

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

SUPPLEMENTAL MEMORANDUM #5

March 2, 2017

**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 Burgstrom  
Senior Planner

John Hall  
Zoning Administrator

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## STATUS

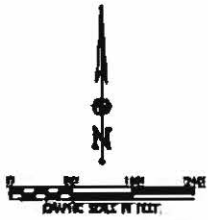
The petitioners have provided responses to every request for information listed in the email from Susan Burgstrom dated August 12, 2016. Today, staff received a Revised Site Plan that is unchanged from the February 6, 2017 version, except that it includes the proposed Special Use Permit area (Attachment A). This is the area within which all Special Use activities must occur.

Today, staff also received specifications for the lamps along the driveway (Attachment B). Ms. Lipps stated in the email that they use 9 watt LED bulbs with 800 lumens of brightness. This is equivalent to a 60 watt incandescent bulb. Ms. Lipps included a picture of the lamps taken in the evening. Staff included a previously distributed photo of one of the lampposts as Attachment C to this memo. The lamps are not full cutoff in design.

## ATTACHMENTS

- A Revised Site Plan received March 2, 2017
- B Email from Traci Lipps received March 2, 2017, with attachment: picture of driveway lighting
- C Photo of a driveway lamp on the subject property taken by staff on November 4, 2016

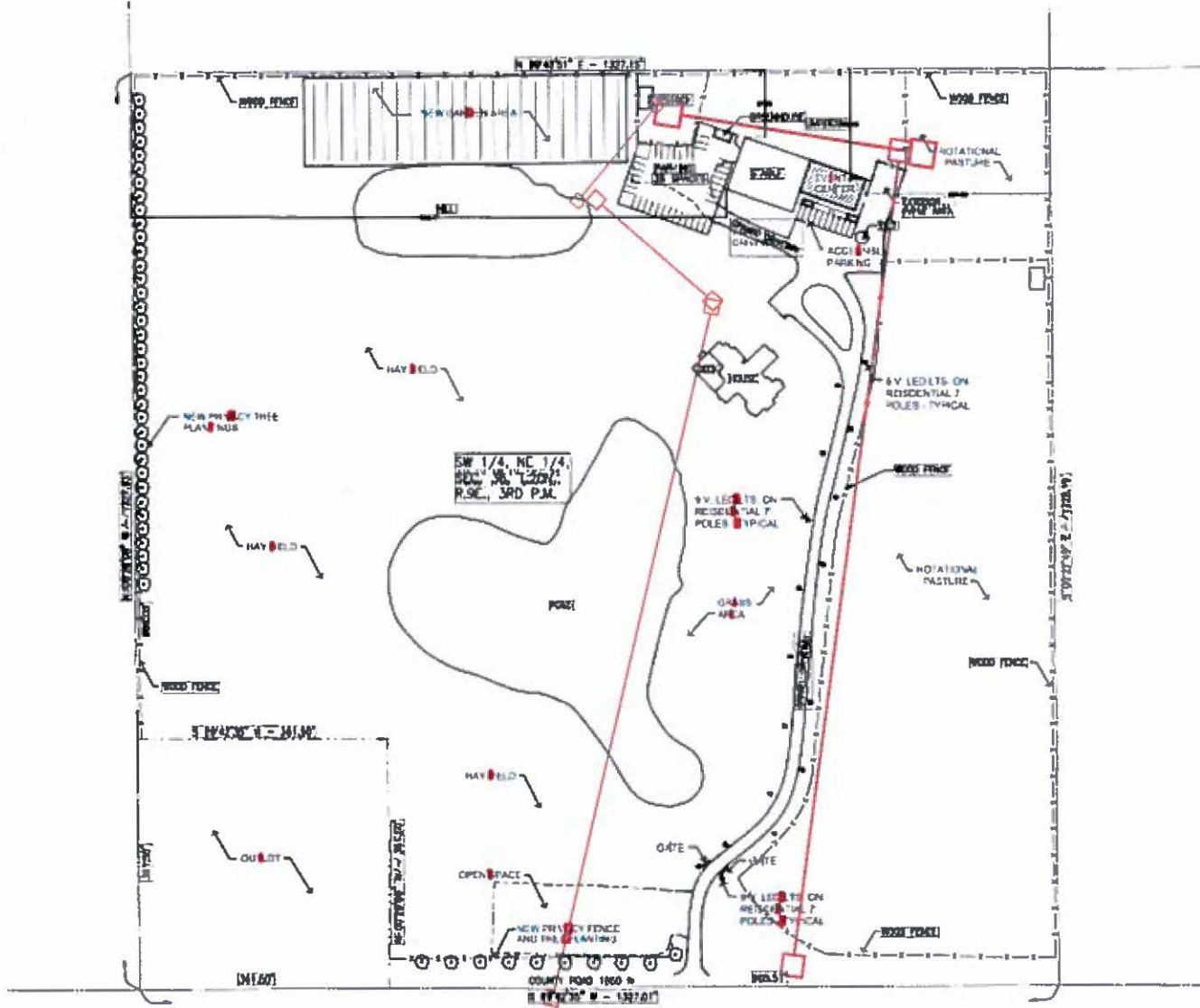
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**NOTES**

1. TO BE MAINTAINED AS A PASTURE AND NOT TO BE USED FOR ANY OTHER PURPOSES.

2. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JUNE 14, 2016.



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CHAMPAIGN CO. P & Z DEPARTMENT

FORM 17
DATE: 03/02/17
BY: GAYLORD H. SWISHER, ARCHITECT
1766 N. 1850 COUNTY ROAD URBANA, ILLINOIS
S-1

**Susan Burgstrom**

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**From:** Traci Lipps <tracilipps@yahoo.com>  
**Sent:** Thursday, March 02, 2017 10:43 AM  
**To:** Susan Burgstrom; Victor Fuentes; Traci Lipps  
**Subject:** Lighting  
**Attachments:** IMG\_5197.JPG

Susan

Here is the information for lighting.

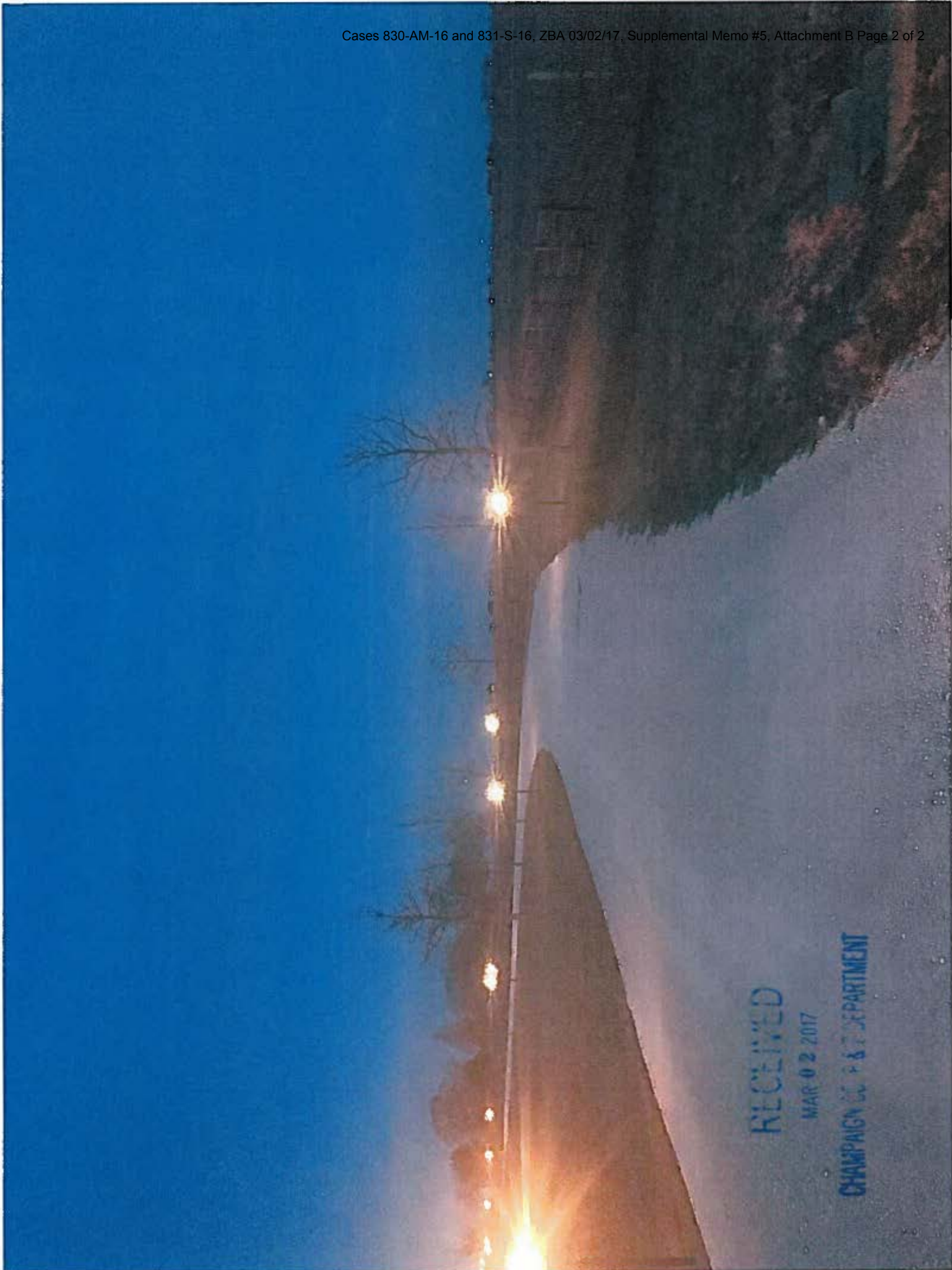
The light bulbs that are currently being used are LED 9 watt. They are a warm, white light. They have 800 lumens of brightness. They are installed on 7 feet tall residential poles and are spaced 50 feet apart. They illuminate a warm glow that is bright enough to identify the driveway but is not overpowering. Attached is a picture of the lighted driveway with the current lightbulbs.

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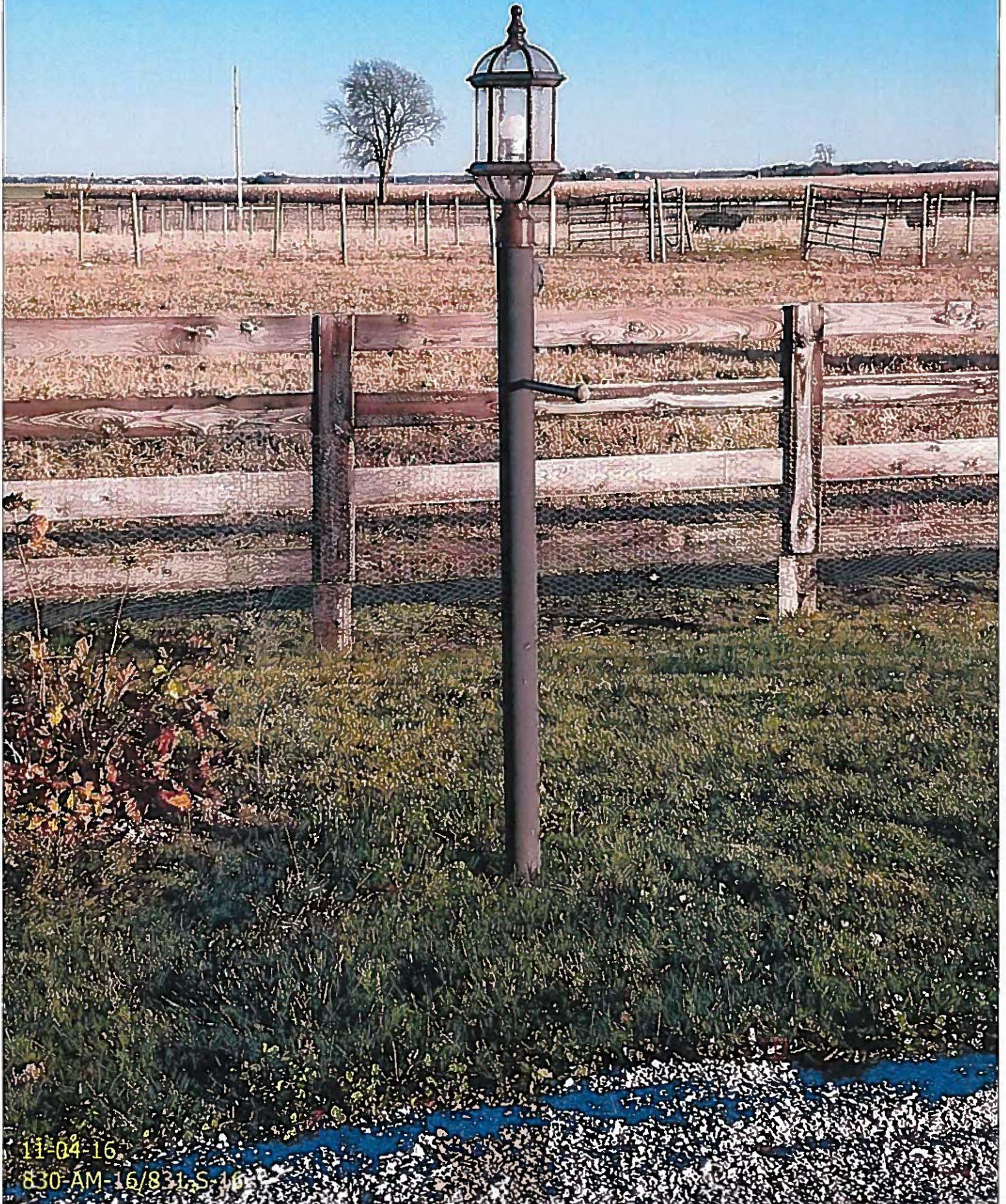


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11-04-16  
830-AM-16/831-S-16