

CASE NO. 799-AM-15, 800-S-15, 801-V-15
SUPPLEMENTAL MEMORANDUM

APRIL 9, 2015

Champaign
County
Department of

**PLANNING &
ZONING**

Brookens
Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

Petitioner: Joyce Hudson d.b.a. Hudson Farm Wedding & Events LLC

Case 799-AM-15

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 800-S-15 and subject to the requested variance in related zoning Case 801-V-15.

Case 800-S-15

Request: Part A. 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 799-AM-15 and subject to the requested variance in related zoning case 801-V-15, on the subject property described below.

Part B. Authorize the following waiver to the standard conditions of the "Outdoor Commercial Recreational Enterprise" special use as per Section 6.1.3 of the Zoning Ordinance: A separation distance of 50 feet in lieu of the required 200 feet between any Outdoor Commercial Recreational Enterprise and any adjacent residential structure and/or use.

Case 801-V-15

Request: A variance from Section 7.1.2.E.4.c.(1) of the Zoning Ordinance that requires onsite parking to allow off-premises parking on the shoulder of County Road 1800 East during special events held at the proposed Private Indoor Recreational Facility that is also the subject of related cases 799-AM-15 and 800-S-15.

Location: A tract in Urbana Township in the Northeast Quarter of the Southeast Quarter of Section 25 of Township 19N, Range 9 East of the Third Principal Meridian and commonly known as the farmstead located at 1341 CR 1800 E, Urbana.

Site Area: 3.67 acres

Time Schedule for Development: Already in limited use

Prepared by: Susan Chavarria
Senior Planner

John Hall
Zoning Administrator

STATUS

Agent Thomas Drysdale sent an email with additional information regarding the septic system, exterior lighting, and accessibility compliance. His email indicates that they have applied for the septic system permit and expect to receive it next week. Tepper Electric, vendor of Hudson Farm's exterior lighting, signed off that the exterior lighting is in compliance with the Zoning Ordinance requirements. Eric Peterson, Illinois Licensed Architect with MSA Architectural Services, signed off that restroom improvements planned for the Farm Hall Shed are in compliance with the Environmental Barriers Act and Illinois Accessibility Code.

At this time, Mrs. Hudson and Mr. Drysdale have submitted all requested information for the hearing.

ATTACHMENTS

- A Email from Thomas Drysdale received 4/9/15 with attachments:
- Email from Joyce Hudson regarding outdoor lighting received 4/9/15
 - Floor Plan for Bathroom Renovation, signed by Licensed Architect to be in compliance with the Environmental Barriers Act and Illinois Accessibility Code, received 4/9/15

Susan Chavarria

From: Thomas A. Drysdale <thomas@MAILSERVER03.local>
Sent: Thursday, April 09, 2015 10:11 AM
To: Susan Chavarria
Cc: Hudson, Joyce A.
Subject: Hudson Farm Documents
Attachments: Hudson Farm - Electrical Letter.pdf; Hudson Farm - Cert of Compliance.pdf

Susan,

Please see the attached two documents. One being a certificate of compliance from Eric Peterson, a licensed Illinois Architect with MSA Architectural Services. The other being a document submitted by Mrs. Hudson's electrician stating that her lights are in fact "full cut-off" and that they do comply with the zoning ordinance. Plans for the spetic are moving forward. Michael Flanagan has been contacted and a permit is expected to be issued next week. As soon as we have that permit, it will be forwarded along to you.

As of this time, spetic permit pending, I believe that we have complied with each and every request of the December/January letters as well as all follow-up requests that have been communicated to myself and/or Mrs. Hudson. Please let me know as soon as possible if I am incorrect in this belief so that we can remedy any defects prior to the 16th. Thank you.

Very truly yours,

Thomas A. Drysdale
Heller, Holmes & Associates, P.C.
1101 Broadway Avenue
P.O. Box 889
Mattoon, IL 61938
Ph: 217-235-2700
Fax: 217-235-0743

<<Hudson Farm - Electrical Letter.pdf>> <<Hudson Farm - Cert of Compliance.pdf>>

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Circular 230 Disclosure: Any tax advice contained in this communication, including attachments, is not intended to be used, and may not be used, for the purpose of (1) avoiding tax-related penalties under the Internal Revenue Code or (2) promoting, marketing, or recommending to another party any tax related matters discussed herein.

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Subject: FW: Exterior lighting
From: Hudson, Joyce A. (Joyce.A.Hudson@supervalu.com)
To: rla51@sbcglobal.net;
Date: Wednesday, April 8, 2015 9:17 AM

Rex,

Could you please look at these lighting specifications and let me know if this is the type I have at the farm?

My electrician said he is sure they are full-cutoff type lighting fixtures, but you were the person to ask since you sell them.

Thanking you in advance,

Joyce

Outdoor lighting OK

Rex Appen 4-8-15

TEPPER ELECTRIC SUPPLY CO
608 S. NEIL
CHAMPAIGN, IL 61820
PH: (217) 356-3755
FAX: (217) 356-7950

2) Proof of exterior lighting specifications that meet the following requirements from the *Zoning Ordinance*:

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.

Joyce Hudson
Routing Supervisor

SUPERVALU | Champaign & W. Newell Distribution Centers

Office: 217.384.2796 | Fax: 217.384.2677

Joyce.a.hudson@supervalu.com

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COOPER Lighting

Title : the Shed

Date : 9 Apr 2015

Description :

For :

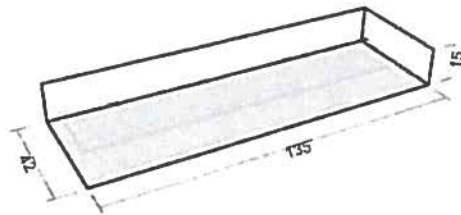
By :

IES Filename : HBL654T5N.ies

Description : HBL-654T5-N-UNV-EBT2-U
OPEN HIGH BAY LUMINAIRE WITH SPECULAR REFLECTOR, NARROW DISTRIBUTION

Luminaire Number of Lamps : 6
 Lamp Lumens : 4400
 Luminaire Wattage : 352 W
 Light Loss Factor (LLF) : 1.00

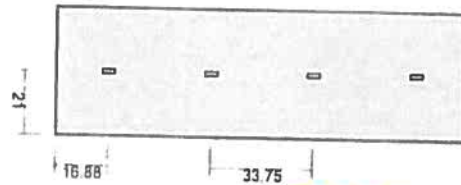
Geometry Length (X) : 135 ft
 Width (Y) : 42 ft
 Height (Z) : 15 ft
 Workplane Height : 2.5 ft
 Suspension Length : 1.5 ft
 Room Cavity Ratio : 1.717



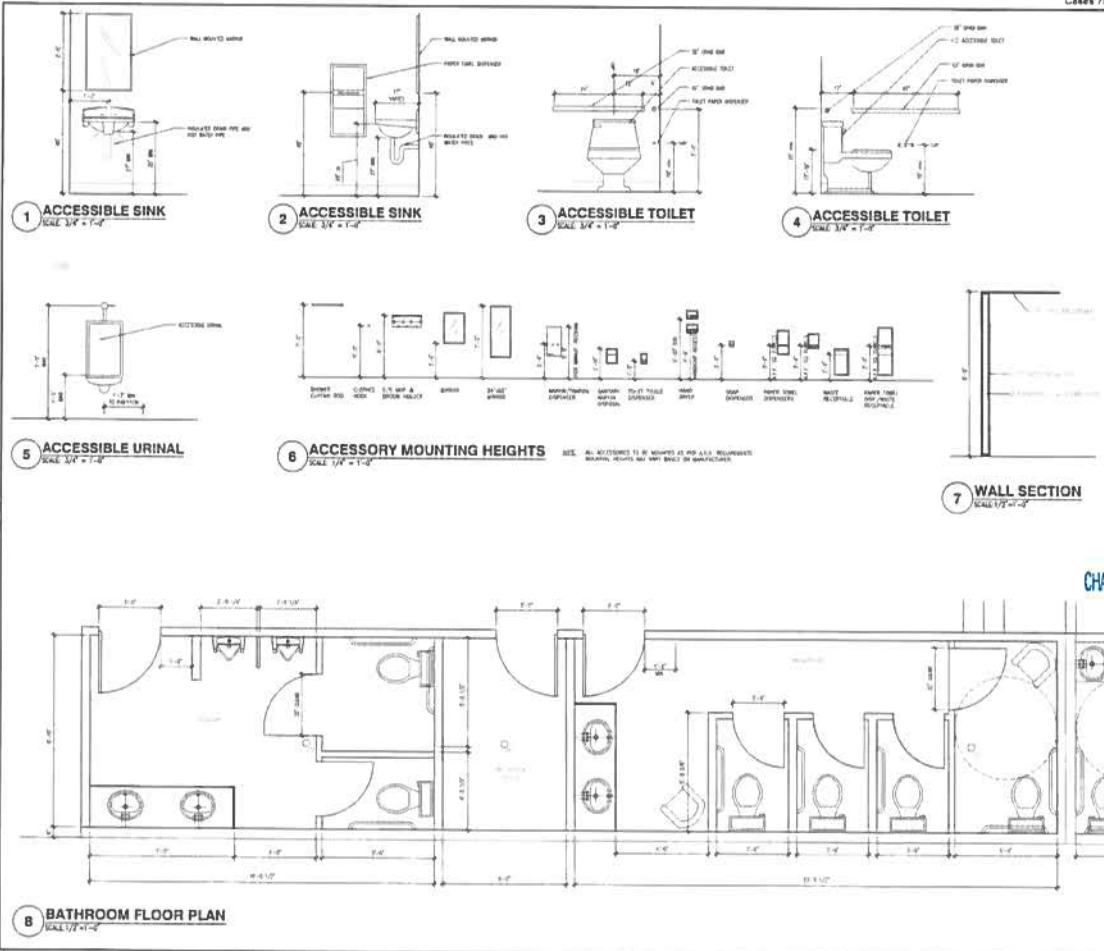
Reflectance Ceiling : 80 %
 Walls : 50 %
 Floor : 20 %
 Eff. Cavity Refl. -- Ceiling : 76.4 %
 Eff. Cavity Refl. -- Floor : 19.7 %
 CU : 0.894

Results Average Illuminance : fc
 Number of Luminaires :
 Lighting Power Density (LPD) : W/ft²

Layout Rows (Width) Columns (Length)
 Grid Layout (size) : 1 X 4 Luminaires
 Grid Spacing : 0.00 X 33.75 ft
 Wall Spacing : 21.00 X 16.88 ft
 Spacing Criteria : 1.24 X 0.86



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KEYNOTES

GENERAL NOTES

LEGEND

Statement of Compliance:
I have prepared, in accordance with the provisions of the Illinois Accessibility Code, the drawings and specifications for the project shown on the attached drawings. I am a duly licensed Professional Engineer in the State of Illinois. I am not providing any design services for the project shown on the attached drawings. I am not providing any design services for the project shown on the attached drawings. I am not providing any design services for the project shown on the attached drawings.

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MSA
ARCHITECTURAL SERVICES

HUDSON FARM
BATHROOM RENOVATION
URBANA, IL

FLOOR PLAN

Drawn: BBT
Reviewed: BAP
Date: 4.8.15
Proj. No.
Sheet

A2.1