

CASE NO. 700-S-11

SUPPLEMENTAL MEMORANDUM

Champaign
County

April 26, 2012

Department of

**PLANNING &
ZONING**

Petitioner: **L.A. Gourmet Catering, LLC**

Site Area: **10 acres**

Time Schedule for Development:

**Post Zoning Approval (Approximately
1 year)**

Request: The construction and use of an Event Center as a "Private Indoor Recreational Development" as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related zoning case 699-AM-11

Location: A 10 acre tract in the Southwest Quarter of the Northwest Quarter of Section 14 of Hensley Township and commonly known as the home at 2150 CR 1000E, Champaign.

Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

STATUS

This case was continued from the March 29, 2012, public hearing and this is the second hearing for this case.

TRAFFIC ACCIDENT INFORMATION FOR COUNTY HIGHWAY 1

CUUATS staff provided accident information along County Highway 1 from the intersection of Mattis Avenue and US Highway 150 to the intersection of County Highway 1 and US Highway 136 the data provided covers the years 2007 through 2011 (see Attachment A). During this time period there were 68 total accidents along County Highway 1 between its intersection with Bloomington Road and US Highway 136. The two months that had the most accidents were January and February with a total of 30 (44% of total) accidents. The Petitioner's have indicated that the months of January and February would be the time of year when they are least busy.

Over the five year period (2007-2011) that the data covers the type of collision that occurred the most was a collision with a fixed object 30.9% of the time. Because the shoulders of County Highway 1 are not very wide it is easy for vehicles to skid off of the road and hit a utility pole, fence, or mailbox. CUUATS has applied for a grant on behalf of the County Engineer to widen the shoulders on County Highway 1 and add warning signs. Presumably, widening the shoulders would help minimize accidents caused by vehicles skidding off of the road and into fixed objects.

TRAFFIC IMPACT ANALYSIS

On April 23, 2012, Staff received the Scope of Service and the cost estimate for the Traffic Impact Analysis (TIA). Champaign-Urbana Urbanized Area Transportation Study (CUUATS) staff expects the study to take approximately 10 business days to complete at an estimated cost of \$4,960.

LETTERS OF SUPPORT

Several letters of support for the proposed Event Center have been received and are attached (see Attachment C).

ATTACHMENTS

- A Traffic Accident Information for County Highway 1
- B Scope of Services
- C Letters of Support from the following:
 - 1. Roger and Marilyn Babb, 2126 CR 1100E, Champaign
 - 2. Kevin Babb, 2126 CR 1100E, Champaign
 - 3. Gene Warner, 1006 Churchill Downs Drive, Champaign
 - 4. Mark J. Kesler
 - 5. Ron, Rich, Bernie, and Steve Hammond
 - 6. Don and Lois Wood, 2283 CR 1100E, Champaign
 - 7. Thomas R. Ramage, President, Parkland College, 2400 W. Bradley Ave, Champaign
 - 8. Elizabeth Collins
 - 9. Terri Kirby, Horizon Hobby, 4105 Fieldstone Road, Champaign
 - 10. John and Vicky Tedlock, 467 CR 2600N, Mahomet
 - 11. Alex Ruggieri, Sperry Van Ness-Ramshaw Real Estate, 505 W. University Ave, Champaign

Attachment A: Accident Information
Case 700-S-11
April 26, 2012

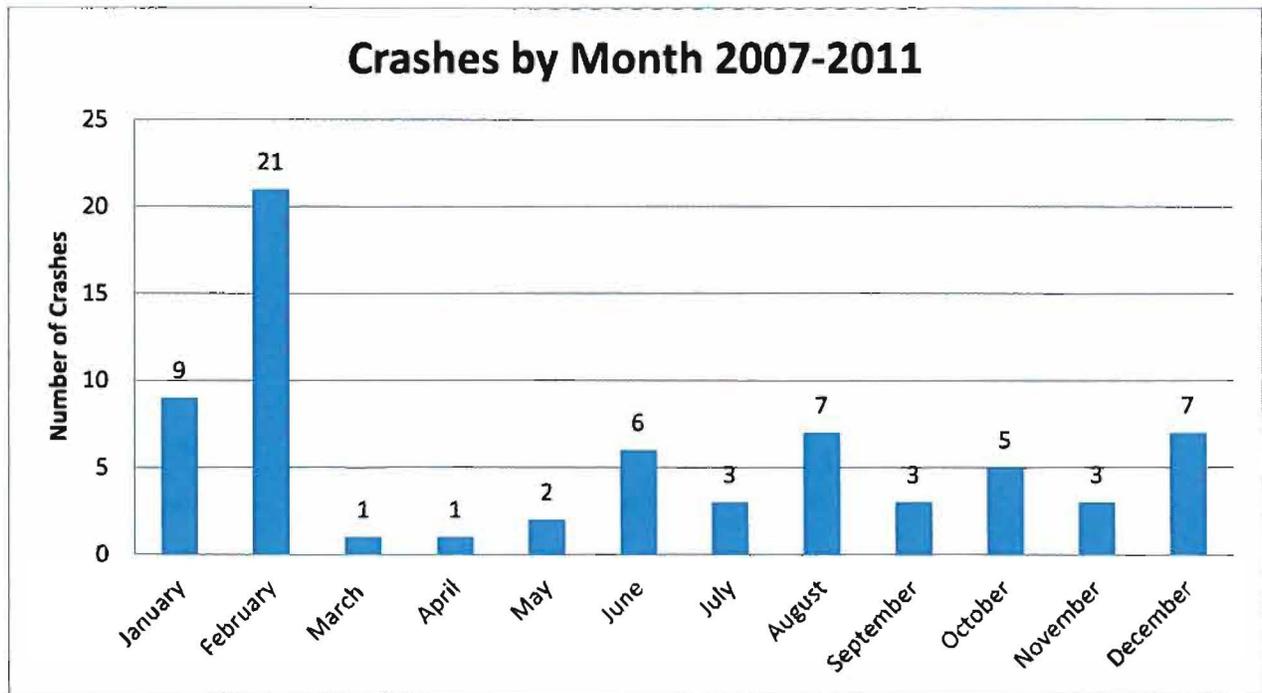


Figure 1: Number of crashes by month for the years 2007 through 2011.

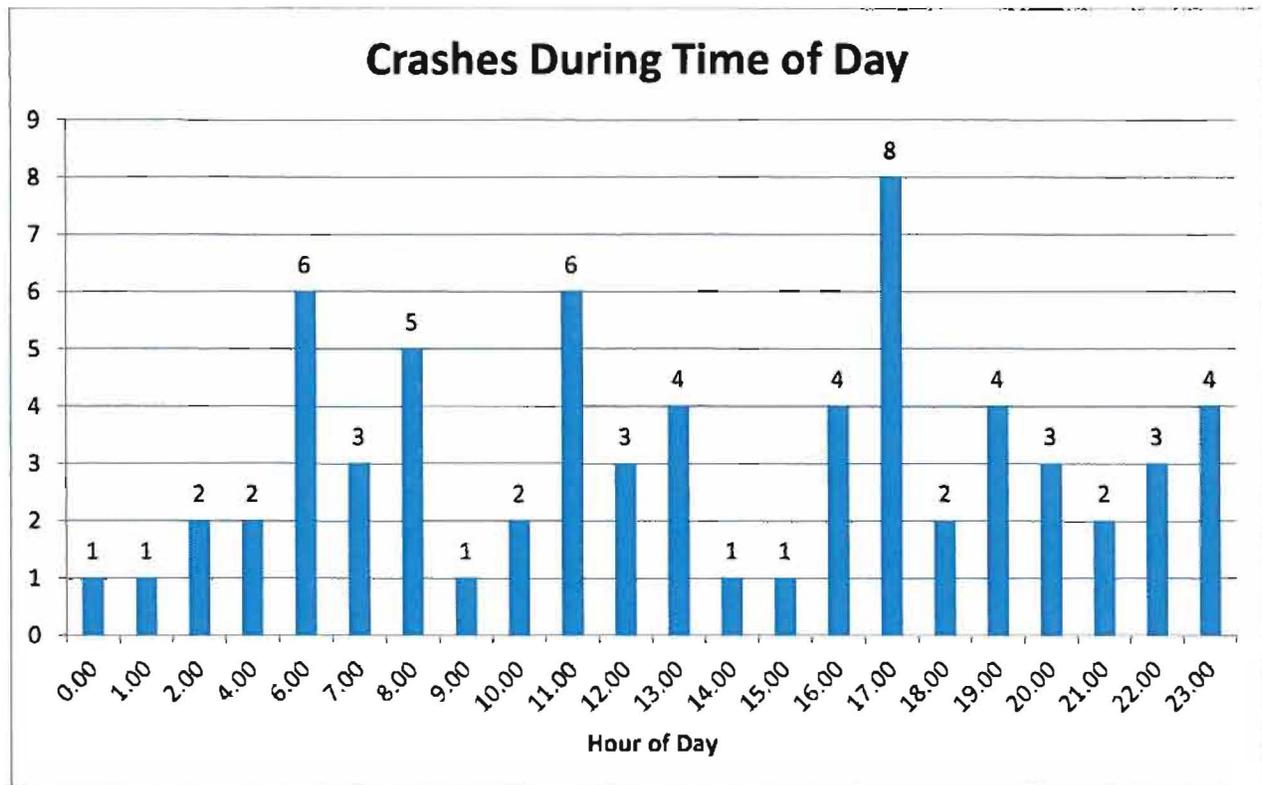


Figure 2: Number of crashes during time of day.

Attachment A: Accident Information
Case 700-S-11
April 26, 2012

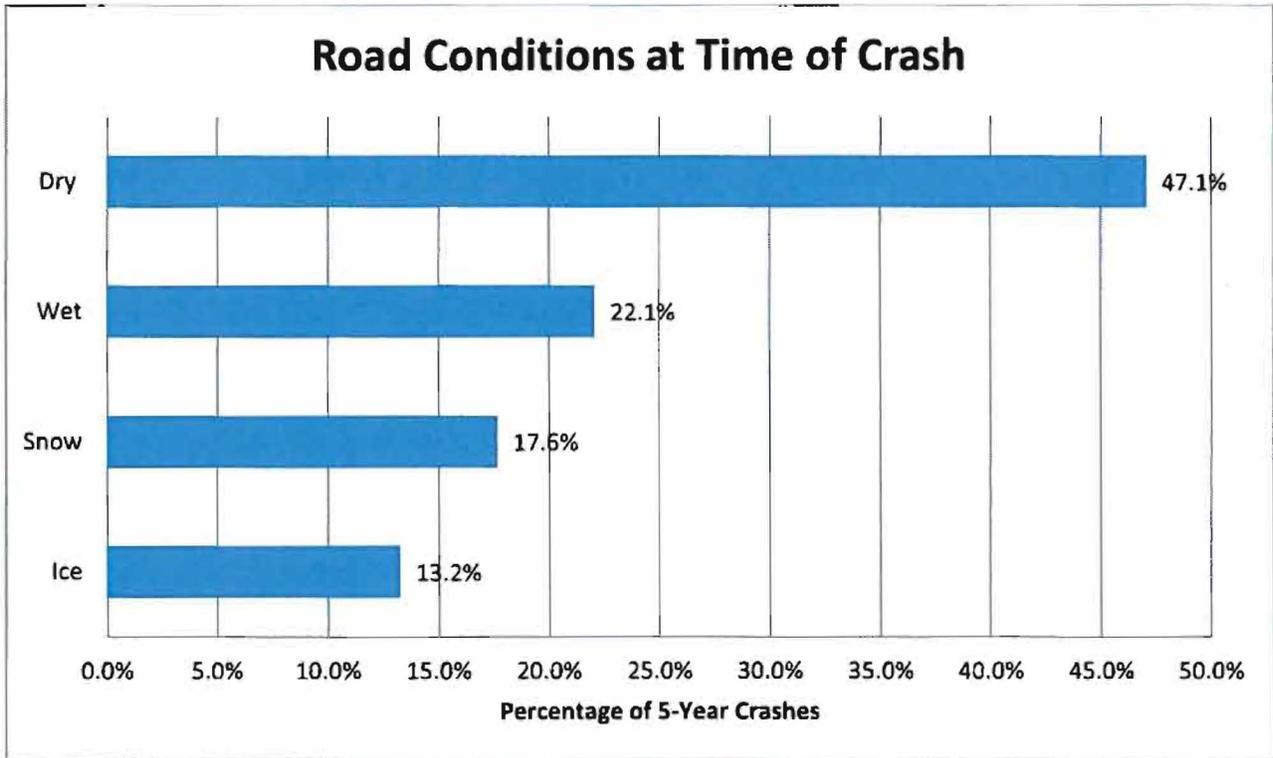


Figure 3: Road conditions at time of crash.

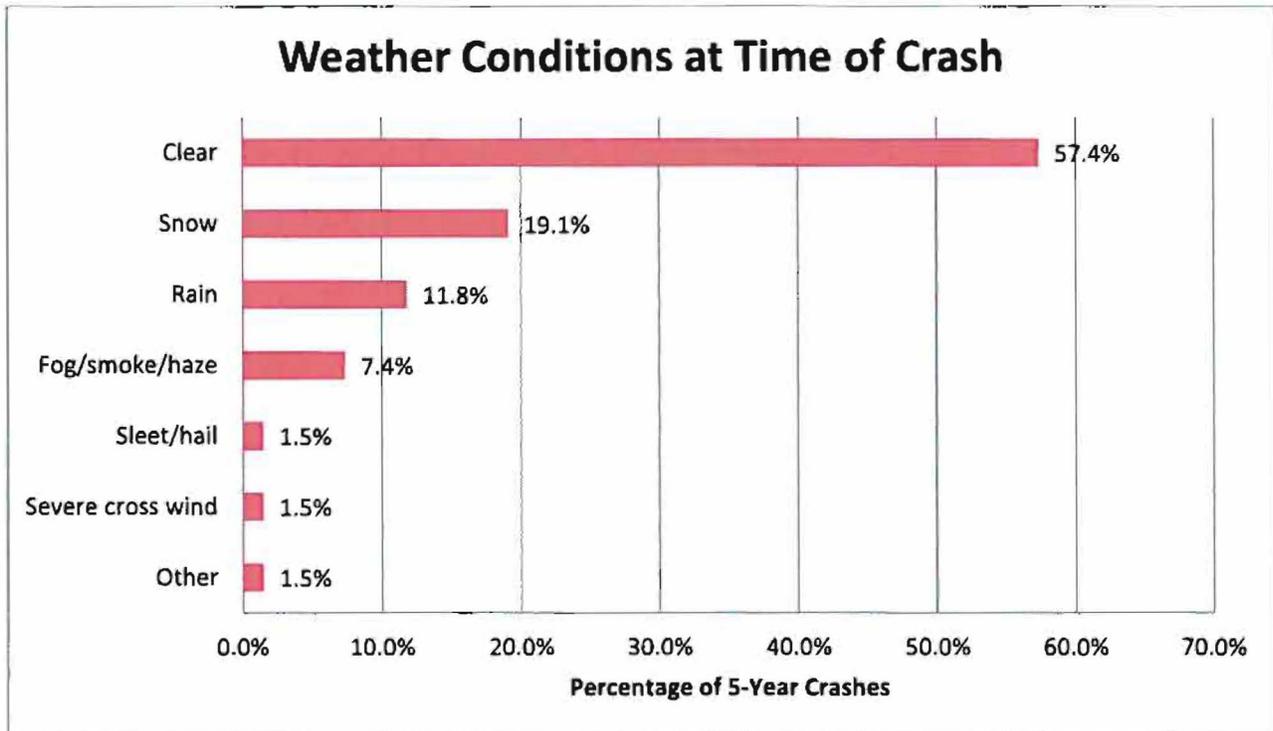


Figure 4: Weather conditions at time of crash.

Attachment A: Accident Information
Case 700-S-11
April 26, 2012

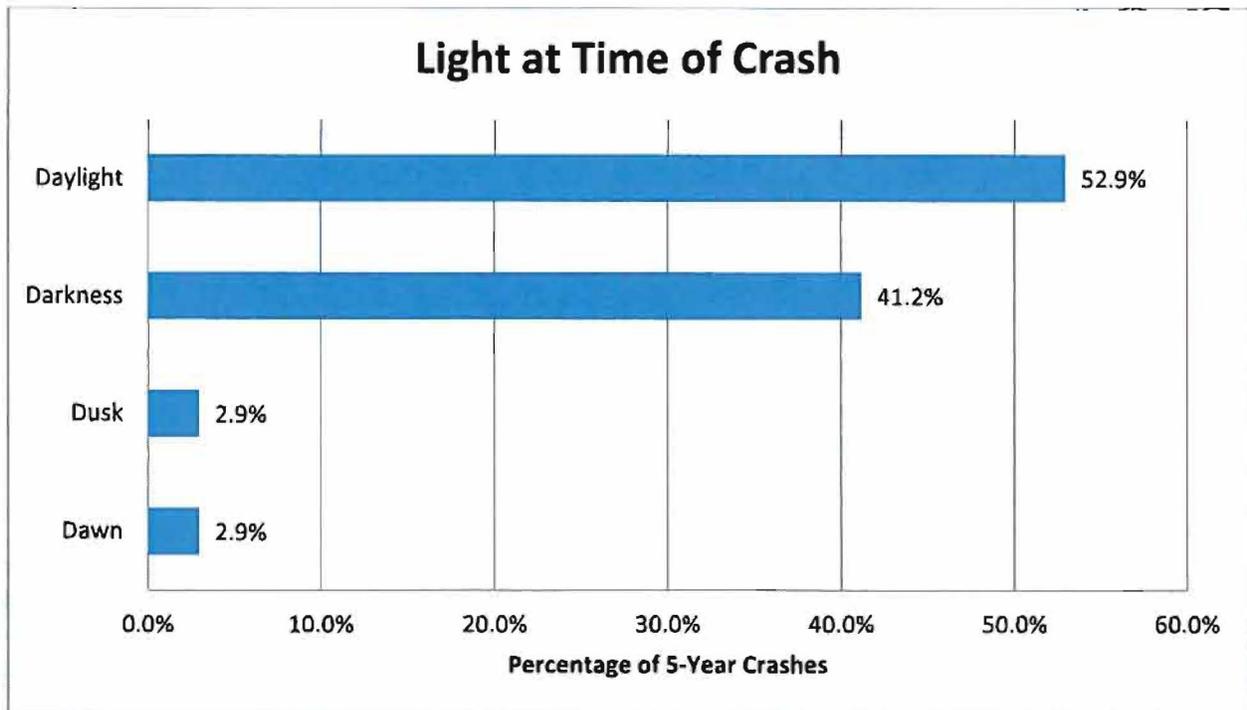


Figure 5: Light at time of crash.

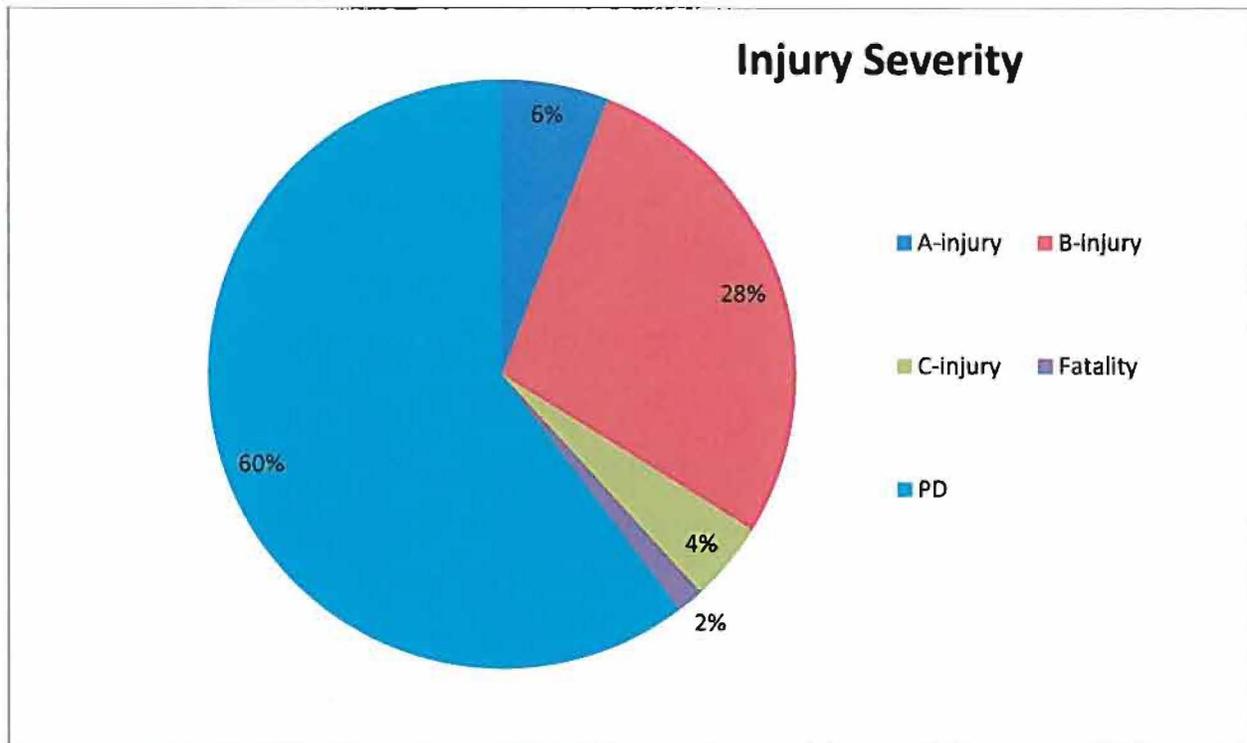


Figure 6: Injury severity of crashes.

Attachment A: Accident Information
Case 700-S-11
April 26, 2012

Table 1: Type and number of injuries per year.

Collision	Year					Total
	2007	2008	2009	2010	2011	
A-injury		2	1		1	4
B-injury	4	7	1	3	4	19
C-injury	1		1	1		3
Fatality				1		1
PD	2	12	7	10	10	41

Table 2: Type and number of collisions per year.

Collision	Year					Total
	2007	2008	2009	2010	2011	
Angle	2	4		1	1	8
Animal		3	1	1		5
Fixed Object	5	5	2	4	5	21
Other non collision		2		1	2	5
Overtuned		3	3	6	3	15
Rear end		2	2	1	1	6
Sideswipe opp. direction		1		1	1	3
Sideswipe same direction		1			1	2
Turning			2		1	3

Attachment A: Accident Information
Case 700-S-11
April 26, 2012

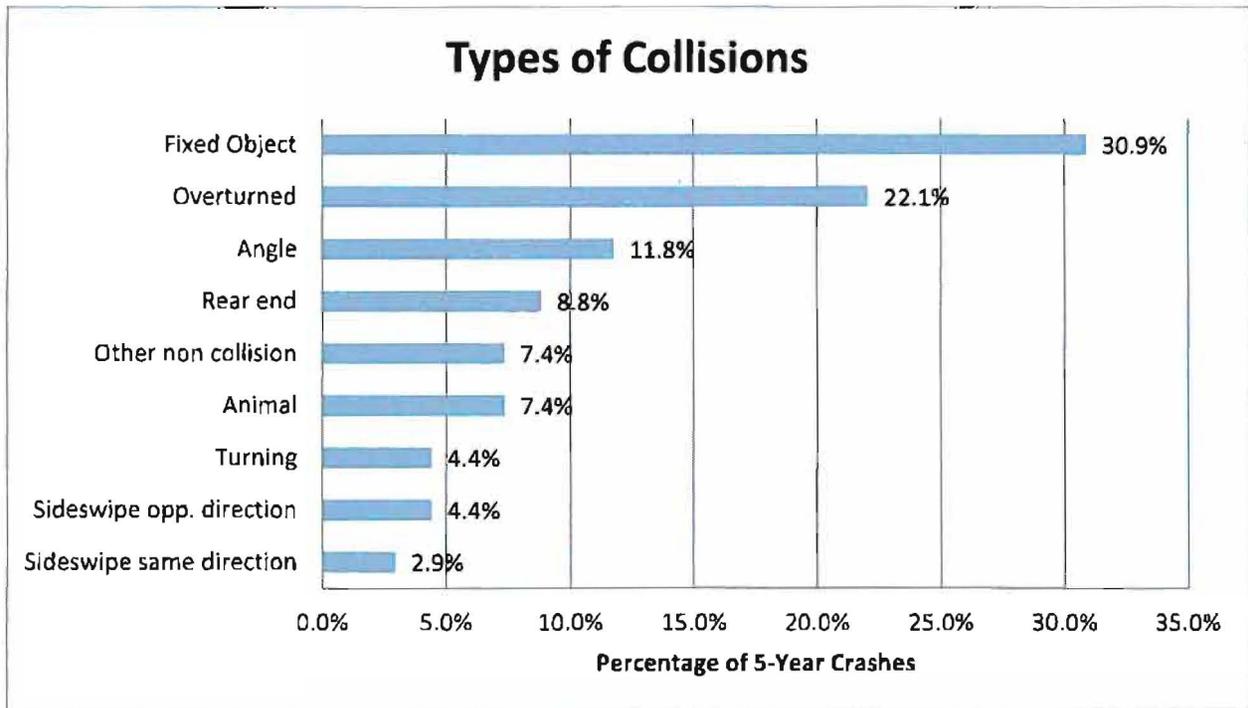


Figure 7: Types of collisions.

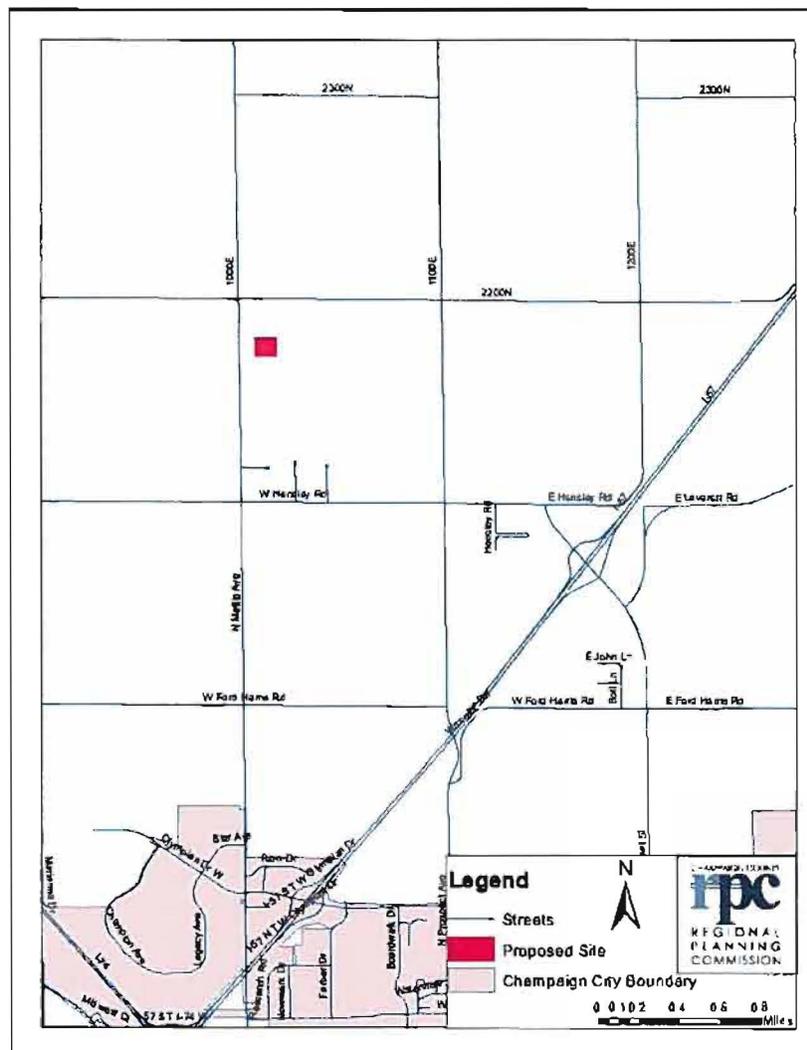
Scope of Services for Traffic Impact Analysis for the LA Gourmet Event Center in the Hensley Township of Champaign County

The Champaign County Regional Planning Commission (CCRPC) will perform a traffic impact analysis for the proposed LA Gourmet Event Center in the Northwest Quarter of Section 14 of Hensley Township. The property will have access from County Highway 1 and will be in close proximity of the proposed Hindu Temple on County Highway 1.

Site Location and Description

The proposed development site is two miles from the City of Champaign municipal boundary and will have access from County Highway 1. Figure 1 shows the location of the proposed site. The event center would have approximately 11,300 square feet of Gross Floor Area and would accommodate maximum of 400 people.

Figure 1: Study Location



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Study Objective

The objective of this traffic impact study is to determine the number of trips generated by the proposed development, assign the trips to the area roadway system, assess the ability of motorists to safely enter and exit the site, evaluate the impact of site generated trips on the adjoining road system, and evaluate the need for roadway improvements and/or traffic control installations/improvements to mitigate impacts.

Study Tasks

The following tasks outline the proposed Scope of Services to be undertaken as part of this study:

Task 1: Physical Data Collection and Existing Conditions Analysis

CCRPC will address the existing traffic operation conditions at key intersections around the proposed site by analyzing evening peak hour traffic data (e.g., turning movements at intersections). Intersections' traffic operational Levels of Service (LOS) will be determined following standard procedures described in the 2010 Highway Capacity Manual. Key intersections for this study include:

1. Mattis Avenue/Hensley Road
2. Mattis Avenue/Ford Harris Road
3. Mattis Avenue/Olympian Drive
4. Mattis Avenue/Bloomington Road

County Highway 1 (named Mattis Avenue within the Champaign city limit) segment between Bloomington Road and the proposed site will also be analyzed for traffic operational condition. Traffic crash data, including pedestrian and bicycle crashes, will be analyzed for County Highway 1 study segment and key intersections in the study area. Figure 2 shows the study intersections and roadway segment.

Task 2: Trip Generation and Distribution

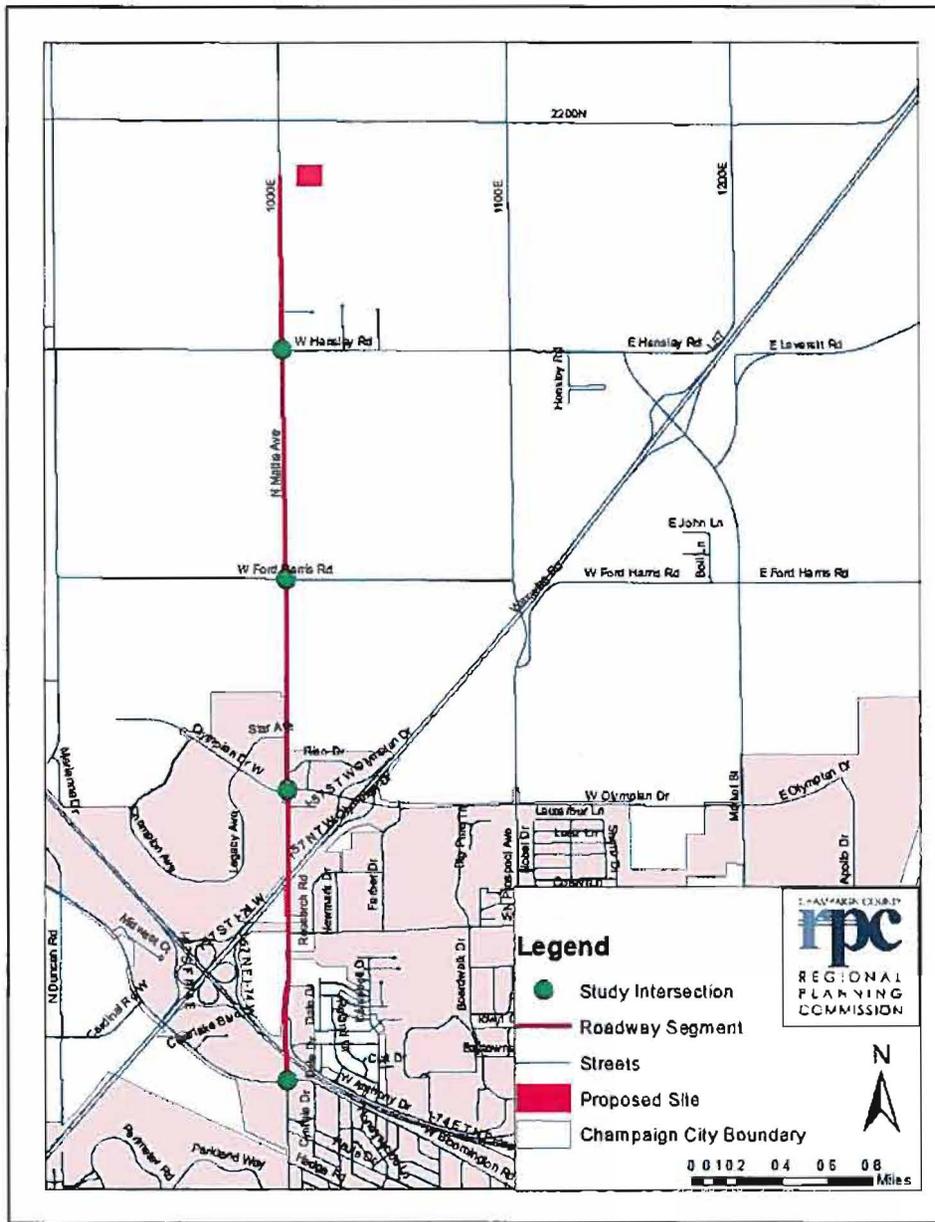
The trip generation will be determined based on the ITE Trip Generation Handbook, 7th Edition or/and observed trip rates. Trip distribution and assignment process will be completed considering existing traffic distribution and engineering judgment on origin-destination pattern. Specifically, trip generation, trip distribution and trip assignment will be illustrated in the report.

Task 3: Future Condition Analysis

The future build-out traffic, including the projected trips, will be analyzed to evaluate the impact of the proposed event center on the roadway network within the study area.

Trips generated from the proposed Hindu Temple on County Highway 1 will also be considered for determining the maximum impact on study roadway network. The study intersections will be analyzed to include the future build-out traffic using SYNCHRO, a state of the art traffic operation analysis software tool. Two scenarios will be analyzed for future conditions, one with and one without the traffic generated by the proposed event center project. An intersection capacity analysis and projected Levels of Service will be determined for both scenarios. Turn lane warrants will also be analyzed at the site access points.

Figure 2: Study Intersections and Roadway Segments



Task 4: Recommendations

CCRPC will provide appropriate recommendations based on the outcomes of Task 3 in order to optimize traffic operations and safety for all road users.

Deliverable

A comprehensive study report will be provided highlighting the study scope, steps involved, findings, and recommendations.

Estimated Cost and Turnaround Time of Completing the Study

CCRPC would require \$4,960 (*Four thousand nine hundred and sixty dollars*) to complete the above mentioned tasks. Estimated turnaround time for completing this project would be approximately 10 business days. If the weather does not cooperate the turnaround time could be longer due to the fact that traffic counts can only occur on certain days of the week and during good weather conditions.

To Whom It May Concern:

This is regarding the case in Hensley Township that LA Gourmet has in front of you. We support the project, because of the need for this kind of facility in the country.

We farm next to this property and have for several years. I have looked at the plans and see no reason why you would not change the zoning. The drainage plan should take care of any excess water and they are not taking any land out of production. Where the building is proposed has been in grass as long as I can remember.

The Murray's will take care of the ground and the buildings will fit nicely into the surroundings. It's nice to see a local farming family that is willing take a chance on a new project in Champaign County.

Roger and Marilyn Babb
2126 County Road 1100 E
Champaign, IL 61822



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APR 23 2012
CHAMPAIGN CO. P & Z DEPARTMENT

To the Champaign County Zoning Board,

I am writing this in regards to the Murray girls project at 2150 County Road 1000E. We are in support of this project. We farm adjacent to this farm on the East as well as three other farms between this property and the drainage ditch. Looking at the drainage plan we do not see a problem with the project.

We have lived and farmed by this family my entire life and have been impressed with their industrious attitude. We need these kind of people in the neighborhood. The local farms will enjoy having a place in the country to have meetings. It seems everyone thinks we should have to go to town to have an event, when those of us who live in the country would enjoy these surroundings a lot more.

They are not taking any ground out of production. My Dad and I have farmed the ground next to where the building will sit for twenty-five years. There has been grass the entire time we have farmed next to it. Murray's will probably increase the production of the property with the use of fertilizer and modern farm practices that have not been practiced on the tillable portion for at least 25 years.

If you let them go ahead with this project it will be done first class and fit into the surroundings as it should. These girls will not let you down, coming from someone who has known them their entire lives.

Kevin Bobb
2126 County Rd 1100 E.
Champaign IL 61822

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APR 23 2012

CHAMPAIGN CO. P & Z DEPARTMENT

Gene Warner
1006 Churchill Downs Dr
Champaign, IL 61822-9551

Champaign County Dept of Planning and Zoning
1776 E Washington
Urbana IL 61801

April 17, 2012

To Whom It May Concern at the Champaign County Department of Planning and Zoning,

I am in support of the Murray girls project at 2150 County Road 1000E, Hensley Township. I live a quarter mile directly south of where the building will sit. I have looked over the plan and talked to Jack and Annie about the project. I farm thousands of acres in Champaign County and appreciate a farm family trying to start a business in rural Champaign. I run a business in rural Champaign County also, and it would not be the same business if I had to do it in town, much like the business would not be the same if the girls built this in town. Us farmers and other rural people would enjoy the opportunity to go to a wedding reception or business meeting in the country surrounded by crops and trees. I personally do not enjoy going to town to do everything.

Looking at the plan and talking with family, I don't see where the lights or noise will effect anyone. The only outdoor lights they will have on are the ones the county requires. They don't plan on having any big overhead parking lights or anything else.

The noise should not be a problem with all the tress and crops to suck it up. I'm the closest house to it and I bet you will never hear it over the road noise.

I have known the Murrays my entire life and the drainage will not be a concern. They spend more on drainage on their properties than 95% of the landowners in Champaign County. If these people say they will make it right, they will do it. Don't be looking for any shortcuts here, these people will do this first class without changing the environment around it. They want it to look like it does now. Please help them make this a success.

*Thank you.
Gene Warner*

Champaign County Department of Planning and Zoning

Attn: John Hall

Dear Mr. Hall,

I am writing this letter in support of LA Gourmet, and the owners Lauren Murray-Miller and Annie Murray. I have known the Murray family for many years, growing up on a farm family not too many miles away from the Murray's.

Although I've known the "Murray girls" for some time, I didn't have much contact with them until the last few years. I am a full-time faculty member at Parkland College, teaching business and management classes. I attended an "Access Success" seminar, sponsored by Parkland College, featuring many of our local entrepreneurs, and the Murray girls spoke about the business they created, called LA Gourmet, a catering service for all types and sizes of events.

Needless to say, I was very impressed with their story of how they created their business, their passion and determination to make this a successful venture. They have surrounded themselves with top professionals and family members to help them become a very successful operation. Since their lecture, I have used their catering services many times, providing lunches to our future Access Success speakers and other Parkland College functions. I also asked the Murray's to speak to our Parkland students during an Entrepreneur conference Parkland sponsored last year and they provided valuable information our students could use with their immediate futures. But one story I have told to many of my classes since the Murray's spoke at Parkland that defines who the Murray's and LA Gourmet are, happened during a question/answer session. One of our students asked, "What happens if your plan or business does not work? In other words, what's your plan B?" There was a brief silence, then one girl looked at the other, then replied, "We've never thought this will not work...we will do whatever it takes to make this work, period." With this reply, I was hooked on their determination and commitment on creating and maintaining a successful business, doing it the right way, with hard work, perseverance and a commitment not seen today by many business people.

My hope is your department will issue a special use permit to allow the Murray's to build their facility, north of Champaign. In today's economic uncertainty, it is exciting to see two young women desire to serve their clients and their community by building a corporate retreat and event center, to be enjoyed by so many people. Thank you for your time.

Respectively submitted,

Mark J Kesler

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APR 24 2012

CHAMPAIGN CO. P & Z DEPARTMENT

April 19, 2012

To Whom It May Concern:

We are writing in support of the Murrays Girls building project in Hensley Township. Our family has farmed around the Murray family for three generations. They are not taking ground of production. They have a drainage plan. The building will be almost half mile from anyone else so noise won't be a problem. We live on the Fisher Dewey Road and the traffic is bad going and coming from work during the week, not when this facility will used on Saturday afternoons.

Farm families should have the opportunity to expand their operation on their ground if it passes the guidelines.

Ron, Rich, Bernie, & Steve Hamrad
Janell Hamrad

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APR 24 2012

CHAMPAIGN CO. P & Z DEPARTMENT

April 20, 2012

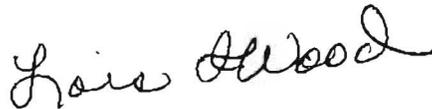
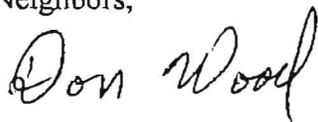
To Whom It May Concern:

We are writing to you to support the L&A Catering adventure that they will be developing on the Dewey – Fisher road north of Champaign.

The Murray family has farmed in this area for generations. They own farm land and farm in the area next to this place. They have met all the rules and regulations of putting this in place. They know how to operate the farm land and take care of the soils and not deface it in any way.

They have our total support in this project. We wish them the best.

Neighbors,



Don and Lois Wood
2283 County Road 1100 East
Champaign, IL 61822

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CHAMPAIGN CO. P & Z DEPARTMENT



April 23, 2012

Mr. John Hall
Champaign County Dept. of Planning and Zoning
1776 E. Washington Street
Urbana, IL 61802

Dear Mr. Hall:

Parkland College has used LA Gourmet Catering, LLC on several occasions and has never been disappointed with their food and high quality of service. I have also used them for personal events in my home and find the same level of excellence.

Just from the requests we get at Parkland alone from community people looking for space to hold events, it is evident that there is a need for the type of facility LA Gourmet Catering, LLC is seeking to build.

I would support your decision to rezone the proposed space to Ag2 in order that LA Gourmet Catering, LLC may continue with their plans for a catering facility in northern Champaign.

Sincerely,

Thomas R. Ramage, Ed.D.
President

TRR/nw

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CHAMPAIGN CO. P & Z DEPARTMENT

April 19, 2012

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APR 24 2012
CHAMPAIGN CO. P & Z DEPARTMENT

To whom this may concern:

I am writing this letter on behalf of the owners of L.A. Gourmet Catering, Mrs. Lauren Murray-Miller and Ms. Annie Murray. My name is Elizabeth (Beth) Collins. I moved to Champaign as a student at The University of Illinois in 1999 and decided to stay! Currently I am a Field Sales Manager for Cars.com and work with most of the auto dealers in the Champaign and surrounding areas. I have worked with numerous Champaign area businesses over the past few years in Advertising Sales for Comcast Spotlight and Insight Media. In 2008, I had the honor of meeting Lauren and Annie for the first time. At that time, I was the Events Director at Refinery and they were catering a wedding at the facility.

Over the course of the year, they catered numerous events which gave me the opportunity to get to know L.A. Gourmet and how they operate. Initially I was awed by their work ethic and their ability to make every detail in the room stand out. I worked with many caterers, most were good. But there was always something different when L.A. Gourmet worked an event. The atmosphere was peppier, the presentation was always outstanding, and the no one else could put a candle to their kitchen staff. They were professional, classy, and always smiling. As brides came through to book their events, I always referred them to L.A. Gourmet because I knew the event would be a success. Through those events, I was able to learn more about Lauren and Annie. What amazed me most was the fact that, not only are they sisters; but they were in their mid-twenties at the time, working 80-100 hours a week to make their dream a success. I was amazed how they were able to build such a successful brand at such a young age.

I moved on from my Event Director days but remain close to the L.A. Gourmet owners. I have introduced their caramel brownies to nearly all of my clients over the last three years. I had the privilege of seeing Lauren get married and have two beautiful baby boys. She is an inspiration to all working moms! Lauren is not only a loving mother and wife, but a business owner who has created a reputation unmatched in professionalism and presentation. She makes you wonder how she does it all...she has a partner! Annie is there with the big ideas and enough passion to inspire an army! I have spent countless hours with Annie, talking about her dream of opening a venue for events. We have talked through numerous building possibilities and build-out plans. The two are a perfect pair! However, the beauty story of Lauren and Annie is that they are not just business partners; they have built a family business. Although they may handle the day to day of the catering business, the entire family is involved in L.A. Gourmet Catering. There is no doubt that Jack and Patti Murray, their parents, are supportive of this business. I have seen large events when their aunts, cousins, parents, and even grandparents have shown up to lend a hand!

Over the last two years, I have had the opportunity to serve on the planning committee for the Eastern Illinois Food Bank's Prom Benefit to Fight Hunger. As we were making plans for the 2011 event,

I approached L.A. Gourmet about participating. They catered the entire event in-kind, for over 350 people- two years in a row! They started a non-profit to safely donate food that would otherwise go to waste.

Lauren and Annie are local people. They are "Salt of the Earth" people who come from a great family. They have great work ethic and are respectable and professional in everything they do. They grew up in Fisher. They graduated from the University of Illinois and continue to work closely with numerous U of I departments for catering events. They love Champaign-Urbana and see a business need that they can fill. However, they cannot fill that need without your help!

I appreciate the opportunity to share my thoughts with you!

Sincerely,

A handwritten signature in black ink that reads "Elizabeth Collins". The script is fluid and cursive, with the first letter of each name being capitalized and prominent.

Elizabeth Collins



April 24, 2012

Champaign County Planning & Zoning Committee
1776 E Washington St
Urbana IL 61801

To Whom This May Concern,

I am writing in support of the proposed L.A. Gourmet Catering & Convention space located just outside the City of Champaign. We are excited about using such a facility. Horizon Hobby is just at that size where it is difficult to find an exceptional space for holiday parties and potentially other world class events for upwards of 300+ guests.

We have used the L.A. Gourmet Catering for many boxed lunch and board meeting events over the years and would like to use them for larger events in the future. They offer quality food and professional, friendly service like few others in the area. Needless to say, we're excited about the possibilities.

Thank you for your time as you consider this young, inventive company to make Central Illinois stand out for not only catering but also their ability to draw groups and events from other counties to Champaign County because of their connection to the University and their rural and urban network which spans the state.

Sincerely,

A handwritten signature in blue ink that reads "Terri Kirby".

Terri Kirby
Office Manager
Horizon Hobby, Inc.
4105 Fieldstone Road
Champaign IL 61822

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APR 25 2012

CHAMPAIGN CO. P & Z DEPARTMENT

John & Vicky Tedlock
467 County Rd. 2600N
Mahomet, IL 61853
(217) 840-2503

April 24, 2012

Champaign County Planning & Zoning Department
1776 E. Washington St.
Urbana, IL 61801

To Whom It May Concern:

We are writing in support of L.A. Gourmet Catering's desire to build a banquet and reception hall off County Road 900E.

In planning weddings for both of our children in the last 4 years, we found the hardest part of the process to be finding available reception halls. The Champaign-Urbana area has a limited number of banquet and reception halls and they book well in advance. We feel that the facility L.A. Gourmet Catering is planning would be a welcome addition for many other events in Champaign County, as well.

Having worked with L. A. Gourmet Catering owners, Lauren and Annie, in planning both our children's weddings and for other catering needs over the last 5 years, we have become very familiar with their high standard work ethic and attention to detail. We have no doubt that every aspect of this proposed facility and the events planned there will be thoroughly thought out and conducted with professionalism and decorum. Their company motto is "Eat well. Entertain Often. Impress always." They have built a solid reputation on that and we expect that they will build on that with this planned facility and events.

Lauren and Annie have been raised in rural Champaign County and have a deep respect for the Champaign County community. Both graduated from the University of Illinois and have been honored by the University of Illinois' College of ACES as recipients of the Outstanding Young Alumni Award. They continue to give back to the community in many ways via their work with different organizations such as the Eastern IL Food Bank and L.A. Gourmet's own Helpings organization which they started to help feed hungry families in Champaign County.

We believe an L.A. Gourmet Catering banquet and reception facility would be an outstanding and profitable addition to the Champaign County business arena. We fully support Lauren and Annie in this new venture and encourage the County Planning and Zoning Department's approval of their permit request.

Sincerely,


John & Vicky Tedlock

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CHAMPAIGN CO. P & Z DEPARTMENT



Sperry Van Ness

Ramshaw Real Estate

To Whom It May Concern:

I was asked to share my opinion regarding the proposed zoning before you. I have been involved in real estate in Champaign County for over thirty five years. I have no financial interest in the company nor was I involved in the sale of the property when purchased.

While I was not directly involved I did consult with their architect. I helped him review options available in the marketplace and possible solutions for their needs. I feel that I have a good knowledge of what they needed and what they were trying to accomplish.

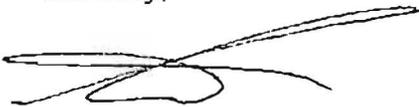
In my opinion the property that is needed by this young business does not exist in Champaign County. That is why I was pleased to learn that Annie and Lauren had the good fortune to find a great location where they could build the facility their customers want. Many people don't realize the importance of real estate to the success of a business. Having the proper facilities for a company such as L.A. Gourmet couldn't be more important.

I see these businesswomen as part of a new generation of entrepreneurs that are filling a need in the marketplace that we want to encourage in Champaign County. The quality of their food, the cache of their presentation and their ability to attract customers who want them to host their events, taken together, speaks volumes about what people want today.

As one experienced in commercial real estate I would hope that the zoning rules and regulations can be read to allow for uses such as those requested by L.A. Gourmet. They are committed to provide the kind of landscaping and screening to be good neighbors and are willing to consider other reasonable methods to help their facility fit in its environment.

I hope we can all find a way to encourage these young entrepreneurs and approve a version of their plan that will allow them to continue with their proposed project and be good neighbors as well. We will all be the better for it.

Sincerely,



Alex Ruggieri, CCIM, MBA
Sperry Van Ness-Ramshaw Real Estate

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APR 25 2012

CHAMPAIGN CO. P & Z DEPARTMENT

505 W. University Ave. | Champaign, IL 61821
Office (217) 359-6400 | Fax (217) 359-6423

PO Box 680 | Champaign, IL 61824
www.ramshaw.com