch facility, players from other counties will come to Firemark Paintball bringing income to Champaign County.”**
  - B. The proposed Special Use has been in operation since 2002. Planning and Zoning Staff has been collecting information regarding the existing paintball business on the subject property since 2005.

***GENERALLY REGARDING WHETHER THE SPECIAL USE WILL BE INJURIOUS TO THE DISTRICT OR OTHERWISE INJURIOUS TO THE PUBLIC WELFARE***

- 8. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use be designed, located, and operated so that it will not be injurious to the District in which it shall be located, or otherwise detrimental to the public welfare:

- A. The Petitioner has testified on the application, **“The playing area is well separated from housing of surrounding areas yet close to several cities. Currently, Firemark Paintball has been in operation for the past ten years with no major injuries. The area in use is in the wooded corner of a 40 acre farm. The wooded area is not suitable for grain farming and is a poor grazing option. Although near a creek, it is well out of the flood area evidenced by the owner whose family has owned this land for over 100 years. All paint used is bio-degradable and field materials are mostly recyclable. Abuse of wildlife and animals is forbidden. No alcohol, drugs, or smoking are allowed. Player parking is adequate for current expected customers.”**
- B. Regarding surface drainage:
- (1) The subject property drains south and west to the stream that runs through the subject property.
  - (2) The proposed Special Use is exempt from the Stormwater Management Policy because it does not exceed 1 acre of impervious area.
- C. The subject property is accessed from CR 600E on the west side of the property. Regarding the general traffic conditions on CR 600E at this location and the level of existing traffic and the likely increase from the proposed Special Use:
- (1) The Illinois Department of Transportation (IDOT) measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Annual Average Daily Traffic (AADT). The AADT of CR 600E is indicated as 750 AADT.
  - (2) CR 600E is a Minor Street as indicated in the Champaign County Zoning Ordinance.
  - (3) Pavement width in front of the subject property is approximately 20 feet.
  - (4) The Township Road Commissioner has received notice of the case.
  - (5) Regarding the proposed special use and the anticipated traffic impacts:
    - (a) The proposed Special Use will generate a small amount of traffic that should not create any problems on CR 600E.
- D. Regarding fire protection of the subject property, the subject property is within the protection area of the Cornbelt Fire Protection District and is located approximately 6.5 road miles from the fire station. The Fire Protection District Chief has been notified of this request, but no comments have been received at this time.

- E. Portions of the subject property are located in Zone A of the mapped floodplain according to the Flood Insurance Rate Map of Champaign County, Panel 100. A majority of the area which the proposed special use occupies is within the mapped floodplain as follows:
- (1) The elevations received on February 7, 2012, from Vegrzyn, Sarver and Associates indicates that the semi trailer, manufactured home, and storage shed are above the Base Flood Elevation (BFE) of 695.6 for Summerfield North Subdivision.
  - (2) The Petitioner has indicated that the obstacles in the paintball fields are secured to the ground or to trees in an effort to prevent them from being swept away by floodwaters.
- F. Regarding outdoor lighting on the subject property:
- (1) No outdoor lighting has been indicated on the site plan.
  - (2) On May 10, 2012, Planning and Zoning Staff conducted a site visit to the subject property. During this visit the Petitioner indicated that solar powered lighting is used at times when daylight is shorter.
- G. Regarding wastewater treatment and disposal on the subject property:
- (1) The Petitioner provides an accessible portable toilet for patrons use. The portable toilet is serviced by Illinois Portable Toilets and is emptied once per week.
- H. Regarding solid waste disposal on the subject property:
- (1) No solid waste agency services the proposed Special Use. Solid waste disposal is conducted by the Petitioner.
- I. Regarding food sanitation and public health considerations related to the proposed Special Use:
- (1) The Petitioner has indicated that prepackaged food such as bottled water, canned soda, bottled Gatorade, chips, and candy bars will be sold to patrons at the proposed Special Use.
  - (2) In an email from Tammy Hamilton, Administrative Assistant at the Champaign-Urbana Public Health District dated January 25, 2012, to the Petitioner, indicates that no health permit is required for the sale of prepackaged foods.
- J. Regarding life safety considerations related to the proposed Special Use:
- (1) Champaign County has not adopted a building code. Life safety considerations are considered to a limited extent in Champaign County land use regulation as follows:
    - (a) The Office of the State Fire Marshal has adopted the Code for Safety to Life from Fire in Buildings and Structures as published by the National Fire Protection Association (NFPA 101) 2000 edition, Life Safety Code, as the code for Fire Prevention and Safety as modified by the Fire Prevention and

Safety Rules, 41 Ill. Adm. Code 100, that applies to all localities in the State of Illinois.

- (b) The Office of the State Fire Marshal is authorized to enforce the Fire Prevention and Safety Rules and the code for Fire Prevention and Safety and will inspect buildings based upon requests of state and local government, complaints from the public, or other reasons stated in the Fire Prevention and Safety Rules, subject to available resources.
- (c) The Office of the State Fire Marshal currently provides a free building plan review process subject to available resources and subject to submission of plans prepared by a licensed architect, professional engineer, or professional designer that are accompanied by the proper Office of State Fire Marshal Plan Submittal Form.
- (d) Compliance with the code for Fire Prevention and Safety is mandatory for all relevant structures anywhere in the State of Illinois whether or not the Office of the State Fire Marshal reviews the specific building plans.
- (e) Compliance with the Office of the State Fire Marshal's code for Fire Prevention and Safety is not required as part of the review and approval of Zoning Use Permit Applications.

K. Regarding accessibility requirements of the State of Illinois:

- (a) The Illinois Environmental Barriers Act (IEBA) requires the submittal of a set of building plans and certification by a licensed architect that the specific construction complies with the Illinois Accessibility Code for all construction projects worth \$50,000 or more and requires that compliance with the Illinois Accessibility Code be verified for all Zoning Use Permit Applications for those aspects of the construction for which the Zoning Use Permit is required. There is no information regarding the cost of the pole barn that is used to house the farm dinners in inclement weather, so it is unclear if that will trigger the requirements of the IEBA.
- (b) The Illinois Accessibility Code incorporates building safety provisions very similar to those of the code for Fire Prevention and Safety.
- (c) The certification by an Illinois licensed architect that is required for all construction projects worth \$50,000 or more should include all aspects of compliance with the Illinois Accessibility Code including building safety provisions very similar to those of the code for Fire Prevention and Safety.
- (d) When there is no certification required by an Illinois licensed architect, the only aspects of construction that are reviewed for Zoning Use Permits and which relate

to aspects of the Illinois Accessibility Code are the number and general location of required building exits.

- (e) Verification of compliance with the Illinois Accessibility Code applies only to exterior areas. With respect to interiors, it means simply checking that the required number of building exits is provided and that they have the required exterior configuration. This means that other aspects of building design and construction necessary to provide a safe means of egress from all parts of the building are not checked.
- (f) The Petitioner has contacted the Illinois Capital Development Board regarding accessibility and received an email from that can be summarized as follows:
  - (1) The storage shed, semi trailer, and mobile home already exist and are not required to be accessible.
  - (2) At least one portable toilet shall be accessible.
  - (3) The parking area already exists and does not need an accessible space. When the parking area is altered (new rock, etc.) one paved accessible space must be provided and accompanied by a paved route to the beginning of the paintball area.
- L. On May 10, 2012, Staff visited the subject property and noted that a single rope is used to mark the boundaries of the subject property so that trespass onto adjacent properties is prevented.
- M. The Petitioner has indicated to Staff that the proposed Special Use operates during deer hunting season and that patrons do not wear orange vests or any other hunting safety gear because it would make a player more visible to opposing players. The Petitioner has also indicated that hunting occurs on the adjacent property to the west and that the landowner has agreed to not allow hunting after 10 a.m. on the property so that safety of the patrons is not compromised.
- N. Other than as reviewed elsewhere in this Summary of Evidence, there is no evidence to suggest that the proposed Special Use will generate either nuisance conditions such as odor, noise, vibration, glare, heat, dust, electromagnetic fields or public safety hazards such as fire, explosion, or toxic materials release, that are in excess of those lawfully permitted and customarily associated with other uses permitted in the zoning district.

**GENERALLY REGARDING WHETHER THE SPECIAL USE CONFORMS TO APPLICABLE REGULATIONS AND STANDARDS AND PRESERVES THE ESSENTIAL CHARACTER OF THE DISTRICT**

- 9. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use conform to all applicable regulations and standards and preserve the essential character of the District in

which it shall be located, except where such regulations and standards are modified by Section 6 of the Ordinance:

- A. The Petitioner has testified on the application: “Yes.”
- B. Regarding compliance with the *Zoning Ordinance*:
- (1) Regarding the proposed special use:
    - (a) Outdoor Commercial Recreational Enterprise is authorized by Special Use Permit in the CR Conservation-Recreation and AG-2 Agriculture Zoning District.
    - (b) Section 6.1.3 requires the following Standard Conditions:
      - i. Minimum lot area of 1 acre.
      - ii. Not permitted within 200’ of any R DISTRICT or residential or INSTITUTIONAL use.
    - (c) The proposed Special Use complies with the Standard Conditions.
  - (2) Section 5.3 requires a principal use to have a side yard of 15 feet and a rear yard of 25 feet.
    - (a) The Petitioner did not indicate side or rear yards for the obstacles on the site plan.
    - (b) Planning and Zoning Staff conducted a site visit to the subject property on May 10, 2012, and found that obstacles along the rear property line did not meet the minimum rear yard requirement. If the minimum yard is not met the Petitioner must move the obstacle or request a variance and the cases will need to be re-advertised.
  - (3) Regarding parking for the proposed Special Use:
    - (a) Paragraph 7.4.1 A. requires the minimum size of a parking space be to 9’ × 20’ and total site area for both parking and maneuvering shall average to at least 300 square feet. Parking spaces shall also be a minimum of 10 feet from a front property line and a minimum of 5 feet from a side or rear property line.
    - (b) Paragraph 7.4.1 C.3.b.ii. requires for outdoor areas, including non-permanent STRUCTURES, used for exhibit, educational, entertainment, recreational, or other purpose involving assemblage of patrons, one PARKING SPACE per three patrons based on the estimated number of patrons during peak attendance on a given day during said USE is in operation.



- (1) An Outdoor Commercial Recreational Enterprise is authorized as a Special Use in the CR and AG-2 Zoning District.
  - (2) The proposed Special Use will not hinder agricultural production because the majority of the area for the proposed use is wooded and not suitable for row-crop production.
  - (3) The proposed Special Use has preserved the trees on the subject property.
- G. The proposed Special Use must comply with the Illinois Accessibility Code which is not a County ordinance or policy and the County cannot provide any flexibility regarding that Code. A Zoning Use Permit cannot be issued for any part of the proposed Special Use until full compliance with the Illinois Accessibility Code has been indicated in drawings.
- (1) The Petitioner has contacted the Illinois Capital Development Board regarding accessibility and received an email from that can be summarized as follows:
    - (a) The storage shed, semi trailer, and mobile home are existing and not required to be accessible.
    - (b) At least one portable toilet shall be accessible.
    - (c) The parking area is existing and does not need an accessible space. When the parking area is altered (new rock, etc.) one paved accessible space must be provided and accompanied by a paved route to the beginning of the paintball area.

***GENERALLY REGARDING WHETHER THE SPECIAL USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE***

10. Regarding the *Zoning Ordinance* requirement that the proposed Special Use is in harmony with the general intent and purpose of the Ordinance:
  - A. An Outdoor Commercial Recreational Enterprise is authorized as a Special Use in the CR and AG-2 Zoning District.
  - B. Regarding whether the proposed Special Use Permit is in harmony with the general intent of the Zoning Ordinance:
    - (1) Subsection 5.1.3 of the Ordinance states the general intent of the CR District and states as follows (capitalized words are defined in the Ordinance):

The CR, Conservation-Recreation DISTRICT is intended to protect the public health by restricting development in areas subject to frequent or periodic floods and to conserve the natural and scenic areas generally along the major stream networks of the COUNTY.

- (2) The types of uses authorized in the CR District are in fact the types of uses that have been determined to be acceptable in the CR District. Uses authorized by Special Use Permit are acceptable uses in the district provided that they are determined by the ZBA to meet the criteria for Special Use Permits established in paragraph 9.1.11 B. of the Ordinance.
- C. Regarding whether the proposed Special Use Permit is in harmony with the general purpose of the Zoning Ordinance:
- (1) Paragraph 2.0 (a) of the Ordinance states that one purpose of the Ordinance is securing adequate light, pure air, and safety from fire and other dangers.
    - (a) This purpose is directly related to the limits on building coverage and the minimum yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those requirements.
    - (b) The Petitioner has indicated to Staff that the proposed Special Use operates during deer hunting season and that patrons do not wear orange vests or any other hunting safety gear because it would make a player more visible to opposing players. The Petitioner has also indicated that hunting occurs on the adjacent property to the west and that the landowner has agreed to not allow hunting after 10 a.m. on the property so that safety of the patrons is not compromised.
  - (2) Paragraph 2.0 (b) of the Ordinance states that one purpose of the Ordinance is conserving the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY. In regards to the value of nearby properties:
    - (a) It is not clear whether or not the proposed Special Use will have any impact on the value of nearby properties.
  - (3) Paragraph 2.0 (c) of the Ordinance states that one purpose of the Ordinance is lessening and avoiding congestion in the public STREETS. In regards to congestion in the public STREETS the proposed Special Use will generate a small amount of traffic that should not create any problems on CR 600E.
  - (4) Paragraph 2.0 (d) of the Ordinance states that one purpose of the Ordinance is lessening and avoiding the hazards to persons and damage to PROPERTY resulting from the accumulation of runoff from storm or flood waters.
    - (a) The proposed Special Use is exempt from the *Stormwater Management Policy* and should have no impact on flooding.
  - (5) Paragraph 2.0 (e) of the Ordinance states that one purpose of the Ordinance is promoting the public health, safety, comfort, morals, and general welfare.
    - (a) In regards to public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.

*DRAFT*

- (b) In regards to public comfort and general welfare, this purpose is similar to the purpose of conserving property values established in paragraph 2.0 (b) and is in harmony to the same degree.
- (6) Paragraph 2.0 (f) states that one purpose of the Ordinance is regulating and limiting the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected; and paragraph 2.0 (g) states that one purpose is establishing, regulating, and limiting the BUILDING or SETBACK lines on or along any STREET, trafficway, drive or parkway; and paragraph 2.0 (h) states that one purpose is regulating and limiting the intensity of the USE of LOT AREAS, and regulating and determining the area of OPEN SPACES within and surrounding BUILDINGS and STRUCTURES.

These three purposes are directly related to the limits on building height and building coverage and the minimum setback and yard requirements in the Ordinance and the proposed site plan appears to be in compliance with those limits.

- (7) Paragraph 2.0 (i) of the Ordinance states that one purpose of the Ordinance is classifying, regulating, and restricting the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES; and paragraph 2.0 (j.) states that one purpose is dividing the entire COUNTY into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT AREA, area of OPEN SPACES, and other classification as may be deemed best suited to carry out the purpose of the ordinance; and paragraph 2.0 (k) states that one purpose is fixing regulations and standards to which BUILDINGS, STRUCTURES, or USES therein shall conform; and paragraph 2.0 (l) states that one purpose is prohibiting USES, BUILDINGS, OR STRUCTURES incompatible with the character of such DISTRICT.

Harmony with these four purposes requires that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent uses, and that the special conditions adequately mitigate nonconforming conditions.

- (8) Paragraph 2.0 (m) of the Ordinance states that one purpose of the Ordinance is preventing additions to and alteration or remodeling of existing BUILDINGS, STRUCTURES, or USES in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.
- (9) Paragraph 2.0 (n) of the Ordinance states that one purpose of the Ordinance is protecting the most productive AGRICULTURAL lands from haphazard and unplanned intrusions of urban USES.

The subject property is located in the CR Conservation-Recreation Zoning District and is, by definition, a rural use. The proposed use will not be taking land out of agricultural production.

- (10) Paragraph 2.0 (o) of the Ordinance states that one purpose of the Ordinance is protecting natural features such as forested areas and watercourses.

The subject property does contain natural features including woodlands and a stream. The proposed Special Use has preserved the tree on subject property.

- (11) Paragraph 2.0 (p) of the Ordinance states that one purpose of the Ordinance is encouraging the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The subject property is located in the CR Conservation-Recreation Zoning District and is, by definition, a rural use.

- (12) Paragraph 2.0 (q) of the Ordinance states that one purpose of the Ordinance is encouraging the preservation of AGRICULTURAL belts surrounding urban areas, to retain the AGRICULTURAL nature of the COUNTY, and the individual character of existing communities.

The subject property is located in the CR Conservation-Recreation Zoning District and is, by definition, a rural use.

***GENERALLY REGARDING WHETHER THE SPECIAL USE IS AN EXISTING NONCONFORMING USE***

11. Regarding the *Zoning Ordinance* requirement that in the case of an existing NONCONFORMING USE the granting of the Special Use Permit will make the use more compatible with its surroundings:

A. The Petitioner has testified on the application, “**Not Applicable.**”

***GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL***

12. Regarding proposed special conditions of approval:

A. **Regarding State of Illinois accessibility requirements:**

(1) **An accessible portable toilet shall be provided;**

(2) **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing operation of the proposed Special Use Permit until the Zoning Administrator has verified that the Petitioner has provided a paved accessible parking space with appropriate markings for use by handicapped patrons.**

*DRAFT*

The special conditions stated above are required to ensure the following:

**That the proposed Special Use meets applicable state requirements for accessibility.**

**DOCUMENTS OF RECORD**

1. Special Use Permit Application received on February 8, 2012, with attachments:
  - A Letter of Intent
  - B Site Plan
  - C Trustees Deed
  - D Email dated January 25, 2012, from Tammy Hamilton
  - E Email dated February 2, 2012, from Doug Gamble
  
2. Elevation Data received February 7, 2012
  
3. Preliminary Memorandum dated May 11, 2012, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Site Plan received February 8, 2012
  - C Annotated Site Plan
  - D Email dated February 2, 2012, from Douglas Gamble, Accessibility Specialist, Illinois Capital Development Board
  - E Color photos of the subject property (included separately to Board members and the Petitioner, photos are also available on the Champaign County website)
  - F Draft Summary of Evidence, Finding of Fact, and Final Determination

**FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case 707-S-12 held on May 17, 2012, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN {IS / IS NOT}}* necessary for the public convenience at this location because:  
\_\_\_\_\_  
\_\_\_\_\_
  
2. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* is so designed, located, and proposed to be operated so that it *{WILL NOT / WILL}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
  - a. The street has *{ADEQUATE / INADEQUATE}* traffic capacity and the entrance location has *{ADEQUATE / INADEQUATE}* visibility.
  - b. Emergency services availability is *{ADEQUATE / INADEQUATE} {because\*}*:  
\_\_\_\_\_  
\_\_\_\_\_
  - c. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses *{because\*}*:  
\_\_\_\_\_  
\_\_\_\_\_
  - d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE} {because\*}*:  
\_\_\_\_\_  
\_\_\_\_\_
  - e. Public safety will be *{ADEQUATE / INADEQUATE} {because\*}*:  
\_\_\_\_\_  
\_\_\_\_\_
  - f. The provisions for parking will be *{ADEQUATE / INADEQUATE} {because\*}*:  
\_\_\_\_\_  
\_\_\_\_\_

*(Note the Board may include other relevant considerations as necessary or desirable in each case.)*

\*The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit ***{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}*** conform to the applicable regulations and standards of the DISTRICT in which it is located.
- 3b. The requested Special Use Permit ***{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}*** preserve the essential character of the DISTRICT in which it is located because:
  - a. The Special Use will be designed to ***{CONFORM / NOT CONFORM}*** to all relevant County ordinances and codes.
  - b. The Special Use ***{WILL / WILL NOT}*** be compatible with adjacent uses.
  - c. Public safety will be ***{ADEQUATE / INADEQUATE}***.
4. The requested Special Use Permit ***{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {IS / IS NOT}*** in harmony with the general purpose and intent of the Ordinance because:
  - a. The Special Use is authorized in the District.
  - b. The requested Special Use Permit ***{IS/ IS NOT}*** necessary for the public convenience at this location.
  - c. The requested Special Use Permit ***{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}*** is so designed, located, and proposed to be operated so that it ***{WILL / WILL NOT}*** be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.
  - d. The requested Special Use Permit ***{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}*** preserve the essential character of the DISTRICT in which it is located.
5. The requested Special Use ***{IS/ IS NOT}*** an existing nonconforming use and the requested Special Use Permit ***{WILL/ WILL NOT}*** make the existing use more compatible with its surroundings ***{because: \*}***
6. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW}***

\*The Board may include additional justification if desired, but it is not required.

**FINAL DETERMINATION**

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, the requirements of Section 9.1.11B. for approval *{HAVE/ HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6 B. of the Champaign County Zoning Ordinance, determines that:

The Special Use requested in Case 707-S-12 is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}* to the applicants to **Daniel Williams and landowner Fran Williams** to authorize the use of an existing Paintball Facility as an “Outdoor Commercial Recreational Enterprise” as a Special Use *{ SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS: }*

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Eric Thorsland, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

**FIREMARK PAINTBALL**  
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**FIREMARK  
PAINTBALL  
PARKING**

05/10/2012

**FIREMARK PAINTBALL**

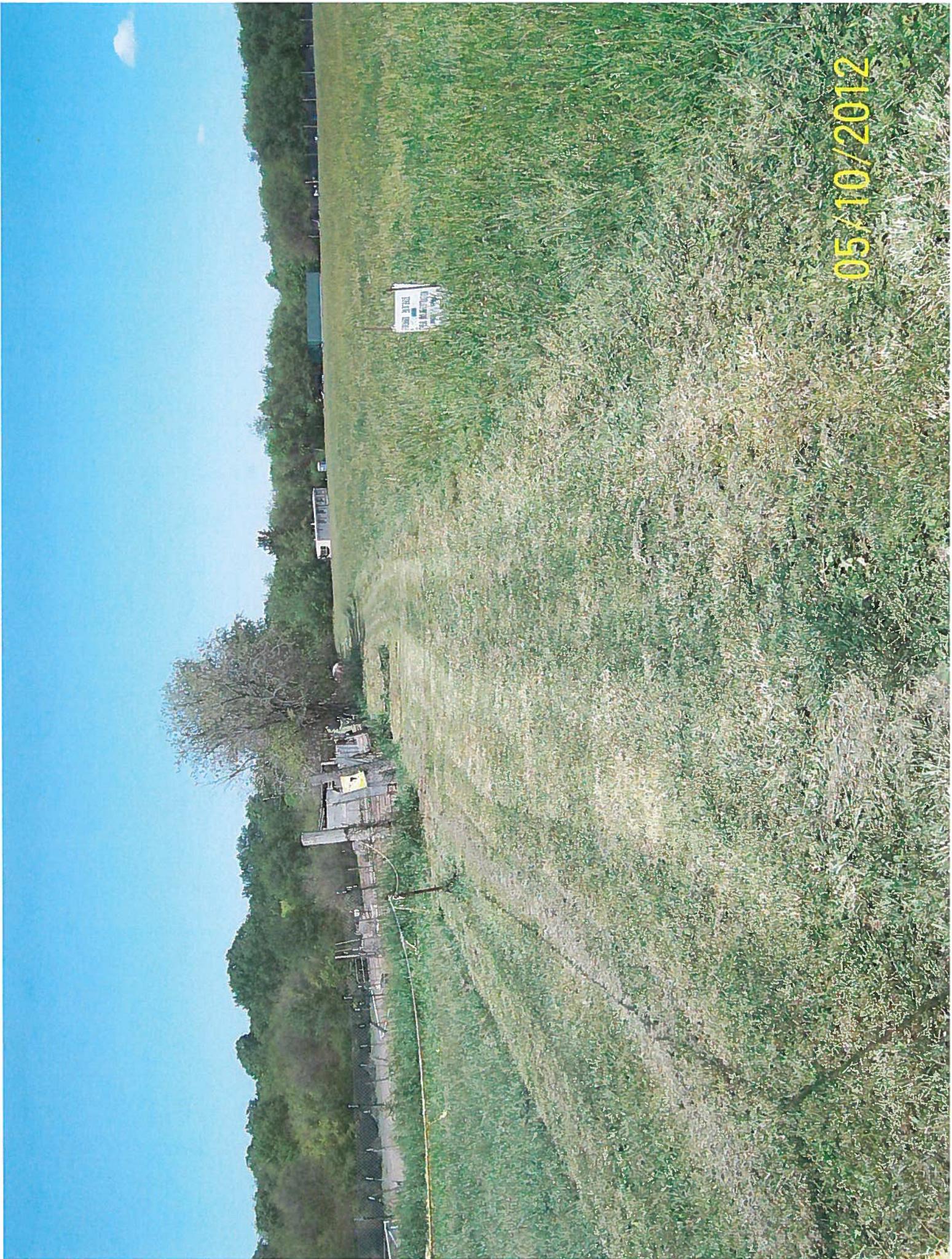


**FIELD AND REGISTRATION**



**WALK DOWN DIRT EMBANKMENT**

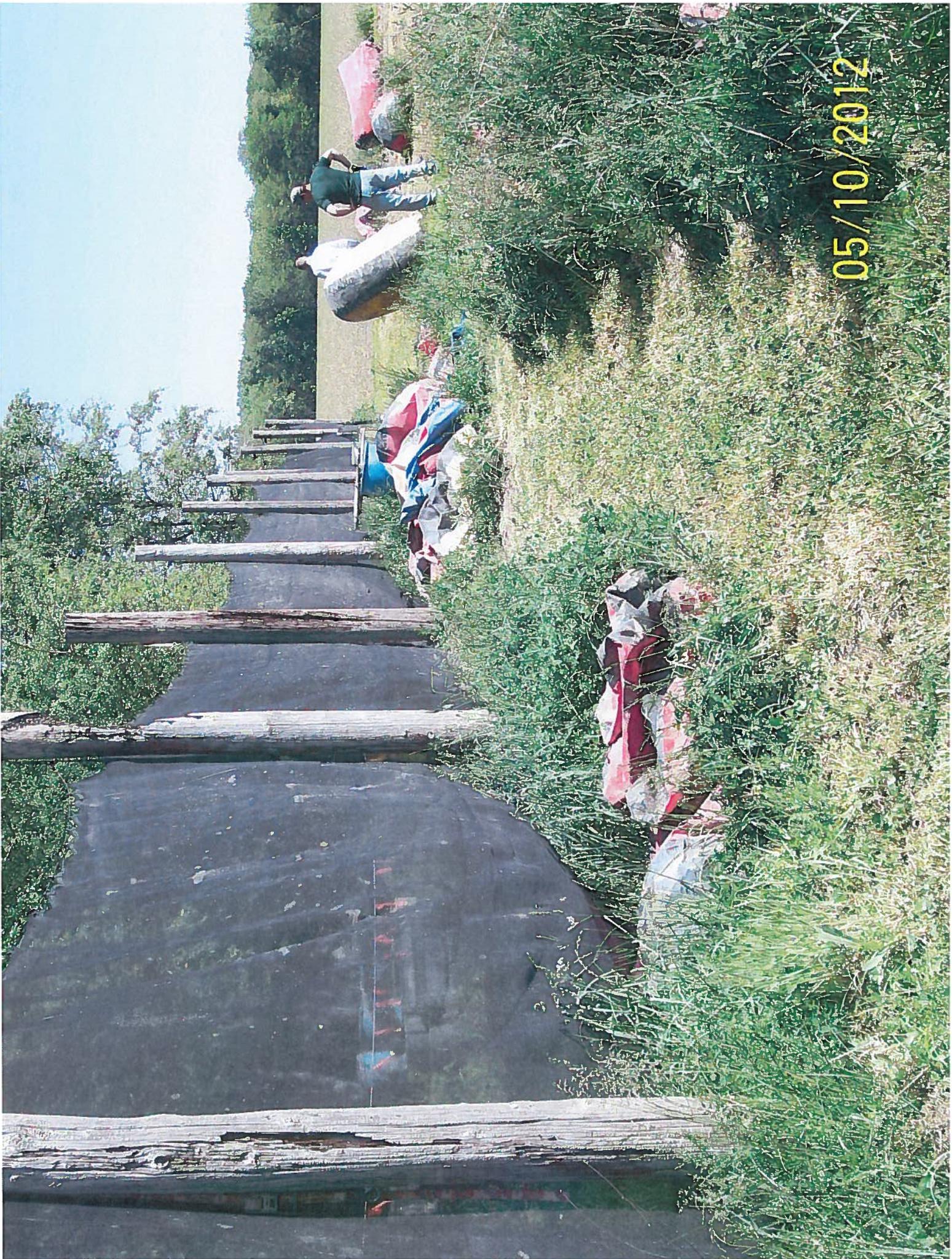
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