

Brookens Administrative  
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## **CASES 830-AM-16 and 831-S-16**

**SUPPLEMENTAL MEMORANDUM #3**

October 27, 2016

**Petitioner:** Traci Lipps and Victor Fuentes, d.b.a. Lipps Family, Inc, d.b.a.  
Willow Creek Farm

### **Case 830-AM-16**

**Request:** Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use in related Zoning Case 831-S-16.

### **Case 831-S-16**

**Request:** Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination "Private Indoor Recreational Development" and "Outdoor Commercial Recreational Enterprise" 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 830-AM-16.

**Location:** A 37 acre tract in Somer Township in the Southwest Quarter of the Northeast Quarter of Section 36 of Township 20 North, Range 9 East of the Third Principal Meridian and commonly known as the farmstead located at 1766 CR 1850 North, Urbana.

**Site Area:** 37 acres

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

**Prepared by:** Susan Chavarria  
Senior Planner

**John Hall**  
Zoning Administrator

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## **STATUS**

On October 25, 2016, Susan Chavarria met with Ken and Bobbie Johnson, and Ron and Kay Weidner. The Johnsons own and live on the properties south of Mrs. Lipps, and the Weidners own and live on the property east of Mrs. Lipps. All are signatories of the written protest against the rezoning that was received July 19, 2016. Staff answered questions about the zoning case process, including what options they have for continuing their participation in the zoning case discussions if they are unable to attend future hearings. Mr. and Mrs. Weidner were especially concerned that they will not be available after the first of the year, when these cases are likely to next be heard.

In emails received October 26, 2016, Ken Johnson and Bobbie Johnson requested that the hearing be continued to another date. Ms. Johnson would appreciate the hearing occurring sooner than 3 months out, referring to the petitioners' request to meet after the first of the year.

Staff emailed the petitioners on October 26, 2016, to check if their availability has changed for remaining 2016 ZBA meetings on December 8<sup>th</sup> and December 22<sup>nd</sup>. No response has been received.

Staff received a copy of a flyer that was left in an unknown number of neighbors' mailboxes by an unknown source. The flyer was received after adjacent residents were aware that the October 27<sup>th</sup> hearing would likely be requested for continuance.

#### **ATTACHMENTS**

- A Email from Ken Johnson received October 26, 2016
- B Email from Bobbie Johnson received October 26, 2016
- C Flyer distributed to neighbors, received October 27, 2016

**Susan Chavarria**

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**From:** Kleejohn@aol.com  
**Sent:** Wednesday, October 26, 2016 10:25 AM  
**To:** Susan Chavarria  
**Subject:** Thursday 10/27/16 ZBA hearing for Lipps/Fuentes

Susan, At this point I think it would be in my and the neighbors best interest to continue the meeting at another date, Because we have a lot to consider, and looks like we might be better off under the conditions that should be or could be approved. I would hope you and the board would continue to help us (the neighbors) come to a good compromise.

On a second note in the meeting we had yesterday it was mentioned I would like the rock moved from this parking they put in after being told again and again not to do anything until they get approved. You said it might cost to much and the rock has nothing to do with the zoning. Cost should not have anything to do with as there the ones that doing things after being told not to, and knowing them as I do they will use it as parking.

ken Johnson

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OCT 26 2016

CHAMPAIGN CO. P & Z DEPARTMENT

**Susan Chavarria**

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**From:** Bobbie Johnson  
**Sent:** Wednesday, October 26, 2016 11:00 AM  
**To:** Susan Chavarria  
**Cc:** Bobbie Johnson; 'Kleejohn@aol.com'  
**Subject:** 10/27/16 ZBA Meeting, Lipps/Fuentes

It is in the best interest of all parties involved to have a continued meeting (to another date) after the 10/27/16, since the Petitions, are not able to make the meeting(s), and there are plenty of items to still be discussed and handled more promptly than **3 months out**, if the board could please look upon a couple of dates as to where One or Both of the Petitioners are able to be present (other than what was already offered to them), This IS a huge concern for the neighbors, although looked upon lightly by the petitions.

Thank you for your attention and insight in this matter

**Bobbie Johnson**

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OCT 26 2016

CHAMPAIGN CO. P & Z DEPARTMENT

On October 27th, your quality of life will be affected by a vote by the Champaign County Zoning Board of Appeals. If you wish to express your view, please appear at this meeting.

**CHAMPAIGN COUNTY ZONING BOARD**

## Events center proposal on hold

By **TOM KACICH**  
tkacich@news-gazette.com

**URBANA** — A request to grant a special-use permit and change the zoning so that a 37-acre tract northeast of Urbana could be used as a special-events center is on hold for two months.

After more than 90 minutes of questions and testimony Thursday, members of the Champaign County Zoning Board of Appeals agreed to continue the case to Oct. 27.

Local business operators Traci Lipps and Victor Fuentes have asked to revise the zoning designation to operate Willow Creek Farm, located north of Interstate 74 and east of Cottonwood Road, as an events center.

Lipps is the owner of the farm, and Fuentes is the owner of the El Toro, Wedge and V. Picasso restaurants in Champaign-Urbana.

Please see ZONING, C-2

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OCT 27 2016

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