

CASE NO. 700-S-11

SUPPLEMENTAL MEMORANDUM

Champaign June 14, 2012

County

Department of

**PLANNING &
ZONING**

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

Site Area: **10 acres**

Time Schedule for Development:

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

Brookens

Administrative Center

1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

Prepared by: **Andy Kass**

Associate Planner

John Hall

Zoning Administrator

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.

STATUS

This case was continued from the April 26, 2012, public hearing. The petitioner's have submitted a revised site plan. New Evidence is proposed to be added to the Summary of Evidence.

REVISED SITE PLAN

A revised site plan was received on June 11, 2012. The revised site plan includes the suggestions of the traffic study by CUUATS (stop sign, light at the entrance, and entrance signage), an illuminated sign, KNOX Box location, dry fire hydrant location, and the location of overflow parking along the lane. An annotated site plan has been attached that calls out these new additions.

PROPOSED NEW EVIDENCE

Item 5.A. of the Summary of Evidence should be revised as follows:

5. Regarding site plan and operations of the proposed Event Center:

A. The site plan received March 2, 2012, ~~and~~ April 17, 2012, and revised on June 11, 2012, shows the entirety of the subject property and includes the following:

- (1) The existing 2,500 square feet home authorized in Zoning Use Permit 178-85-01 and attached garage authorized in Zoning Use Permit 345-87-01.
- (2) A proposed event center which is approximately 11,300 square feet in area including approximately 8,256 square feet in meeting space. (*Note square footage of the building is an approximation based on scale measurements, exact building dimensions have yet to be provided by the petitioner).

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- (3) Parking areas to accommodate up to 84 parking spaces and overflow parking in the grassed area along the lane.
 - (4) A 24' × 50' loading berth.
 - (5) The proposed location of the septic field in the southeast corner.
 - (6) Screening along the north property line and along the north side of the parking area.
 - (7) Various landscaping features including detention ponds, rock retaining walls, and trees.
 - (8) The location of the dry fire hydrant immediately south of the concrete turn-about.
 - (9) The location of the KNOX Box on the proposed event center.
 - (10) The location of the Stop sign at the exit of the property as recommended by CUUATS.
 - (11) The location of the light at the entrance as recommended by CUUATS.
 - (12) The location of the entrance warning sign as recommended by CUUATS.
 - (13) The location of an illuminated L.A. Gourmet sign.
 - (14) An indication that all site and exterior building lighting will utilize full horizontal cutoff fixtures and comply with Section 6.1.2.

ATTACHMENTS

A Annotated Site Plan

ALL SITE AND EXTERIOR BUILDING/LIGHTING WILL UTILIZE FULL HORIZONTAL CUTOFF FIXTURES AND COMPLY WITH THE CURRENT CHAMPAIGN COUNTY ZONING ORDINANCE 6.1.2. FINAL FIXTURE SCHEDULES WILL BE SUBMITTED ON ELECTRICAL PLANS AND SUBJECT TO REVIEW AT TIME OF BUILDING PERMIT APPLICATION.

NOTE: ALL TOPOGRAPHY SHOWN IS EXISTING

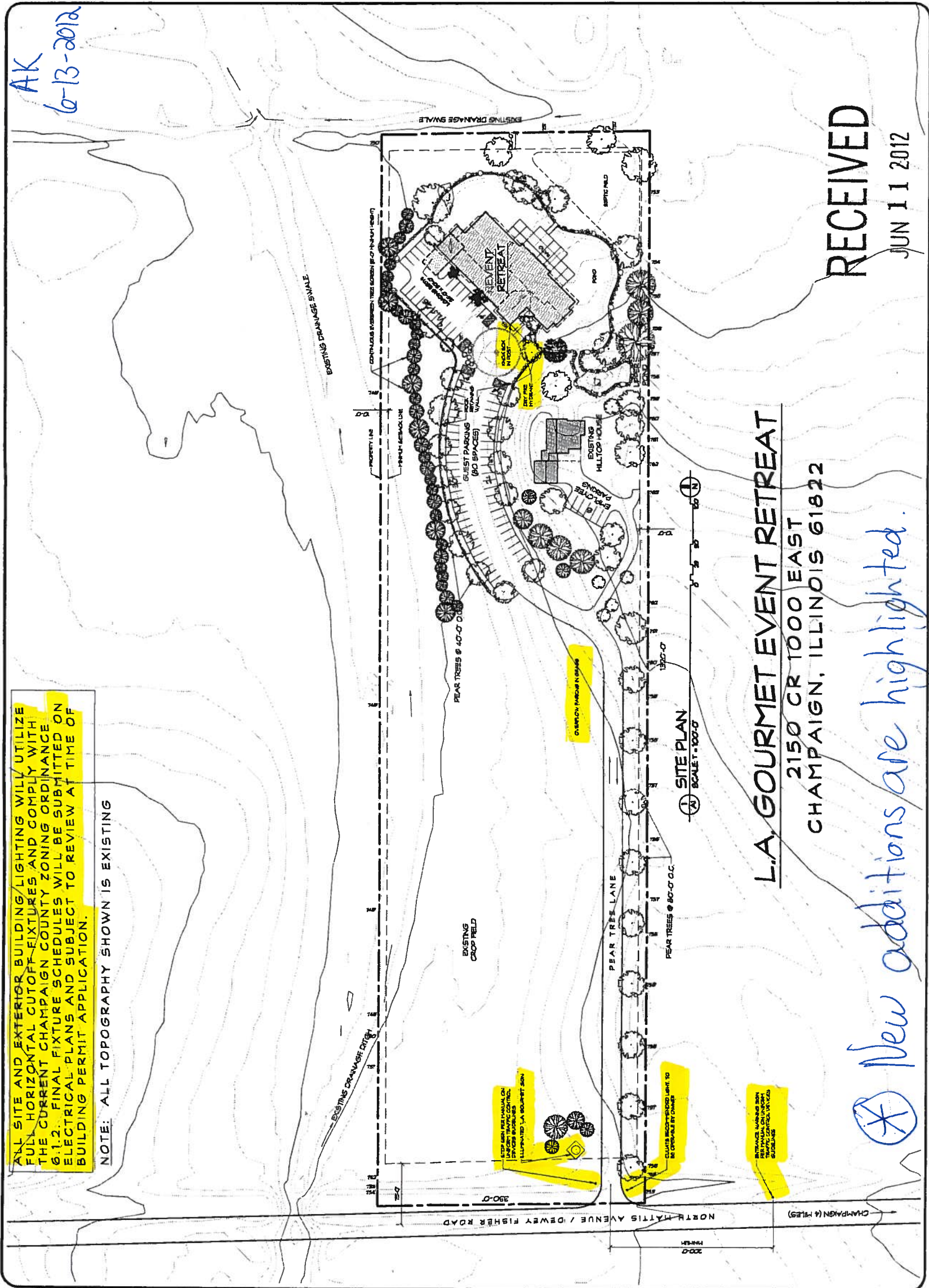
AK
6-13-2012

1106
06/08/12
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SITE PLAN
L.A. GOURMET EVENT RETREAT
2150 CR 1000 EAST
CHAMPAIGN, ILLINOIS 61822



gthorndyck architects
910
200 EAST WASHINGTON STREET
CHAMPAIGN, ILLINOIS 61820



L.A. GOURMET EVENT RETREAT
2150 CR 1000 EAST
CHAMPAIGN, ILLINOIS 61822

1 SITE PLAN
A SCALE: 1"=50'-0"

RECEIVED

JUN 11 2012

CHAMPAIGN CO. P & Z DEPARTMENT

* New additions are highlighted.