

CASE 197-S-26

PRELIMINARY MEMORANDUM

March 26, 2026

Petitioner: **John LeForge d.b.a. Beast Mode Painting LLC**

Request: **Authorize a “Contractor’s Facility with no Outdoor Storage and/or Outdoor Operations” as a Special Use Permit in the AG-2 Agriculture Zoning District.**

Location: **A 3.9-acre lot, in the Southwest Quarter of the Southwest Quarter of Section 14, Township 20 North, Range 8 East of the Third Principal Meridian, in Hensley Township with PIN 12-14-14-300-008, commonly known as the property with an address of 2106 CR 1000E, Champaign.**

Site Area: **3.9 acres**

Time Schedule for Development: **As soon as possible**

Prepared by: **Charlie Campo, Zoning Officer**
John Hall, Zoning Administrator
Trevor Partin, Associate Planner

BACKGROUND

Petitioner John LeForge is under contract to purchase the subject property. The 3.9-acre subject property is zoned AG-2 Agriculture. The property is currently vacant and has a Special Use Permit to operate a soil testing laboratory as a “Farm Chemical and Fertilizer Sales” facility.

A Contractors Facility with no Outdoor STORAGE nor outdoor OPERATIONS requires a Special Use Permit in the AG-2 Agriculture District.

EXTRATERRITORIAL JURISDICTION

The subject property is not within the one and one-half mile extraterritorial jurisdiction of a municipality with zoning.

The subject property is located within Hensley Township, which has a Plan Commission. Townships with Plan Commissions do not have protest rights on Special Use Permits; however, they do receive notice of such cases, and they are invited to comment.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning Summary

Direction	Land Use	Zoning
Onsite	Commercial/Vacant	AG-2 Agriculture
North	Single Family Residential	AG-1 Agriculture
East	Single Family Residential	AG-1 Agriculture
West	Single Family Residential/Agriculture	AG-1 Agriculture
South	Commercial/Residential	B-4 General Business/ AG-1 Agriculture

EXISTING AND PROPOSED IMPROVEMENTS

The subject property currently contains one 6,000 sf. office/warehouse building with 6,800 sf. gravel parking area. The petitioner is proposing to add an additional 4,750 sq. ft. of gravel parking to the east of the existing building and parking area.

PROPOSED OPERATION OF THE SITE

The petitioner proposes to operate a painting and drywall business on the property. There will be ten trucks/vans, two open trailers and two enclosed trailers that are business vehicles parked on the property. In addition, up to 12 employees will report to work at the site and take the business vehicles to job sites. Business operations will be conducted indoors or at customers' locations. No equipment or materials will be stored outside.

PROPOSED SPECIAL CONDITIONS

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 197-S-26.**

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

The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.

- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

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

That the proposed use is in compliance with the Zoning Ordinance.

- C. **The petitioner shall install a Type D screen that screens the parking area from the view of the properties to the north and east.**

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

That the parking area is screened from the view of the neighboring properties.

- D. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

continued

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan and Floor Plan received February 6, 2026
- C Description of the Proposed Use of the Property received February 6, 2026
- D Annotated 2023 and 2002 Aerial Photos
- E Site photos taken March 12, 2026
- F Summary of Evidence, Finding of Fact, and Final Determination dated April 2, 2026

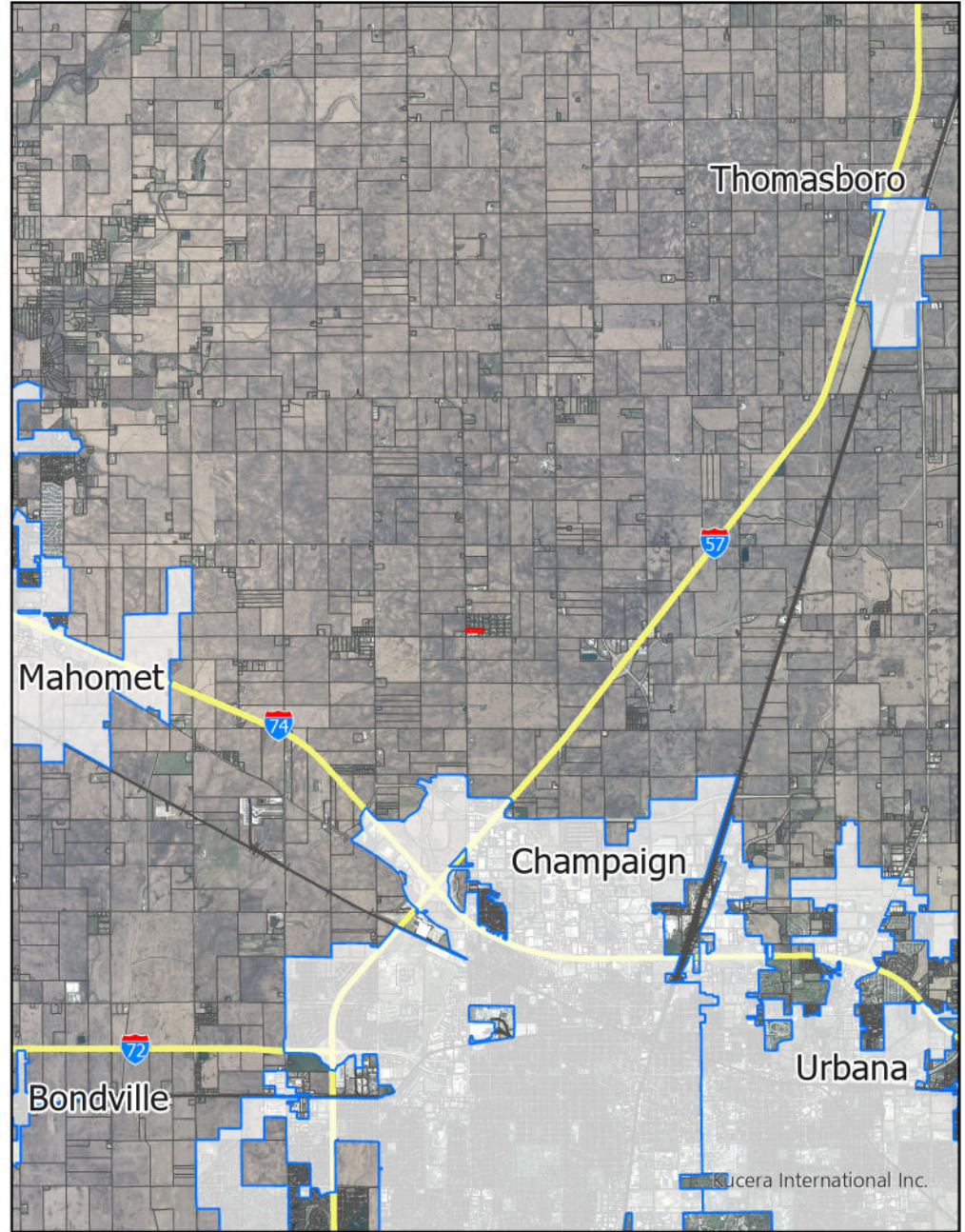
Location Map

Case 197-S-26

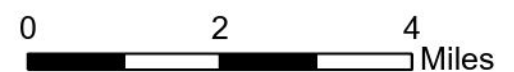
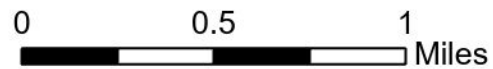
March 26, 2026

Subject Property

Property location in Champaign County



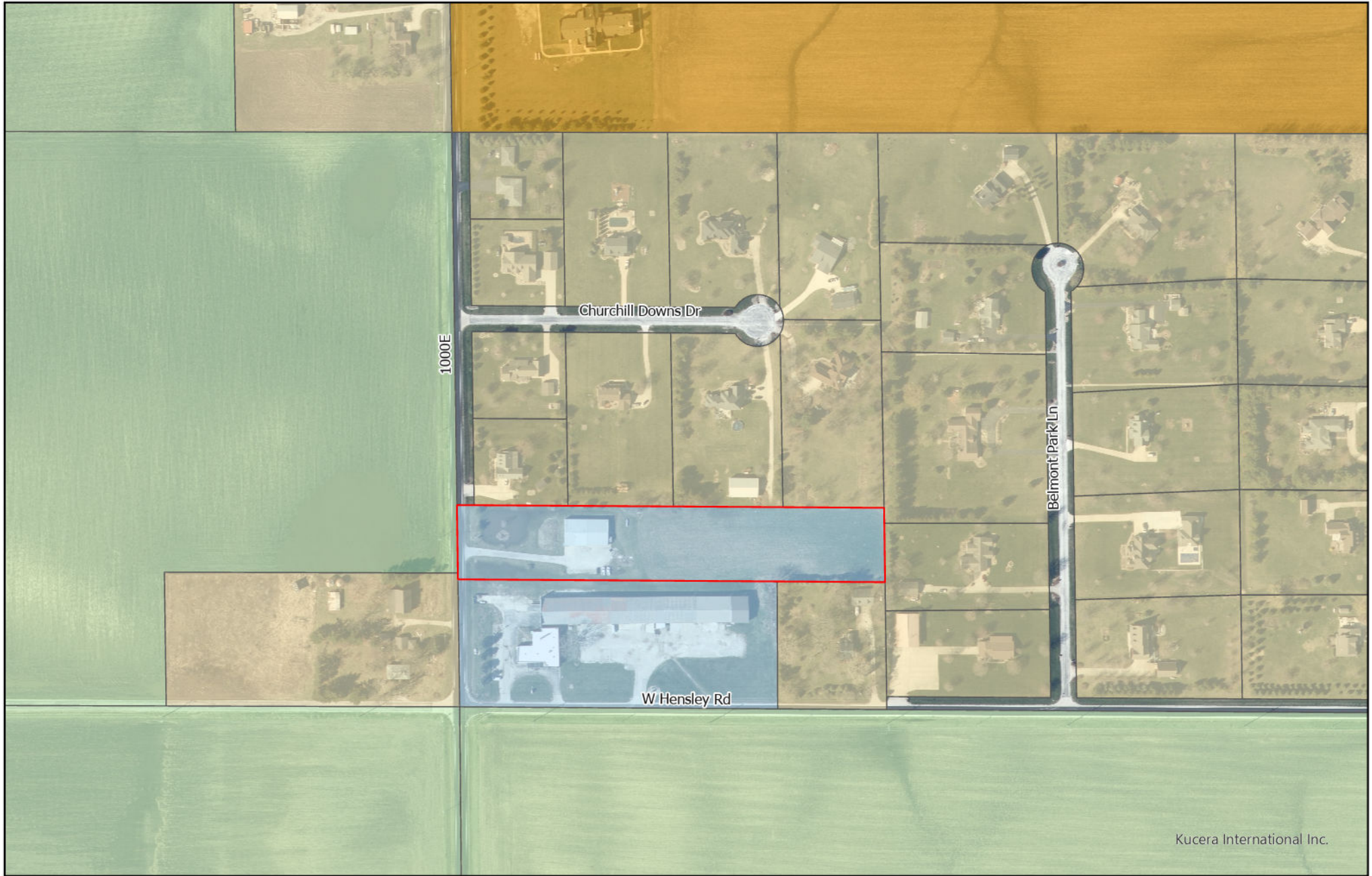
 Subject Parcel




Land Use Map

Case 197-S-26

March 26, 2026



Kucera International Inc.

- | | | |
|---|---|--|
|  Subject Parcel |  Residential |  Hindu Temple |
|  Agricultural |  Commercial | |



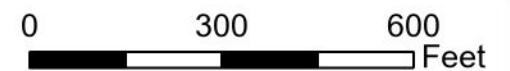
Zoning Map

Case 197-S-26

March 26, 2026

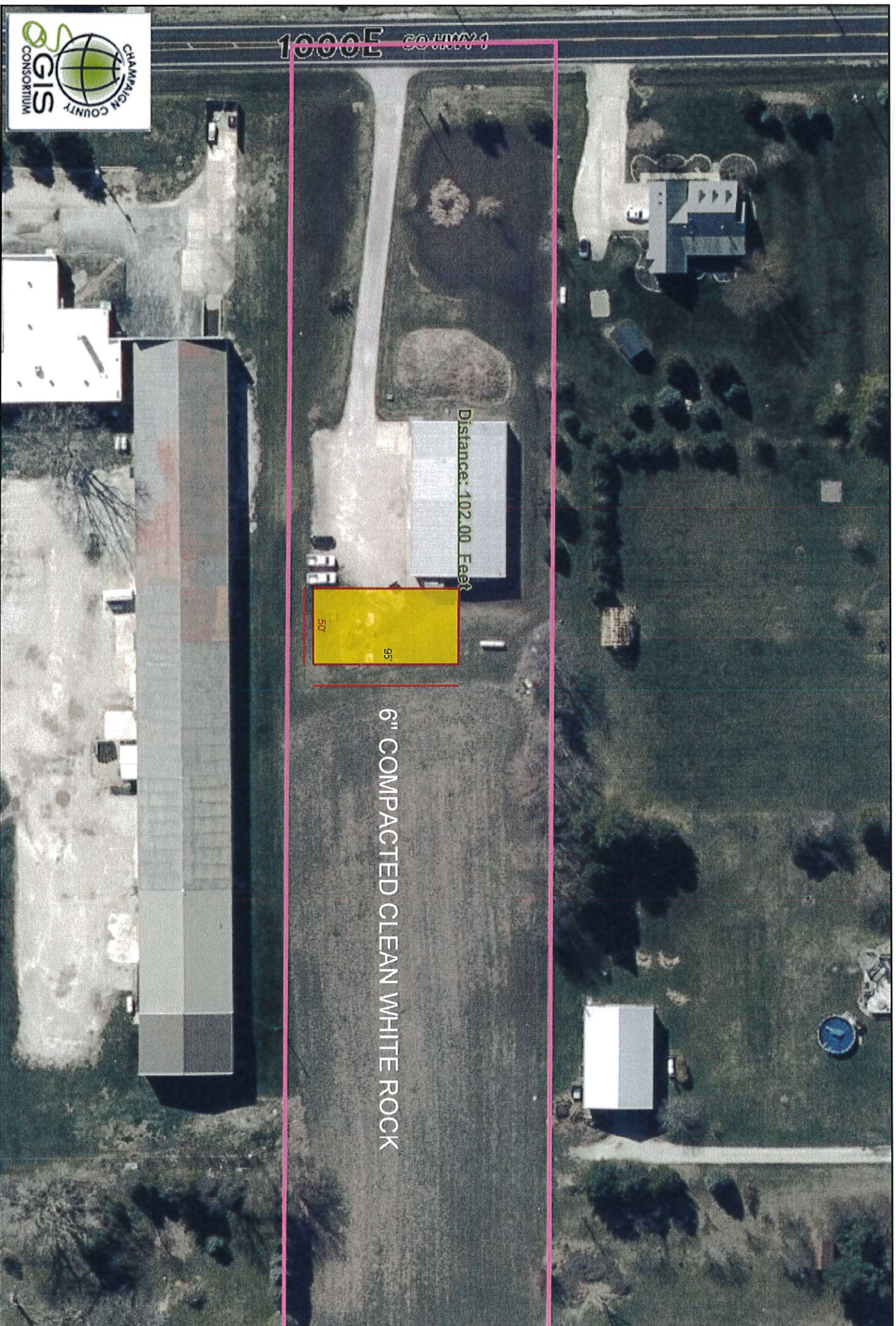


-  Subject Parcel
-  AG-2 Agriculture
-  AG-1 Agriculture
-  B-4 General Business



PROPOSED ROCK PARKING LOT

GIS Webmap Public Interface Champaign County, Illinois



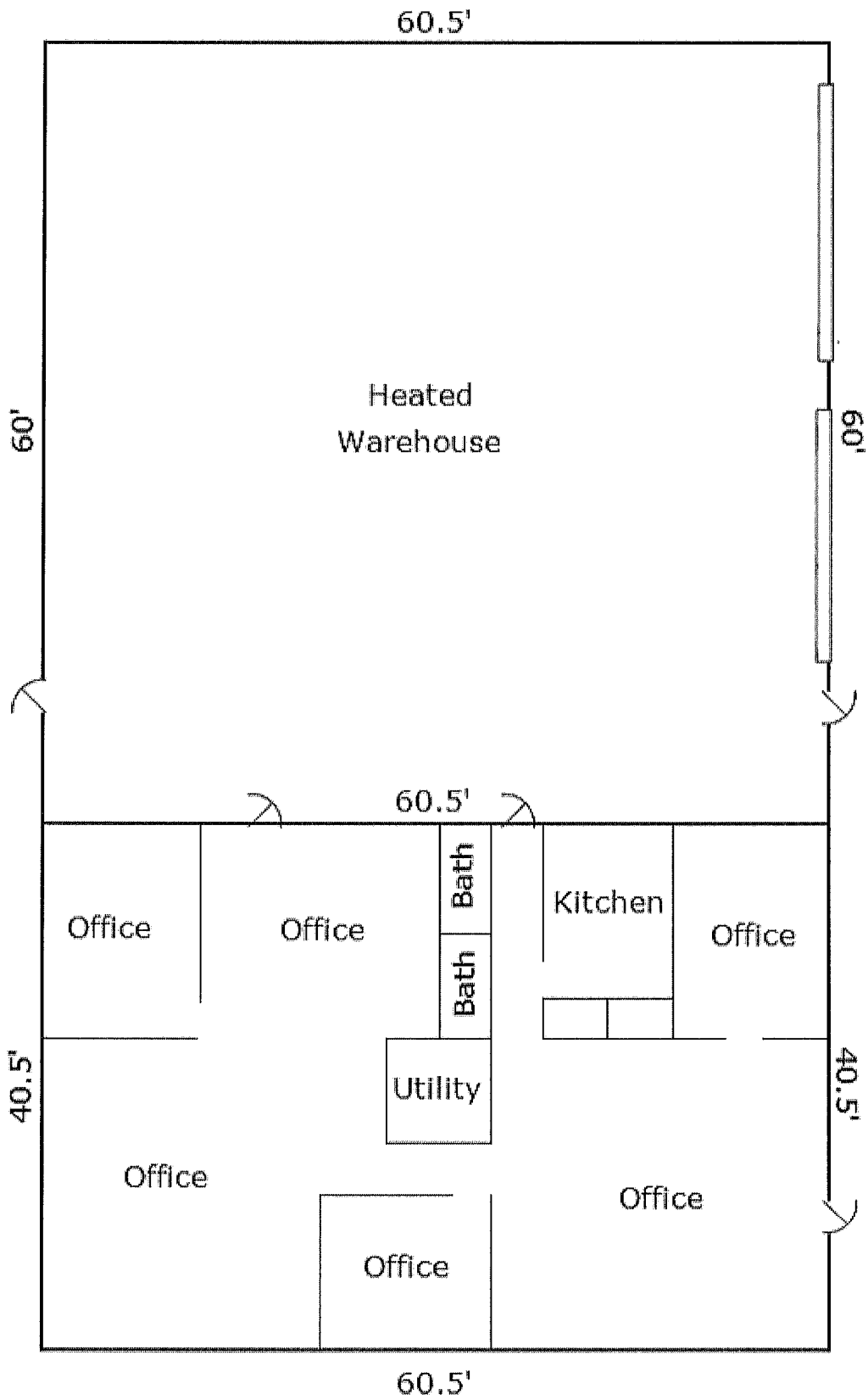
50

Feet

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entries do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.

Date: Monday, March 2, 2026





TOTAL Sketch by: ts mdc

Area Calculations Summary

Living Area	
First Floor	2450.25 Sq ft
Warehouse	3630 Sq ft
Total Living Area (Rounded):	6080 Sq ft



BEASTMODE PAINTING LLC

DATE: FEBRUARY 6, 2026

John LeForge Owner/Manager
552 County Road 2550 N
Mahomet, IL 61853
217-714-5693
BEASTMODEPAINTINGLLC@GMAIL.COM
www.BEASTMODEPAINTING.com

RECEIVED

FEB 06 2026

CHAMPAIGN CO. P & Z DEPARTMENT

PROPOSED USE OF FACILITY FOR SPECIAL USE PERMIT:
2106 COUNTY ROAD 1000 E
CHAMPAIGN, IL 61822-6182

The primary use of this property will be as a storage facility for equipment, tools, and materials for a paint and drywall company. All tools and materials will be stored inside of building.

Some of the office space in this building will be used as a secondary office for our company. My primary office is at my home but sometimes it is necessary to have something closer to town while on the go. It may also be used as an occasional meeting spot with certain clients and employees.

The other primary reason for needing this is property is for the parking lot. Typically, employees will show up in the morning and swap out personal vehicles for work vans and trucks. They will also sometimes be bringing trailers in and out from our jobsites. None of the vehicles are "heavy equipment". They are standard work trucks and cargo vans. There is some overlap in schedules and workdays so it is rare that all vehicles would be there at 1 time, but you could expect around 6 vans, 4 trucks, 2 flat trailers, and 2 enclosed trailers to be parked here after business hours. During business hours I would expect to see 10 to 12 personal vehicles that people are swapping out for work vehicles and heading to jobsites.

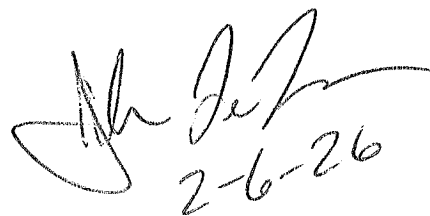
There may also be a "travel trailer" occasionally parked on the property but this would be rare. We may also park vans indoors on the warehouse side of the building, when possible, especially during winter months.

A few times a year we will complete smaller painting projects inside the facility. The majority of our work is completed on jobsites but occasionally we do need to pre paint things off of the jobsite. This typically consists of painting doors and/or trim. We may also do some staining occasionally. I would say this will occur 4 to 6 times a year and we will have the appropriate filtration and ventilation set up for these projects.

At this time, I would expect to see no more 10 to 12 painters making their way in out of the building to start and finish their work days. Typical start time is at 7 or 8 a.m. and typical end time is around 5 or 6 p.m. These are the times that you should expect to see the most traffic but they will typically be in and out within a few minutes. You may occasionally see people throughout the day popping in to grab material or have office meetings. It is not uncommon to have extended hours during the summer months. There are a few weeks that our schedule does get stretched out a bit but we will do our best to keep the vans stocked up so that we are not having to return the vans every evening. During these times I would expect to see a lot less traffic in and out of the shop.

We are aware that there are residential dwellings nearby and we have every intention to respect that. We appreciate your consideration to help us grow our business !

John LeForge
Owner/Manager
Beast Mode Painting, LLC
217-714-5693
beastmodepaintingllc@gmail.com



John LeForge
2-6-26

Annotated 2023 Aerial

Case 197-S-26

March 26, 2026



Kucera International Inc

 Subject Parcel  Proposed Parking Lot

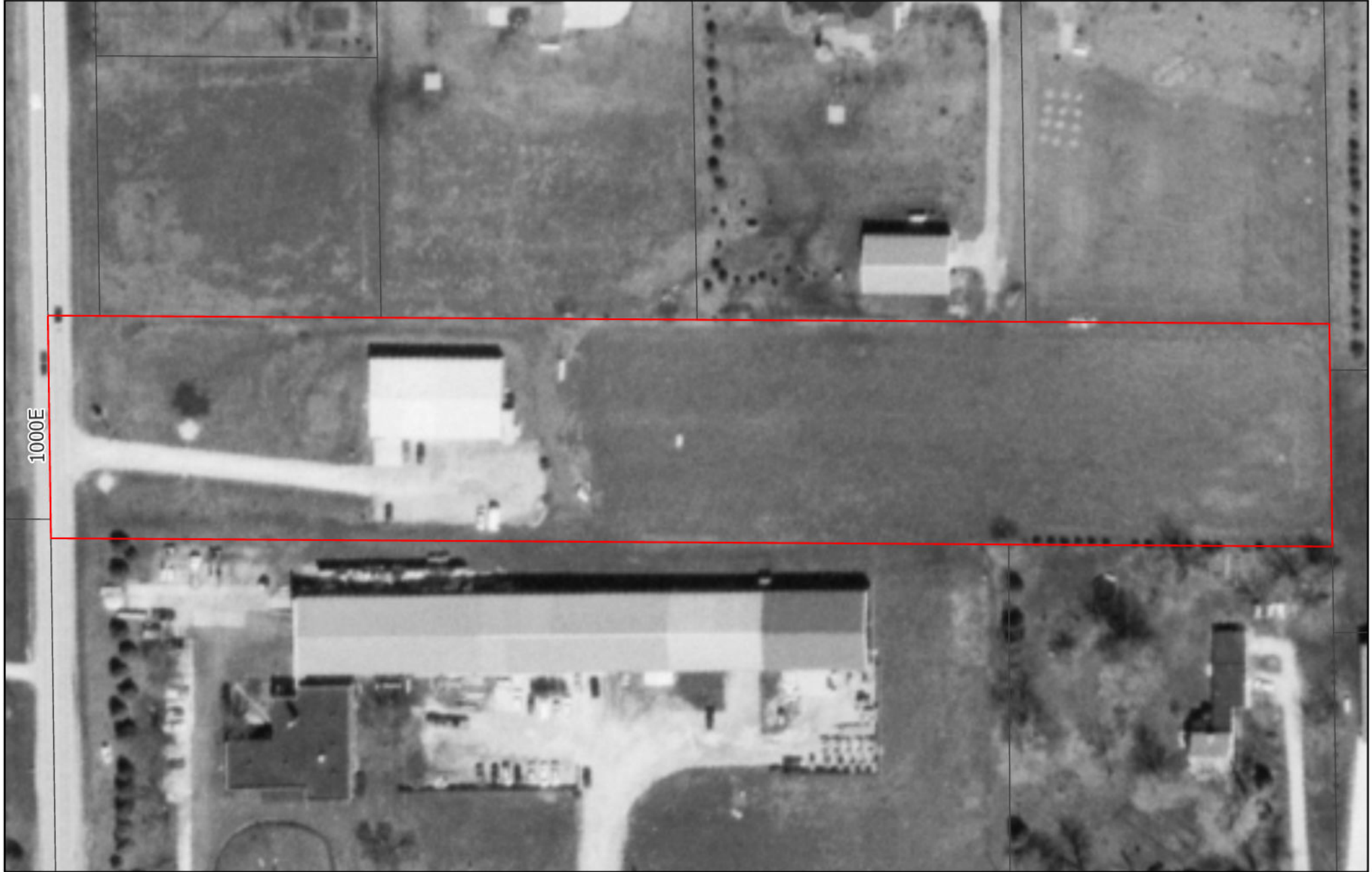
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PLANNING &
ZONING

Annotated 2002 Aerial

Case 197-S-26

March 26, 2026



1000E

 Subject Parcel

0 100 200 Feet

PLANNING &
ZONING

197-S-26 Site Images



From property to the south looking northeast toward subject property



From Co. Hwy. 1 looking south toward Hensley Rd.

197-S-26 Site Images



From subject property driveway looking north



From Co. Hwy. 1 looking east toward subject property

197-S-26 Site Images



From southwest corner of subject property looking north



From parking area looking northeast toward adjacent properties

PRELIMINARY DRAFT

197-S-26

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

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

Date: ***{April 2, 2026}***

Petitioner: **John LeForge d.b.a. Beast Mode Painting LLC**

Request: **Authorize a “Contractor’s Facility with no Outdoor Storage and/or Outdoor Operations” as a Special Use Permit in the AG-2 Agriculture Zoning District, per Section 5.2. and Section 6.1.3 of the Zoning Ordinance.**

Table of Contents

General Application Information	2 - 3
Specific Ordinance Requirements	3 - 9
Special Use Evidence.....	9 - 16
Special Conditions.....	16
Documents of Record.....	17
Case 197-S-26 Finding of Fact	18 - 20
Case 197-S-26 Final Determination.....	21

SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **April 2, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioner John LeForge is under contract to purchase the subject property.
2. The subject property is a 3.9-acre lot, in the Southwest Quarter of the Southwest Quarter of Section 14, Township 20 North, Range 8 East of the Third Principal Meridian, in Hensley Township with PIN 12-14-14-300-008, commonly known as the property with an address of 2106 CR 1000E, Champaign.
3. The property is 3.9 acres in area.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is not located within the one-and-one-half miles of a municipality with zoning.
 - B. The subject property is located within Hensley Township, which has a Plan Commission. Townships with Plan Commissions do not have protest rights on Special Use Permits; however, 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 3.9 -acre subject property is zoned AG-2 Agriculture and contains a 6,000 sf. office warehouse building.
 - B. Land to the north is zoned AG-1 Agriculture and is in use as single-family residential.
 - C. Land to the west is zoned AG-1 Agriculture and is in use as single-family residential and agricultural production.
 - D. Land to the south is zoned B-4 General Business and AG-1 Agriculture and is in use as commercial and residential.
 - E. Land to the east is zoned AG-1 Agriculture and is in use as single-family residential.

GENERALLY REGARDING THE PROPOSED SPECIAL USE

5. Regarding the site plan and operations of the proposed Special Use:
 - A. The Site Plan received October 23, 2024, indicates the following existing and proposed features:
 - (1) One 6,000 sf. office/warehouse building with 6,600 sf. gravel parking area.
 - (2) A proposed 4,750 sf. gravel parking area addition to the east of the existing parking lot and building.

- B. Information regarding the operations of the proposed Special Use, is summarized as follows:
- (1) The business located on the property would be a painting and drywall business.
 - (2) Business vehicles include six vans, four trucks, two open utility trailers and two enclosed trailers.
 - (3) Ten to twelve employee vehicles could be expected on the site when employees report for work.
- C. Previously approved Zoning Use Permits for the subject property include:
- (1) ZUPA #113-98-01 was approved on April 28, 1998, for the office warehouse building.
 - (2) ZUPA #281-98-01 was approved on October 9, 1998, for a freestanding sign.
- D. The subject property is on Best Prime Farmland.
- E. Previously zoning cases for the subject property include:
- (1) Case 949-AM-94 was approved on November 29, 1994, to change the zoning from AG-1 Agriculture to AG-2 Agriculture.
 - (2) Case 137-S-98 was approved April 21, 1998, for a Special Use Permit to allow a soil testing facility in the AG-2 Agriculture zoning district.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS

6. Regarding authorization for a Neighborhood Home Occupation in the R-1 Single Family Residence Zoning DISTRICT in the *Zoning Ordinance*:
- A. 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 BUILDING” is a BUILDING 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, and 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) “BERTH, LOADING” is a stall of dimensions herein specified, adjacent to a LOADING DOCK for the maneuvering and parking of a vehicle for loading and unloading purposes.

PRELIMINARY DRAFT

- (5) “BUILDING” is an enclosed STRUCTURE having a roof supported by columns, walls, arches, or other devices and used for the housing, shelter, or enclosure of persons, animal, and chattels.
- (6) “BUILDING, MAIN or PRINCIPAL” is the BUILDING in which is conducted the main or principal USE of the LOT on which it is located.
- (7) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.
- (8) “OPERATIONS” are processing, assembly, fabrication, or handling of materials or products or movement of bulk materials or products not in containers or pipelines.
- (9) “PARKING SPACE” is a space ACCESSORY to a USE or STRUCTURE for the parking of one vehicle.
- (10) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (11) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.
- (12) “STORAGE” is the presence of equipment, or raw materials or finished goods (packaged or bulk) including goods to be salvaged and items awaiting maintenance or repair and excluding the parking of operable vehicles.
- (13) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
 - (a) MAJOR STREET: Federal or State highways.
 - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
 - (c) MINOR STREET: Township roads and other local roads.
- (14) “SUITED OVERALL” is a discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be SUITED OVERALL if the site meets these criteria:
 - a. The site features or site location will not detract from the proposed use;
 - b. The site will not create a risk to health, safety or property of the occupants, the neighbors or the general public;
 - c. The site is not clearly inadequate in one respect even if it is acceptable in other respects;
 - d. Necessary infrastructure is in place or provided by the proposed development; and

- e. Available public services are adequate to support the proposed development effectively and safely.
- (15) “USE” is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term “permitted USE” or its equivalent shall not be deemed to include any NONCONFORMING USE.
- (16) WELL SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be WELL SUITED OVERALL if the site meets these criteria:
- a. The site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative effects on neighbors or the general public; and
 - b. The site is reasonably well-suited in all respects and has no major defects.
- 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.
- C. Section 5.2: Table of Authorized Principal Uses states that Contractors Facilities with no outdoor STORAGE nor outdoor OPERATIONS can be established with a Special Use Permit in the AG-2 Agriculture Zoning District.

PRELIMINARY DRAFT

- D. Section 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 the following standard conditions for Contractors Facilities with or without Outdoor STORAGE and/or Outdoor OPERATIONS:
 - a. In all DISTRICTS other than the B-5 DISTRICT, outdoor STORAGE and/or outdoor OPERATIONS are allowed as an ACCESSORY USE subject to subsection 7.6.
- E. Section 7.4 establishes requirements for off-street PARKING SPACES and LOADING BERTHS:
- (1) Section 7.4.1 A. states, "All off-street PARKING SPACES shall be located on the same LOT or tract of land as the USE served."
 - (2) For parking purposes, the Zoning Administrator has determined that a Contractor's Facility is most similar to the parking requirements for industrial uses.
 - (3) Section 7.4.1 C.4. states, "Required parking SCREENS for commercial ESTABLISHMENTS shall be provided as follows:
 - a. Parking areas for more than four vehicles of no more than 8,000 pounds gross vehicle weight each, excluding any vehicles used for hauling solid waste except those used for hauling construction debris and other inert materials, located within any YARD abutting any residential DISTRICT or visible from and located within 100 feet from the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming as to USE shall be screened with a Type A SCREEN except that a TYPE B SCREEN may be erected along the rear LOT LINE of the business PROPERTY.

- b. Parking areas for any number of vehicles exceeding 8,000 pounds in gross vehicle weight each or any number of vehicles used for hauling solid waste except those used for hauling construction debris and other inert materials located within any YARD abutting any residential DISTRICT or visible from and located within 100 feet from the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming as to USE shall be screened with a Type D SCREEN.”
- (4) Section 7.4.1 D.1. states, “One space shall be provided for each three employees based upon the maximum number of persons employed during one work period during the day or night, plus one space for each VEHICLE used in the conduct of such USE. A minimum of one additional space shall be designated as a visitor PARKING SPACE.”
 - (5) Section 7.4.1 D.2. states, “All such spaces shall be surfaced with an all-weather dustless material.”
 - (6) Section 7.4.1 D.3. states, “Required parking SCREENS for industrial USES shall be provided as required in paragraph 7.4.1 C.4.”
 - (7) Section 7.4.2 refers to off-street LOADING BERTHS:
 - a. All LOADING BERTHS shall have vertical clearance of at least 14 feet.
 - b. All LOADING BERTHS shall be designed with appropriate means of vehicular access to a STREET or ALLEY in a manner which will least interfere with traffic movement.
 - c. No VEHICLE repair or service work shall be performed on any LOADING BERTH.
 - d. No LOADING BERTH shall be located less than 10 feet from any FRONT LOT LINE and less than five feet from any side or REAR LOT LINE.
 - e. Section 7.4.2 D. states, “Off-street LOADING BERTHS for Industrial USES shall be provided as follows:
 - (a) All LOADING BERTHS shall be located on the same LOT or tract of land as the Industrial USE served.
 - (b) No such BERTH shall be located within any YARD abutting a residential DISTRICT or located less than 100 feet from the BUILDING RESTRICTION LINE of any LOT in an R DISTRICT or any lot containing a DWELLING conforming as to USE unless such BERTH is screened from public view by a Type D SCREEN.
 - (c) No LOADING BERTH shall be located less than 50 feet from the nearest point of intersection of two STREETS.

PRELIMINARY DRAFT

- (d) All LOADING BERTHS shall be improved with a compacted base at least seven inches thick and shall be surfaced with at least two inches of some all-weather dustless material.
 - (e) The schedule of off-street LOADING BERTHS for commercial ESTABLISHMENTS shall also apply to Industrial USES.
 - i. For an establishment with a floor area of less than 9,999 square feet, one 12 feet by 40 feet loading berth is required.
- E. 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 except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
 - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements in WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
 - b. The existing public services are available to support the proposed SPECIAL USE effectively and safely without undue public expense.
 - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
 - (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.
 - (6) Approval of a Special Use Permit shall authorize use, construction and operation only in a manner that is fully consistent with all testimony and evidence submitted by the petitioner or petitioner's agent.
- E. 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 testified on the application, **“Growth of company has resulted in a need of a local facility. We have been servicing the area since 2017 and need a warehouse type space to continue, and allow us to provide jobs and services.”**
 - B. The subject property is located along County Highway 1/CR 1000E near West Hensley Rd. and approximately 1.5 miles from Champaign.
 - C. The subject property is along a well traveled road with similar business on the property to the south.
 - D. The subject property has been in commercial use since 1998.

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 have testified on the application, **“All equipment and materials will be properly stored and used according to label. Any painting will be completed with proper and approved filtration and ventilation.”**
 - B. Regarding surface drainage:
 - (1) The subject property generally drains to the north and east.
 - (2) There is a small pond on the west side of the property between the building and the road.
 - (3) The additional gravel parking area should not cause a significant increase in stormwater runoff, and any additional stormwater should drain toward the pond.
 - (4) The amount of existing and proposed impervious area on the subject property is below the threshold to require a stormwater drainage plan.
 - C. Regarding traffic in the subject property area:
 - (1) The subject property is located along County Highway 1/CR 1000E/N. Mattis Ave., approximately 350 ft. north of W. Hensley Rd.
 - a. County Highway 1 is a County Highway that is paved with asphalt and approximately 24 ft. wide.

PRELIMINARY DRAFT

- b. The subject property has one driveway entrance on the east side of County Highway 1 that serves the property.
 - c. The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Average Daily Traffic (ADT). The most recent ADT data is from 2021 near the subject property. County Highway 1 had an ADT of 3350.
 - d. The proposed Special Use should not create a significant increase in traffic compared to the previous use on the property.
 - e. Notice was sent to the County Engineer, Hensley Township Supervisor and Hensley Township Road Commissioner, and no comments have been received.
- D. Regarding fire protection on the subject property, the subject property is located approximately 12.1 road miles from the Thomasboro Fire Protection District station. Notice of this zoning case was sent to the Fire Protection District, and no comments have been received.
- E. No part of the subject property is located within a mapped floodplain.
- F. Soil on the subject property is Best Prime Farmland and consists of 56B Dana Silt Loam, 152A Drummer silty clay and 481A Raub silt loam and has an average Land Evaluation (LE) of 96.
- (1) The site has been in commercial use since 1998, which is prior to the County regulations for Best Prime Farmland.
- G. Regarding outdoor lighting on the subject property:
- (1) No additional outdoor lighting was indicated on the Site Plan. A special condition has been added regarding any future outdoor lighting for the Special Use Permit area.
- H. Regarding wastewater treatment and disposal on the subject property:
- (1) There is an existing septic system that serves the building on the property.
 - (2) No new construction is being proposed that will require wastewater treatment.
- I. A Natural Resource Information Report by the Champaign County Soil and Water Conservation District was provided when the property was rezoned in 1994.
- J. Regarding life safety considerations related to the proposed Special Use:
- (1) No new construction is proposed for the Special Use.
 - (2) The Thomasboro Fire Protection District has been notified of the proposed Special Use and no comments have been received.

- K. 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 have testified on the application, **“Yes. We do not plan to alter the current layout. If we ever do need to expand, we intend to reach back out for appropriate permits and permissions.”**
- B. Regarding compliance with the *Zoning Ordinance*:
- (1) A “Contractor’s Facility with no Outdoor Storage nor Outdoor Operations” is authorized by Special Use Permit in the AG-2 Zoning District.
- (2) Regarding parking on the subject property:
- a. The office portion of the building will require one space for each 200 sq. ft. of floor area totaling 13 parking spaces.
- b. The warehouse portion of the building will require one space for every three employees totaling four spaces.
- c. One space will be required for each business vehicle totaling 14 spaces.
- d. The required 31 parking spaces need 300 sq. ft. of area each, totaling 9,300 sq. ft. of parking area required. The existing and proposed parking areas total approximately 11,550 sq. ft., which should provide sufficient area for parking.
- (3) Regarding loading berths:
- a. Loading berth requirements are based on building square footage. All loading berths must be surfaced with an all-weather dustless material.
- b. With a total existing floor area of 8,480 square feet, the subject property would require one 12 feet by 40 feet loading berth.
- c. There is sufficient area on the subject property to have a loading berth.
- (4) Regarding screening requirements for parking areas:
- a. Parking requirements for any number of vehicles exceeding 8,000 pounds gross vehicle weight each visible from and located within 100 feet from the

PRELIMINARY DRAFT

building restriction line of a lot containing a dwelling shall be screened with a Type D Screen of with a minimum height of eight feet.

- b. Staff proposes that a Type D Screen be located on the north and east sides of the proposed parking area in order to screen the parking areas from the houses to the north and east.
- C. Regarding compliance with the *Storm Water Management and Erosion Control Ordinance*: the proposed project is exempt from the SWMEC ordinance because the amount of impervious area shown on the site plan is less than one acre.
- D. Regarding the Special Flood Hazard Areas Ordinance, no portion of the subject property is located within the mapped floodplain.
- E. Regarding the Subdivision Regulations, the subject property is located in the Champaign County subdivision jurisdiction, and the subject property is in compliance.
- F. Regarding the requirement that the Special Use preserve the essential character of the AG-2 Agriculture Zoning District:
 - (1) A “Contractor’s Facility with Outdoor Storage and/or Outdoor Operations” is authorized by Special Use Permit in the AG-2 Zoning District.
- 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. The petitioner is not proposing any changes to the building.

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 be in harmony with the general intent and purpose of the Ordinance:
 - A. Regarding the proposed Special Use:
 - (1) A “Contractor’s Facility with no Outdoor Storage nor Outdoor Operations” is authorized by Special Use Permit in the 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 5.1.2 of the Ordinance states the general intent of the AG-2 District as follows (capitalized words are defined in the Ordinance):

The AG-2, Agriculture District is intended to prevent scattered indiscriminate urban development and to preserve the AGRICULTURAL nature within areas which are predominately vacant, and which presently do not demonstrate any significant potential for development. This DISTRICT is intended generally for

application to areas within the one and one-half miles of existing communities in the COUNTY.

- (2) The types of uses authorized in the AG-2 District are in fact the types of uses that have been determined to be acceptable in the AG-2 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 zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.

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.

- (2) Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.
 - a. It is not clear whether the proposed special use will have any impact on the value of nearby properties without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
 - b. The proposed Special Use could only have an effect on the value of real estate in the immediate vicinity. Regarding the effect on the value of real estate in the immediate vicinity other than the subject property, no new construction is anticipated for the proposed Special Use, so adjacent property values should not be impacted

- (3) Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public streets.

The proposed Special Use should not create a significant increase in traffic compared to the previous use on the property.

- (4) Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.
 - a. The additional gravel parking area should not cause a significant increase in stormwater runoff.

PRELIMINARY DRAFT

- b. The subject property is not in a Special Flood Hazard Area.
 - c. The subject property is exempt from requiring a Storm Water Drainage Plan.
- (5) Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.
- a. Regarding public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.
 - b. Regarding 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.
 - c. The petitioner stated to staff that they are willing to install landscaping or fencing on the property to screen the parking and storage area. A special condition has been added to require Type D Screening for the parking area.
- (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 any problematic conditions.

- (8) Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent 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.

This purpose is directly related to maintaining compliance with the Zoning Ordinance requirements for the District and the specific types of uses and the proposed Special Use will have to be conducted in compliance with those requirements.

- (9) Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.
- a. The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.
 - b. The proposed Special Use will not take any land out of agricultural production.

- (10) Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.

There are no natural features on the subject property and the property has been developed for many years.

- (11) Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.

- (12) Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

No land will be removed from agricultural production, and the property has been developed for many years.

- (13) Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and

PRELIMINARY DRAFT

efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed Special Use will not hinder the development of renewable energy sources.

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 testified on the application: **“The property is currently vacant. There is another metal building next door with multiple businesses running out of it. I do believe that our business would add to this area’s success without disturbing residences on the other side.”**
 - B. The proposed use is not an existing non-conforming use.

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

12. Regarding proposed special conditions of approval:
 - A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 197-S-26.**

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

The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.

- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

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

That the proposed use is in compliance with the Zoning Ordinance.

- C. **The petitioner shall install a Type D screen that screens the parking area from the view of the properties to the north and east.**

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

That the parking area is screened from the view of the neighboring properties.

- D. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

DOCUMENTS OF RECORD

1. Application for Special Use Permit received February 6, 2026, with attachments:
 - A Site Plan
 - B Floor Plan
 - C Description of the Proposed Use of the Property

4. Preliminary Memorandum dated March 26, 2026, with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B Site Plan and Floor Plan received February 6, 2026
 - C Description of the Proposed Use of the Property received February 6, 2026
 - D Annotated 2023 and 2002 Aerial Photos
 - E Site photos taken March 12, 2026
 - F Summary of Evidence, Finding of Fact, and Final Determination dated April 2, 2026

SUMMARY DRAFT FINDINGS OF FACT FOR CASE 197-S-26

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **197-S-26** held on **March 26, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit *{IS / IS NOT}* necessary for the public convenience at this location because:
 - a. *The petitioners wish to have a facility closer to the Champaign Urbana area.*

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 because:
 - a. *The proposed Special Use should not create significant additional traffic.*

 - b. *Notice was sent to the County Engineer, Hensley Township Supervisor and Hensley Township Road Commissioner, and no comments have been received.*

 - b. Emergency services availability is *{ADEQUATE / INADEQUATE}* because:
 - a. *The subject property is located approximately 12.1 road miles from Thomasboro Fire Protection District station. Notice of this zoning case was sent to the Fire Protection District, and no comments have been received.*

 - c. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses because:
 - a. *The property has been in commercial use since 1998.*

 - b. *Parking areas will be screened from adjacent residences.*

 - d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE}* because:
 - a. *The additional gravel parking area should not cause a significant increase in stormwater runoff.*

 - e. Public safety will be *{ADEQUATE / INADEQUATE}* because:
 - a. *The subject property is located approximately 12.1 road miles from Thomasboro Fire Protection District station. Notice of this zoning case was sent to the Fire Protection District, and no comments have been received.*

 - b. *Notice was sent to the County Engineer, Hensley Township Supervisor and Hensley Township Road Commissioner, and no comments have been received.*

 - f. The provisions for parking will be *{ADEQUATE / INADEQUATE}* because:
 - a. *There is sufficient area for parking onsite.*

 - g. The property is BEST PRIME FARMLAND and the property with the proposed improvements *{ARE/ ARE NOT}* WELL SUITED OVERALL because;

a. *The subject property has been developed for commercial use 1998 and the proposed Special Use can be accommodated with no unacceptable negative effects on neighbors or the general public.*

h. Existing public services *{ARE/ARE NOT}* available to support the proposed SPECIAL USE without undue public expense *{because*}: no new public services are required for the proposed Special Use.*

i. Existing public infrastructure together with the proposed development *{IS/IS NOT}* adequate to support the proposed development effectively and safely without undue public expense *{because*}: no new public infrastructure is required for the proposed Special Use*

**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 NOT* an existing non-conforming use.

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:*

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 197-S-26.**

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

The establishment of the proposed use shall be properly documented as required by the Zoning Ordinance.

- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

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

That the proposed use is in compliance with the Zoning Ordinance.

- C. **The petitioner shall install a Type D screen that screens the parking area from the view of the properties to the north and east.**

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

That the parking area is screened from the view of the neighboring properties.

- D. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

FINAL DETERMINATION FOR CASE 197-S-26

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 197-S-26 is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}* to the applicant, **John LeForge d.b.a. Beast Mode Painting LLC**, to authorize the following:

Authorize a “Contractor’s Facility with no Outdoor Storage and/or Outdoor Operations” as a Special Use Permit in the AG-2 Agriculture Zoning District, per Section 5.2. and Section 6.1.3 of the Zoning Ordinance.

{SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:}

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 197-S-26.**
- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**
- C. **The petitioner shall install a Type D screen that screens the parking area from the view of the properties to the north and east.**
- D. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

SIGNED:

ATTEST:

Cynthia Cunningham, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date