

CASE 210-S-26

PRELIMINARY MEMORANDUM

June 18, 2026

Petitioner: Kevin & Tami Dodd

Request: Authorize a Special Use consisting of multiple principal buildings on one lot including an agricultural drainage contractor facility with outdoor storage and operations and a dog grooming shop including a waiver for a minimum lot size of less than one acre, in the B-5 Central Business Zoning District, per Section 4.2.1. F. and Section 5.2. of the Zoning Ordinance.

Location: A 0.93-acre lot, in the Southwest Quarter of the Southeast Quarter of Section 7, Township 19 North, Range 10 East of the Third Principal Meridian, in St. Joseph Township with PIN 28-22-07-451-009, commonly known as property with address 1868 CR 1600N Urbana.

Site Area: 0.83 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 dog grooming business and a drainage tile retail store in the two existing buildings on the subject property. Having two principal buildings on one property requires a Special Use Permit in the B-5 Central Business District.

The proposed dog grooming business is not identified in the Section 5.2 Table of Authorized Principal Uses of the Zoning Ordinance. The closest use would be a veterinary hospital which would be similar in its operation to the proposed dog grooming business. A veterinary hospital requires a Special Use Permit in the B-5 Central Business District.

The other proposed use of a drainage tile retail store with an outdoor material storage yard is an allowed use in the B-5 Central Business District.

EXTRATERRITORIAL JURISDICTION

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

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

EXISTING LAND USE AND ZONING**Table 1. Land Use and Zoning Summary**

Direction	Land Use	Zoning
Onsite	Two vacant buildings/Proposed Dog Grooming and Drainage Tile Sales	B-5 Central Business
North	Agriculture	AG-1 Agriculture
East	Residential, Commercial	B-5 Central Business
West	Residential	B-5 Central Business
South	Residential/CCFPD Rail Trail	B-5, AG-1

TRAFFIC/ACCESS

The subject property has a 120 ft. open driveway area on the north side of US-150/CR 1600N that leads to two driveways, one on each side of the larger western building. A copy of the case notice and copies of the site plans were sent to IDOT for comment. IDOT Permit Supervisor responded that the existing entrance will need to be revised before they can permit a new business on the property. Special conditions have been added to require approval of the entrance from IDOT prior to approval of a Change of Use Permit, and as built approval of the entrance prior to issuance of a Zoning Compliance Certificate.

COMMENT FROM NEIGHBORING PROPERTY OWNER

An email was received from Shelley Campbell who is an owner of the farm property to the north of the subject property regarding drainage. The email is included as Attachment F. It's not clear if this project will affect the drainage on the adjacent property. A Special Condition has been added to require a stormwater drainage plan including stormwater detention will be required if more than 10,000 sq. ft. of impervious area is added to the property relative to the impervious area on the site in 2002.

PROPOSED SPECIAL CONDITIONS

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 210-S-26.**

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

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

- B. **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.

- C. **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.

- D. **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.

- E. **The petitioner shall install a Type A screen that screens the parking area from the view of the properties to the east, west and south or receive a waiver therefrom from the affected property owners.**

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

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

- F. **The outdoor material storage area shall be screened with a Type D screen that screens the storage area from the view of the properties to the east, west and south and US-150 or receive a waiver therefrom from the affected property owners.**

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

That the material storage area is screened from the view of the neighboring properties.

- G. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner has received approval for the entrance along US-150 from IDOT.**

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

That the proposed use is in compliance with IDOT regulations.

- H. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has received as-built approval of the entrance from IDOT.**

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

That the entrances are constructed to IDOT standards.

- I. **Animals may be kept on the property incidental to the dog grooming business and are only permitted to be boarded or kenneled for a short time until they are picked up by their owner. No daycare or overnight care for animals is permitted.**

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

That no boarding or kenneling of animals takes place on the property.

- J. **Animals are to be kept indoors at all times except for when they are dropped off or picked up for grooming, and for brief, leashed outdoor walks by their owners or staff. No animals are permitted to be kept outside unattended, either leashed or fenced.**

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

That outdoor animal activities do not cause a disturbance to neighbors.

- K. **Any animal waste outdoors on the property must be cleaned up immediately and not allowed to accumulate.**

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

That the presence of animal waste on the property does not affect neighbors

- L. **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.

- M. **A stormwater drainage plan including stormwater detention will be required if more than 10,000 sq. ft. of impervious area is added to the property relative to the impervious area on the site in 2002.**

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

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

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan, received April 30, 2026
- C 2023 Annotated Aerial Photo
- D Site photos taken May 16, 2026
- E Email from Cale Shonk IDOT Permits Supervisor received June 18, 2026
- F Email from adjacent property owner received June 17, 2026
- G Summary of Evidence, Finding of Fact, and Final Determination dated June 25, 2026

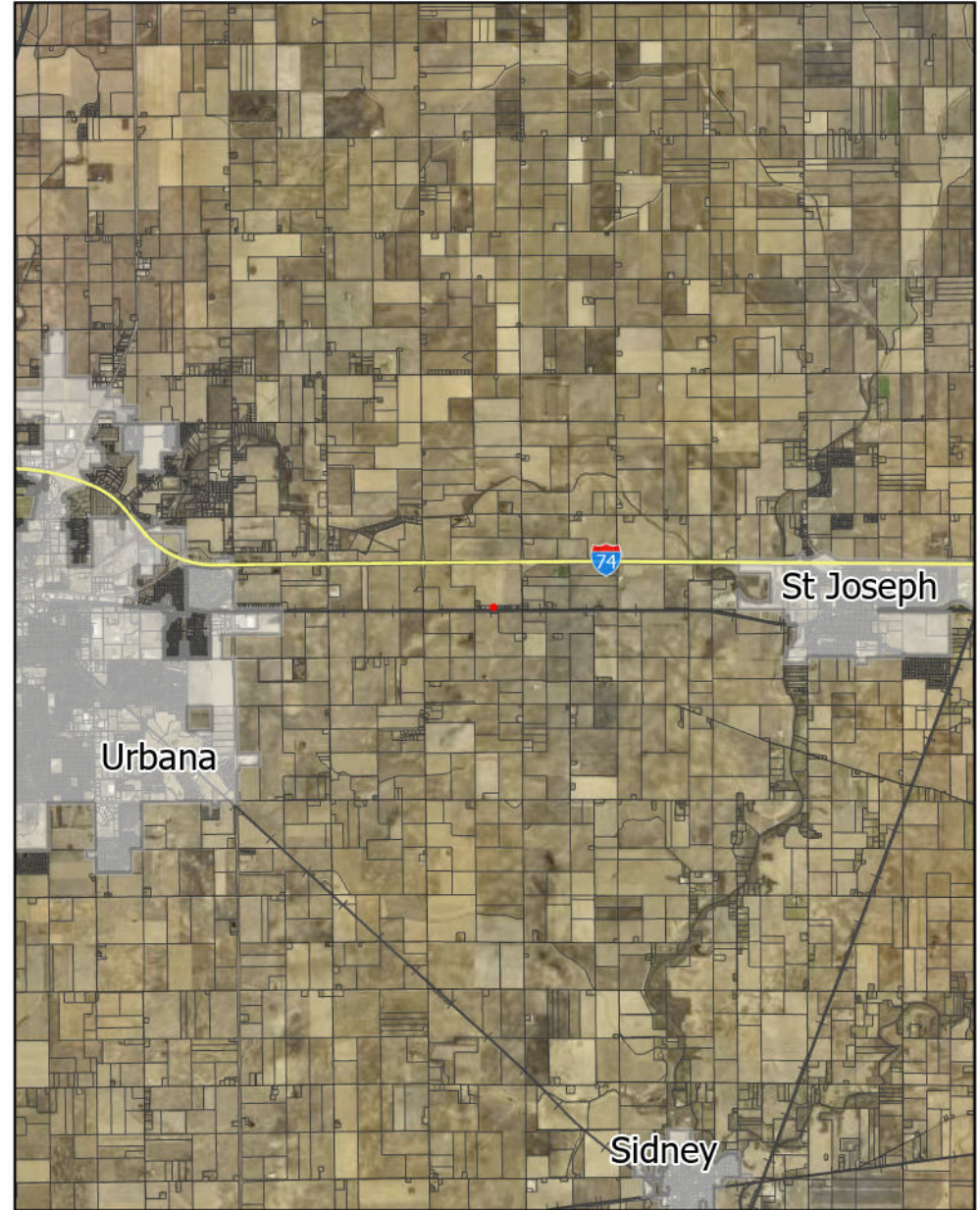
Location Map

Case 210-S-26

June 25, 2026

Subject Property

Property location in Champaign County



 Subject Parcel

0 0.5 1 Miles

0 2 4 Miles

PLANNING &
ZONING

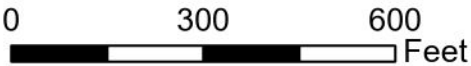
Land Use Map

Case 210-S-26

June 25, 2026



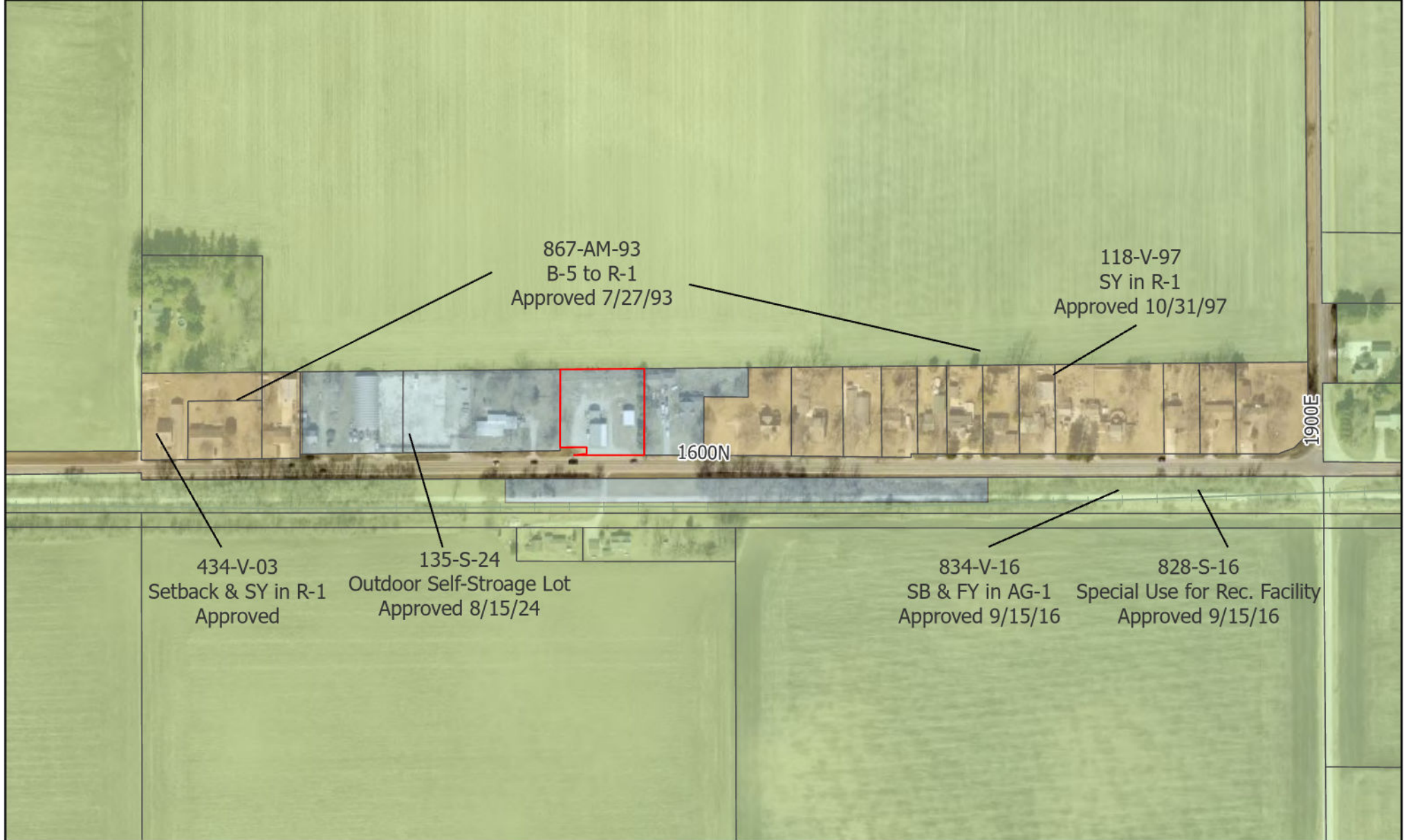
-  Subject Parcel
-  Commercial
-  Commercial/Residential
-  Residential
-  Agricultural



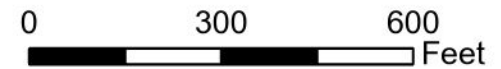
Zoning Map

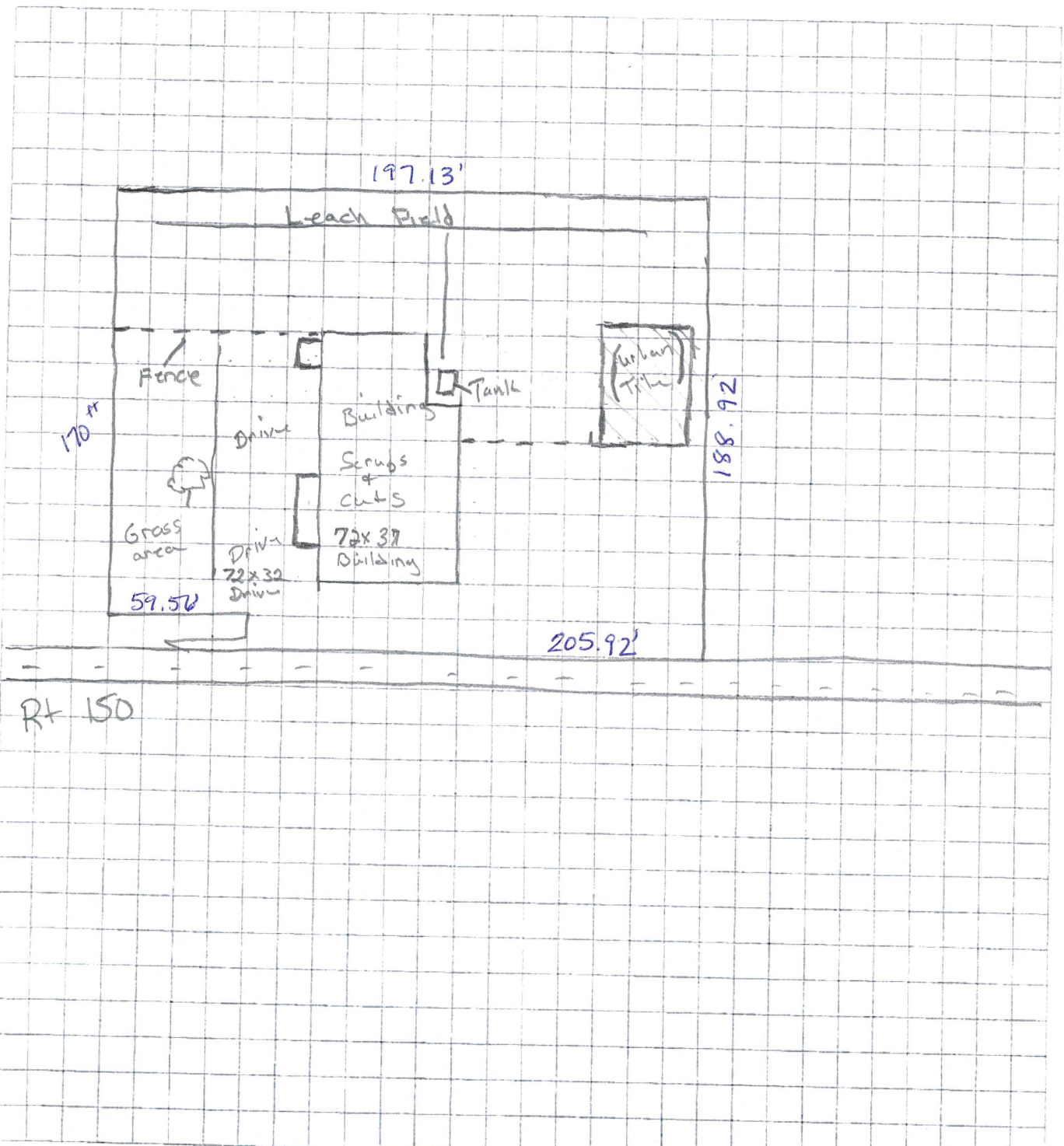
Case 210-S-26

June 25, 2026



- Subject Parcel
- B-5 Central Business
- R-1 Single-Family Residence
- AG-1 Agriculture





Check which applies:

- Site Plan
- Erosion & Sediment. Control Plan
- Other: _____

Permit Application No. _____

Applicant Name: _____

Date Received: _____

North Arrow: _____

Approval (Office Use Only):

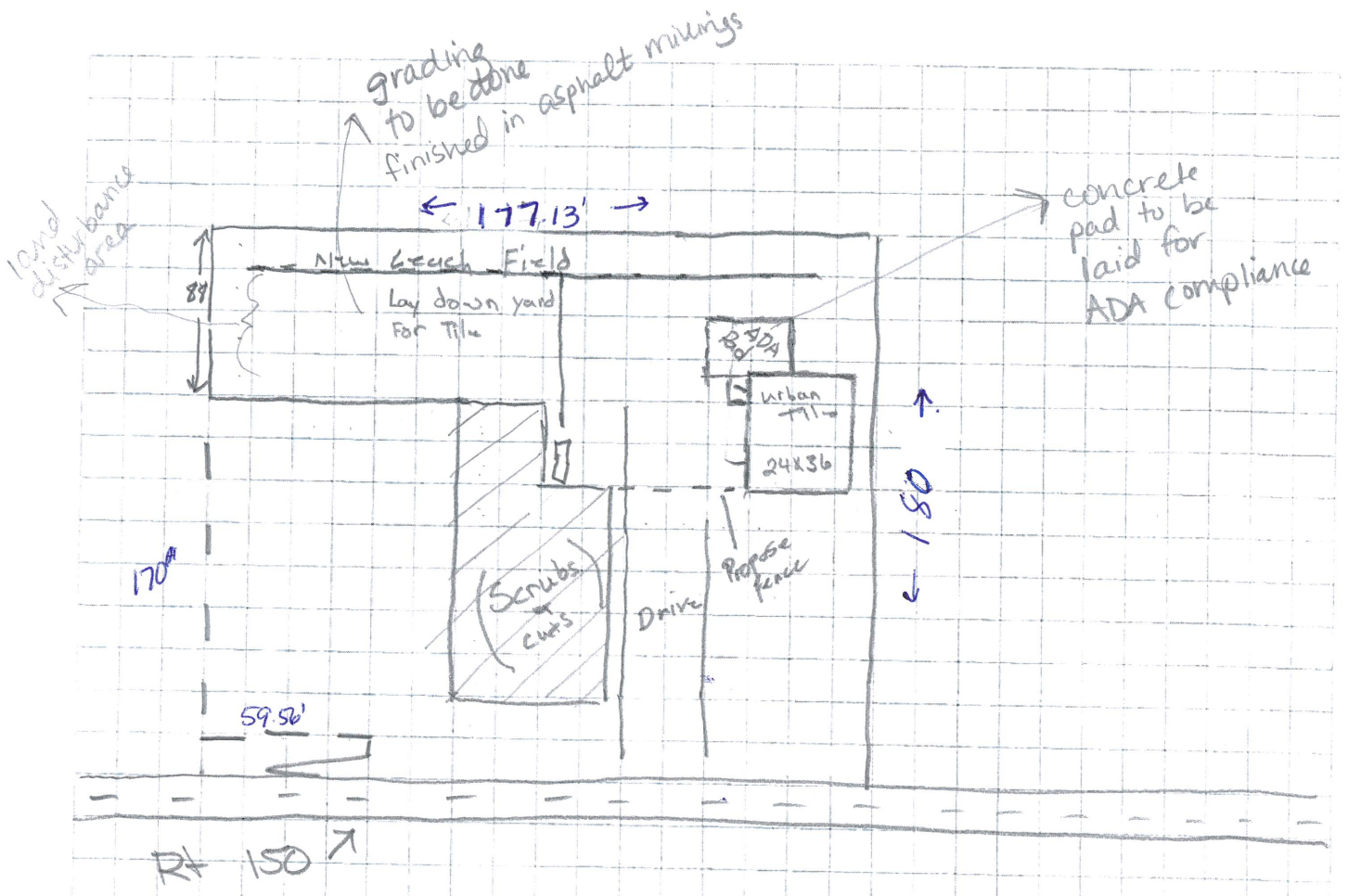
RECEIVED

APR 30 2026

CHAMPAIGN CO. P & Z DEPARTMENT

Scrubs

72 x 37



Check which applies:

- Site Plan
- Erosion & Sediment Control Plan
- Other: _____

Permit Application No. _____

Applicant Name:

Kevin Dodd + Tami Dodd

CCDPZ Form 12/01/14

Date Received: _____

North Arrow: _____

Approval (Office Use Only): _____

RECEIVED

APR 30 2026

CHAMPAIGN CO. P & Z DEPARTMENT

(Urban Tile)

Annotated 2026 Aerial

Case 210-S-26

June 25, 2026



 Subject Parcel



210-V-26 Site Images



From neighboring property looking north toward subject site.



From west entrance looking east across subject property along US-150

210-V-26 Site Images



From parking area looking west toward neighboring property.



From east driveway looking east along US-150.

Charles W. Campo

From: Shonk, Cale P <Cale.Shonk@illinois.gov>
Sent: Thursday, June 18, 2026 8:12 AM
To: Charles W. Campo
Cc: Allen, Jeffery L
Subject: RE: Development on US-150 in Champaign County

CAUTION: External email, be careful when opening.

Good morning, Charlie,

We cannot permit anything for this site without changes to entrance. The current entrance for said property is approx. 121 feet. We would need to see modification that fits our entrance requirements before considering permitting for a new business or businesses.

Thank you,
Cale

Cale Shonk
Permits Supervisor
IDOT Region 3/District 5
Cale.Shonk@illinois.gov
217-466-7232

[CLICK HERE FOR IDOT PERMIT INFORMATION](#)

From: Charles W. Campo <cwc43700@champaigncountyil.gov>
Sent: Tuesday, June 16, 2026 5:01 PM
To: Shonk, Cale P <Cale.Shonk@illinois.gov>
Subject: [External] Development on US-150 in Champaign County

Hello Cale Shonk,

You were able to provide some review of a previous project along US-150 in Champaign County (message attached) so I'm hoping you can provide some review regarding a new project in the same area. The subject property is 1868 CR 1600N (US-150) Urbana, IL 61802. The property has two buildings with a single large access point on US-150. The petitioner is proposing two small businesses in the two buildings and the addition of an outdoor material storage area for a retail drainage tile business. They aren't proposing any changes to the entrance to the site. Do you have any comments on the entrance on this property? Thank you for your help.

FYI a copy of the case notice was sent to Kensil Garnett IDOT Dist. 5, 13473 IL Highway 133, PO Box 610, Paris, IL 61944-0610, the notice is attached.

Charlie Campo
Senior Planner
Champaign County Department of Planning and Zoning
102 East Main Street
Urbana, IL 61801
cwc43700@champaigncountyil.gov ph:217-384-3708

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Charles W. Campo

From: Shelley Campbell <pscampbell1030@gmail.com>
Sent: Wednesday, June 17, 2026 2:54 PM
To: zoningdept
Subject: special use permit case 210-S-26

CAUTION: External email, be careful when opening.

Dear Zoning Committee:

We recently received a public notice of case 210-S-26. We believe the property referenced borders our farmland currently held under the Jane E. Busey Scott Trust and located at 1643 CR 1900 E Urbana (SW 1/4 and SE ¼ of Section 7 T19N - R10E of 3rd PM).

Our current plat map is over 50 years old. We believe that over time there has been unintentional encroachment onto our farmland by surrounding property owners that may have created some areas of flooding within the field. Thus, earlier this spring we contracted with Merle Ingersol of Precision Engineering to conduct a Boundary and Field Survey of the farm and provide us with an updated plat map. The survey is still in process.

As this case is considered, we wanted to make you aware of this survey and our desire to confirm the boundaries of our farm. We have no issue with the special uses identified in case 210-S-26, assuming they do not occur within the boundaries of the farmland nor create any flooding or negative repercussions to our adjacent land.

Please contact me if you have any questions.

Sincerely,
Shelley Campbell

PRELIMINARY DRAFT

210-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: *{June 25, 2026}*

Petitioner: **Kevin & Tami Dodd**

Request: **Authorize a Special Use consisting of multiple principal buildings on one lot including an agricultural drainage contractor facility with outdoor storage and operations and a dog grooming shop including a waiver for a minimum lot size of less than one acre, in the B-5 Central Business Zoning District, per Section 4.2.1. F. and Section 5.2. of the Zoning Ordinance.**

Table of Contents

General Application Information	2 - 3
Specific Ordinance Requirements	3 - 9
Special Use Evidence.....	9 - 19
Special Conditions.....	19 - 21
Documents of Record.....	21
Case 210-S-26 Finding of Fact	22 - 26
Case 210-S-26 Final Determination	27 - 28

SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **June 25, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. Kevin & Tami Dodd is the owner of the subject property.
2. The subject property is a 0.93-acre lot, in the Southwest Quarter of the Southeast Quarter of Section 7, Township 19 North, Range 10 East of the Third Principal Meridian, in St. Joseph Township with PIN 28-22-07-451-009, commonly known as property with address 1868 CR 1600N Urbana.
3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is not located within the one-and-one-half miles of a municipality with zoning.
 - B. The subject property is located within St. Joseph Township, which has a Planning Commission. Townships with Planning Commissions do not have protest rights on a Special Use Permit. Notification was sent to the Township.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

4. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The 0.83-acre subject property is zoned B-5 Central Business.
 - B. The Subject property has two existing buildings; the 768 sq. ft. building is proposed to be used for a drainage tile sales business; the 2,926 sq. ft. building is proposed to be used as a dog grooming business.
 - C. Land to the north is zoned AG-1 Agriculture and is in agricultural production.
 - D. Land to the south of the subject property, on the south side of US-150 is zoned B-5 Central Business and AG-1 Agriculture and contains single-family residences and the Champaign County Forrest Preserve's Kickapoo Rail Trail.
 - E. Land to the east is zoned B-5 Central Business and is in use as single-family residential.
 - F. Land to the west is zoned B-5 Central Business and is in use as single-family residential.

GENERALLY REGARDING THE PROPOSED SPECIAL USE

5. Regarding the site plan and operations of the proposed Special Use:
 - A. The Site Plan received April 30, 2026, indicates the following:
 - (1) The approximately 2,926 sf. west building is proposed to be used for a dog grooming business. No boarding of animals is proposed. Any keeping of animals will be incidental to the grooming operation until they are picked up by their owners.

- (2) The 768 sf. east building is proposed to be used for a drainage tile sales business with a fenced outdoor storage area for the storage of drainage tile and a paved accessible parking space.
- B. The following are previous Zoning Use Permits for the subject property:
 - (1) ZUPA #62-03-01 was approved on March 13, 2003, for a change of use to allow a bicycle repair and firearm sales business.
 - (2) ZUPA #79-14-01 was approved on March 9, 2015, for an addition to an existing (west) building.
 - (3) ZUPA #210-15-01 was approved on September 4, 2015, for the construction of a detached storage shed (east building).
- C. There have been no previous zoning cases for the subject property.
- D. Previous zoning cases in the vicinity include:
 - (1) Case 135-S-24 was a Special Use Permit approved August 15, 2024, to establish an outdoor self-storage yard on the property to the west.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS

6. Regarding authorization for two principal buildings in the B-5 Central Business Zoning DISTRICT including a dog grooming business and a drainage tiles sales business 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.
 - (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:

PRELIMINARY DRAFT

- 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) “KENNEL” is a LOT or PREMISES on which six or more dogs or six or more cats (or any combination thereof) at least six months of age are kept, boarded, bred, or retained for compensation; or a LOT or PREMISES on which dogs and/or cats are raised and offered for sale, adoption, or exchange, with or without compensation.
 - (10) “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.
 - (11) “PARKING SPACE” is a space ACCESSORY to a USE or STRUCTURE for the parking of one vehicle.
 - (12) “SCREEN” is a STRUCTURE or landscaping element of sufficient opaqueness or density and maintained such that it completely obscures from view throughout its height the PREMISES upon which the screen is located.
 - (13) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
 - (14) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.

- (15) “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.
- (16) “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.
- (17) “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.
- (18) “VETERINARY HOSPITAL” is a place where animals or pets are given medical or surgical treatment by a licensed veterinarian. Use as a KENNEL shall be limited to short-term boarding and shall only be incidental to a VETERINARY HOSPITAL USE.
- (19) 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.
- (20) “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.

PRELIMINARY DRAFT

- B. Section 4.2.1.F. states that more than one main or principal structure or building per lot is authorized by Special Use Permit in the R-4 Multiple Family Residence, B-1 Rural Trade Center, B-2 Neighborhood Business, B-3 Highway Business, B-4 General Business, B-5 Central Business, I-1 Light Industry, and I-2 Heavy Industry Zoning Districts.
1. Subsection 4.2.1.F.2 identifies the criteria that must be met:
 - a. The requirements of Section 9.1.11, SPECIAL USES, shall be met.
 - b. The USES are permitted either by right or as a SPECIAL USE in the DISTRICT in which the LOT or parcel of land is located.
 - c. The regulations and standards for the DISTRICT in which the LOT is located shall be met.
 - d. A LOT may be occupied by two or more MAIN or PRINCIPAL STRUCTURES or BUILDINGS as authorized by a SPECIAL USE under this section, when adequate OPEN SPACE is provided between all STRUCTURES and BUILDINGS in accordance with the following standards:
 - (a) For STRUCTURES in the Business or Industrial DISTRICTS the required minimum depth of such OPEN SPACE shall be determined by doubling the required SIDE YARD in the DISTRICT in which the LOT or parcel is located.
 - (b) The minimum depth of such OPEN SPACE, for the purpose of these standards, shall be measured at the closest point between BUILDINGS including any projecting eave, balcony, canopy, awning, or other similar projection.
 - (c) Single Family, Two-Family, Multiple Family or institutional BUILDINGS shall be located on the LOT in conformance to the provisions of Section 4.2.2C
- C. Section 5.2 authorizes a Veterinary Hospital with a Special Use Permit in the B-5 Central Business District. Footnote 12 of Section 5.2 notes that A Veterinary Hospital is permitted by right only if it meets all of the following requirements; otherwise it shall be permitted only with a SPECIAL USE Permit:
- (1) The VETERINARY HOSPITAL must be entirely enclosed and have no outdoor exercise areas or animal runs.
 - (2) The VETERINARY HOSPITAL must not permit animals to be kept either temporarily or permanently outside the HOSPITAL BUILDINGS.
 - (3) No animal shall be boarded except as incidental to providing veterinary care.

- D. The Zoning Ordinance does not identify dog grooming as a use in the Section 5.2. The Zoning Administrator has determined that a dog grooming business is similar in its operation to a VETERINARY HOSPITAL which is identified in the Zoning Ordinance.
- E. Subsection 6.1 contains standard conditions that apply to all SPECIAL USES, standard conditions that may apply to all SPECIAL USES, and standard conditions for specific types of SPECIAL USES. Relevant requirements from Subsection 6.1 are as follows:
- (1) Paragraph 6.1.2 A. indicates that all Special Use Permits with exterior lighting shall be required to minimize glare on adjacent properties and roadways by the following means:
 - a. All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
 - b. No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.
 - c. Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
 - d. The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.
 - e. The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all exterior light fixtures.
 - (2) Subsection 6.1.3 establishes the following standard conditions for Veterinary Hospitals:
 - a. A minimum lot size of one acre.
 - b. Enclosed VETERINARY HOSPITALS shall not permit animals to be kept either temporarily or permanently outside the HOSPITAL BUILDINGS. One SINGLE FAMILY DWELLING may be permitted on the site provided it is for occupancy by the OWNER or employee of the VETERINARY HOSPITAL.
 - c. VETERINARY HOSPITALS where animals are kept temporarily or permanently outside of the KENNEL shall adhere to the following requirements:
 1. Provide a 6' wire mesh fence to encompass outdoor animal exercise and/or training areas.
 2. Any outdoor animal exercise, training and/or animal waste disposal facility area shall be no less than 200' from any adjacent residential or business DISTRICT.
- F. Section 7.4. refers to parking requirements for a facility such as the proposed Special Use:
- (1) Section 7.4.1 A. establishes general provisions for off-street parking.
 - a. Section 7.4.1 A.1. states, "All off-street PARKING SPACES shall be located on the same LOT or tract of land as the USE served."

PRELIMINARY DRAFT

- b. Section 7.4.1 A.2. states, “All spaces for the accommodation of an AUTOMOBILE shall total at least 300 square feet including both parking and maneuvering area.”
 - c. Section 7.4.1 A.3.a. states, “No such space shall be located less than 10 feet from any FRONT LOT LINE.”
 - d. Section 7.4.1 A.3.b. states, “No such space shall be located less than five feet from any side or REAR LOT LINE.”
- (2) Animal hospitals, CLINICS, and offices of physicians: one PARKING SPACE for each employee plus three PARKING SPACES for each staff or visiting physician.
 - (3) There is no parking requirement for uses permitted by-right in the B-5 Central Business District.
- G. Section 9.1.11 requires that a Special Use Permit shall not be granted by the Zoning Board of Appeals unless the public hearing record and written application demonstrate the following:
- (1) That the Special Use is necessary for the public convenience at that location;
 - (2) That the Special Use is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise detrimental to the public welfare except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
 - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements in WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
 - b. The existing public services are available to support the proposed SPECIAL USE effectively and safely without undue public expense.
 - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
 - (3) That the Special Use conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
 - (4) That the Special Use is in harmony with the general purpose and intent of this ordinance.
 - (5) That in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.

- (6) Approval of a Special Use Permit shall authorize use, construction and operation only in a manner that is fully consistent with all testimony and evidence submitted by the petitioner or petitioners agent.

- H. Paragraph 9.1.11.D.1. states that a proposed Special Use that does not conform to the standard conditions requires only a waiver of that particular condition and does not require a variance. Regarding standard conditions:
 - (1) The Ordinance requires that a waiver of a standard condition requires the following findings:
 - a. That the waiver is in accordance with the general purpose and intent of the ordinance; and
 - b. That the waiver will not be injurious to the neighborhood or to the public health, safety, and welfare.

 - (2) However, a waiver of a standard condition is the same thing as a variance and Illinois law (55ILCS/ 5-12009) requires that a variance can only be granted in accordance with general or specific rules contained in the Zoning Ordinance and the VARIANCE criteria in paragraph 9.1.9 C. include the following in addition to criteria that are identical to those required for a waiver:
 - a. Special conditions and circumstances exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district.
 - b. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied will prevent reasonable or otherwise permitted use of the land or structure or construction.
 - c. The special conditions, circumstances, hardships, or practical difficulties do not result from actions of the applicant.

 - (3) Including findings based on all of the criteria that are required for a VARIANCE for any waiver of a standard condition will eliminate any concern related to the adequacy of the required findings for a waiver of a standard condition and will still provide the efficiency of not requiring a public hearing for a VARIANCE, which was the original reason for adding waivers of standard conditions to the Ordinance

- I. Paragraph 9.1.11. D.2. states that in granting any SPECIAL USE permit, the BOARD may prescribe SPECIAL CONDITIONS as to appropriate conditions and safeguards in conformity with the Ordinance. Violation of such SPECIAL CONDITIONS when made a party of the terms under which the SPECIAL USE permit is granted, shall be deemed a violation of this Ordinance and punishable under this Ordinance.

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

- 7. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use is necessary for the public convenience at this location:

PRELIMINARY DRAFT

- A. The Petitioner testified on the application, **“Because dog grooming is a necessary need for the health of animal and an owners household, keeps the community clean.”**
- B. The subject property is located approximately 2.2 miles from the City of Urbana and 2.6 miles from the Village of St. Joseph along US-150/University Ave./County Road 1600N.
- C. Other service and retail uses have operated on the property in the past.

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

- 8. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use be designed, located, and operated so that it will not be injurious to the District in which it shall be located, or otherwise detrimental to the public welfare:
 - A. The Petitioners have testified on the application, **“This will be a private commercial business open to the public that provides dog grooming services and sales to the general public”**
 - B. Regarding surface drainage:
 - (1) No Natural Resource Information Report by the Champaign County Soil and Water Conservation District was required due to the size of the lot and the fact it was developed many years ago.
 - (2) The subject property generally drains toward the north.
 - (3) The additional gravel material storage area should not cause a significant increase in stormwater runoff.
 - (4) The amount of existing and proposed impervious area on the subject property is likely below the threshold to require a stormwater drainage plan.
 - (5) A special condition has been added to require conformance with the Storm Water Management and Erosion Control Ordinance
 - C. Regarding impacts on traffic:
 - (1) The subject property is located on the north side of US-150 approximately 2.2 miles from the City of Urbana, 2.6 miles from St. Joseph and 0.3 miles from County Highway 24/Sellers Road.
 - a. US-150/CR 1600N is a two-lane paved and marked US highway that is approximately 24 feet wide with three feet paved shoulders on each side.
 - b. The subject property has a 120 ft. open driveway area on the north side of US-150/CR 1600N that leads to two driveways, one on each side of the larger western building.
 - (2) Regarding the general traffic conditions on US-150/CR 1600N 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). US-150/CR 1600N had an ADT of 5,100 near the subject property in 2023.
 - b. The proposed uses authorized by the Special Use Permit are not expected to significantly increase traffic volumes, but no Traffic Impact Analysis has been done.
 - c. Notice was sent to IDOT, the St. Joseph Township Supervisor and St. Joseph Township Road Commissioner.
 - d. A copy of the site plan was sent to IDOT and they stated that the entrance would need to be revised prior to permitting a new business on the property.
 - e. A special condition has been added to construct the entrances to the proposed self-storage area to IDOT specification prior to the issuance of a Zoning Compliance Certificate
- D. Regarding fire protection on the subject property, the subject property is located approximately 3.75 road miles from the St. Joseph/Stanton Fire Protection District station. Notice of this zoning case was sent to the Fire Protection District, and no comments have been received.
- E. No part of the subject property is located within a mapped floodplain.
- F. Soil on the subject property is Best Prime Farmland and consists of 152A Drummer silty clay loam and 154A Flanagan silt loam and has an average Land Evaluation (LE) of 100.
- (1) The site has been developed since prior to 1973 which is prior to the County regulations for Best Prime Farmland.
 - (2) The usual findings for a Special Use Permit regarding Best Prime Farmland only apply in CR, AG-1, and AG-2 districts, so the Board does not have to make findings regarding whether the proposed uses is “WELL SUITED OVERALL”, and whether existing public infrastructure and services are available to support the proposed development.
- G. Regarding outdoor lighting on the subject property:
- (1) No new lighting has been proposed for the property.
 - (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) The property is served by an existing septic system. Any changes to the septic system are required to be permitted by the Champaign County Department of Public Health.

PRELIMINARY DRAFT

- 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

9. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use conform to all applicable regulations and standards and preserve the essential character of the District in which it shall be located, except where such regulations and standards are modified by Section 6 of the Ordinance:
 - A. The Petitioner has testified on the application, “Yes.”
 - B. Regarding compliance with the *Zoning Ordinance*:
 - (1) Building materials sales excluding concrete or asphalt mixing is an allowed use in the B-5 Central Business District.
 - (2) A veterinary hospital is authorized by Special Use Permit in B-5 Central Business District.
 - (3) More than one MAIN or PRINCIPAL STRUCTURE or BUILDING per LOT is authorized by Special Use Permit in the B-5 Central Business Zoning District.
 - (4) Regarding parking on the subject property:
 - a. Section 7.4.1 C. does not require off-street parking for uses allowed by right in the B-5 Zoning District
 - b. The proposed dog grooming (Veterinary Hospital) Special Use requires one space for each employee and three spaces for each staff or visiting physician (dog groomer).
 - (a) There are two proposed employees which requires 8 parking spaces.
 - (b) The proposed site plans show a 72 ft. x 32 ft. parking area on the west side of the property which is sufficient for 7 parking spaces and an additional 1 paved space near the east building.
 - (5) Regarding the required LOADING BERTHS:
 - a. Section 7.4.2 requires one 12x40 LOADING BERTH.
 - (a) There is sufficient area for the required loading berth.
 - (6) Regarding screening requirements for parking areas:
 - a. Section 7.4.1 C.4. provides parking SCREENS requirements for commercial establishments. Parking areas for more than four vehicles of no more than 8,000 pounds gross vehicle weight each, 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.

(a) Screening will be required for the parking area unless a private waiver is received from the affected property owners.

- C. Regarding compliance with the *Storm Water Management and Erosion Control Ordinance*:
- (1) The amount of existing and proposed impervious area on the subject property is likely below the threshold to require a stormwater drainage plan.
 - (2) A special condition has been added to require conformance with the Storm Water Management and Erosion Control Ordinance.
- D. Regarding the *Special Flood Hazard Areas Ordinance*, no part of the subject property is located within a mapped floodplain.
- E. Regarding the Subdivision Regulations, the subject property is located in the Champaign County subdivision jurisdiction and the subject property is in compliance.
- F. Regarding the requirement that the Special Use preserve the essential character of the B-3 Highway Business Zoning District:
- (1) The existing land uses on the subject property are authorized by-right in the B-3 Highway Business Zoning District.
 - (2) A Special Use Permit is required because there is more than one main or principal structure or building.
- G. The proposed Special Use must comply with the Illinois Accessibility Code, which is not a County ordinance or policy and the County cannot provide any flexibility regarding that Code. A Zoning Use Permit cannot be issued for any part of the proposed Special Use until full compliance with the Illinois Accessibility Code has been indicated in any required permit drawings. No changes to the existing building have been proposed.
- (1) 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

10. Regarding the *Zoning Ordinance* requirement that the proposed Special Use be in harmony with the general intent and purpose of the Ordinance:
- A. Regarding the proposed Special Use:
- (1) A Veterinary Hospital (Dog Grooming) is authorized by Special Use Permit in the B-5 Central Business Zoning District.
 - (2) A Special Use Permit is required for more than one main or principal structure or building.
- B. Regarding whether the proposed Special Use Permit is in harmony with the general intent of the Zoning Ordinance:

PRELIMINARY DRAFT

- (1) Subsection 5.1.13 of the Ordinance states the general intent of the B-5 Central Business Zoning District as follows (capitalized words are defined in the Ordinance):

The B-5, Central Business DISTRICT is intended to provide for needs of a larger consumer population than served by the Neighborhood Business DISTRICT and is located generally in the business DISTRICTS of the unzoned municipalities in the COUNTY.

- (2) The types of uses authorized in the B-5 District are in fact the types of uses that have been determined to be acceptable in the B-5 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) Multiple principal buildings and a veterinary hospital (dog grooming) are authorized by Special Use Permit in the B-5 Zoning District and therefore the Zoning Ordinance apparently has a presumption of no inherent incompatibilities other business uses and a veterinary hospital (dog grooming business). 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 B-5 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 8.C. of this Summary of Evidence.
 - (a) Adjacent roadways have sufficient capacity to handle the increased traffic induced by the two businesses.

 - b. IDOT and the St. Joseph Township Road Commissioner has been notified of this case, and a copy of the site plan was sent to IDOT.
 - (a) IDOT stated that the entrance would need to be revised prior to permitting a new business on the property. A special condition has been added to construct the entrances to the proposed self-storage area to IDOT specification prior to the issuance of a Zoning Compliance Certificate

- (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. The amount of existing and proposed impervious area on the subject property is likely below the threshold to require a stormwater drainage plan.

 - c. A special condition has been added to require conformance with the Storm Water 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. An email was received from Shelley Campbell who is an owner of the farm property to the north of the subject property regarding drainage. The email is included as Attachment F. It's not clear if this project will affect the drainage on the adjacent property. A Special Condition has been added to require a stormwater drainage plan including stormwater detention will be

PRELIMINARY DRAFT

required if more than 10,000 sq. ft. of impervious area is added to the property relative to the impervious area on the site in 2002.

- (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. There are no required yard and setback requirements in the B-5 Zoning District, and the proposed site plan appears to be in compliance with those limits.

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

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

- (8) Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

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

- (9) Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.

- a. The proposed Special Use does not meet the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.
 - b. The subject property is zoned B-5 Central Business District, and the subject property has been in commercial use since prior to 1973. The usual findings for a Special Use Permit regarding Best Prime Farmland only apply in CR, AG-1, and AG-2 districts
- (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. There are no natural features on the subject property and property has been developed for many years.
- (11) Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

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

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

The subject property is zoned B-5 Central Business District and is adjacent to other business and residential that have existed prior to 1973.

- (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

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

RELATED TO THE WAIVERS, GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT

PRELIMINARY DRAFT

12. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
 - A. Regarding the proposed waiver for a veterinary hospital (dog grooming) on a lot less than one acre in area:
 - (1) The existing lot is 0.83 acres in area, and a special condition has been added to allow no outdoor kenneling of animals.

RELATED TO THE WAIVERS, GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE

13. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
 - A. Regarding the proposed waiver for a veterinary hospital (dog grooming) on a lot less than one acre in area:
 - (1) Without the proposed waiver the petitioner would not be able to operate the proposed dog grooming business at this location.

RELATED TO THE WAIVERS, GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT

14. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:
 - A. Regarding the proposed waiver for a veterinary hospital (dog grooming) on a lot less than one acre in area:
 - (1) The petitioner purchased the property in its existing configuration and no additional land was available for sale.

GENERALLY PERTAINING TO WHETHER OR NOT THE WAIVERS ARE IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

15. Regarding the *Zoning Ordinance* requirement that the waivers of standard conditions of the Special Use will be in harmony with the general purpose and intent of the ordinance:
 - A. Regarding the proposed waiver for a veterinary hospital (dog grooming) on a lot less than one acre in area:
 - (1) The proposed special use is limited in size, and special conditions have been added to minimize disturbance to neighbors.

RELATED TO THE WAIVERS, GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED WAIVERS ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE

16. Regarding the Zoning Ordinance requirement for a finding that the granting of the waiver (variance) will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
 - A. Notice was sent to IDOT, the St. Joseph Township Supervisor and St. Joseph Township Road Commissioner.

- B. A copy of the site plan was sent to IDOT and IDOT stated that the entrance would need to be revised prior to permitting a new business on the property.
- C. Notice of this zoning case was sent to the St. Joseph Stanton Fire Protection District, and no comments have been received.
- D. A special condition has been added to construct the entrances to the proposed self-storage area to IDOT specification prior to the issuance of a Zoning Compliance Certificate.
- E. Special conditions have been added to minimize disturbance to neighbors.

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

17. Regarding proposed special conditions of approval:

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 210-S-26.**

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

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

- B. **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.

- C. **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.

- D. **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.

- E. **The petitioner shall install a Type A screen that screens the parking area from the view of the properties to the east, west and south or receive a waiver therefrom from the affected property owners.**

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

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

PRELIMINARY DRAFT

- F. **The outdoor material storage area shall be screened with a Type D screen that screens the storage area from the view of the properties to the east, west and south and US-150 or receive a waiver therefrom from the affected property owners.**

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

That the material storage area is screened from the view of the neighboring properties.

- G. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner has received approval for the entrance along US-150 from IDOT.**

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

That the proposed use is in compliance with IDOT regulations.

- H. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has received as-built approval of the entrance from IDOT.**

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

That the entrances are constructed to IDOT standards.

- I. **Animals may be kept on the property incidental to the dog grooming business and are only permitted to be boarded or kenneled for a short time until they are picked up by their owner. No daycare or overnight care for animals is permitted.**

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

That no boarding or kenneling of animals takes place on the property.

- J. **Animals are to be kept indoors at all times except for when they are dropped off or picked up for grooming, and for brief, leashed outdoor walks by their owners or staff. No animals are permitted to be kept outside unattended, either leashed or fenced.**

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

That outdoor animal activities do not cause a disturbance to neighbors.

- K. **Any animal waste outdoors on the property must be cleaned up immediately and not allowed to accumulate.**

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

That the presence of animal waste on the property does not affect neighbors

- L. **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.

- M. **A stormwater drainage plan including stormwater detention will be required if more than 10,000 sq. ft. of impervious area is added to the property relative to the impervious area on the site in 2002.**

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

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

DOCUMENTS OF RECORD

1. Application for Special Use Permit received April 30, 2026, with attachments:
 - A Site Plans showing the proposed development

2. Preliminary Memorandum dated June 18, 2026, with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B Site Plan, received April 30, 2026
 - C 2023 Annotated Aerial Photo
 - D Site photos taken May 16, 2026
 - E Email from Cale Shonk IDOT Permits Supervisor received June 18, 2026
 - F Email from adjacent property owner received June 17, 2026
 - G Summary of Evidence, Finding of Fact, and Final Determination dated June 25, 2026

SUMMARY DRAFT FINDINGS OF FACT FOR CASE 210-S-26

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **210-S-26** held on **June 25, 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 proposed use is necessary for the community.*
 - b. *The subject property has had commercial uses since the adoption of the Champaign County Zoning Ordinance in 1973.*

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 uses should not create a significant amount of additional traffic.*
 - b. *A special condition has been added to construct the entrances to the proposed self-storage area to IDOT specification prior to the issuance of a Zoning Compliance Certificate.*
 - c. *Notice was also sent to the Township Supervisor and Township Road Commissioner, and no comments have been received.*

 - b. Emergency services availability is *{ADEQUATE / INADEQUATE}* because:
 - a. *The subject property is located approximately 3.75 road miles from the St. Joseph/Stanton 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 subject property is zoned B-5 Central Business and has been used for commercial and residential uses since before the adoption of the Champaign County Zoning Ordinance.*
 - b. *The proposed special conditions will prevent disturbance to neighbors.*

 - d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE}* because:
 - a. *No part of the subject property is within the mapped floodplain.*
 - b. *The amount of existing and proposed impervious area on the subject property should be below the threshold to require a stormwater drainage plan.*
 - c. *A special condition has been added to require conformance with the Storm Water Management and Erosion Control Ordinance.*

 - e. Public safety will be *{ADEQUATE / INADEQUATE}* because:
 - a. *The subject property is located approximately 3.75 road miles from the St. Joseph/Stanton 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 St. Joseph Township Supervisor and St. Joseph Township Road Commissioner and no comments have been received.*
 - c. *A special condition has been added to prohibit parking on any public right-of-way.*
 - d. *A special condition has been added to construct the entrance to IDOT specification prior to the issuance of a Zoning Compliance Certificate.*
- f. The provisions for parking will be *{ADEQUATE / INADEQUATE}* because:
- a. *Sufficient parking area exists for the uses on-site.*

*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. ***SUBJECT TO THE FOLLOWING WAIVER OF STANDARD CONDITIONS:***
- A. Regarding the proposed waiver of standard conditions in Section 6.1.3 of the Zoning Ordinance for a veterinary hospital (dog grooming) on a lot less than one acre in area:
 - (1) The waiver *{IS/ IS NOT}* in accordance with the general purpose and intent of the Zoning Ordinance and *{WILL/ WILL NOT}* be injurious to the neighborhood or to the public health, safety, and welfare because:

PRELIMINARY DRAFT

- a. ***Special conditions have been added to require entrance approval from IDOT and to minimize disturbance to neighbors.***
- (2) Special conditions and circumstances ***{DO / DO NOT}*** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because:
 - a. ***The existing lot is 0.83 acres in area, and a special condition has been added to allow no outdoor kenneling of animals.***
- (3) Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied ***{WILL / WILL NOT}*** prevent reasonable or otherwise permitted use of the land or structure or construction because:
 - a. ***Without the proposed waiver the petitioner would not be able to operate the proposed dog grooming business at this location.***
- (4) The special conditions, circumstances, hardships, or practical difficulties ***{DO / DO NOT}*** result from actions of the applicant because:
 - a. ***The petitioner purchased the property in its existing configuration and no additional land was available for sale.***
- (5) The requested waiver ***{IS / IS NOT}*** the minimum variation that will make possible the reasonable use of the land/structure.

7. **{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:**

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 210-S-26.**

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

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

- B. **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.

- C. **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.

- D. **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.

- E. **The petitioner shall install a Type A screen that screens the parking area from the view of the properties to the east, west and south or receive a waiver therefrom from the affected property owners.**

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

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

- F. **The outdoor material storage area shall be screened with a Type D screen that screens the storage area from the view of the properties to the east, west and south and US-150 or receive a waiver therefrom from the affected property owners.**

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

That the material storage area is screened from the view of the neighboring properties.

- G. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner has received approval for the entrance along US-150 from IDOT.**

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

That the proposed use is in compliance with IDOT regulations.

- H. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has received as-built approval of the entrance from IDOT.**

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

That the entrances are constructed to IDOT standards.

- I. **Animals may be kept on the property incidental to the dog grooming business and are only permitted to be boarded or kenneled for a short time until they are picked up by their owner. No daycare or overnight care for animals is permitted.**

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

That no boarding or kenneling of animals takes place on the property.

- J. **Animals are to be kept indoors at all times except for when they are dropped off or picked up for grooming, and for brief, leashed outdoor walks by their owners or staff. No animals are permitted to be kept outside unattended, either leashed or fenced.**

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

That outdoor animal activities do not cause a disturbance to neighbors.

- K. **Any animal waste outdoors on the property must be cleaned up immediately and not allowed to accumulate.**

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

That the presence of animal waste on the property does not affect neighbors

- L. **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.

- M. **A stormwater drainage plan including stormwater detention will be required if more than 10,000 sq. ft. of impervious area is added to the property relative to the impervious area on the site in 2002.**

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

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

FINAL DETERMINATION FOR CASE 210-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 **210-S-26** is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS/ DENIED}* to the applicants, **Kevin & Tami Dodd**, to authorize the following:

Authorize a Special Use consisting of multiple principal buildings on one lot including an agricultural drainage contractor facility with outdoor storage and operations and a dog grooming shop including a waiver for a minimum lot size of less than one acre, in the B-5 Central Business Zoning District, per Section 4.2.1. F. and Section 5.2. of the Zoning Ordinance.

{SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:}

- A. **A Change of Use Permit shall be applied for within 30 days of the approval of Case 210-S-26.**
- B. **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.**
- C. **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.**
- D. **The petitioners shall ensure that no parking related to the special use permit shall occur in any public right-of-way.**
- E. **The petitioner shall install a Type A screen that screens the parking area from the view of the properties to the east, west and south or receive a waiver therefrom from the affected property owners.**
- F. **The outdoor material storage area shall be screened with a Type D screen that screens the storage area from the view of the properties to the east, west and south and US-150 or receive a waiver therefrom from the affected property owners.**
- G. **The Zoning Administrator shall not authorize a Zoning Use Permit until the petitioner has received approval for the entrance along US-150 from IDOT.**
- H. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has received as-built approval of the entrance from IDOT.**
- I. **Animals may be kept on the property incidental to the dog grooming business and are only permitted to be boarded or kenneled for a short time until they are picked up by their owner. No daycare or overnight care for animals is permitted.**

PRELIMINARY DRAFT

- J. **Animals are to be kept indoors at all times except for when they are dropped off or picked up for grooming, and for brief, leashed outdoor walks by their owners or staff. No animals are permitted to be kept outside unattended, either leashed or fenced.**
- K. **Any animal waste outdoors on the property must be cleaned up immediately and not allowed to accumulate.**
- L. **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.**
- M. **A stormwater drainage plan including stormwater detention will be required if more than 10,000 sq. ft. of impervious area is added to the property relative to the impervious area on the site in 2002.**

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