

CASE 217-S-26

SUPPLEMENTAL MEMORANDUM #1

July 23, 2026

Petitioner: Frank Pagel d.b.a. HSI Assets LLC

Request: Authorize a helicopter based custom agrichemical application contractor as a “Contractors Facility with Outdoor Storage and Outdoor Operations” as a Special Use Permit in the AG-1 Agriculture Zoning District, per Section 5.2. and Section 6.1.3 of the Zoning Ordinance.

Location: A 15 acre lot, in the Northeast Quarter of the Northeast Quarter of Section 2, Township 21 North, Range 7 East of the Third Principal Meridian, in Newcomb Township with PIN 16-07-02-200-008, commonly known as the property with an address of 2991 CR 500E, Fisher.

A 2.49 acre lot, in the Northeast Quarter of the Northwest Quarter of Section 1, Township 21 North, Range 7 East of the Third Principal Meridian, commonly known as the property with an address of 527 CR 3000N, Fisher.

Site Area: 15 acres and 2.49 acres

Time Schedule for Development: Currently in use

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

BACKGROUND

This case was opened at the July 30, 2026, Zoning Board of Appeals meeting and was continued. The petitioner Frank Pagel d.b.a. HSI Assets LLC is the owner of the subject properties and operates a helicopter based agricultural chemical spraying company from the properties. The business previously operated from the 2.49-acre property and now operates from a portion of the 15-acre property. Currently the house on the 2.49-acre property is leased to a tenant, and the storage building on the property is used as extra storage space for business. The agricultural chemical spraying company primarily operates from a portion of the large building on the 15-acre property and an open field near the building. The majority of the property is used as a horse stable, and the dwelling is occupied by a family member.

PUBLIC COMMENTS

At the public hearing held on July 30, 2026, nearby residents raised questions regarding the operations at the 2.49-acre property, the contents of tanks that were kept on the property, the type of chemicals that are used and stored on the property. An email was sent to the petitioner with questions regarding the issues raised at the public hearing. The petitioners response is included as attachment A.

PROPOSED SPECIAL CONDITIONS

- A. **A Change of Use Permit or Zoning Use Permit shall be applied for within 30 days of the approval of Case 217-S-26 for each property.**

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

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

- B. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed Special Use 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. **Any outdoor operations that meet the definition of Outdoor Operations” in the Zoning Ordinance shall be screened in accordance with Section 7.6 of the Zoning Ordinance.**

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

That outdoor operations are screened in accordance with the Zoning Ordinance.

- E. **Agricultural chemicals shall not be mixed or stored on the property. Any agricultural chemicals on the property shall be in amounts to support the agricultural operations on the property.**

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

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

- F. **All fuel stored on the subject properties shall be stored in accordance with State regulations including State Fire Marshal regulations.**

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

That fuel stored on the subject properties in accordance with all State regulations.

- G. **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 Email from Frank Pagel dated October 2, 2026.

Charles W. Campo

From: Frank Pagel <frank@hsihelicopters.com>
Sent: Friday, October 2, 2026 11:16 AM
To: Charles W. Campo
Subject: Re: Champaign County Special Use Permit Case

CAUTION: External email, be careful when opening.

Charlie,

Here are the answers to your questions.

1- no helicopters do not fly in and out of there anymore that was our old location. (we are debating selling it in the near future.)

2- nothing is stored in those tanks, they are spare tanks for trailers for the operation. 527 is only used as a storage place not chemicals or helicopters ever go there.

3- nothing is stored in the tanks, those trucks are empty. we get loads delivered to us when at the fields to spray it directly on the fields.

4- nothing is cleaned there we don't even have a power at that location.

Let me know if you need anything further. Also I am up in Illinois and will be at the meeting on the 15th.

Frank pagel
217-390-0656
Helicopter services of IL

On Oct 2, 2026, at 10:18 AM, Charles W. Campo <cwc43700@champaigncountyil.gov> wrote:

Hello Frank Pagel,

At the July 30, 2026 Zoning Board of Appeals meeting your Special Use Permit Case was continued to the October 15, 2026 meeting date. The Board wanted additional information regarding the operation of the business based on public testimony presented at the July 30 meeting. Please provide answers to following questions.

1. Do helicopters take off and land at the 527 CR 3000N property?
2. What is stored in the tanks that were stored outside at 527 CR 3000N in the attached photo, and are other storage tanks kept on the property?
3. What is stored in the tanks that are kept on the trucks and trailers in the attached photo?
4. Are chemical spraying equipment tanks or parts cleaned on the property.

Please provide a written response to these questions as soon as possible, I will include it with the meeting materials for the Board prior to the October 15 meeting. If you have any questions please let me know.

Charlie Campo

Senior Planner

Champaign County Department of Planning and Zoning

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