

CASE 207-S-26

PRELIMINARY MEMORANDUM

May 21, 2026

Petitioner: **Jennifer Ash**

Request: **Authorize a “Travel Trailer Camp” as a Special Use Permit in the AG-2 Agriculture Zoning District.**

Location: **A 15.27-acre field, in the South Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-02-302-012, commonly known as the property owned by Jennifer Ash Trust.**

Site Area: **15.27 acres**

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

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

BACKGROUND

The petitioners would like to establish a Travel Trailer Camp, which requires a Special Use Permit in the AG-2 Agriculture Zoning District. The facility will include a storage and operations building and parking lot, restroom building, greenhouse with gathering space, pond, eight cabins with outdoor recreational space, sauna and fitness buildings, internal driveway and walking paths.

EXTRATERRITORIAL JURISDICTION

The subject property is within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Municipalities with zoning are notified of Special Use Permit cases, but do not have protest rights in these cases.

The subject property is located within Urbana Township, which does not have a Plan Commission.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning Summary

Direction	Land Use	Zoning
Onsite	Agriculture/Proposed Travel Trailer Camp	AG-2 Agriculture
North	Single Family Residential	AG-2 Agriculture
East	Agriculture	AG-2 Agriculture
West	Single Family Residential	R-1 Single Family Residence
South	Agriculture	AG-2 Agriculture

PUBLIC COMMENTS

Notices about the case were sent to surrounding landowners, Urbana Township, City of Urbana, Carroll Fire Protection District and Saline Branch Drainage District and no comments have been received.

PROPOSED SPECIAL CONDITIONS

- A. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed construction until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

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

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

- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed building until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the current edition or most recent preceding edition of the International Building Code, and (B) the current edition or most recent preceding edition of the National Electrical Code NFPA 70.**

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

New commercial buildings shall be in conformance with Public Act 96-704

- C. **A complete Storm Water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.

- D. **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.

- E. **The petitioners shall ensure that no parking related to the special use permit shall occur in any public right-of-way.**

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

There is no unreasonable risk to public safety caused by on street parking.

- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires**

compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.

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

That the operation is in compliance with Champaign County Nuisance Ordinance.

- G. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed development until the Petitioner submits the following:**
- (1) **A copy of an approved County Health Department Permit for construction of the private sewage disposal system.**
 - (2) **A copy of the County Health Department Certificate of Approval for the private sewage disposal system prior to the use of any new septic system.**

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

Any new septic system is in compliance with the Champaign County Zoning Ordinance.

- H. **This special use permit does not authorize onsite food preparation or the construction of any food preparation area or kitchen.**

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

To protect public health.

- I. **All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

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

That the proposed Special Use is in ongoing compliance with all applicable County requirements.

- J. **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.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan, received April 16, 2026
- C 2023 Annotated Aerial Photo
- D Executive Summary received April 16, 2026
- E Responses to staff questions regarding the proposed development received April 16, 2026
- F Manufacturer rendering of cabins received April 16, 2026
- G Site photos taken May 21, 2026
- H Summary of Evidence, Finding of Fact, and Final Determination dated May 28, 2026


Location Map

Case 207-S-26

May 28, 2026

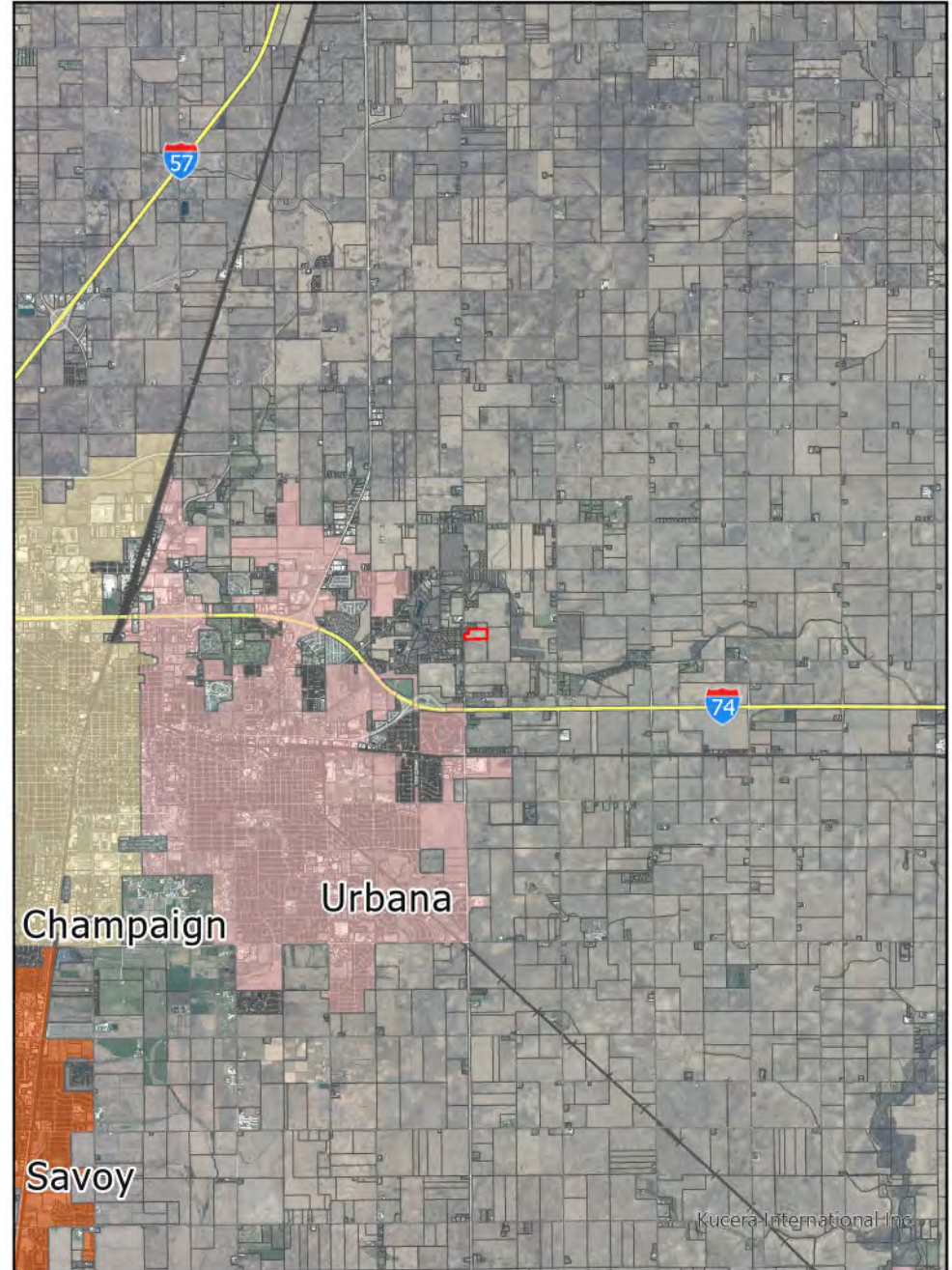
Subject Parcel



 Subject Parcel

0 0.5 1 Miles

Property location in Champaign County

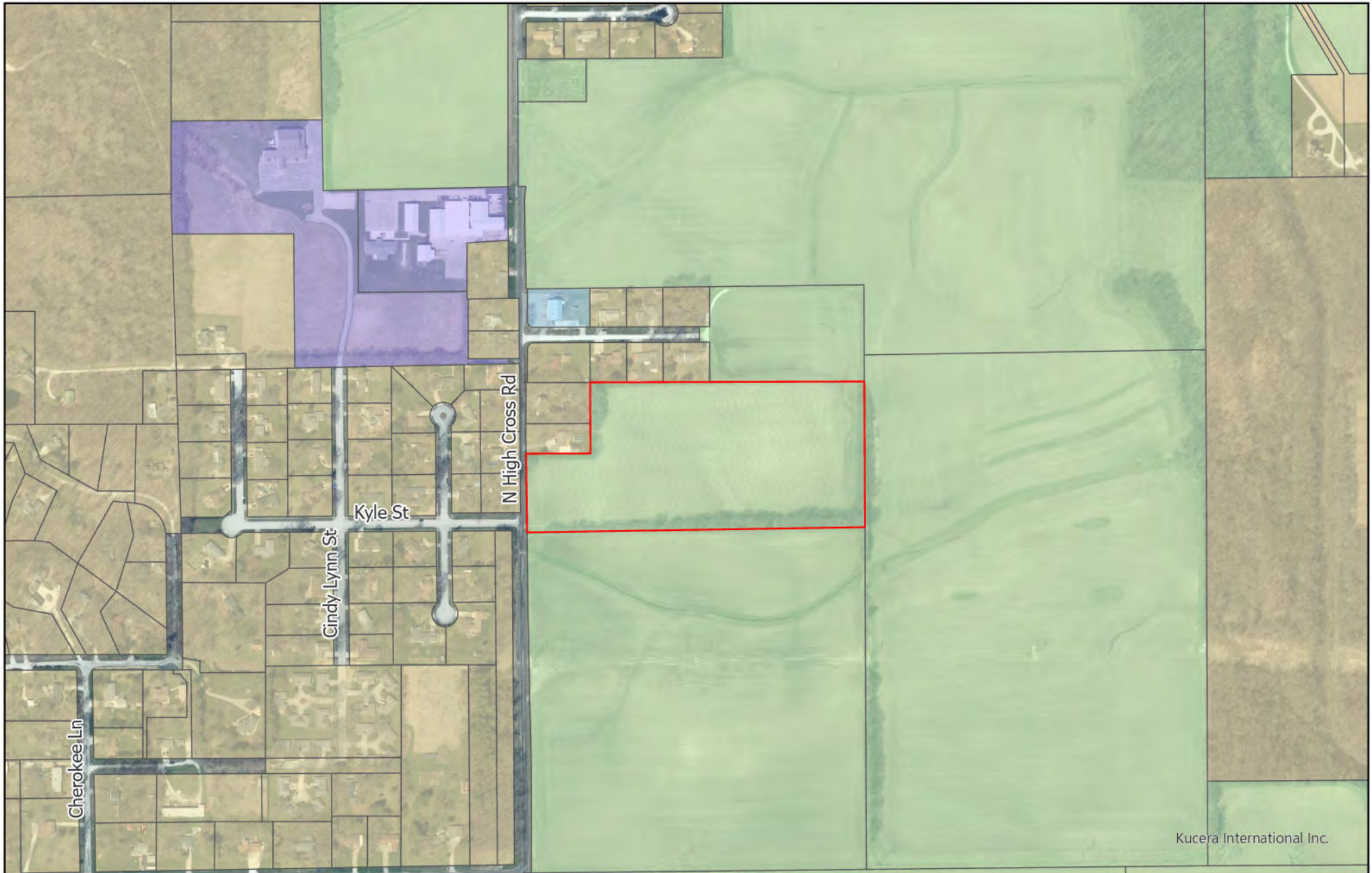


0 2 4 Miles

Land Use Map

Case 207-S-26

May 28, 2026



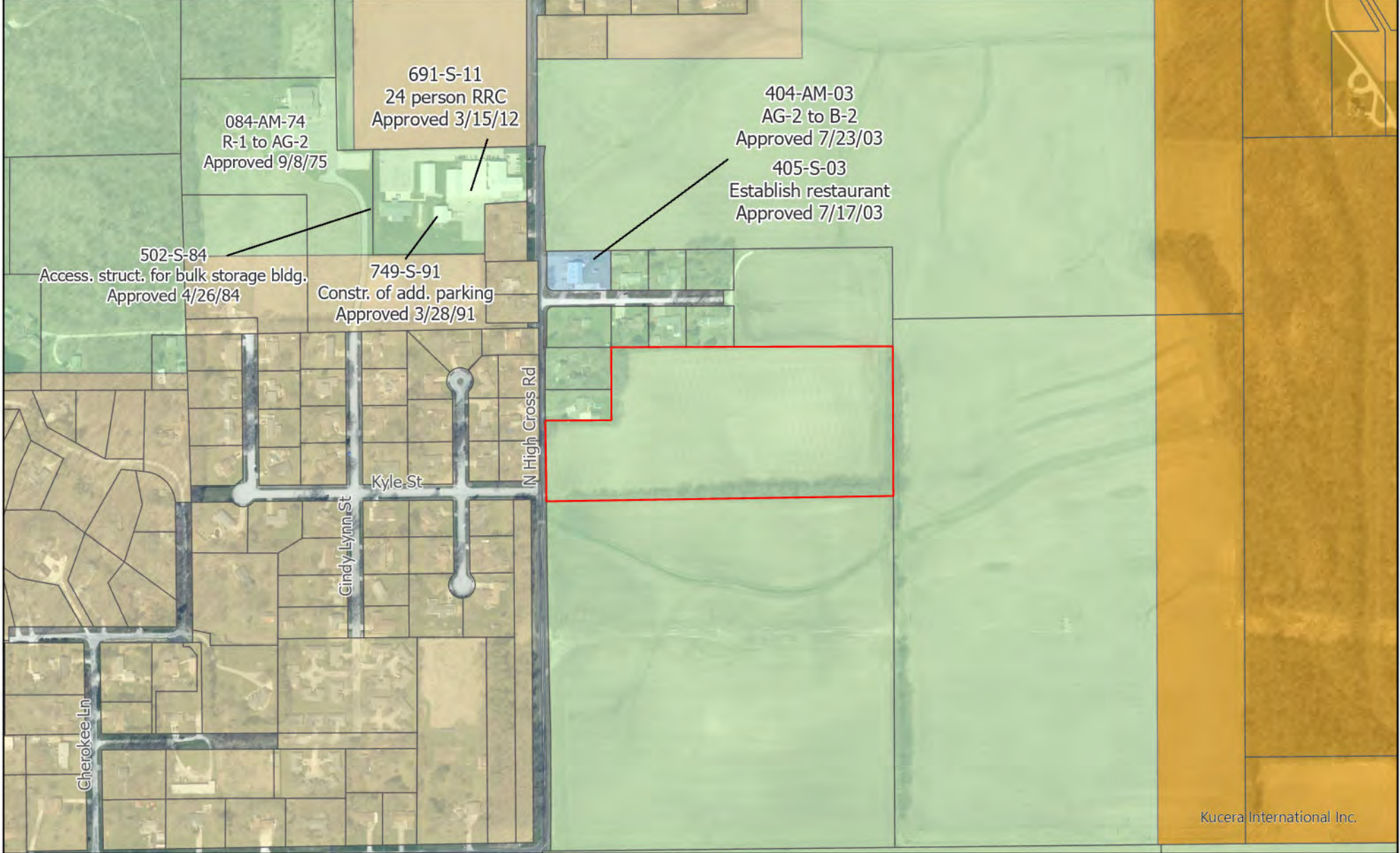
Kucera International Inc.

-  Subject Parcel
-  Residential
-  Agricultural
-  Church
-  Restaurant

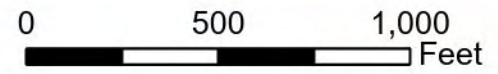


PLANNING &
ZONING

Zoning Map
Case 207-S-26
May 28, 2026



- Subject Parcel
- R-1 Single Family Residence
- AG-2 Agriculture
- B-2 Neighborhood Business





PROPOSED IMPROVEMENTS

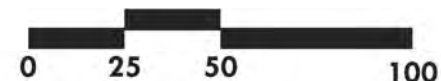
MARCH 2026

- | | | | |
|------------------------------|---|--------------------------------|-----------------------------------|
| 1 20' WIDE GRAVEL DRIVE | 5 LUXURY PARK MODEL CABINS | 9 POND AERATOR | 13 100' SETBACK |
| 2 STEEL FRAME BARN STRUCTURE | 6 SAUNA/COLD PLUNGE/ FITNESS STRUCTURES | 10 COMMON AREA ASPHALT PARKING | 14 STORMWATER BASIN (DRY) |
| 3 GREENHOUSE STRUCTURE(S) | 7 8' WIDE LIMESTONE SCREENING TRAIL | 11 SAUNA/FITNESS PARKING | 15 PRAIRIE/FORB MEADOW OPEN SPACE |
| 4 RESTROOM BUILDING | 8 POND | 12 SEPTIC FIELD AREA | |

NOTE: 1' CONTOUR LINES SHOWN FROM CHAMPAIGN COUNTY GIS WITH CONCEPTUAL PROPOSED GRADING. FINAL GRADING AND DRAINAGE TO BE DESIGNED AS PART OF FINAL ENGINEERING. GRADING SHOWN FOR CONCEPTUAL PLAN DISCUSSION PURPOSES ONLY.

Wildfire Lodge Concept Site Plan

URBANA, ILLINOIS




Annotated 2023 Aerial

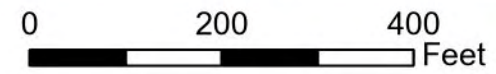
Case 207-S-26

May 28, 2026



Kucera International Inc.

 Subject Parcel



PLANNING &
ZONING



WILDFIRE LODGE

rekindle your spirit

Founders Letter

Welcome to Wildfire Lodge.

This retreat is created with a simple intention: to offer a quiet, nurturing sanctuary where guests can slow down, breathe deeply, and find space to restore what daily life often asks them to set aside. Here, warmth is more than a feeling—it is an invitation. The soft glow of fire, the hush of prairie grasses, and the comfort of open sky come together to create a setting where rest becomes natural, effortless, and deeply renewing.

The name Wildfire Lodge reflects the beauty of transformation. On the prairie, fire has always played a gentle, restorative role—clearing what is no longer needed so new growth can rise. We carry that same spirit forward. Fire, here, is a symbol of comfort, clarity, and the subtle rekindling of one's inner glow.

Our hope is that your time at Wildfire Lodge feels spacious and restorative, touched by the calm of the land and the thoughtful ease of the design. Whether you come seeking stillness, celebration, creativity, or connection, we welcome you into a place shaped by warmth, quiet luxury, and renewal.

With gratitude,

The Founders of Wildfire Lodge

The Land & Stewardship Commitment

The 15 acres designated for Wildfire Lodge were previously used for row-crop farming. Our vision is to guide the land toward ecological restoration, focusing on:

- Native tallgrass prairie renewal, including bluestem, coneflower, goldenrod, milkweed, and other Illinois forbs.
- Oak savannah restoration, with white oaks, bur oaks, and selective aspen planting to mimic historical landscapes.
- Pollinator habitat support, especially monarchs and native bees.
- Minimal grading, using natural contours to guide drainage.
- Potential small pond, depending on feasibility determined by engineering and zoning requirements.
- Dark-sky lighting practices to protect the night sky and reduce disturbance.

This transformation contributes directly to Champaign County's conservation goals, increases biodiversity, reduces runoff, and restores a landscape that once defined the Big Grove region.

What Wildfire Lodge Is

Wildfire Lodge is a boutique micro-resort emphasizing privacy, nature, quiet luxury, and community integration. Phase 1 includes:

Four small, luxury park-model cabins, each featuring:

- King bed + sleeper sofa
- Private hot tub
- Fire pit + Adirondack seating
- Outdoor cooking area
- Modern black exterior with wood accents

A greenhouse used primarily for native plant propagation and secondarily as a flexible space for small dinners, workshops, and wellness gatherings.

Guests can unwind in our immersive sauna experience, delivered through sauna units crafted for deep relaxation, warmth, and wellbeing. These dedicated sauna spaces offer a serene escape into pure, restorative heat.

A steel-frame support building for storage and light facilities use.

Prairie trails, outdoor seating areas, and gathering nooks woven throughout the restored landscape.

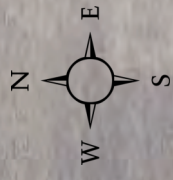
Phase 2 may include up to four additional cabins should demand and zoning support future expansion.



Nordland Dr

N High Cross Rd

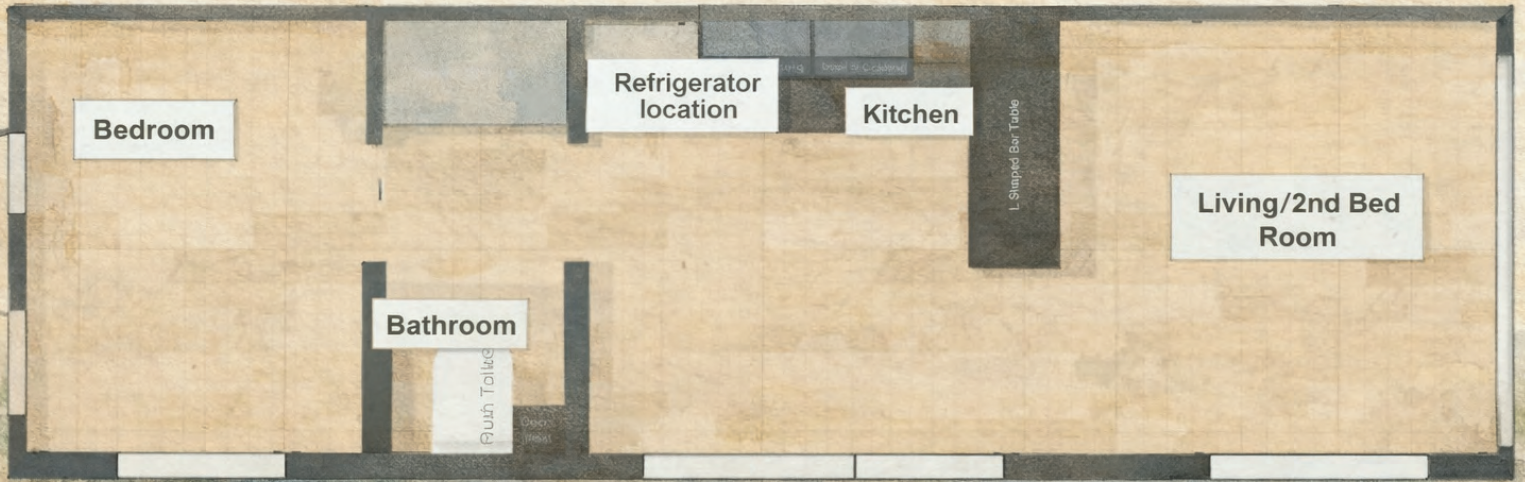
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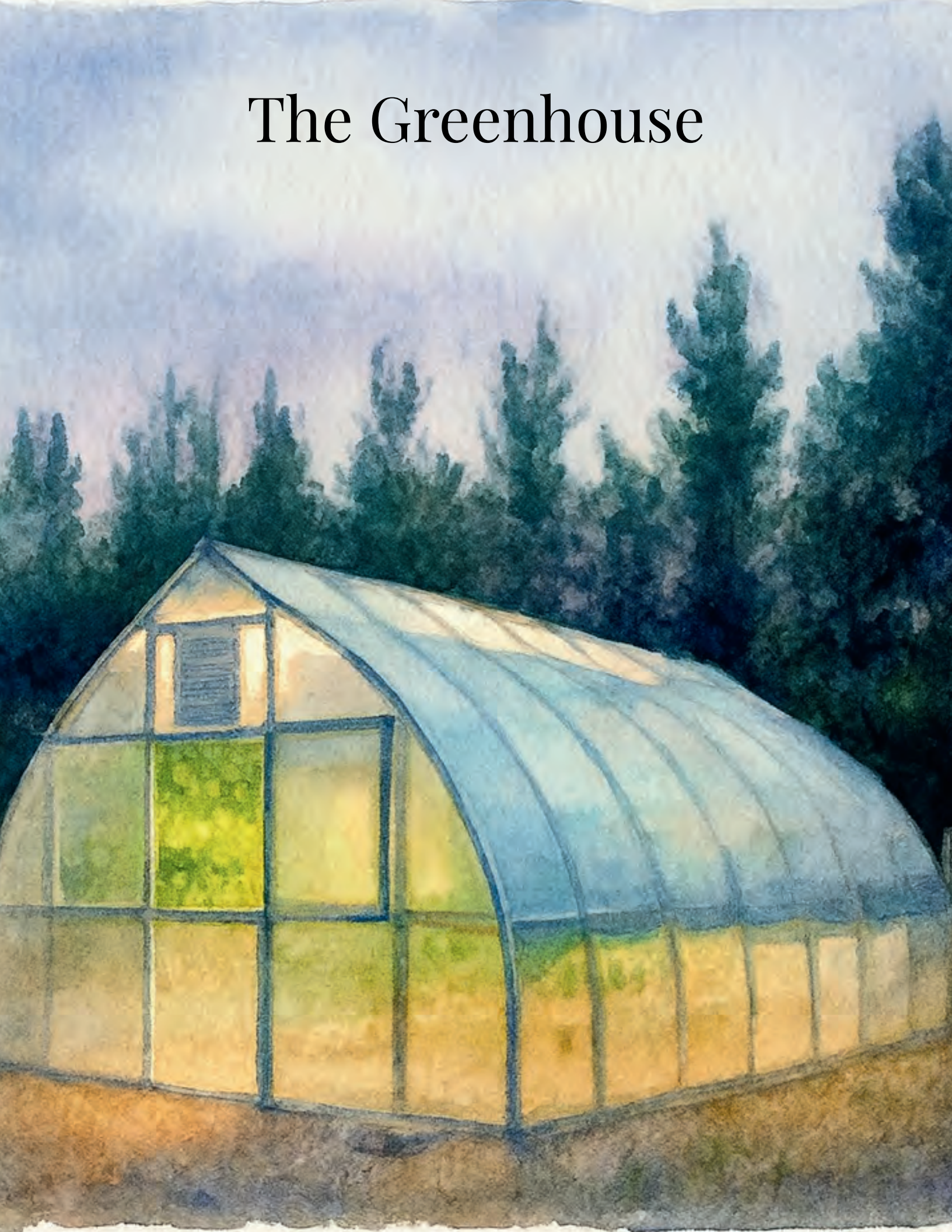
HIGH CROSS ROAD



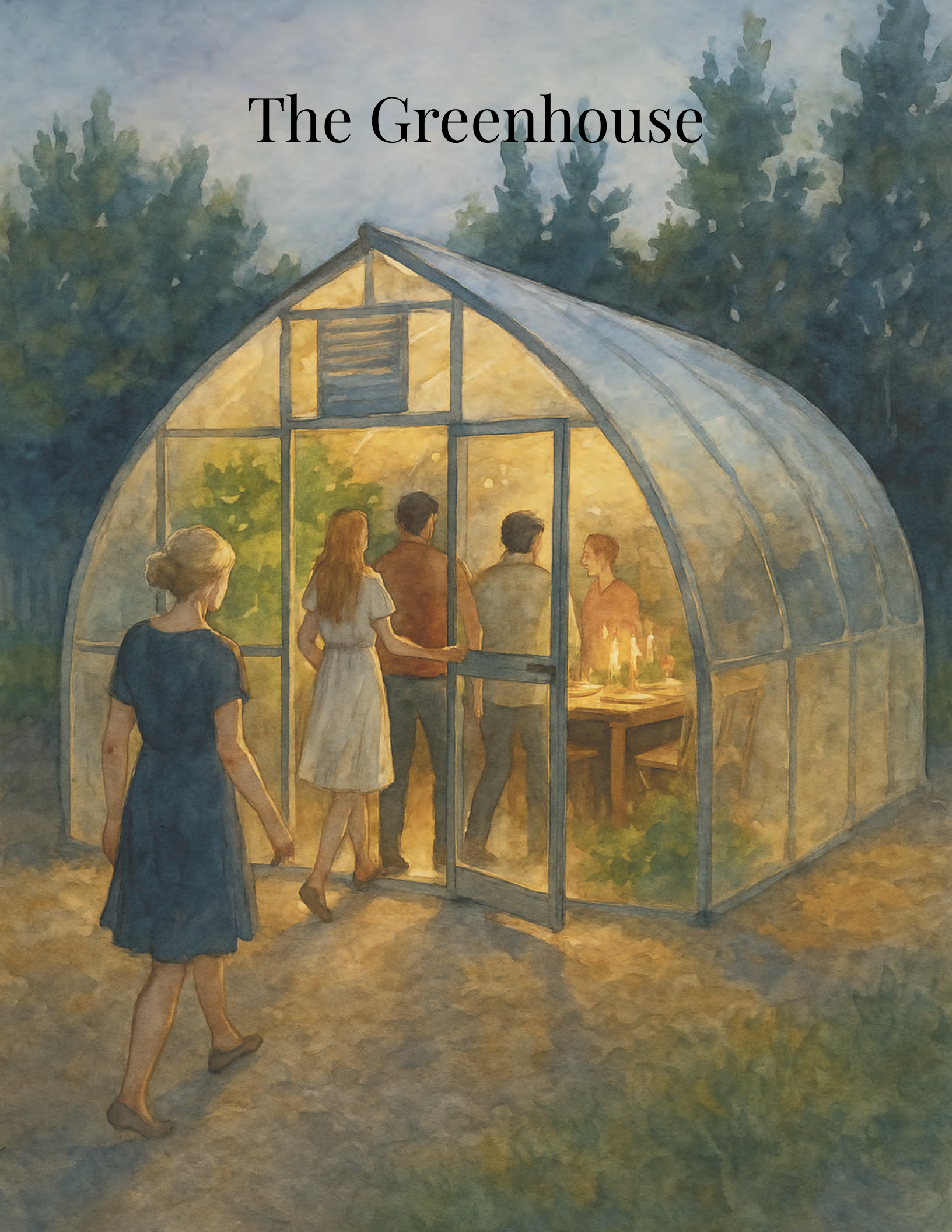
The Cabins



The Greenhouse

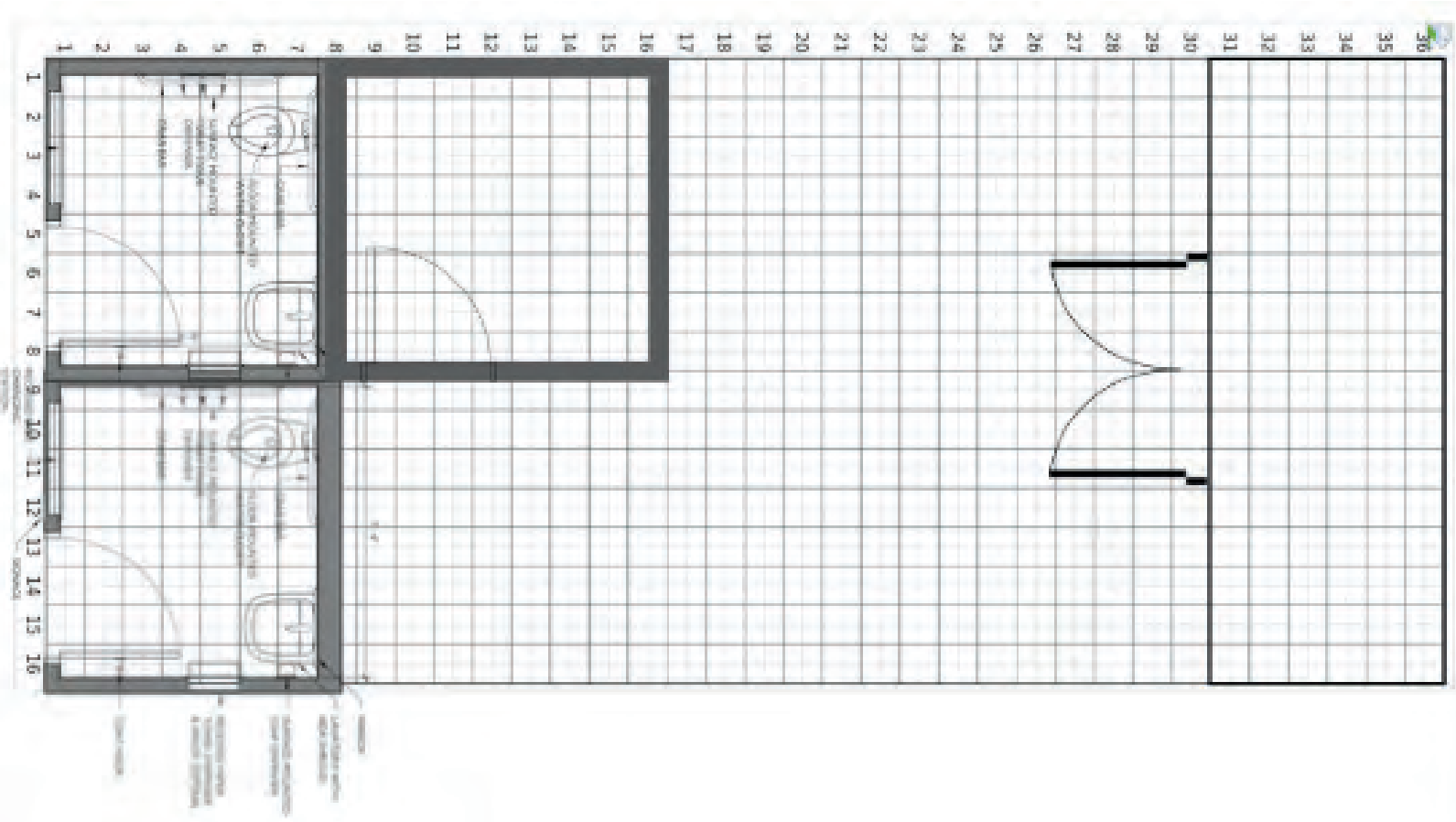


The Greenhouse





The Greenhouse Accessory Structure



Community & Local Partnerships

Wildfire Lodge is designed to strengthen the local ecosystem—economically, culturally, and socially. Planned collaborations include:

- Local agritourism experiences, such as goat hiking, farm-to-table events, reindeer ranch visits, seasonal you-pick opportunities, and other nature-based activities.
- Locally owned and locally sourced restaurants and bakeries throughout the Champaign–Urbana region for curated breakfast offerings, special tastings, and seasonal food experiences.
- Local breweries and vineyards for thoughtfully crafted beverage pairings, tasting sessions, and collaborative guest experiences.
- Wellness providers, yoga instructors, and nature educators to support small-scale retreats and wellness programming.
- Local artisans and makers for in-cabin goods, artwork, pottery, textiles, and handmade pieces.
- Regional tourism organizations and visitor bureaus to elevate Champaign County's visibility and attract guests seeking boutique lodging and restorative outdoor experiences.

Economic & Tourism Benefits

Wildfire Lodge contributes to the regional economy through:

- Increased tourism revenue, especially during university events.
- Guest spending at local restaurants, farms, and small businesses.
- Creation of collaborations with local vendors.
- Positioning Champaign County as a destination for wellness and boutique travel.
- Offering a lodging category otherwise unavailable in the area.

Zoning & Compliance

Our project aligns with Champaign County's AG-2 zoning and Special Use Permit (SUP) requirements through:

- Low-density development: only four cabins in Phase 1.
- Thoughtful stormwater planning with professional engineering oversight.
- Dark-sky lighting and minimized light pollution.
- Traffic levels comparable to a private driveway.
- No large events; retreats capped at fewer than 50 attendees.
- Preservation of rural character and open space.



Neighbor Protections

We are committed to being good neighbors. Measures include:

- Strict quiet hours after 10 p.m.
- No large, noisy events.
- Natural vegetative buffers along property edges.
- Limited traffic and monitored guest volume.
- Onsite management oversight.
- Clear guest policies addressing behavior, fire safety, and environmental respect..

Future Vision

Looking ahead, Wildfire Lodge hopes to:

- Expand prairie restoration across the acreage.
- Add additional cabins only if demand warrants and zoning supports.
- Host educational workshops on native plants, wellness, and slow living.
- Continue strengthening relationships with local businesses and cultural groups.

What This Project Is Not

Because new projects can sometimes raise understandable questions, I want to be clear about what Wildfire Lodge is not intended to be:

- Not a large development
- Not a hotel or motel complex
- Not a large wedding venue or large event destination
- Not a commercial entertainment venue
- Not a project intended to change the rural character of the area

Instead, it is intentionally designed to remain small, quiet, and integrated into the surrounding landscape.





Executive Summary

Project Overview

Wildfire Lodge is a proposed luxury boutique micro-resort and glamping retreat located on a 15-acre AG-2 parcel along High Cross Road. The project includes four (4) park-model cabins in Phase 1, with a possible expansion to eight (8) total units in Phase 2. A 42 × 56 steel-frame barn, a 1-acre pond, a greenhouse, and supporting accessory structures will be included as part of the overall development plan.

The resort will provide high-quality glamping accommodations, offering short-term lodging in small park-model cabins designed to combine the comfort of traditional lodging with immersive nature-based experiences. The development preserves the rural character of the site while introducing low-density, nature-based agritourism consistent with Champaign County's land-use goals.

The resort will offer short-term lodging only and will not contain any permanent residences.

Travel Trailer Classification

All cabins are Park Model RVs built to the ANSI A119.5 national standard, the federally recognized code governing temporary and seasonal recreational units commonly used in modern glamping and eco-tourism resorts.

Each unit will be RVIA-certified or NOAH Plus certified and meet strict standards for fire safety, structural integrity, plumbing, electrical systems, and energy efficiency.

Key characteristics supporting the Travel Trailer Camp classification include:

- Less than 400 sq. ft. of interior living space on a single chassis with wheels
- Designed for seasonal or short-term use, not permanent residence
- Connected to standard RV park utilities (water, sewer, electric)
- Includes life-safety systems such as egress windows, smoke/CO₂ detectors, and fire extinguishers

These characteristics clearly align the cabins with the ordinance definition of travel trailers, making them appropriate for approval as a Travel Trailer Camp Special Use in the AG-2 district.

Compliance with Special Use Standards

The project satisfies all Section 6 standards for Travel Trailer Camps:

- **Minimum lot size:** 5 acres required; 15 acres provided
- **Setbacks:** All structures exceed the required 100-foot setbacks from property lines
- **Height:** All structures fall within ordinance limits
- **Residential separation:** Greater than 200 feet from the nearest residential use
- **Screening:** Berms and vegetative buffers integrated along property boundaries

The site design exceeds minimum standards and incorporates additional voluntary measures to ensure compatibility with surrounding land uses.

Required Findings (Section 6.1.2)

Public Convenience

Wildfire Lodge introduces a unique glamping-style rural lodging experience currently unavailable in the Urbana-Champaign area, supporting agritourism and nature-oriented travel.

Compatibility with Surrounding Uses

The development is intentionally low-density and includes extensive vegetative screening, berms, and dark-sky lighting.

Adequate Infrastructure

The property is accessed via a county road and has access to nearby utilities. Water will be supplied via well or municipal connection, and wastewater will be managed through engineered septic systems.

Protection of Agricultural Land

A majority of the site will remain open or restored to native prairie and natural habitat.

Minimal Impact on Neighbors

Quiet hours will be enforced after 10:00 p.m., amplified outdoor sound will not occur without additional permits, and substantial landscape buffers will be installed.

Comprehensive Plan Alignment

Wildfire Lodge supports Champaign County's goals related to rural recreation, agritourism, and preservation of open space.

Economic & Community Benefits

- Expands the region's tourism offerings with a high-quality glamping and rural lodging destination
- Supports local farms, food producers, and artisans through guest programming
- Creates seasonal employment opportunities
- Encourages environmental stewardship through prairie restoration and habitat enhancement

Conclusion

Wildfire Lodge fully complies with the Special Use Permit standards required for a Travel Trailer Camp in the AG-2 district. The project preserves rural character, minimizes impacts on neighboring properties, supports agritourism, and provides meaningful economic and environmental benefits.

Appendix



MARKET GAP

There are very few high-end nature-based lodging options in the region.

The closest comparable luxury outdoor glamping experience is:

- Camp Aramoni (LaSalle County)
- ~80 miles away
- \$300-\$500 nightly rates

Interpretation

Wildfire Lodge would introduce a new lodging category to the county: ***small-scale luxury nature lodging.***

THE RISE OF GLAMPING: WHAT IS GLAMPING?

Those who “glamp” are attracted to:

- The luxury of staying outdoors without “roughing it”
- The simplicity of not needing to purchase or pack gear
- A sense of safety at a glamping or outdoor resort
- The idea that glamping is easier (than camping) when traveling with children

INDUSTRY GROWTH

- Over the past 10 years, the industry has experienced a 310% increase in short-term glamping rentals and a 290% increase in glamping brands. (2022 data)
- Glampers spend 45% more in local communities than standard campers.
- Of those who have glamped, 74% plan to glamp again in the near future.

THE RISE OF GLAMPING: GLOBAL MARKET GROWTH

The glamping industry has grown rapidly as travelers seek nature experiences combined with comfort and luxury.

- Global glamping market valued around \$3.4-\$3.8 billion in 2024-2025.
- Projected to reach \$6-\$10+ billion within the next decade.
- Typical industry growth rate: ~10-12% annually.

This growth rate is much faster than traditional hotel development.

STRATEGIC LOCATION



Approximate distances from 1950 N High Cross Road:

- University of Illinois: ~3.5 miles
- Downtown Urbana: ~2-3 miles
- Kickapoo Rail Trail: ~1-1.5 miles

This allows guests to easily access:

- University events
- Cycling and outdoor recreation
- Urbana restaurants and shops

TRAFFIC IMPACT COMPARISON

Development Type	Units	Trips per Unit / Day	Estimated Total Daily Trips
Single-family homes	4 homes	~9.5 trips	38 trips/day
Small subdivision	8 homes	~9.5 trips	76 trips/day
Small hotel	60 rooms	~8-10 trips	480-600 trips/day
<i>Wildfire Lodge</i>	<i>8 cabins</i>	<i>~2-4 trips</i>	<i>16-32 trips/day</i>

Transportation studies show that an eight-unit micro-resort generates fewer daily vehicle trips than a small residential subdivision and significantly less traffic than most commercial uses.

We believe that when people experience rural life firsthand—even briefly—they gain a deeper respect for the individuals who farm, conserve, and steward the land. That appreciation helps strengthen public support for protecting rural landscapes and keeping agricultural communities vibrant for future generations.

Because we live nearby and will be directly involved in the stewardship and operation of the property, it is very important to us that these standards are upheld and that Wildfire Lodge remains a quiet, respectful presence in the area.

Another important aspect of this proposal is that it has been intentionally designed to remain small in scale over the long term. The concept of a micro-resort is based on limited capacity and a quiet guest experience. For that reason, the plan is intentionally limited to no more than eight tiny cabins, and the property is not intended to function as a large wedding venue, large event center, or entertainment

destination. The goal is simply to provide a small number of guests with an opportunity to experience the rural landscape and the many local businesses and attractions that make Champaign County unique.

A further guiding principle behind the project is that the land itself remains flexible and largely unchanged over time. Most of the structures are non-permanent and could be removed, allowing the property to return to agricultural use if desired in the future. Aside from the steel outbuilding near the entrance, the site will remain largely open land restored to native prairie habitat.

In many ways, the finished property will resemble a small prairie park with a handful of tiny cabins thoughtfully placed within it, designed with a light footprint while restoring much of the land to native prairie savannah.

Our hope is that Wildfire Lodge becomes a place that celebrates and restores the rural landscape rather than changing it — a small destination where guests can reconnect with nature, agriculture, and the character of Champaign County.

Our goal is that this property becomes something our neighbors can feel proud of — a restored prairie landscape and quiet park-like setting that reflects the natural beauty of this part of Champaign County.

We truly value being part of this rural community and want to ensure this project is approached thoughtfully and respectfully.



1. Will the guest cabins have RV style hookups for water, sewer and electrical? Can you provide details for the hookups?

Yes, each guest cabin will be served by RV-style utility connections, consistent with their classification as park model recreational units constructed to the ANSI A119.5 standard.

- **Electrical:** Each unit will be connected via a 50-amp electrical service. While the cabins are manufactured with standard RV plug connections, the site will utilize professionally installed, code-compliant electrical pedestals or hardwired connections for reliability and safety.
- **Water:** Each cabin will connect to a pressurized water supply via a standard potable water connection. In practice, these will be hard-piped below grade to ensure durability and freeze protection in winter conditions.
- **Sewer:** Wastewater will discharge via a 3-inch PVC drain line to an on-site septic system designed and permitted in accordance with applicable county and state requirements.

Although the units are designed for RV-style hookups, the project will utilize buried utility infrastructure to improve performance, aesthetics, and cold-weather reliability. All utilities will be installed in compliance with local codes, including frost-depth burial and heat tracing where appropriate.

2. How will the guest cabins be sited? Are they anchored to the ground? Do the wheels and hitch stay in place?

The cabins are constructed on a single chassis in accordance with park model RV standards and are placed on prepared sites using a stabilized support system.

- Units are set on level, compacted gravel or concrete pads and supported by adjustable jacks and/or concrete piers/blocks.
- The structures are secured and stabilized in accordance with manufacturer specifications, including anchoring appropriate for wind resistance standards (designed to meet up to 140 mph wind loads under NOAA Plus requirements).

Regarding transport components:

- The hitch will be removed but the wheels will remain in place. The units remain fully compliant with park model RV standards and maintain their mobility classification.
- The intent is to create a stable, long-term seasonal placement, not frequent relocation.

3. Do the guest cabins need to have skirting around the base to protect from the elements?

Yes, the cabins will include skirting around the base.

Skirting is recommended by the manufacturer and will be installed to:

- Improve cold-weather performance
- Protect plumbing and structural components from the elements
- Provide a clean, finished appearance consistent with a high-quality resort environment
- Skirting materials will be durable, ventilated where required, and visually consistent with the overall site design.

In addition, for four-season use in Illinois:

- Cabins are constructed with Rockwool insulation (R15 walls/floor, R23 roof) and standard residential-style framing (16" on center)
- The project will, however, incorporate upgraded/enhanced insulation (e.g., closed-cell spray foam) and heat-traced/buried utilities to ensure reliable winter operation

4. Has the petitioner contacted the Champaign County Public Health Department regarding septic system requirements? We would like to see more information on how wastewater will be handled on the property, including tank locations and piping.

Yes. The project team has initiated coordination with the Champaign-Urbana Public Health District (CUPHD) regarding the proposed wastewater approach. A preliminary review of the concept plan has been completed by CUPHD staff, and their initial feedback is included as an attachment to this response.

Based on that preliminary review, no obvious constraints were identified that would preclude development of compliant on-site wastewater systems. However, CUPHD noted that final system design—including sizing, layout, and location of septic tanks and absorption fields—cannot be determined without detailed soil investigations, percolation testing, and finalized site engineering.

It is important to note that at this stage of the Special Use Permit (SUP) process, detailed septic system design is not typically required. Final engineering is appropriately deferred until after zoning entitlement is confirmed, as system design is dependent on both soil conditions and final site layout.

Preliminary Wastewater Treatment Plan – Wildfire Lodge

Wildfire Lodge is proposed to be served by a series of small, on-site wastewater treatment systems designed in accordance with the Illinois Private Sewage Disposal Code (77 Ill. Adm. Code Part 905), subject to final engineering, soil testing, and approval by CUPHD.

Overall Approach

Rather than a single large system, the project is intentionally designed to utilize multiple smaller septic systems. This approach:

- Aligns with the low-density, phased development of the site
- Minimizes infrastructure intensity and site disturbance
- Provides operational flexibility and redundancy
- Avoids the need for a centralized treatment system

Proposed System Configuration (Preliminary)

- **Cabin System A**
Serves: Four (4) guest cabins
Estimated Design Flow: ~600–700 gallons per day
Components: Septic tank and subsurface soil absorption system
- **Cabin System B**
Serves: Four (4) guest cabins
Estimated Design Flow: ~600–700 gallons per day
Components: Septic tank and subsurface soil absorption system
- **Event / Service Area System**
Serves: Two (2) restroom facilities (greenhouse) and one (1) restroom (accessory building)
Estimated Design Flow: ~300–400 gallons per day
Components: Septic tank and subsurface soil absorption system

Design Basis

All systems will be sized in accordance with Illinois Department of Public Health (IDPH) standards for:

- Transient lodging units (cabins)
- Public assembly/restroom facilities

Soil Suitability and Final Design

Final system design—including tank sizing, absorption field sizing, and system type—will be determined following:

- On-site soil investigations and percolation testing
- Evaluation of seasonal high water table and limiting layers
- Ongoing coordination with CUPHD

System Location and Site Flexibility

The concept site plan identifies a preliminary septic location (labeled #12) near the cabin area for illustrative purposes only. Final locations for all systems—including the third (event/service) system—will be determined based on soil testing and regulatory guidance.

The overall site layout has been intentionally designed to remain flexible and may be adjusted as needed to:

- Accommodate suitable soil conditions
- Maintain required setbacks and isolation distances
- Preserve primary and replacement areas for each system

Conclusion

This distributed septic approach is consistent with the scale and intent of the project and has been preliminarily reviewed by CUPHD. Final design and permitting will occur following completion of soil testing and detailed engineering. No system will be installed without full compliance with State and local health department requirements.

This plan is preliminary and subject to modification based on soil conditions, engineering, and regulatory review.

- 5. If the pond is 1.0 acre or larger it will require a separate Special Use Permit and a Stormwater Drainage Plan and a Zoning Use Permit. If the pond is less than 1.0 acre it will require a Zoning Use Permit**

The pond will be less than one acre. A zoning use permit application will be provided to accompany the documentation already submitted.

- 6. Based on the Illinois Accessibility Code at least two of the cabins will have to be accessible, including parking spaces, pathways, ramps to the cabins with landings and accessible interiors. A site plan showing the accessible parking**

and pathways, signed and sealed by an IL licensed engineer will need to be submitted as part the Special Use Permit application.

The cabin manufacturer has confirmed that accessible layouts are fully achievable with:

- Adjusted clearances and door widths
- Accessible kitchen and bathroom configurations
- Single-level design (no loft)
- A maintained modern aesthetic that aligns with the overall cabin design

This design can be applied to two (2) of the units. However, we respectfully request clarification on how the proposed guest cabins at Wildfire Lodge should be classified under the Illinois Accessibility Code for purposes of determining the required number of accessible units.

Should the cabins be treated as:

- **Transient lodging guest rooms (Section 224):** requiring one (1) accessible unit for 1–25 cabins, or
- **Camping units (Section 244):** requiring two (2) accessible units for 2–25 units?

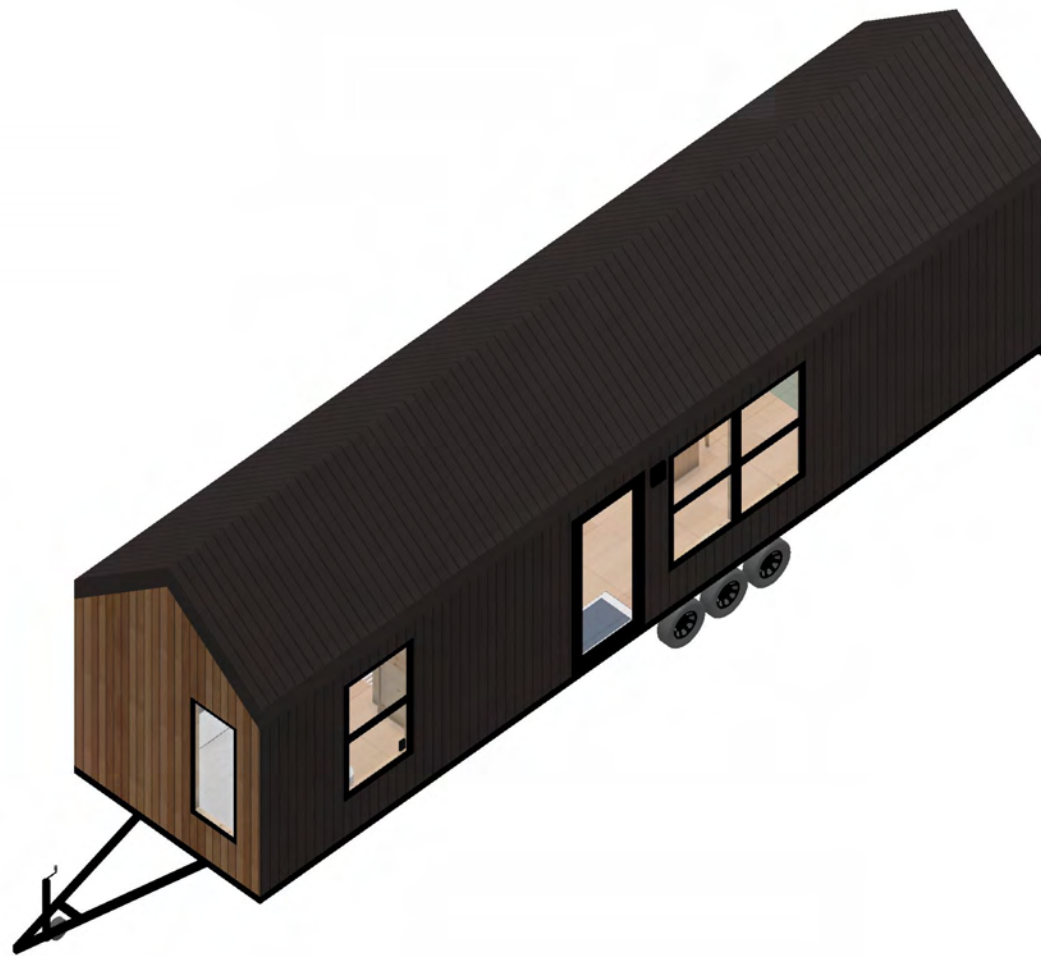
The cabins are park-model units used for short-term rental and include interior sleeping, bathroom, and kitchenette facilities, and may more closely align with transient lodging guest rooms.

We appreciate guidance on the appropriate classification and corresponding accessibility requirements.

The site plan elements—including walkways (#7), parking area (#10), public restrooms (#4), and other public buildings—will be designed and constructed to meet all applicable Illinois accessibility requirements. We can also have the accessibility concept reviewed and signed by a licensed engineer and submit that documentation for your review.

7. The public spaces and recreational features will also need to be accessible and served by accessible pathways.

The site plan elements—including walkways (#7), parking area (#10), public restrooms (#4), and other public buildings—will be designed and constructed to meet all applicable Illinois accessibility requirements. We can also have the accessibility concept reviewed and signed by a licensed engineer and submit that documentation for your review.



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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Front Left Isometric

0



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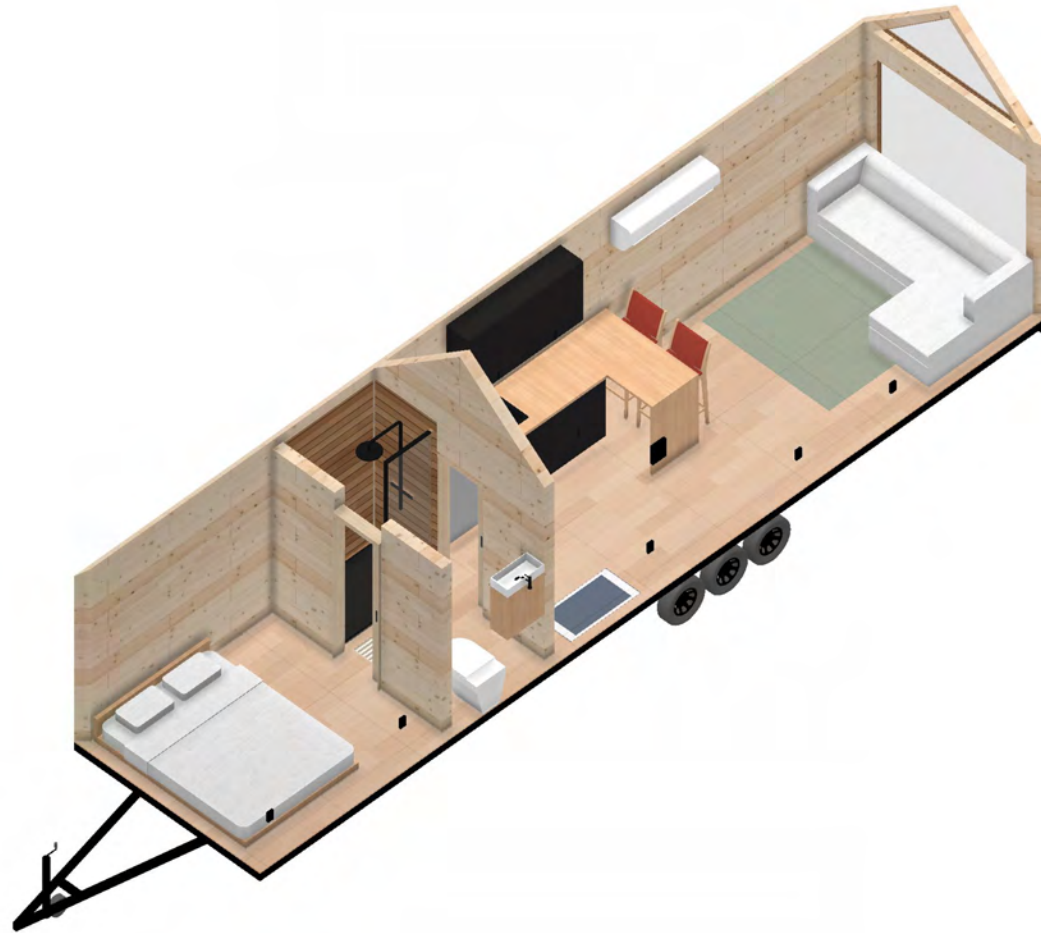
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Rear Right Isometric

1



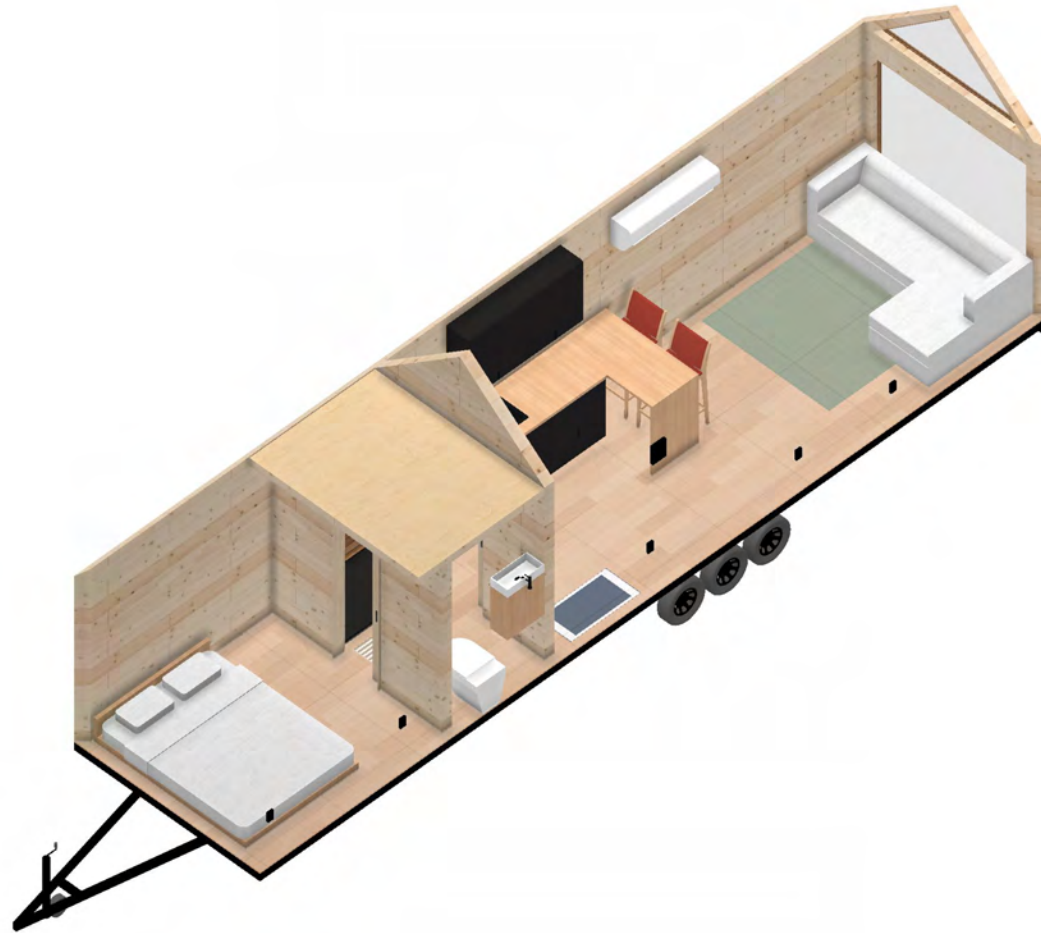
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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Interior Isometric - Front Left



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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Interior Isometric - Front Left w/ Loft



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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Interior Isometric - Right Rear



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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Interior Isometric -Right Rear w/ Loft



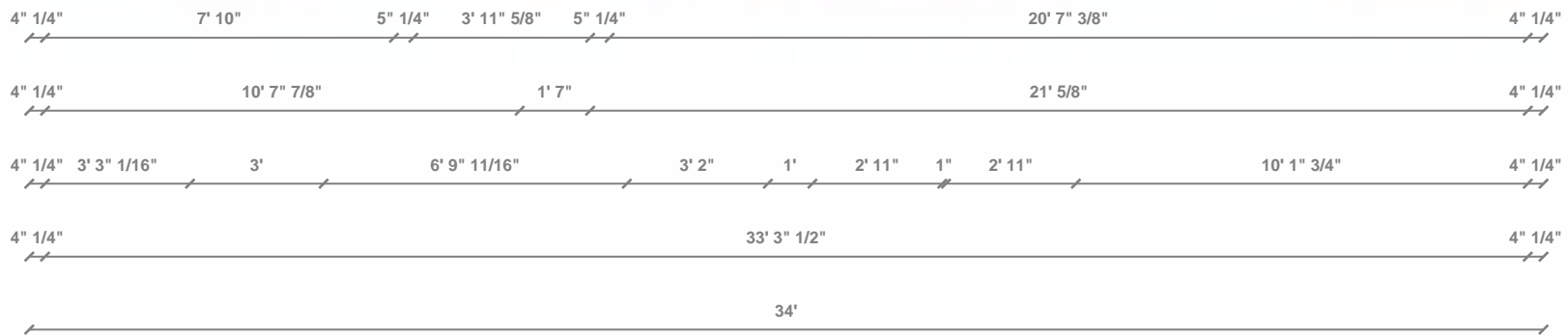
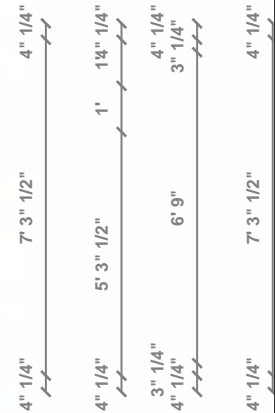
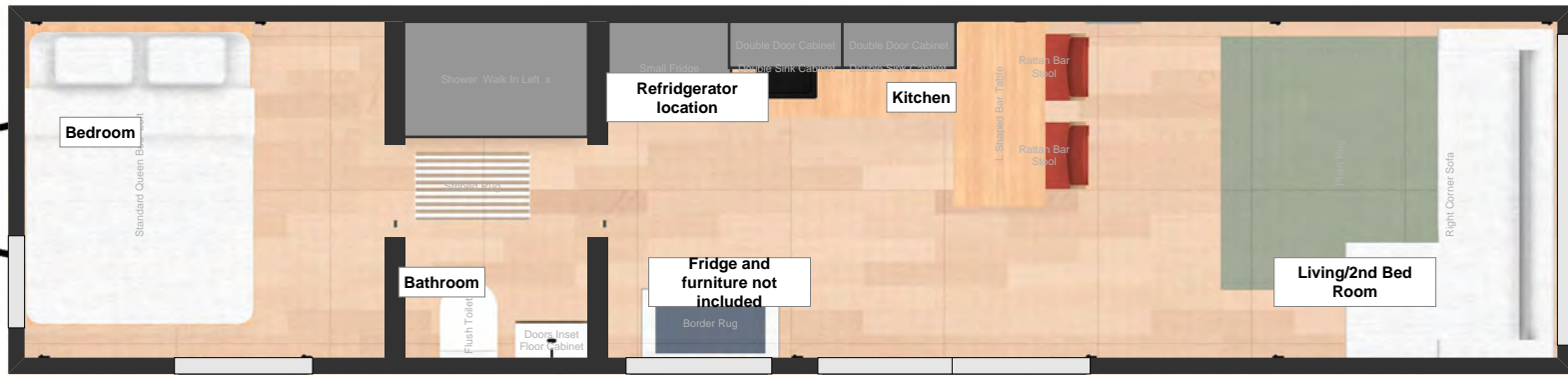
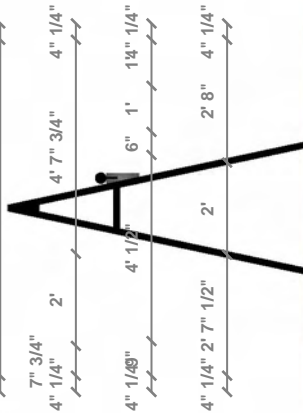
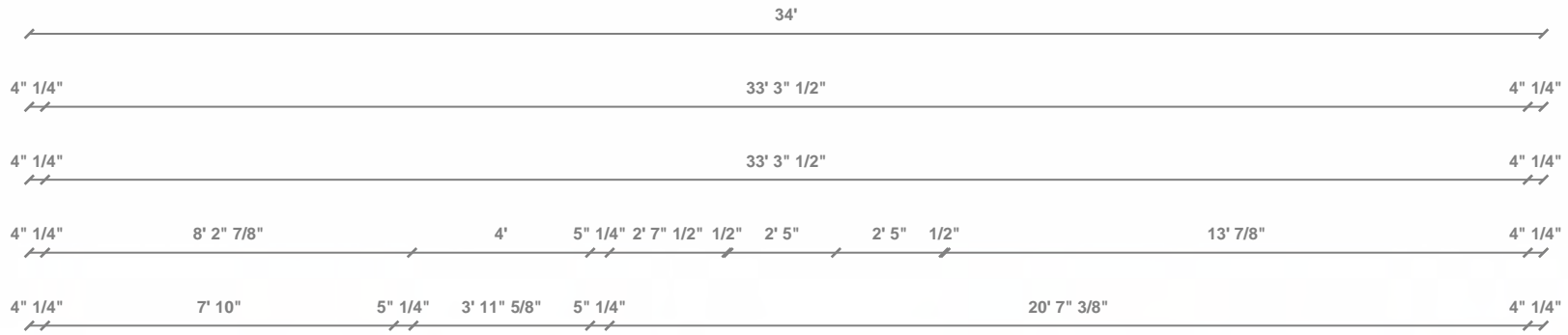
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Name: 34Homesteader Furnished

Scale: 1:- (At A4)

System: Imperial (fr)

Plan: Exterior Perspectives



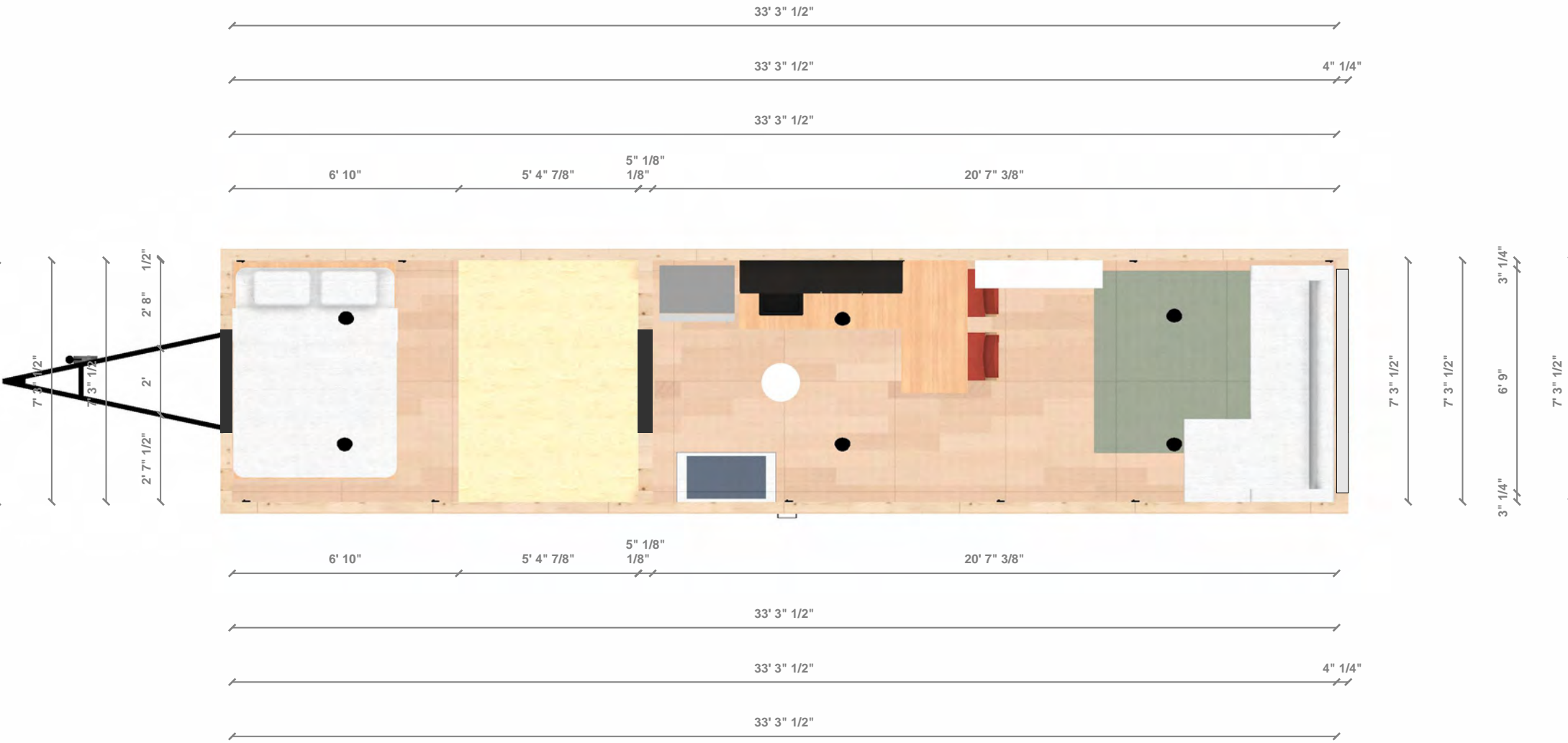
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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Floor Plan



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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Mezzanine Plan



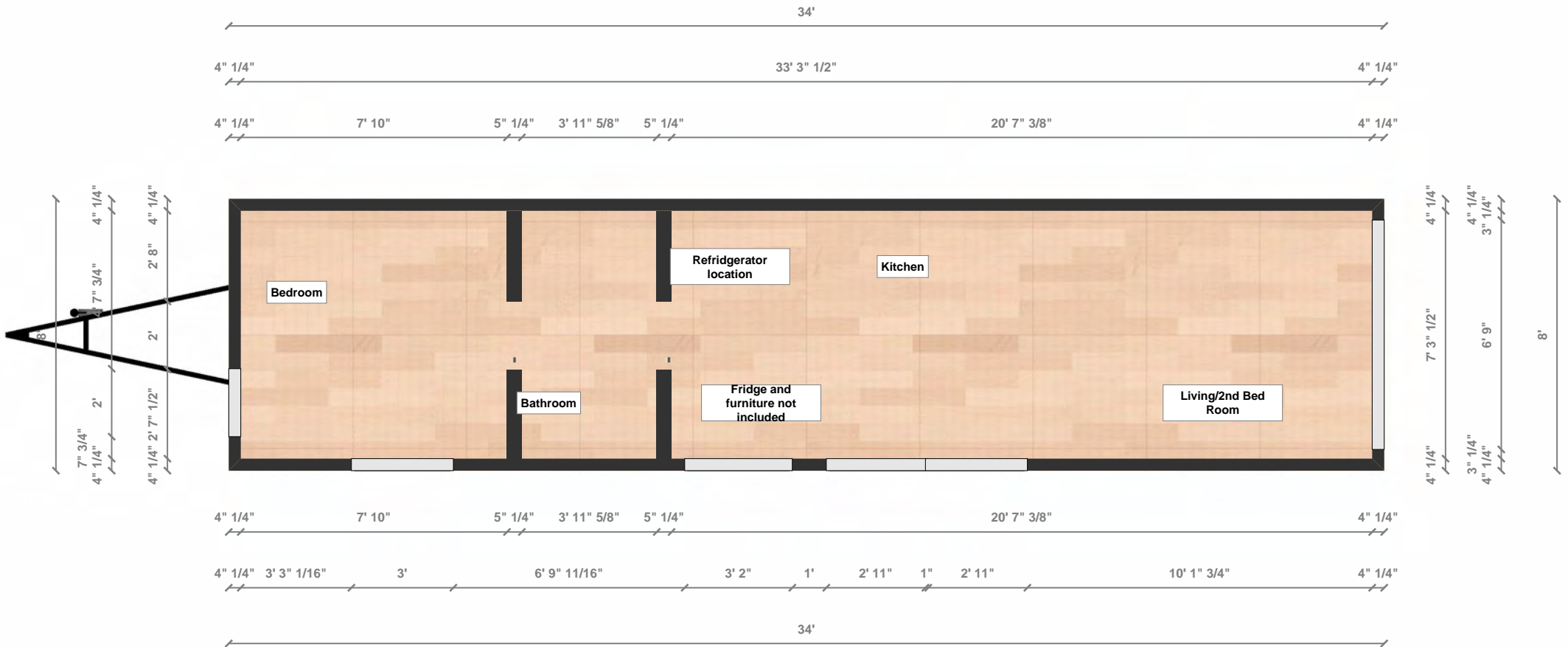
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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Roof Plan



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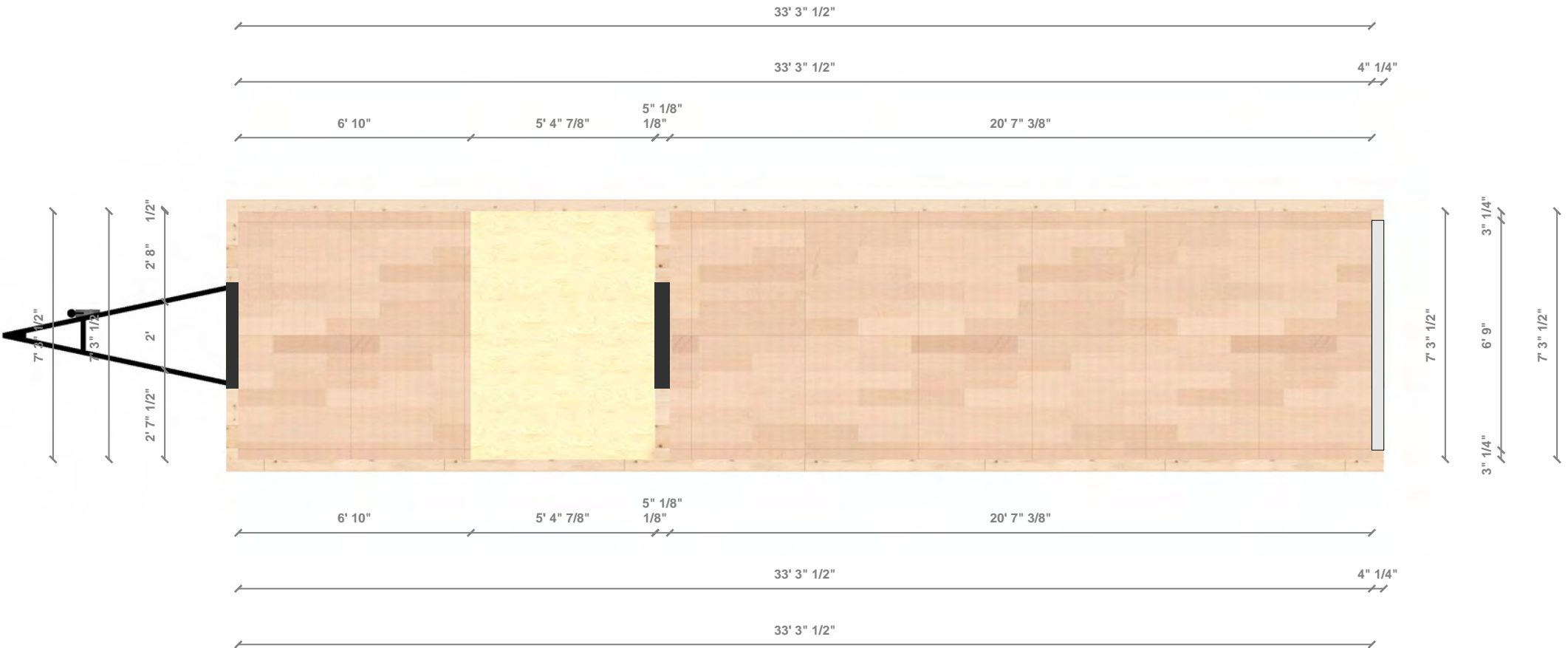
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Shell Floor Plan

10



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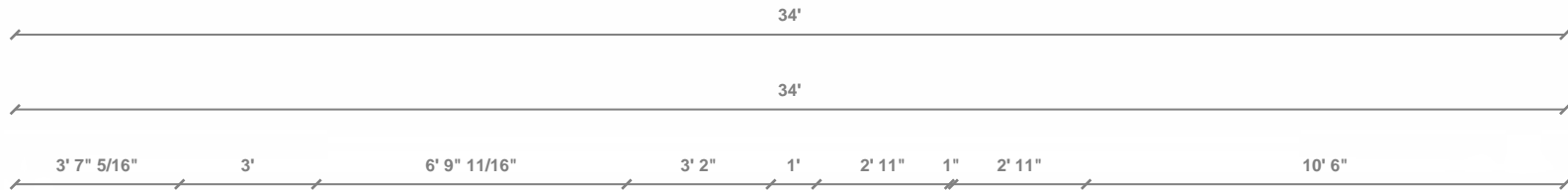
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Shell Mezzanine Plan

11



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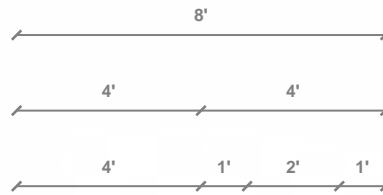
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Left Elevation

12



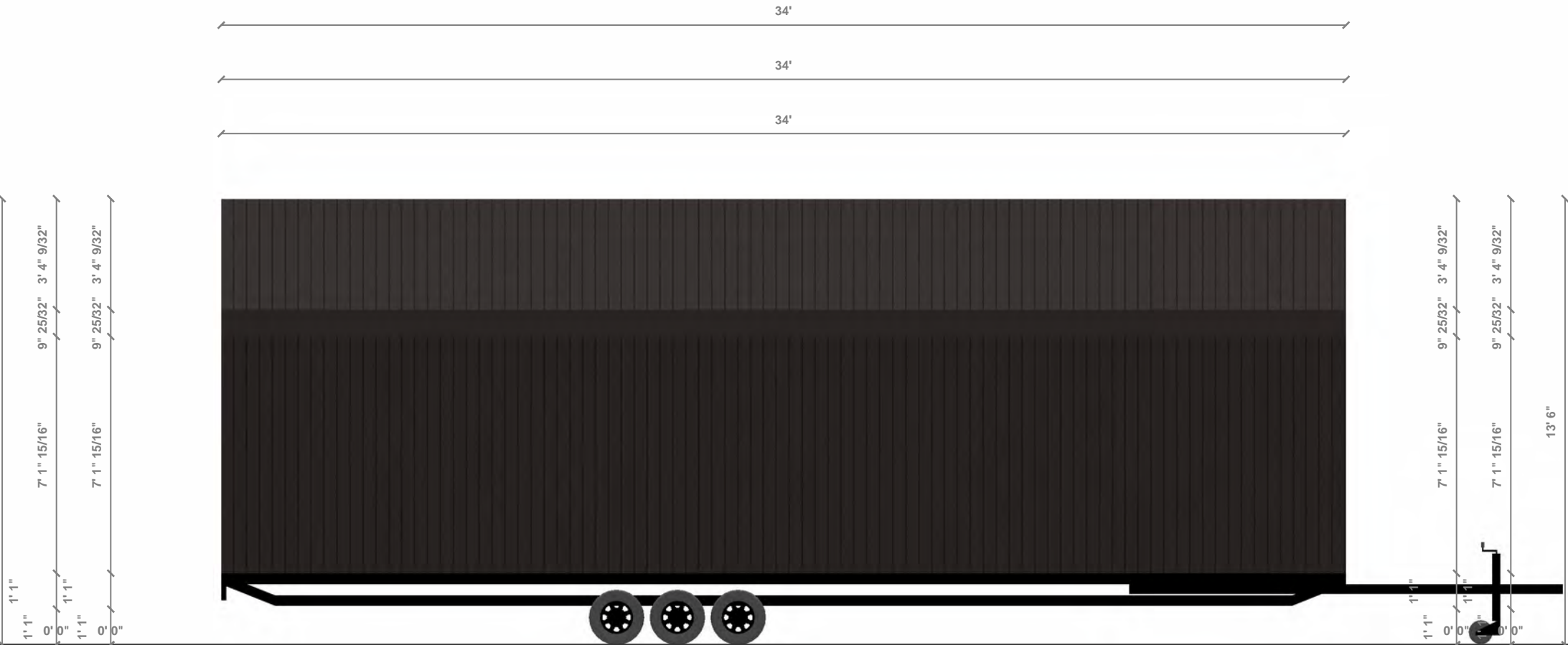
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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Front Elevation



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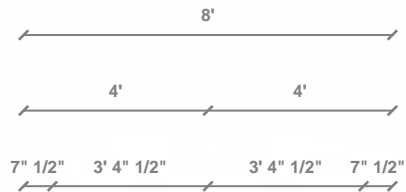
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Right Elevation

14



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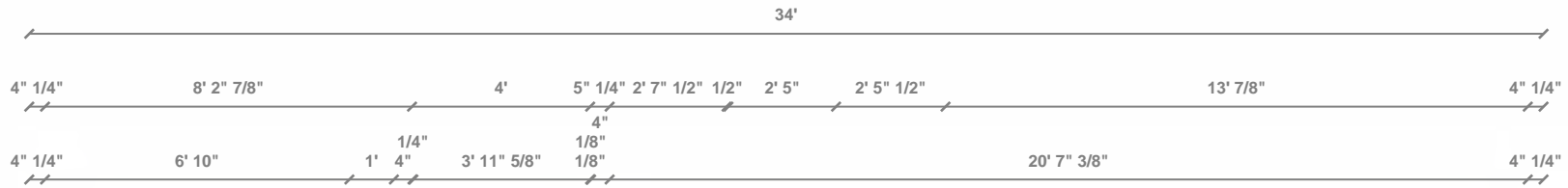
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Rear Elevation

15



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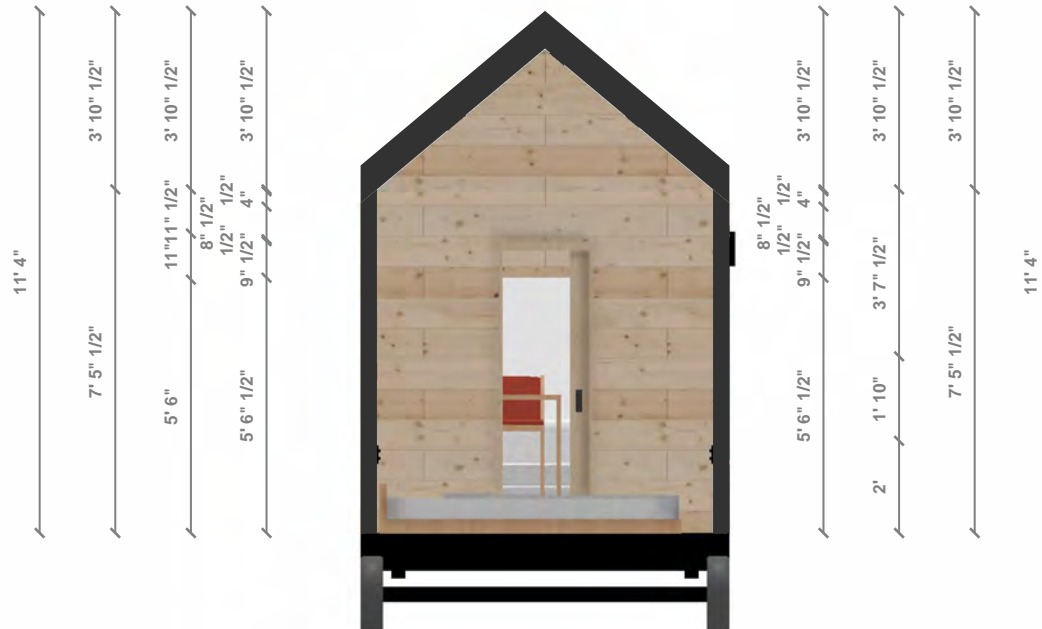
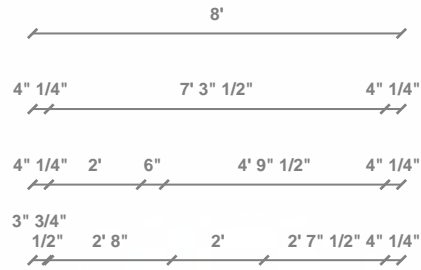
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Left Section

16



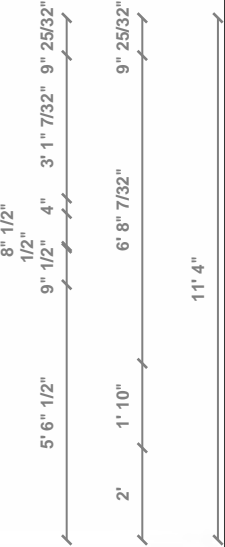
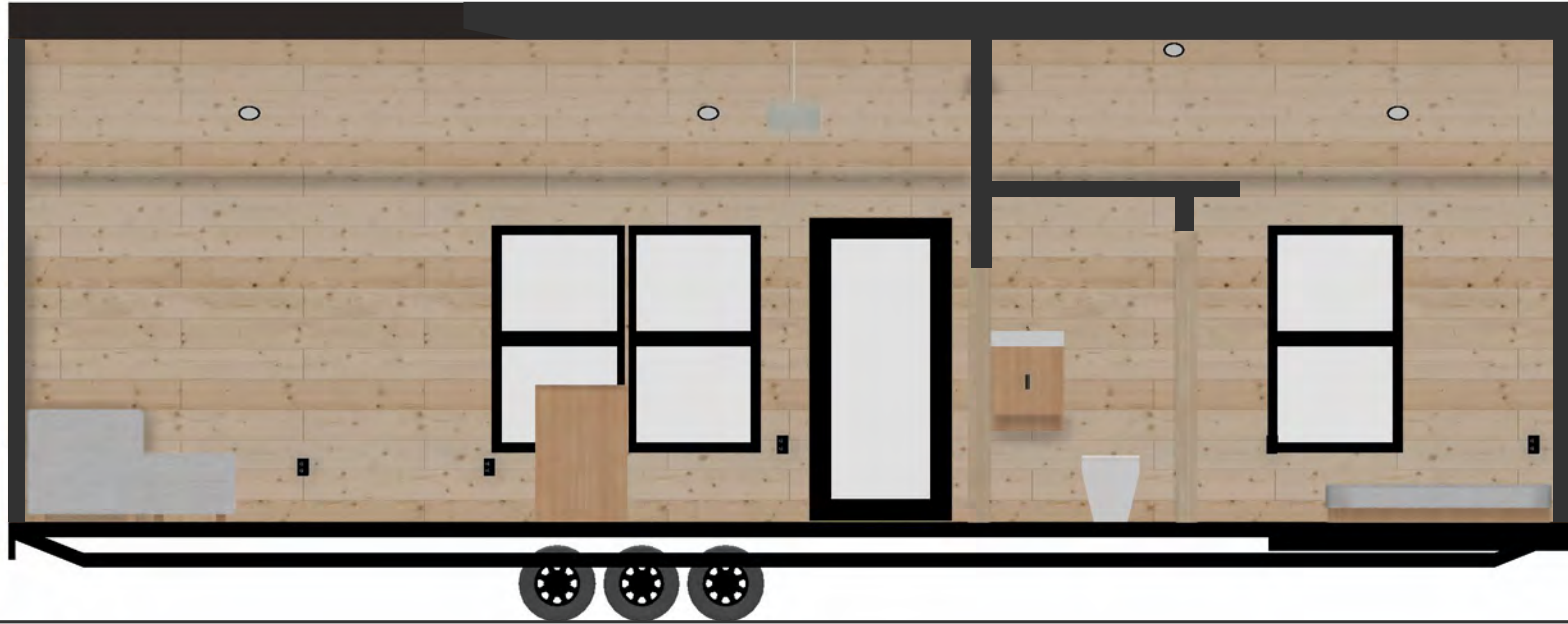
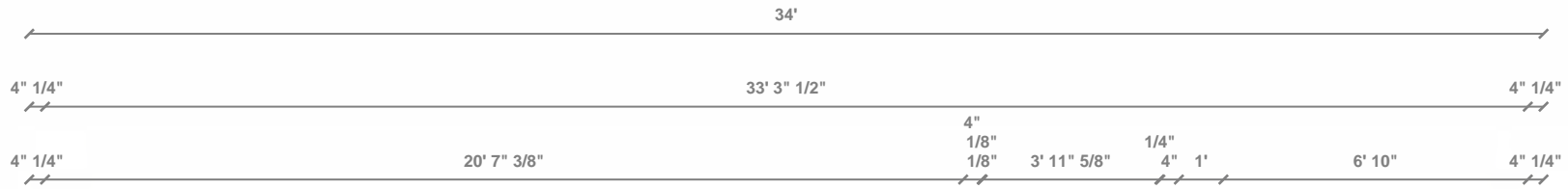
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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Front Section



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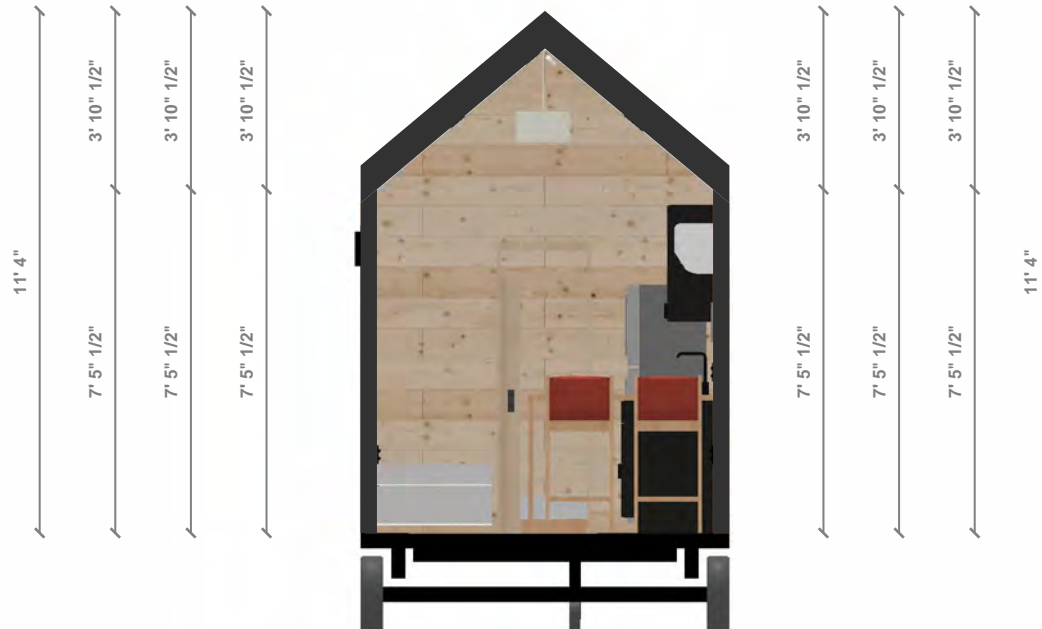
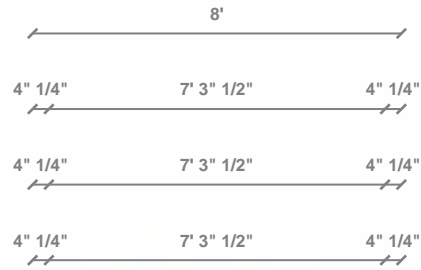
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Right Section

18



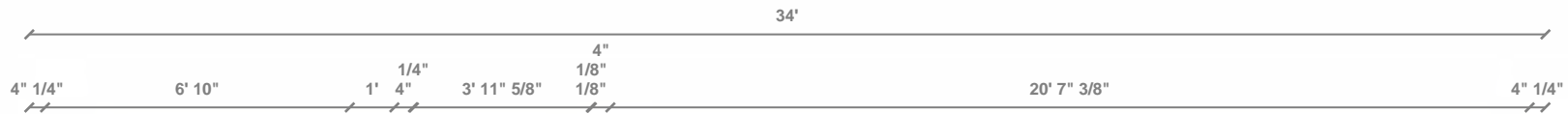
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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Rear Section



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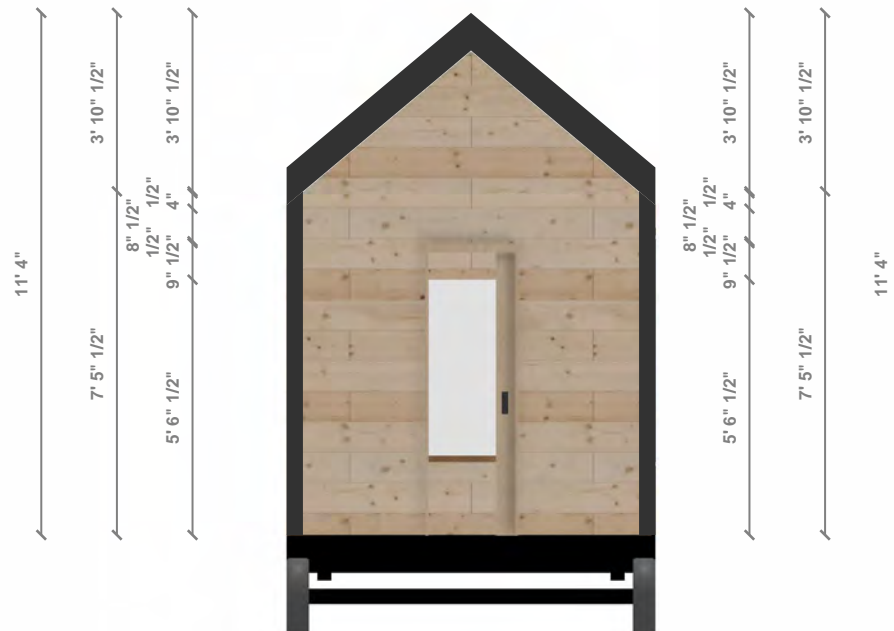
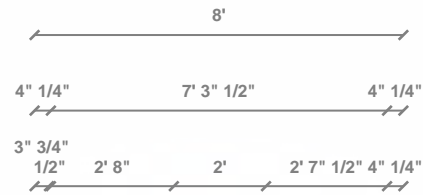
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Shell Left Section

20



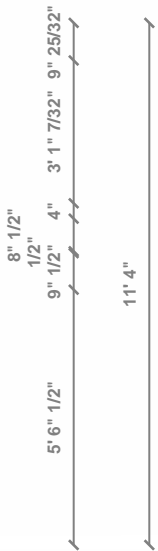
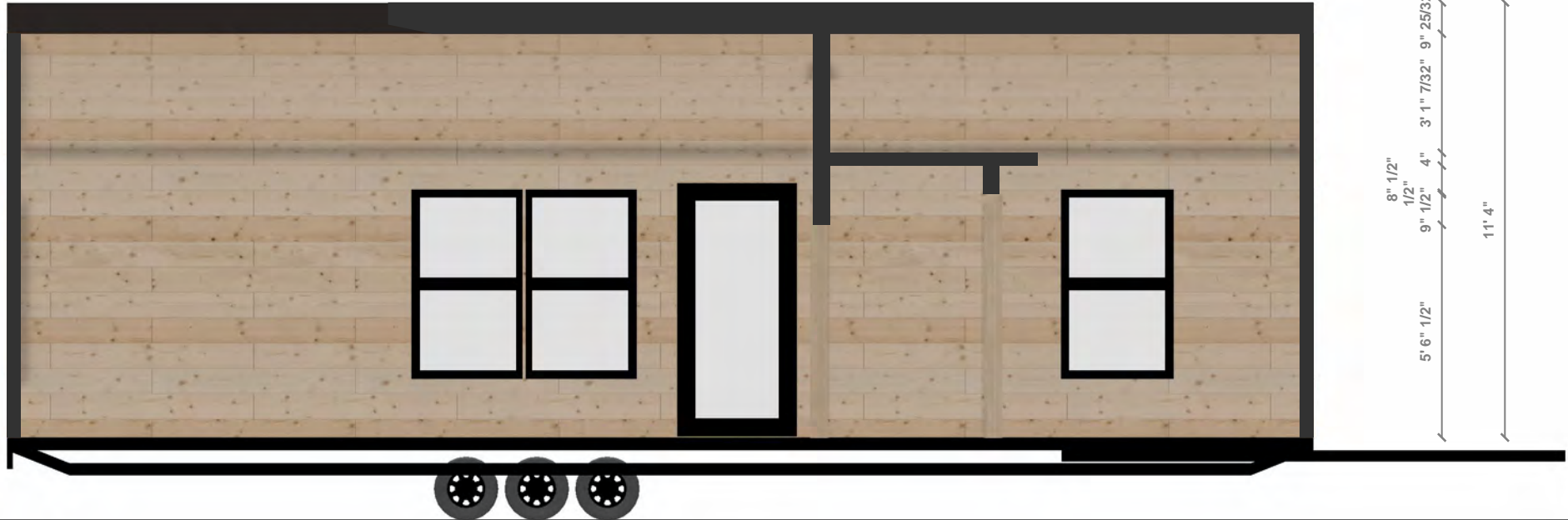
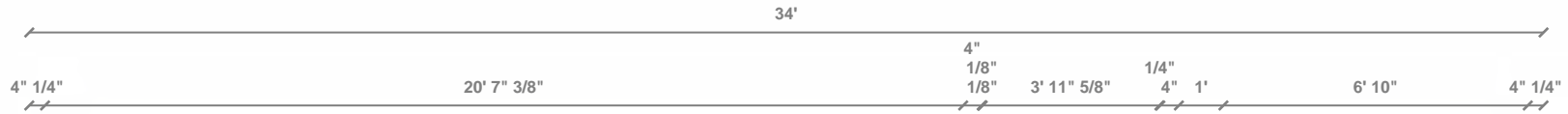
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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Shell Front Section



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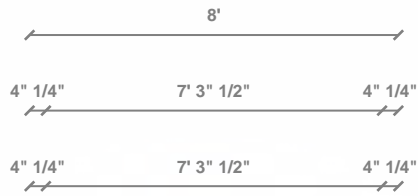
Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Shell Right Section

22



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Name: 34Homesteader Furnished

Scale: 1:50 (At A4)

System: Imperial (fr)

Plan: Shell Rear Section

207-S-26 Site Images



From High Cross Rd. looking east toward subject property



In front of subject property looking south along High Cross Rd.

207-S-26 Site Images



In front of subject property looking north along High Cross Rd.



From subject property looking west across High Cross Rd.

207-S-26 Site Images



From the end of Nordland Dr. looking south toward subject property

PRELIMINARY DRAFT

207-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: ***{May 28, 2026}***

Petitioner: **Jennifer Ash**

Request: **Authorize a “Travel Trailer Camp” 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.**

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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 28, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. Jennifer Ash is the owner of the subject property.
2. The subject property is a 15.27-acre field, in the South Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-02-302-012, commonly known as property owned by Jennifer Ash Trust.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is located within the one-and-one-half miles of the City of Urbana, a municipality with zoning.
 - B. The subject property is located within Urbana Township, which does not have a Planning Commission. Townships with Planning Commissions do not have protest rights on a Special Use Permit. Notification was sent to Urbana Township.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

6. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The 15.27-acre subject property is zoned AG-2 Agriculture.
 - B. The Subject property is currently in agricultural production.
 - C. Land to the north is zoned AG-2 Agriculture and is in use as single-family residential and agricultural production.
 - D. Land to the south is zoned AG-2 Agriculture and is in agricultural production.
 - E. Land to the east is zoned AG-2 Agriculture and is in agricultural production.
 - F. Land to the west is zoned R-1 Single Family Residence and is in use as single-family residential.

GENERALLY REGARDING THE PROPOSED SPECIAL USE

7. Regarding the site plan and operations of the proposed Special Use:
 - A. The Site Plan received April 16, 2026, indicates the following proposed improvements:
 - (1) One 42 ft. x 56 ft. steel frame barn structure and parking lot.
 - (2) Restroom building.
 - (3) Greenhouse structure.
 - (4) Man made pond less than 1 acre in area.

- (5) Eight park model cabins with individual outdoor fire pit area and hot tub.
 - (6) Sauna, cold plunge and fitness structures.
 - (7) Twenty ft. wide internal gravel driveway with turnaround.
 - (8) Eight ft. wide internal gravel walking path.
 - (9) A dry bottom stormwater detention area
- B. Additional information requested from staff regarding the proposed development:
- (1) Areas of the development will be served by individual septic systems with one system serving the barn structure and restroom building, and two systems each serving four cabin sites. All septic systems will be permitted by the Champaign County Department of Public Health.
 - (2) Cabins will be set on compacted gravel or concrete pads and supported by piers or support jacks and anchored to the ground. Cabins will be skirted around the base to enhance four season use.
 - (3) Cabins will be served by RV style utility hookups for electric, water and sewer. Utilities will be buried to improve year-round operation and appearance.
 - (4) The cabins and public features will need to meet State required accessibility standards.
- C. There have been no previous zoning cases or zoning permits for the property.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS

8. Regarding authorization for a “Travel Trailer Camp” in the AG-2 Agriculture 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) “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.
 - (2) “ACCESSORY STRUCTURE” is a STRUCTURE on the same LOT within 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.

PRELIMINARY DRAFT

- (4) “BEST PRIME FARMLAND” is Prime Farmland Soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System that under optimum management have 91% to 100% of the highest soil productivities in Champaign County, on average, as reported in the *Bulletin 811 Optimum Crop Productivity Ratings for Illinois Soils*. Best Prime Farmland consists of the following:
 - a. Soils identified as Agriculture Value Groups 1, 2, 3 and/or 4 in the Champaign County LESA system;
 - b. Soils that, in combination on a subject site, have an average LE of 91 or higher, as determined by the Champaign County LESA system;
 - c. Any development site that includes a significant amount (10% or more of the area proposed to be developed) of Agriculture Value Groups 1, 2, 3 and/or 4 soils as determined by the Champaign County LESA system
- (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) “DISCRETIONARY DEVELOPMENT” is a non-agricultural land USE that may occur provided that a SPECIAL USE permit and/or a rezoning request is granted by the BOARD and/or by the GOVERNING BODY following a DISCRETIONARY review process and additionally provided that the USE complies with provisions of the Zoning Ordinance and other applicable ordinances and regulations.
- (8) “DWELLING” is a BUILDING or MANUFACTURED HOME designated for non-transient residential living purposes and containing one or more DWELLING UNITS and/or LODGING UNITS.
- (9) “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.
- (10) “PARKING SPACE” is a space ACCESSORY to a USE or STRUCTURE for the parking of one vehicle.
- (11) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (12) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.
- (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.

(16) “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.

B. Section 5.2 authorizes a Travel Trailer Camp with a Special Use Permit in the AG-2 Agriculture District.

C. 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:

PRELIMINARY DRAFT

- (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 Travel Trailer Camps:
 - a. A 100 ft. setback from all streets.
 - b. A 50 ft. side and rear yard requirement.
- D. Section 7.4.1 refers to parking requirements for a facility such as the proposed Special Use:
- (1) For HOTEL, MOTEL, TOURIST HOME, private club and all other similar places offering overnight accommodations. One PARKING SPACE for the OWNER or manager if resident on the PREMISIS, plus one PARKING SPACE for each accommodation.”
 - (2) For BUILDINGS and other enclosed STRUCTURES, one PARKING SPACE for each five seats provided for patrons use, or at least one PARKING SPACE for each 200 square feet of floor area, whichever requires the greater number of PARKING SPACES.
 - (3) 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.
 - (4) When a USE involves a combination of enclosed BUILDINGS or STRUCTURES and an outdoor area, the required PARKING SPACES shall be calculated separately per the above standards and then totaled to obtain the required PARKING SPACES for said USE.

- (5) Section 7.4.1 C.4. states that 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.

- 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.

PRELIMINARY DRAFT

- (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.
- F. 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.
- G. 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

9. 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, **“The proposed Travel Trailer Camp will provide a small-scale, luxury rural tourism lodging option that is currently not available in Champaign County. The area regularly attracts visitors for University of Illinois events, sports tournaments, conferences, medical visits, and agritourism activities, and lodging is often near capacity during peak periods.”**

The approximately 15-acre property allows for a very low-density, park-like setting with widely spaced lodging units that preserve open space and reflect the rural agricultural character of the area. [MAX 8 units.]

The proposed use will support rural tourism and encourage guests to visit nearby farm businesses, restaurants, shops, and local businesses, providing a public convenience while supporting the local economy.”
 - B. The subject property is located approximately 0.7 road miles from the City of Urbana along N High Cross Road.

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

10. 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 Petitioners have testified on the application, **“The proposed development is intentionally limited in scale and density and is designed to operate in a manner compatible with surrounding agricultural uses. Lodging units will be widely spaced across the property to maintain significant open space and preserve a quiet, park-like rural setting.**

Access, parking, and internal circulation will be designed to safely accommodate guest traffic while minimizing impacts on neighboring properties. Outdoor lighting will be limited and downward-directed, and landscaping will be used to maintain the natural character of the site.

The property will operate as short-term lodging with quiet hours and responsible management. The property will be owner-operated and locally managed to ensure careful stewardship and respectful operation within the surrounding rural community.

The project is designed to function as a quiet nature-based lodging retreat rather than a traditional campground, with limited lodging units [8], substantial open space, and careful site planning intended to preserve the rural character of the surrounding agricultural area”

B. Regarding surface drainage:

- (1) Based on the amount of improvements shown on the site plan a Stormwater Drainage Plan will be required. A Special Condition has been included to ensure compliance.
- (2) The petitioner is proposing an approximately 1-acre pond and a dry detention basin.
- (3) No part of the subject property is in the flood hazard area.

C. Regarding impacts on traffic:

- (1) The subject property is located on the east side of N. High Cross Rd.
 - a. N. High Cross Rd. is a two-lane asphalt road approximately 20 ft in width.
- (2) Regarding the general traffic conditions on N. High Cross Rd. at this location, the level of existing traffic, and the likely change from the proposed Special Use:
 - a. 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). N. High Cross Rd. had an ADT of 1,800 near the subject property in 2021.
 - b. The proposed changes to subject property authorized by the Special Use Permit are expected to increase traffic volumes, but no Traffic Impact Analysis has been done.

PRELIMINARY DRAFT

- c. The petitioner provided a Traffic Impact Comparison that indicated an estimated 16-32 vehicle trips per day at the site.
 - d. Notice was sent to the Urbana Township Supervisor and Urbana Township Road Commissioner, and no comments have been received.
- D. Regarding fire protection on the subject property, the subject property is located approximately 1.6 road miles from the Carroll Fire Protection District station. Notice of these zoning cases was sent to the Carroll 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 152A Drummer silty clay, 236 A Sabina silt loam and 291B Xenia silt loam, and has an average Land Evaluation (LE) of 90.
- G. Regarding outdoor lighting on the subject property:
- (1) The petitioner has indicated in the Executive Summary that the site will utilize dark-sky lighting practices .
 - (2) A special condition has been added to ensure compliance with Section 6.1.2.
- H. Regarding wastewater treatment and disposal on the subject property:
- (1) Areas of the development will be served by individual septic systems with one system serving the barn structure and restroom building, and two systems, each serving four cabin sites. All septic systems will be permitted by the Champaign County Department of Public Health
- I. 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

11. 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. The proposed use conforms to the intent of the AG-2 Agriculture zoning district, which allows certain rural tourism and recreational uses through the Special Use Permit process when they are designed to be compatible with surrounding agricultural land.**

The development is intentionally designed as a very low-density rural tourism lodging property that preserves open space and maintains the essential rural character of the area. Structures and site improvements will be limited in scale and thoughtfully integrated into the landscape, so the property continues to resemble a natural, park-like agricultural setting. The property will also be thoughtfully planted with grasses, forbs, and trees native to Illinois, reflecting the region’s historic prairie and woodland landscape, including species characteristic of the original Big Grove area. All applicable county regulations and standards will be followed as part of the development process.

The project is designed as a very small, nature-based lodging property on approximately 15 acres, with a limited number of units widely spaced across the landscape. The goal is to create a quiet, park-like setting that preserves open space and complements the surrounding agricultural area. It will serve visitors to Champaign County while supporting nearby farms, restaurants, and local businesses”

- B. Regarding compliance with the *Zoning Ordinance*:
- (1) A Travel Trailer Camp is authorized by Special Use Permit in the AG-2 Agriculture, Zoning District.
 - (2) The 15.27-acre lot is in compliance with the maximum lot area requirement for best prime farmland.
 - (2) Regarding parking on the subject property:
 - a. Commercial uses require 1 space for each 200 feet of floor area or portion thereof.
 - (a) The proposed building is 2,352 square feet, which requires 12 parking spaces.
 - (b) The proposed parking area shows the required 12 spaces.
 - b. Places offering overnight accommodations require one parking space for the owner or manager if resident on the premises, plus one parking space for each accommodation.
 - (a) Sufficient area for parking is available at each cabin location.
 - (b) Paved accessible parking spaces will be required at the cabins in conformance with the Illinois Accessibility Code.
 - (3) Regarding the required LOADING BERTHS:
 - a. Section 7.4.2 requires one 12x40 LOADING BERTH for the proposed eight cabins.
 - (a) There is sufficient area for the required loading berth.
- E. Regarding compliance with the *Storm Water Management and Erosion Control Ordinance*:

PRELIMINARY DRAFT

- (1) Based on the amount of improvements shown on the site plan a Stormwater Drainage Plan will be required. A Special Condition has been included to ensure compliance with the Stormwater Management and Erosion Control Ordinance.
- C. Regarding the *Special Flood Hazard Areas Ordinance*, no part of the subject property is located within a mapped floodplain.
- D. Regarding the Subdivision Regulations, the subject property is located in the City of Urbana subdivision jurisdiction, and the subject property is in compliance.
- E. 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 any required permit drawings. No changes to the existing building have been proposed.

A special condition has been added to ensure compliance with the Illinois Accessibility Code.

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

12. 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 Travel Trailer Camp is authorized by Special Use Permit in the AG-2 Agriculture, Zoning District.
 - B. Regarding whether the proposed Special Use Permit is in harmony with the general intent of the Zoning Ordinance:
 - (1) Subsection 5.1.11 of the Ordinance states the general intent of the AG-2 Agriculture 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 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. 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.
 - (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) A travel trailer camp is authorized by Special Use Permit in the AG-2 Zoning District and therefore the Zoning Ordinance apparently has a presumption of no inherent incompatibilities between agricultural and residential use and a travel trailer camp. Provided that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent properties, there should be no significant effect on the value of nearby properties
 - b. In regard to the value of the subject property, it also is not clear if the requested Special Use Permit would have any effect.
 - (a) If the petitioners are denied the special use permit, the property can still be used for AG-2 permitted uses.
 - (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.
 - a. Probable traffic impacts are reviewed under Item 10.C. of this Summary of Evidence.
 - (a) The proposed changes to subject property authorized by the Special Use Permit are expected to increase traffic volumes but the increase is not expected to be significant.
 - b. The Urbana Township Road Commissioner has been notified of this case, and no comments have been received.

PRELIMINARY DRAFT

- (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. No part of the subject property is located within a mapped floodplain.
 - b. Based on the amount of improvements shown on the site plan a Stormwater Drainage Plan will be required. A Special Condition has been included to ensure compliance with the Stormwater Management and Erosion Control Ordinance.

- (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. No comments have been received regarding the proposed Special Use.

- (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.

- (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.

a. The petitioners requested a Natural Resource Information Report Champaign County Soil and Water Conservation District. The report is still pending.

- (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.

The subject property is a relatively small tract of land in crop production that is within one and one-half miles of the City of Urbana and approximately 0.65 miles from the municipal limits.

PRELIMINARY DRAFT

- (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 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

13. The proposed use is not an existing non-conforming use

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

14. Regarding proposed special conditions of approval:

- A. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed construction until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

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

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

- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed building until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the current edition or most recent preceding edition of the International Building Code, and (B) the current edition or most recent preceding edition of the National Electrical Code NFPA 70.**

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

New commercial buildings shall be in conformance with Public Act 96-704

- C. **A complete Storm Water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.

- D. **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.

- E. **The petitioners shall ensure that no parking related to the special use permit shall occur in any public right-of-way.**

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

There is no unreasonable risk to public safety caused by on-street parking.

- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**

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

That the operation is in compliance with Champaign County Nuisance Ordinance.

- G. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed development until the Petitioner submits the following:**
- (1) A copy of an approved County Health Department Permit for construction of the private sewage disposal system.**
 - (2) A copy of the County Health Department Certificate of Approval for the private sewage disposal system prior to the use of any new septic system.**

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

Any new septic system is in compliance with the Champaign County Zoning Ordinance.

- H. **This special use permit does not authorize onsite food preparation or the construction of any food preparation area or kitchen.**

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

To protect public health.

- I. **All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

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

That the proposed Special Use is in ongoing compliance with all applicable County requirements.

- J. **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 April 16, 2026, with attachments:
 - A Site Plan showing the proposed development
 - B Responses to staff questions regarding the proposed development
 - C Executive Summary
 - D Warranty Deed
 - E Manufacturer rendering of cabins

2. Preliminary Memorandum dated May 21, 2026, with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B Site Plan, received April 16, 2026
 - C 2023 Annotated Aerial Photo
 - D Executive Summary received April 16, 2026
 - E Responses to staff questions regarding the proposed development received April 16, 2026
 - F Manufacturer rendering of cabins received April 16, 2026
 - G Site photos taken May 21, 2026
 - H Summary of Evidence, Finding of Fact, and Final Determination dated May 28, 2026

DRAFT FINDINGS OF FACT FOR CASE 207-S-26

From the documents of record and the testimony and exhibits received at the public hearing for zoning case 207-S-26 held on **May 28, 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 petitioner has testified on the application that the location is well suited for the proposed use.*
 - b. *The subject property is located approximately 0.7 road miles from the City of Urbana along N High Cross Road.*
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 travel trailer camp should not create a significant amount of additional traffic.*
 - b. *Notice was sent to the Urbana Township Supervisor and Urbana Township Road Commissioner, and no comments have been received.*
 - b. Emergency services availability is *{ADEQUATE / INADEQUATE}* because:
 - a. *The subject property is located approximately 1.6 road miles from the Carroll 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 proposed travel trailer camp provides adequate separation to the adjacent residential lots and proposes a limited number of campsites .*
 - d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE}* because:
 - a. *No part of the subject property is within the mapped floodplain.*
 - b. *A Stormwater Drainage Plan will be required for the proposed development to ensure compliance with the Stormwater Management and Erosion Control Ordinance.*
 - e. Public safety will be *{ADEQUATE / INADEQUATE}* because:
 - a. *The subject property is located approximately 1.6 road miles from the Carroll 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 Urbana Township Supervisor and Urbana Township Road Commissioner and no comments have been received.*

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- c. *A special condition has been added to prohibit parking on any public right-of-way.*
- f. The provisions for parking will be *{ADEQUATE / INADEQUATE}* because:
 - a. *Sufficient parking area exists for the uses on-site.*
- g. The property *{IS/IS NOT}* WELL SUITED OVERALL for the proposed improvements because:
 - a. *The site 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.*
- h. Existing public services *{ARE/ARE NOT}* available to support the proposed SPECIAL USE without undue public expense because:
 - a. *All services are in place for this property, and no new public services are needed for the proposed 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:
 - a. *Adjacent roads have sufficient capacity to handle traffic volumes with no improvements necessary, and no new utilities are required for the proposed 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. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed construction until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

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

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

- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed building until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the current edition or most recent preceding edition of the International Building Code, and (B) the current edition or most recent preceding edition of the National Electrical Code NFPA 70.**

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

New commercial buildings shall be in conformance with Public Act 96-704

- C. **A complete Storm Water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

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

That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.

- D. **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.

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- E. **The petitioners shall ensure that no parking related to the special use permit shall occur in any public right-of-way.**

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

There is no unreasonable risk to public safety caused by on-street parking.

- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**

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

That the operation is in compliance with Champaign County Nuisance Ordinance.

- G. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed development until the Petitioner submits the following:**
- (1) **A copy of an approved County Health Department Permit for construction of the private sewage disposal system.**
 - (2) **A copy of the County Health Department Certificate of Approval for the private sewage disposal system prior to the use of any new septic system.**

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

Any new septic system is in compliance with the Champaign County Zoning Ordinance.

- H. **This special use permit does not authorize onsite food preparation or the construction of any food preparation area or kitchen.**

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

To protect public health.

- I. **All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

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

That the proposed Special Use is in ongoing compliance with all applicable County requirements.

- J. **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 207-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 207-S-26 is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}* to the applicant, **Jennifer Ash**, to authorize the following:

Authorize a “Travel Trailer Camp” 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. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed construction until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**
- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed building until the Zoning Administrator has received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the current edition or most recent preceding edition of the International Building Code, and (B) the current edition or most recent preceding edition of the National Electrical Code NFPA 70.**
- C. **A complete Storm Water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**
- D. **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.**
- E. **The petitioners shall ensure that no parking related to the special use permit shall occur in any public right-of-way.**
- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**
- G. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed development until the Petitioner submits the following:**
 - (1) **A copy of an approved County Health Department Permit for construction of the private sewage disposal system.**

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- (2) A copy of the County Health Department Certificate of Approval for the private sewage disposal system prior to the use of any new septic system.**

- H. This special use permit does not authorize onsite food preparation or the construction of any food preparation area or kitchen.**

- I. All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

- J. 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