

CASE 207-S-26

SUPPLEMENTAL MEMORANDUM #2

June 18, 2026

Petitioner: Jennifer Ash

Request: Authorize a “Travel Trailer Camp” as a Special Use Permit in the AG-2 Agriculture Zoning District.

Location: A 15.27-acre field, in the South Half of the Northwest Quarter of the Southwest Quarter of Section 2, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-02-302-012, commonly known as the property owned by Jennifer Ash Trust.

Site Area: 15.27 acres

Time Schedule for Development: As soon as possible

**Prepared by: Charlie Campo, Zoning Officer
John Hall, Zoning Administrator**

STATUS

This case was continued from the May 28, 2026, ZBA meeting. On June 13, 2026, the petitioner submitted additional information regarding the operation of the proposed travel trailer camp. The information included a statement regarding the proposed goals of the special use, the proposed style of landscaping including the maintenance of the plantings with regard to burning and the benefit of the development to the community. The petitioner also submitted a letter from the prospective builder of the travel trailers regarding the design and installation of the units. Also included were letters of support from Experience Champaign Urbana and Riggs Beer Company.

A revised Summary of Evidence, Finding of Fact and Final Determination will be distributed at the June 25, 2026 Public Hearing.

NEIGHBOR CONCERNS FROM MAY 28, 2026 PUBLIC HEARING

At the May 28, 2026, Public Hearing, comment letters were received from nearby property owners regarding the proposed development. (See Attachments A through C) Staff has revised the list of Special Conditions to mitigate concerns of the neighbors.

SPECIAL CONDITIONS

- A. The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed construction until the petitioner has demonstrated that the proposed Special Use complies with the Illinois Accessibility Code.**

The special condition stated above is required to ensure the following:

That the proposed Special Use meets applicable state requirements for accessibility.

- B. The Zoning Administrator shall not authorize a Zoning Compliance Certificate authorizing occupancy of the proposed building until the Zoning Administrator has**

received a certification of inspection from an Illinois Licensed Architect or other qualified inspector certifying that the new buildings comply with the following codes: (A) the current edition or most recent preceding edition of the International Building Code, and (B) the current edition or most recent preceding edition of the National Electrical Code NFPA 70.

The special condition stated above is required to ensure the following:

New commercial buildings shall be in conformance with Public Act 96-704

- C. **A complete Storm Water Drainage Plan that conforms to the requirements of the Storm Water Management and Erosion Control Ordinance shall be submitted and approved as part of the Zoning Use Permit application, and all required certifications shall be submitted prior to issuance of the Zoning Compliance Certificate.**

The special condition stated above is required to ensure the following:

That the drainage improvements conform to the requirements of the Storm Water Management and Erosion Control Ordinance.

- D. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special condition stated above is required to ensure the following:

That the proposed use is in compliance with the Zoning Ordinance.

- E. **The petitioners shall ensure that no parking related to the special use permit shall occur in any public right-of-way.**

The special condition stated above is required to ensure the following:

There is no unreasonable risk to public safety caused by on-street parking.

- F. **The Petitioner shall ensure that the guests are made aware of the County Ordinance prohibiting nuisance noise past 10 pm and that the use of the facility requires compliance to avoid complaints from neighboring residences. Music and other nuisance noise shall not be audible at the property line past 10 pm.**

The special condition stated above is required to ensure the following:

That the operation is in compliance with Champaign County Nuisance Ordinance.

- G. **The Zoning Administrator shall not issue a Zoning Compliance Certificate for the proposed development until the Petitioner submits the following:**
- (1) A copy of an approved County Health Department Permit for construction of the private sewage disposal system.**
 - (2) A copy of the County Health Department Certificate of Approval for the private sewage disposal system prior to the use of any new septic system.**

The special condition stated above is required to ensure the following:

Any new septic system is in compliance with the Champaign County Zoning Ordinance.

- H. **This special use permit does not authorize commercial onsite food preparation or the construction of any commercial food preparation area or commercial kitchen.**

The special condition stated above is required to ensure the following:

To protect public health.

- I. **All onsite Special Use activities shall be in compliance at all times with the Champaign County Health Ordinance, the Champaign County Liquor Ordinance, and the Champaign County Recreation and Entertainment Ordinance.**

The special condition stated above is required to ensure the following:

That the proposed Special Use is in ongoing compliance with all applicable County requirements.

- J. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

The special condition stated above is required to ensure the following:

Conformance with Policy 4.2.3 of the Land Resource Management Plan

- K. **An eight-foot tall solid opaque fence or an evergreen vegetative screen planting shall be installed along the north property line using Arborvitae or other appropriate evergreen species that is a minimum of five feet tall at the time of planting and spaced to provide a 50% screen within two years of planting using two rows of plantings if necessary and the screen shall be maintained by the applicant.**

The special condition stated above is required to ensure the following:

That there is adequate buffering for neighbors.

- L. **Each fire pit shall have an adequately sized fire extinguisher permanently located within a reasonable distance of the fire pit.**

The special condition stated above is required to ensure the following:

That there is a means of controlling any fire that escapes the fire pit.

- M. **Limits on the number of events, guest attendance, and traffic are as follows:**

(1) Attendance at events shall be limited to no more than 50 people including lodge guests but not including event staff or camp staff. Events shall not be construed to be simple gatherings of lodgers.

(2) Events shall not occur more often than once per two weeks. (Or 26 times per calendar year, or other limitation proposed by the Board.

(3) The number of guests at any event shall be kept on file by the owner and shall be made available for inspection by the Zoning Administrator when requested.

The special condition stated above is required to ensure the following:

That there is a means of ensuring that the travel trailer camp does not become an event center without proper zoning approval.

- N. **The applicant shall coordinate with the Carroll Fire Protection District in developing a written fire prevention plan to be approved by the Carroll Fire Protection District and a pre-opening fire safety inspection by the Carroll Fire Protection District and the Zoning Administrator shall not authorize occupancy of the Wildfire Lodge unless and until the Zoning Administrator receives a written approval by the Carroll Fire Protection District of both the fire prevention plan and the pre-opening fire safety inspection including emergency vehicle access.**

The special condition stated above is required to ensure the following:

That the relevant fire protection authority has approved the facility in regard to fire prevention and fire safety measures.

- O. **Regarding the travel trailers authorized by this special use permit:**
- (1) **The only travel trailers allowed at the special use permit shall be Park Model Recreational Vehicles built to the ANSI A119.5 standard and each unit shall be RVIA (Recreational Vehicle Industry Association) certified or NOAH (National Association of Alternative Housing) Plus Certified with a maximum 400 square feet living space per unit and documentation of certification shall be provided at the time of Zoning Use Permit Application.**
 - (2) **Each travel trailer installed at the Park shall have skirting installed and the hitch shall be removed but the wheels shall be left on each trailer.**
 - (3) **Travel trailers shall be consistent in quality, finish, and residential character with the park model units depicted in the special use permit application. Replacement units shall only be new units and shall maintain a comparable level of aesthetic character.**
 - (4) **No tent camping or camping in any other travel trailer or recreational vehicle other than the travel trailers owned by the park shall be allowed. Tents, canopies, or similar structures shall be allowed for incidental service and hospitality purposes during daytime or evening operations.**

The special condition stated above is required to ensure the following:

To ensure that the travel trailer camp is consistent with the Special Use Permit Application.

- P. **A Change of Use Permit shall be required for the development of the travel trailer camp and a Zoning Use Permit shall be required for each travel trailer installed on the property.**

The special condition stated above is required to ensure the following:

Compliance with the with the Champaign County Zoning Ordinance.

- Q. No guest shall be permitted to stay on the property for longer than 28 consecutive days. The Guest registry shall be provided to the Department of Planning and Zoning at the request of the Zoning Administrator.**

The special condition stated above is required to ensure the following:

To ensure no long-term habitation at the travel trailer camp.

- R. No more than four guests shall be allowed to occupy a single travel trailer. The Guest registry shall be provided to the Department of Planning and Zoning at the request of the Zoning Administrator.**

The special condition stated above is required to ensure the following:

To ensure that occupancy is consistent with the intent of the Special Use Permit Application.

- S. No motorized vehicles shall be allowed on the pathways (trails) in the travel trailer camp except as used by staff and as necessary to meet accessibility/mobility requirements for guests.**

The special condition stated above is required to ensure the following:

That noise from motorized vehicles does not cause a disturbance for neighboring property owners.

- T. All buildings shall be kept secured from unauthorized access in a manner consistent with the applicant's testimony in the public hearing.**

The special condition stated above is required to ensure the following:

That the chance of unauthorized access to the buildings on the property is minimized.

- U. The proposed travel trailer park shall have onsite management and staff presence at various times throughout the day and evening for normal business operations, guest services, stocking, cleaning, maintenance, groundskeeping, and general property oversight but a full-time resident manager or guaranteed 24-hour staff presence onsite is not a requirement.**

The special condition stated above is required to ensure the following:

To ensure some degree of onsite management presence for basic security.

- V. The applicant shall develop and maintain a written storm preparedness/action plan for the property prior to welcoming the first guest. The plan shall address monitoring of National Weather Service alerts, guest notification procedures, emergency contact information, and clear written instructions to guests regarding severe weather watches, warnings, and recommended actions. The plan is intended to provide severe weather preparedness guidance and guest communication procedures only. It shall not be construed as designating any cabin unit, support building, restroom, or other onsite structure as a public or private storm shelter unless such structure is specifically designed, reviewed, and approved for that purpose.**

The special condition stated above is required to ensure the following:

Due diligence in providing guest safety in the event of severe weather short of providing a bona fide storm shelter.

ATTACHMENTS

- A Letter from Griest received May 28, 2026
- B Letter from Killion received May 28, 2026
- C Letter from McGraw received May 28, 2026
- D June 13, 2026 Submittal from Ash
- E June 15, 2026 email from Ash
- F June 16, 2026 email from Ash with Screening Options
- G June 16, 2026 email from Nordic and Spruce

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Griest 5-28-26

MAY 28 2026

CHAMPAIGN CO. P&Z DEPARTMENT

This applicant appears to have a commitment to developing a quality facility. My concerns are that nothing lasts forever. Planning and Zonings enforcement powers to ensure compliance with the special use permit approval are limited with final enforcement actions requiring court action. Planning and Zoning has no ability to reassure the surrounding property owners that if this applicant sells the property or the project is abandoned in the future that any subsequent owners/operators under the special use permit authorization will adhere to the same high standards that are proposed in this application. I'm concerned that with this "Travel Trailer Park" special use zoning permit classification that subsequent owners/operators will have the opportunity to convert the facility to a "Travel Trailer Park" bringing in non-facility owned rentals, RV units, and/or tent camping thus transitioning a well-intentioned development into the surrounding property owners' worst nightmare.

The development is required to maintain a 100' setback which this applicant has shown on their site plan. However, the fire pits or hot tubs and the pathway extends into the 100' setback, with the pathway extending almost halfway across the required setback. This encourages the guests to conduct activities within the 100' setback area and places them closer to the surrounding homes for their recreational activities. Since the housing units are portable, how are the hot tubs or firepits considered any less permanent? I question whether the proposed configuration honors the intent of the 100' setback which is intended to separate the activities from the surrounding properties. I encourage the ZBA to require the applicant to reconfigure the development to keep the pathways, housing units, firepits, hot tubs, permanent structures and **all** activities within the 100' setback boundaries.

With the increasing popularity of golf carts, ebikes, and other motorized and battery-operated recreational vehicles I ask the ZBA to place a condition on this development prohibiting the use of all types of motorized and battery-operated vehicles on the pathways within the development. This condition would be consistent with the applicant's stated objectives of maintaining the essential natural character of the site.

I have a concern about the proposed retreats. The target audience for participation in these retreats appears to be in addition to the overnight "glamping" participants. This raises the question of how are the retreats consistent with the proposed special use zoning classification rather than some type of entertainment venue. Additionally, the stated traffic analytics do not seem to include the traffic created by the additional retreat participants.

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It appears the proposed units have no more than four sleeping spaces per unit. I encourage ZBA to consider a condition limiting overnight occupancy to no more than four individuals (adults and children) per unit.

I encourage ZBA to consider a condition prohibiting tent camping. I understand it is not proposed in the application so a prohibition on tent camping should not be an issue for the applicant but would be a significant consideration for the surrounding property owners.

The application states the facility will only be for “seasonal” or “short-term” use. Can ZBA define “seasonal” and “short-term” and place a conditions on the development that includes the months of operation, limits on length of stay and quiet hours or hours of operation? I understand the applicant has proposed some quiet hours of operation but could change those hours if not documented in a condition.

I request the ZBA consider a condition requiring that all units shall be owned by the facility and absolutely **NO** non-facility-owned units be permitted in the development under the special use approval. The proposal includes that all housing units will be owned by the facility so this condition will protect the surrounding property owners without impacting the applicant’s proposal.

I request the ZBA place a condition on the site plan that no additional storage structures or individual storage sheds be permitted. I fully understand that to place additional structures, even those of a temporary nature, would technically require approval of a new site plan. However, to add further clarification for those individuals coming along after this hearing such a condition would make it perfectly clear that there is no latitude for such additions without an additional hearing for the public. It would reduce the burden on staff for oversight and avoid potential enforcement action at a later date.

I do not see anything on the site plan that provides an adequate tornado storm shelter for the guests. To fulfill the public safety requirement, I request the applicant be required to provide an adequate tornado storm shelter for the maximum number of guests in both phase 1, phase 2, and any additional entertainment guests.

Submitted by Debra Griest, 1802 Cindy Lynn St., Urbana, IL 61802 (217)840-4091

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Good evening, members of the Board.

MAY 28 2026

5-28-26

My name is Nathan Killion.

CHAMPAIGN CO. P & Z DEPARTMENT

I am a resident of Nordland Drive, which is adjacent to the proposed Travel Trailer Camp in Case 207-S-26. I previously submitted a written copy of my concerns and objections for the Board's review, along with a petition showing opposition to the proposed facility from a supermajority of adjacent residential property owners, as well as many other nearby residents who may be impacted by this development.

The primary points I would like to emphasize tonight are the following:

- In addition to overnight lodging, the proposal includes retreats, gatherings, and wellness activities involving up to 50 people. This appears to exceed the number of lodging units being requested. As a result, I believe the proposed use more closely resembles an Outdoor Event Center or Outdoor Commercial Recreational Enterprise, which would change the criteria of the Special Use Permit.
- When reviewing comparable facilities, they are typically located away from established residential neighborhoods. This includes a similar retreat facility located within approximately ten miles of this site. Other non-direct comparable uses — such as campgrounds, outdoor sporting complexes, amphitheaters, and event venues — are also generally situated away from concentrations of private residences in order to minimize impacts on neighboring property owners.
- Because this area contains a number of residential properties, I respectfully ask the Board to consider what direct benefit this development would provide to surrounding residents relative to the potential impacts and disruptions it may introduce.

Finally, while myself and many adjacent residents would prefer that this Special Use Permit be denied, if the Board chooses to move forward with approval as a Travel Trailer Camp, I respectfully request that the following conditions be considered as a requirement to the Special Use Permit. While I believe the owner may have good intentions, these conditions would help protect neighboring properties and provide safeguards against unintended future expansion or operational impacts.

In the interest of time, I can either read these conditions aloud or provide written copies to the Board for consideration.

- In addition to fully addressing the vegetative buffer along the north property line, tasteful privacy fencing should also be installed to reduce spillover impacts, define property boundaries, and provide additional noise mitigation for adjacent residences.
- All onsite lodging units should be owned and maintained by the property owner and limited to those specifically identified in the proposal, or substantially similar units. No privately owned or guest-supplied RVs, travel trailers, tents, or similar accommodations should be permitted.

- Maximum onsite occupancy should be capped based upon the lesser of approved building occupancy limits or septic system capacity. The maximum number of lodging units should be similarly limited.
- A maximum length of stay for guests should be established and enforced in order to prevent extended or semi-permanent occupancy.
- Hours of operation, consistent with County ordinances, should be explicitly incorporated into the Special Use Permit.
- The proposed trailers appear designed to accommodate four occupants, and occupancy should therefore be limited to four persons per unit.
- No motorized recreational vehicles should be permitted on the trails.
- Any motorized non-automobile vehicles onsite should be limited to use by the property owner or staff for maintenance and operational purposes only.
- If the property is not staffed or operated year-round, an approved method for securing the site should be required.
- Active and passive measures should be implemented to discourage nuisance migratory species, including Canadian geese, particularly around the pond area.
- Site lighting, especially perimeter lighting, should be kept minimal and directed inward toward the interior of the property to reduce impacts on neighboring residences.
- Outdoor gatherings or events should not be permitted except through the County's separate auxiliary use approval process.

I believe these conditions would still allow Wildfire Lodge to operate within its intended use while also providing reasonable protections and safeguards for surrounding residential properties.

Thank you for your time and consideration.

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MAY 28 2026

CHAMPAIGN CO. P & Z DEPARTMENT

Kirk and Kalah McGraw
1806 Cindy Lynn St.
Urbana, IL 61802

My wife and I live in Richardson. Our gardens are pollinator and bird friendly with a small pond that attracts dragonflies and frogs. We practice organic lawn care. Believe me when I say we love the vision put forth in the Wildfire Lodge proposal!

When I worked for the Army, I was involved in base camp planning. While I've never heard a Soldier refer to a deployment as "glamping" I believe I have a good understanding of the level of effort required to create and maintain a facility such as this. I wonder what is "Plan B" if income from glamping is insufficient to cover the investment and maintenance costs? Ironically, the small size and lack of RV hookups make it seem unlikely it would become a travel trailer camp although this is the Special Use Permit being requested.

In our opinion, the most likely scenario should this luxury camping resort fail is that the facility would quietly convert to full time rental property. There is a National shortage of affordable housing and we would support a tiny house community such as this.

But our concern is that the proposed cabins are not designed or intended for full time occupancy. We are concerned that the most vulnerable members of our community would find themselves in poorly insulated structures with undersized utility systems such as 3" sanitary lines.

We feel the petitioner is attempting to exploit a loophole in County ordinances by leaving the wheels on these cabins and calling them RV's. We note that on page 36 of the proposal the petitioner recognizes the cabins "may more closely align with transient lodging guest rooms" than with camping units. They also use transient lodging guest rooms as the design basis for sizing their wastewater system on page 34. In response to the committee's questions on pages 32-33 the petitioner is rather vague. They seem to indicate the RV style connections will be abandoned in favor of better performing buried utility systems. They are equally vague about cabin support and skirting but are clear that the intent is to create stable, long term, 4-season placement.

We request that the current request be denied and the petitioner be advised to resubmit for either a Transient Lodging or Residential Special Use Permit.

Respectfully submitted,

28 May 2026

Applicant supplemental statement

Hospitality model, land restoration, and community benefit

Case 207-S-261950 High Cross Road, Urbana, Illinois

Following the May 28 hearing, the applicant respectfully submits this consolidated statement to clarify the proposed operating model, land restoration approach, and community benefit of the project.

Part 1 — Nature-based and restorative hospitality model

The proposed property is a small-scale, nature-based lodging retreat designed to restore both land and perspective. It is not a volume-based campground, conventional event venue, or highway lodging model. It is a small, intentional retreat where the landscape is the central experience.

What this project is not:

- ***Not a volume-based model.*** The intent is fewer guests, more open space, restored landscape, and a quiet lodging experience that fits the land rather than overwhelms it.
- ***Not conventional mass tourism.*** This project is built around a small number of higher-quality overnight stays, with guests encouraged to experience the natural setting and the broader Champaign-Urbana community thoughtfully.
- ***Not simply "sustainable" travel.*** Sustainable travel focuses on reducing negative impacts. This project goes further.
- ***Not "Leave No Trace" travel.*** Leave No Trace focuses on minimizing visible damage. This project goes further still.

What this project is:

Restorative or regenerative hospitality asks whether a place can be actively improved over time because the project exists. For this project, that means native prairie restoration, oak savanna plantings, pollinator habitat, local partnerships, responsible operations, and support for nearby businesses.

The lodging use is secondary to — and shaped by — the restored landscape rather than imposed on top of it. The five principles guiding the project are:

- *Shaped by the land.* Native prairie, oak savanna, mature trees, seasonal grasses, open sky, and wildlife are not background features — they are the heart of the experience.
 - *Restorative by design.* Quiet, low-density, built around rest, reflection, and time outdoors. Trails, natural screening, dark-sky lighting, and simple gathering spaces create calm without overwhelming the property or the surrounding neighborhood.
 - *Local by nature.* Guests are actively encouraged to explore local farms, breweries, restaurants, markets, trails, University events, and small businesses.
 - *Hospitality with intention.* Warm, simple, and thoughtful — not formal or excessive.
 - *Stewardship first.* Long-term care for the property through native plantings, pollinator habitat, wildlife support, drainage-conscious management, and conservation partnerships.
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Part 2 — Native prairie, oak savanna, and habitat restoration

The applicant has consulted with Hunter Anderson, Farm Bill Biologist at Pheasants Forever, Executive Director Grand Prairie Friends Sarah Livesay, as well as USDA NRCS Staff Jason O'Brien, Soil Conservationist and Brendan VanAntwerp, Soil Conservationist regarding potential habitat restoration options for the property. While a specific program and seed mix have not yet been selected, the consultation confirmed that several appropriate options exist for restoring portions of the property with native prairie, pollinator habitat, and oak savanna plantings.

Pheasants Forever and NRCS conservation materials confirm that diverse native plantings benefit far and support game birds, monarch butterflies, bees, grassland songbirds, and other wildlife that depend on flowering plants, insects, and healthy grassland habitat.

Key restoration benefits confirmed through Pheasants Forever consultation:

- ***Pollinator habitat.*** Native flowering plants, including milkweed where appropriate, support monarch butterflies, bees, and other pollinating insects through a progression of warm-season blooms and year-round plant structure.
- ***Wildlife diversity.*** Diverse native grasses, forbs, flowers, shrubs, and edge habitat support grassland songbirds, butterflies, bees, small mammals, and other wildlife.
- ***Soil health and water infiltration.*** Properly managed grassland and buffer areas help retain moisture, reduce runoff, and improve soil function — directly addressing the stormwater concerns raised in the neighbor opposition letter.
- ***Drainage benefit for neighboring properties.*** Deep-rooted native prairie plants slow, filter, and absorb stormwater. Native restoration would help reduce the speed

and volume of runoff leaving the property, which could benefit neighboring properties and downstream drainage patterns.

- ***Erosion control and water quality.*** Native vegetation and buffer zones provide soil stabilization and water-quality benefits compared with repeatedly mowed or bare areas.
- ***Historic landscape character.*** Illinois was historically a landscape of prairie, oak savanna, wetlands, and open woodlands. This project restores a portion of that historic character in central Illinois.

On prescribed fire: The applicant is not proposing uncontrolled or informal burning. If prescribed fire is ever used, it would be conducted only as part of a professionally guided habitat management plan, in coordination with appropriate experts, agencies, and local safety requirements. Pheasants Forever's Illinois work includes assistance with burn plans, permits, training, and prescribed burn associations — providing a structured model for responsible management. Some plantings may also be managed through mowing, interseeding, or selective herbicide use depending on the final plan.

The applicant will continue working with Pheasants Forever and other appropriate professionals to determine the most suitable program, seed mix, and management approach after zoning approval.

Part 3 — Local economic and community benefit

- *Visitor spending beyond the property.* Overnight guests typically spend at local restaurants, breweries, farms, markets, shops, trails, and cultural destinations. The project is designed to direct that spending into the Champaign-Urbana community.
- *Higher-value visitor profile.* The proposed lodging model attracts guests specifically seeking distinctive local experiences rather than standard lodging options — guests more likely to seek out local food, farms, breweries, trails, and cultural destinations.
- *Direct support for local businesses.* Guest materials will highlight local businesses, farms, food and beverage destinations, outdoor recreation, University of Illinois events, and Champaign-Urbana experiences. The operating model is intentionally designed to connect guests with the community rather than isolate them on the property.
- *Potential public revenue benefit.* Guests who dine locally, purchase goods, visit attractions, and use local services may contribute to sales tax, lodging-related taxes, and other indirect public revenue streams.

- *Broader measure of success.* The applicant does not view success solely in terms of occupancy or visitor volume. The intent is a small lodging use that produces positive spillover benefits for the surrounding community and landscape — local business referrals, improved habitat, native plantings, natural screening, and increased appreciation of the rural character of the area.
 - *Potential regional distinction.* This project presents an opportunity for Champaign-Urbana to become a notable regional example of low-density, regenerative hospitality focused on native prairie and oak savanna restoration.
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Conclusion

The proposed use is not a high-volume campground or event-venue model. It is a small, nature-based lodging retreat designed to fit the land, improve the property over time, and create stronger connections between visitors, the landscape, and the local community.

At this property, luxury is not about excess. It is about meaning.

We believe true hospitality offers less noise and more connection, less consumption and more purpose. Lodging of tomorrow is not simply a place to stay, but a place to recover, reflect, transform, and return to yourself.

Our work is guided by five principles:

Shaped by the land. It all begins with the landscape. Native prairie, oak savanna, mature trees, seasonal grasses, open sky, and wildlife are not background features — they are the heart of the experience.

Restorative by design. A quiet, low-density experience built around rest, reflection, and time outdoors. Everything on the property is intended to create calm without overwhelming the land or the surrounding community.

Local by nature. The property is connected to Champaign-Urbana and central Illinois. Guests are encouraged to discover local farms, breweries, restaurants, markets, trails, and small businesses that make the area distinctive.

Hospitality with intention. Service here is warm, simple, and thoughtful — not formal or excessive. A smooth arrival, a comfortable cabin, helpful local recommendations, and small touches that make guests feel cared for.

Stewardship first. The project is built around long-term care for the property. Native plantings, pollinator habitat, wildlife support, and conservation partnerships are central to

the vision. The goal is to leave the land healthier, more beautiful, and more ecologically valuable over time.

The proposed project is guided by a simple principle: the best places do not ask you to escape the world entirely. They help you return to it differently.

Respectfully submitted,

Jennifer Ash

Case 207-S-26

1950 High Cross Road

Urbana, Illinois

Applicant's proposed conditions for Board consideration

Special Use Permit — Travel Trailer Camp / Park Model Cabin Lodging

The applicant offers the following proposed conditions for the Board's consideration. These conditions are intended to address the concerns raised during the public hearing process while preserving the approved lodging use described in the application.

Board-requested conditions

1. Storm preparedness plan

Accept. Applicant shall prepare and post an emergency storm preparedness plan prior to welcoming the first guest. Plan shall identify the nearest designated shelter, notify guests of the plan at check-in, and be updated annually.

2. Limit motorized vehicles

Accept with clarification. No motorized recreational vehicles — including ATVs, UTVs, dirt bikes, or similar off-road vehicles — shall be operated on the property by guests. Guest passenger vehicles are permitted in designated parking areas only. Property management vehicles necessary for maintenance are permitted. This condition shall not prohibit the use of motorized mobility devices, including wheelchairs, scooters, or similar equipment, by guests with temporary or permanent disabilities.

3. Months of operation Accept. The facility shall operate year-round. This condition is noted to confirm continuous, active management of the property in all seasons.

4. Cap length of stay — 28 days

Accept — and consistent with the applicant's own operational policies. No single guest or group may occupy any cabin for more than 28 consecutive days. Under Illinois law, stays of 30 days or more may establish tenant rights and shift the classification of the stay from transient lodging to residential tenancy. The 28-day cap ensures the facility remains a transient lodging operation at all times, consistent with the Travel Trailer Park SUP classification. All guest agreements shall be structured as a License to Occupy — not a residential lease — explicitly stating the guest is a licensee, not a tenant, and that the arrangement does not fall under the Illinois Residential Landlord and Tenant Act.

5. Prohibit tent camping

Accept. No tent, canopy, or similar temporary shelter shall be used for overnight guest accommodation on the property. Overnight accommodation shall be limited to the approved park model cabin units only. This condition shall not prohibit the temporary erection of tents, canopies, or similar structures for incidental service and hospitality purposes during daytime or evening operations. The applicant shall comply with any

applicable temporary use permitting requirements for such structures as required by the Champaign County Zoning Ordinance.

6. Prohibit RV camping Accept. No recreational vehicle camping or RV hookups shall be permitted on the property. The approved use is park model cabin lodging only.

7. All units must be owned or controlled by the permit holder

Accept. All cabin units shall be owned or controlled by the permit holder, property owner, operator, or an affiliated entity and shall remain part of a single unified Travel Trailer Camp operation. No individual unit ownership, condominium ownership, timeshare arrangement, fractional ownership, or separate sale or conveyance of any cabin unit shall be permitted.

8. Prohibit additional principal structures

Accept with clarification. No principal structures or guest lodging units beyond those shown on the approved site plan shall be constructed without approval of the appropriate zoning authority. This condition shall not prohibit routine maintenance, repair, replacement, utility structures, small accessory structures, landscape features, trail improvements, fencing, signage, or code-required improvements otherwise permitted by the Zoning Ordinance.

9. Capacity limits Accept with specific numbers:

- Maximum lodging capacity: 8 cabin units, maximum 4 guests per cabin, 32 overnight lodging guests total
- Maximum gathering capacity: 50 attending guests, exclusive of staff, vendors, and service personnel necessary for the gathering

10. Noise mitigation

Accept. Digital noise monitoring devices shall be installed and operational throughout the property at all times. Devices shall measure decibel levels only — no audio recording. Decibel logs shall be retained for a reasonable period and made available to the Zoning Administrator upon request in connection with a noise complaint or compliance review. All guest communications shall include written notice of quiet hour requirements.

11. Quiet hours Accept. Quiet hours shall be observed from 10:00 PM to 8:00 AM daily. No amplified music, amplified sound, or outdoor gatherings shall occur after 10:00 PM. This limit applies to all guests, events, and operations.

12. Fire plan

Accept. Prior to welcoming the first guest, the applicant shall prepare a written fire prevention and emergency response plan. The plan shall address fire pit protocols, emergency access routes, and the on-site pond as a possible auxiliary water source. The fire plan shall be reviewed annually.

13. Cabin specifications Accept with defined standards. All cabin units shall be:

- Park model recreational vehicles constructed to ANSI A119.5 standards and certified by RVIA, NOAH, or another nationally recognized third-party inspection/certification program
- Maximum 400 square feet of living space per unit
- Consistent in quality, finish, and residential character with the park model units depicted in the approved application materials; any replacement units shall maintain a comparable level of construction quality, exterior finish, and aesthetic character
- Mounted on chassis and capable of relocation
- No permanent foundation construction permitted under any cabin unit

This condition ensures future units or replacements maintain the quality and character presented to the Board, without restricting the applicant to a single manufacturer.

[All cabin units shall be maintained as part of a cohesive, high-quality architectural design consistent with the rural and natural character of the property. Replacement units may incorporate updated materials, finishes, energy-efficiency features, construction methods, and contemporary architectural styles that reflect evolving design standards, provided they remain similar in scale, quality, and overall character to the original development and maintain a consistent visual appearance across the property.]

14. Skirting and finishing Accept. All cabin units shall have skirting installed around the base perimeter consistent with the aesthetic presented in the approved site plan. Skirting shall be maintained in good repair at all times.

15. No-burn criteria for fire pits Accept. Guest fire pits shall not be used during any period in which a burn ban has been issued by Champaign County, the Illinois Department of Natural Resources, or the local fire district. No-burn status shall be communicated to guests in pre-arrival communications and posted at each fire pit location.

16. Exterior lighting — dark sky standards

Accept. All exterior lighting on the property shall comply with dark sky principles as follows:

- All fixtures shall be full cutoff design, directing light downward only with no light emitted above the horizontal plane
- All fixtures shall use warm color temperature bulbs of 3000K or lower
- No lighting shall create spillover or glare onto neighboring properties
- Pathway, cabin, and common area lighting shall be the minimum intensity necessary for guest safety

Proactive conditions — addressing "future owners" concern

These are conditions the applicant proposes voluntarily to address the board's expressed concern about what future owners might do with this property and permit.

17. Change in ownership notice

Any change in ownership of the property shall be reported to the Champaign County Zoning Administrator within 30 days. The SUP shall run with the land and remain in effect so long as the property continues to operate in compliance with the approved conditions. A change in ownership alone shall not require a new hearing or re-approval. Any material change in the approved use, site plan, or intensity of operation shall require review through the applicable zoning process.

18. Decommissioning plan

If the approved lodging use ceases operation for more than 365 consecutive days, the permit holder shall notify the Zoning Administrator. If operation does not resume within 24 months of cessation, the Zoning Administrator may require a compliance review and decommissioning plan. The applicant notes that all cabin units are RVIA/NOAH certified park model RVs on chassis — removal requires no demolition, only relocation — and the steel building may remain as an agricultural accessory structure consistent with AG-2 zoning.

19. No subdivision

The parcel subject to this Special Use Permit shall not be subdivided during the term of the permit without prior review and approval through the applicable Champaign County process, including modification of the Special Use Permit if required.

20. Guest occupancy records

The permit holder shall maintain guest occupancy records and make them available to the Zoning Administrator upon request, consistent with the precedent established in the Willow Creek Farm SUP (Cases 830-AM-16 / 831-S-16).

Conditions to clarify or negotiate**North property line buffer**

The north property line is already documented in the approved site plan as having existing mature vegetation providing natural screening. The applicant proposes to supplement that existing screening with additional native plantings prior to welcoming the first guest. The

details of species selection, timing, and management will be coordinated with appropriate professionals and incorporated into the site plan.

[A conceptual example image of the intended buffer screen style is attached for reference. The image is not a final landscape plan and does not fully reflect the final species selection, spacing, density, or planting layout. It is provided only to illustrate the general natural, layered screening effect the applicant intends to incorporate.]



NORDIC & SPRUCE

places to rest

6/01/26

Champaign County Zoning Board of Appeals
102 East Main Street
Urbana, Illinois 61801

**Re: Wildfire Lodge Special Use Permit — Case 207-S-26
Manufacturer Letter Regarding Park Model Cabin Units**

Dear Members of the Board,

Nordic & Spruce is a manufacturer of high-quality park model tiny homes designed primarily for hospitality, retreat, and short-term rental settings. We are writing at the request of the applicant, Jennifer Ash, to provide the Board with accurate manufacturer-level information about the park model units proposed for the Wildfire Lodge project at 1950 High Cross Road, Urbana, Illinois.

PRODUCT CLASSIFICATION AND CERTIFICATION

The units proposed for this project are Park Model Recreational Vehicles (PMRVs) constructed to ANSI A119.5 standards and certified under the NOAH Plus Standard. ANSI A119.5 is the American National Standard for Park Model Recreational Vehicles, establishing construction, safety, and performance requirements for units of this type. NOAH Plus is an enhanced certification standard administered by the National Organization of Alternative Housing, providing third-party inspection and verification that units meet or exceed ANSI A119.5 construction and safety requirements. As PMRVs, these units are designed to remain on their chassis and are not permanently affixed to the land. They are capable of relocation in the same manner as any park model recreational vehicle.

CONSTRUCTION QUALITY AND STANDARDS

Nordic & Spruce park model homes are built to a standard substantially higher than a typical recreational vehicle. Construction features include engineered framing, high-performance insulation, durable exterior cladding, quality windows and doors, hardwood or luxury vinyl flooring, and premium interior finishes consistent with hospitality-grade lodging. The homes are designed to meet significant wind load requirements when anchored appropriately and are engineered for year-round occupancy in northern climate conditions.

ANCHORING AND INSTALLATION

Installation methods depend on site-specific soil conditions, frost and heave considerations, and wind exposure. Common installation approaches include placement on a concrete slab or on cement blocks over proper footers with mobile home-type tie-downs. In an open prairie setting such as central Illinois, we would recommend tie-downs as an additional anchoring measure given wind exposure conditions.

SKIRTING AND UTILITY CONNECTIONS

For cold-climate resort-style installations, insulated skirting is standard practice. Skirting encloses the underside of the unit, protects hard-piped utilities from freeze exposure, reduces wind infiltration at the chassis, and improves long-term performance and efficiency. The units are designed with utility connections appropriate for resort lodging use, including water, electrical, and a 3-inch PVC drain connection. Many resort-style installations elect to hard-pipe all utilities and use finished skirting for both aesthetics and winter performance.

ADA ACCESSIBILITY

Accessible layouts are feasible with our Homesteader model. Accessibility features can be incorporated through layout modifications including increased clearances, wider doorways, accessible bathroom configurations, adequate turning radius, and adjusted fixture placement. An accessible unit designed in this manner maintains the same clean, modern cabin appearance and design character as our standard models when accessibility is planned into the layout from the beginning.

SUITABILITY FOR THE PROPOSED USE

Based on our understanding of the Wildfire Lodge concept — a small number of high-quality, professionally managed, short-term lodging cabins in a low-density, nature-focused setting — the proposed use is consistent with the intended design and function of our park model units. Nordic & Spruce products are regularly deployed in exactly this type of boutique hospitality setting across North America.

DISCLAIMER

This letter is provided for informational purposes only. Nordic & Spruce is not providing legal or zoning advice, and nothing in this letter should be construed as a determination of local zoning compliance. All final installation, accessibility, utility, septic, and building requirements are subject to review and approval by the applicable local authorities having jurisdiction.

We are pleased to support the Wildfire Lodge project and are available to answer any technical questions the Board may have regarding our products.

Sincerely,
Jason Smith
Sales Manager
Nordic & Spruce



NATURAL SCREENING EDGE

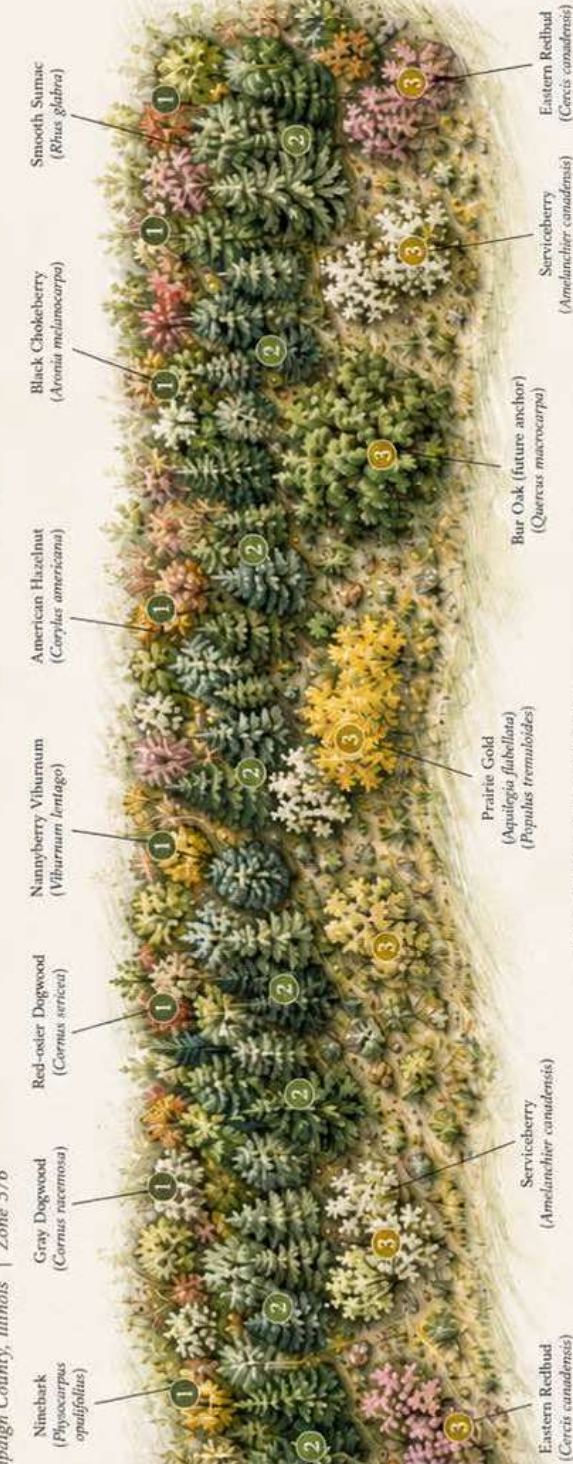
NATURAL SCREENING EDGE

Four-Season Native Woodland Edge
 Champaign County, Illinois | Zone 5/6

150-FOOT NATURAL SCREENING EDGE

150 ft

Neighbor / Outer Edge



PLANT KEY

- LAYER 1 OUTER NATIVE SHRUB EDGE**
 - 1 Ninebark (*Physocarpus opulifolius*)
 - 2 Gray Dogwood (*Cornus racemosa*)
 - 3 Red-osier Dogwood (*Cornus sericea*)
 - 4 Nannyberry Viburnum (*Viburnum lentago*)
 - 5 American Hazelnut (*Corylus americana*)
 - 6 Black Chokeberry (*Aronia melanocarpa*)
 - 7 Smooth Sumac (*Rhus glabra*)
- LAYER 2 EVERGREEN BACKBONE**
 - 1 Eastern Red Cedar (*Juniperus virginiana*) × 10
 - 2 Eastern White Pine (*Pinus strobus*) × 3
 - 3 White Spruce or Concolor Fir × 2 (*Picea glauca* or *Abies concolor*)
- LAYER 3 INTERIOR TREE LAYER**
 - 1 Prairie Gold Quaking Aspen (*Populus tremuloides*) × 3
 - 2 Serviceberry (*Amelanchier canadensis*) × 3
 - 3 Eastern Redbud (*Cercis canadensis*) × 3
 - 4 Bar Oak or Swamp White Oak × 2-3 (*Quercus macrocarpa* or *Q. bicolor*)

BASE & OPENINGS

Native Grasses & Prairie Forbs



LAYERED FOR YEAR-ROUND SCREENING

Eye-Level Elevation / Section



Neighbor / Outer Edge

A restorative edge that softens views, supports wildlife, and deepens the experience of nature.



NATIVE & ADAPTED
 Plants native to Illinois prairies and woodlands.



WILDLIFE HABITAT
 Food, shelter, and nesting for birds, pollinators, and beneficials.



LOW MAINTENANCE
 Designed for resilience, diversity, and natural beauty.



BEAUTY THROUGH EVERY SEASON
 A living screen that evolves.

FOUR-SEASON INTEREST

- SPRING**
 Redbud & serviceberry bloom; white-flower, pine candle, early wildflower.
- SUMMER**
 Dense green screen, shade tolerant, prairie flowers in openings.
- FALL**
 Aspen turns gold, shrubs flare, sumac & dogwood fall color.
- WINTER**
 Evergreens provide year-round privacy; red oak & dogwood stand out; oak structure and wildlife value.



17 E. Taylor St., Champaign, IL 61820 | 217.351.4133
experiencecu.org

June 11, 2026

Champaign County Zoning Board
Case 207-S-26
1950 High Cross Road
Urbana, Illinois

To Whom It May Concern,

I am writing to you today to provide information that may support the development of Case 207-S-26—the lodging retreat in rural Urbana on High Cross Road.

Experience Champaign-Urbana is the certified destination marketing organization for Champaign, Douglas, Moultrie, and Piatt Counties. Our mission is to promote a welcoming destination experience for visitors to strengthen economic opportunity and enhance the lives of residents. In 2024, we brought in \$633.6 million in visitor spending, which allowed us to invest \$19.4 million back into our community. Visitor spending supported 4,890 jobs in our region and generated \$165.4 million in payroll.

The mission of the property on High Cross Road is to create a low-density guest experience that invites rest, reflection, and connection to place while supporting long-term land stewardship. This mission fits in perfectly with Experience Champaign-Urbana’s goals of promoting agritourism, sustainability, and outdoor experiences. In June 2026, we began a public relations campaign to uplift our agritourism ecosystem with a goal to attract media attention and visitors to discover the thriving growers and experiences we have in our region. This property complements these spaces, offering a sustainable overnight stay between two of our top agritourism destinations.

Additionally, outdoor recreation in our region has grown 86% year-over-year, in large part due to the International Dark Sky Park at Middle Fork River Forest Preserve. Continuing to offer unique experiences that allow individuals to enjoy the serenity of the outdoors in natural, native environments attracts visitors and generates significant economic impact.

Experience Champaign-Urbana is committed to promoting agritourism, outdoor activities, and unique stays in our region. Recent efforts include a stunning video that highlights our agritourism ecosystem, profiles on our local farms showcased on our website’s Agriculture Adventures page, our CU on the Farm experience pass, and native and display campaigns running in our top markets in Chicago, Indianapolis, and St. Louis.

I recommend that you consider approving the request for the use of land for Case 207-S-26 to provide a small retreat space that will continue to enhance the vibrancy of this community, improve visitor experiences, and support economic growth.

Thank you for your consideration.

Best regards,

A handwritten signature in black ink that reads "Jayne DeLuce". The signature is fluid and cursive, with the first name "Jayne" being more prominent than the last name "DeLuce".

Jayne DeLuce | President & CEO | jayned@experiencecu.org



Riggs Beer Company
1901 S High Cross Rd
Urbana, IL 61802

31. May 2026

Letter of support for proposed business

To Whom It May Concern,

I am writing to express my support for the proposed luxury glamping property business on 1950 N High Cross Rd, Urbana, seeking approval within our community.

We believe that responsible, locally owned businesses contribute positively to our area's growth, vitality, and economic development. Supporting entrepreneurs who invest in our community helps create opportunities, attracts visitors, and enhances the range of services available to residents and guests alike.

Based on the information available, we support the establishment of this business and encourage the zoning board to give favorable consideration to its application. We welcome thoughtful new businesses that align with community values and contribute to the continued success of our town.

Thank you for your time and consideration.

Sincerely,

Caroline Riggs

Riggs Beer Company

5/31/2026

Charles W. Campo

From: Jennifer Ash <jenlash1974@gmail.com>
Sent: Monday, June 15, 2026 6:00 PM
To: John Hall
Cc: Charles W. Campo; Chad Osterbur; Mark Decker
Subject: Re: Case 207-S-26 — Proposed Conditions and Supporting Materials

CAUTION: External email, be careful when opening.

Hi John,

Thank you for catching that and for raising the question.

To clarify, the property would have onsite management and staff presence at various times throughout the day and evening for normal business operations, guest services, stocking, cleaning, maintenance, groundskeeping, and general property oversight. However, the property would not have a full-time resident manager or guaranteed 24-hour staff presence onsite.

So, in that sense, “onsite management oversight” is accurate, but I can see where it may benefit from clarification. A more complete description would be **active management oversight with regular onsite staff presence and local response capability**, rather than continuously staffed 24-hour onsite management.

Security and access control are important to us as well. We have considered controlled access options, including a coded gate or similar entry system. This may be particularly helpful during times when onsite management is not present, especially after normal business or evening operating hours. I would be open to discussing a controlled-access gate as part of the operational/security plan if staff or the ZBA believes it would be helpful. The intent would be to limit access to registered guests, approved visitors, staff, maintenance personnel, and emergency/service access as needed.

I appreciate you flagging this issue before the hearing. I would be happy to discuss it further with staff and clarify the language in the materials so that the Board has an accurate understanding of the proposed management and security plan. Perhaps we can set up a quick meeting this week or next to discuss further?

Thank you,

Jennifer Ash
Case 207-S-26

On Mon, Jun 15, 2026 at 5:00 PM John Hall <jhall@champaigncountyil.gov> wrote:

Thanks for providing this information.

The Executive Summary states on page 13 that there will be “Onsite management oversight”.

I believe that at the public hearing on May 28 you stated there would be no onsite management. Did I hear that correctly? If that is the case, I am concerned about security because no amount of rules and special conditions can ensure a calm and quiet environment if access is not controlled.

If you plan to have no onsite management then I will pose the question of security to the ZBA so that it is not overlooked.

As an alternative to onsite management, have you considered having a security gate at the entrance to the property that is operated by codes that could be input by guests, to at least limit access to the property?

Sincerely,

John Hall
Director

Champaign County Department of Planning and Zoning

Bennett Administrative Center
102 East Main Street
Urbana IL 61801
Tel (217) 384-3708
Fax (217) (819-4021)

From: Jennifer Ash <jenlash1974@gmail.com>

Sent: Saturday, June 13, 2026 8:37 AM

To: Charles W. Campo <cwc43700@champaigncountyil.gov>; John Hall <jhall@champaigncountyil.gov>; Chad Osterbur <costerbur@fehrgraham.com>; Mark Decker <mdecker@fehrgraham.com>

Subject: Case 207-S-26 — Proposed Conditions and Supporting Materials

CAUTION: External email, be careful when opening.

Hi John & Charles,

I am writing ahead of the June 25 hearing in Case 207-S-26 to submit several materials for the case file and/or hearing packet.

Attached are a proposed list of Special Use Permit conditions, along with a few informational items and letters of support that I would like staff and the Board to have available for review before the hearing.

After sending my prior note, I came across the ZBA's guidance regarding ex parte communications on pending cases. I certainly do not want to create any procedural concern, so I wanted to clarify that my intent here is simply to submit these materials in writing for the record and to ask about the proper process for doing so.

If email is an acceptable way to submit these materials, please consider the attached documents submitted for inclusion in the record. If you would prefer that we upload them, deliver hard copies, send them somewhere else, or use another submission method, just let me know and we will be happy to do that.

Thank you,

Jennifer Ash
Case 207-S-26
1950 High Cross Road
Urbana, Illinois
309-253-4549
jenlash1974@gmail.com

Charles W. Campo

From: Jennifer Ash <jenlash1974@gmail.com>
Sent: Tuesday, June 16, 2026 6:48 PM
To: John Hall
Cc: Charles W. Campo; Chad Osterbur; Mark Decker
Subject: Re: Case 207-S-26 — Proposed Conditions and Supporting Materials
Attachments: Screening options photos.pdf

CAUTION: External email, be careful when opening.

On Tue, Jun 16, 2026 at 4:14 PM John Hall <jhall@champaigncountyil.gov> wrote:

Thanks again for this information. We note the following:

1. Regarding the proposed capacity limit, does the proposed maximum gathering capacity of 50 attending guests include however many lodging guests may be present? In other words, if there are the maximum of 32 lodging guests then there can only be 18 workshop guests and likewise, if there are only 18 lodging guests there can be 32 workshop guests. Please confirm.

The intent is that the 50-person capacity limit would function as a total combined attendance limit for lodging guests and outside attending guests for any workshop, class, retreat session, or similar programmed gathering, rather than as an additional number on top of lodging occupancy. This limit would not include staff, vendors, instructors, service providers, or other operational personnel.

2. Regarding the proposed storm preparedness plan, we have consulted with the Champaign County Emergency Management Agency (CEEMA) and CEEMA knows of no designated storm shelter for the public in this area. You may want to reconsider your proposed storm preparedness plan.

Thank you for checking with the Champaign County Emergency Management Agency. Based on CEEMA's response that there is no designated public storm shelter in the immediate area, I agree that the proposed storm preparedness plan verbiage should be revised.

The applicant's intent is to develop a **storm preparedness or action plan**, not to designate or represent any location on the property as a private or public storm shelter. This protocol would include monitoring of National Weather Service alerts, guest notification procedures, emergency contact information, and clear written instructions to guests regarding severe weather watches, warnings, and recommended actions.

The applicant can certainly evaluate whether the support building or any other onsite structure may provide a safer temporary location than individual cabin units during severe weather, while recognizing that such spaces would not be represented as designated storm shelters unless specifically designed or approved for that purpose.

To the best of the applicant's understanding, general lodging businesses, hotels, and similar hospitality operations are typically expected to maintain appropriate emergency preparedness and guest communication procedures, but are not generally required to construct dedicated reinforced

storm shelters unless a specific building code, use classification, or local requirement applies. If staff is aware of any specific code provision or ordinance that would require a designated storm shelter for this proposed use, the applicant would appreciate that guidance and would, of course, review and address it accordingly.

The applicant is willing to coordinate further with your staff regarding appropriate language for the final storm preparedness plan. Our proposed language change would be as follows:

1. Storm preparedness plan

Accept. ~~Applicant shall prepare and post an emergency storm shelter plan prior to welcoming the first guest. Plan shall identify the nearest designated shelter, notify guests of the plan at check in, and be updated annually.~~ The applicant shall develop and maintain a written storm preparedness/action plan for the property prior to welcoming the first guest. The plan shall address monitoring of National Weather Service alerts, guest notification procedures, emergency contact information, and clear written instructions to guests regarding severe weather watches, warnings, and recommended actions.

The plan is intended to provide severe weather preparedness guidance and guest communication procedures only. It shall not be construed as designating any cabin unit, support building, restroom, or other onsite structure as a public or private storm shelter unless such structure is specifically designed, reviewed, and approved for that purpose.

3. Regarding your proposed Natural Screening Edge, the illustration you provided is exquisitely rendered but I have trouble understanding it. I don't believe the "evergreen backbone" consisting of 15 plantings in a 150 foot length will provide the screening that is required. Our standard is that any vegetative screen must provide a 50% screen within two years of planting and the screening needs to be there 12 months of the year. We had included a proposed screening requirement in the Supplemental Memorandum #1 that was handed out at the May 28 meeting and it is copied below:

An evergreen vegetative screen planting shall be installed along the north property line using Arborvitae that is a minimum of five feet tall at the time of planting and spaced to provide a 50% screen within two years of planting using two rows of plantings if necessary.

I appreciate the diversity in your Natural Screening Edge but am doubtful that it will provide the necessary screening. One of the neighbors asked for a privacy fence along the north property line. I don't know what the ZBA will require.

Thank you for this feedback. I understand the concern and appreciate the clarification regarding the County's screening standard.

The Natural Screening Edge illustration was intended as a conceptual example of the general character and layered landscape approach we would like to achieve, not as a final planting plan. It does not represent the final species list, spacing, density, or exact number of plantings.

We can certainly incorporate Arborvitae or another appropriate evergreen species into the final screening plan to help meet the County's requirement for a 50% screen within two years of planting and year-round screening.

I am also including photos of the property taken last week. (See attachment.) As the photos show, there is already substantial mature vegetation and natural screening along much of the north property line. There appear to be two homes where the existing screening is more limited or nonexistent, and fencing in those specific locations may make sense.

Beyond that, fencing can certainly be considered, but I would like to preserve flexibility to use a combination of existing vegetation, evergreen screening, supplemental native plantings, berming, and targeted fencing where appropriate. My goal is to meet the County's screening standard while preserving the rural and natural character of the site.

A possible revised condition could read:

A vegetative screen shall be installed or supplemented along the north property line to provide a minimum 50% screen within two years of planting and to provide screening 12 months of the year. The screening may include Arborvitae or other appropriate evergreen species and may be installed in one or more rows as necessary. Existing mature vegetation, berming, supplemental native plantings, and targeted fencing may also be incorporated into the final screening plan, provided the overall screening requirement is met.

I hope this helps answer your questions and clarify our intent on these items. I would be happy to sit down in person or speak by phone before the meeting if it would be helpful to review any of this further. Thank you again for your time and for working through these details with me in advance of the hearing.

Best,

Jennifer Ash

Sincerely,

John Hall
Director

Champaign County Department of Planning and Zoning

Bennett Administrative Center
102 East Main Street
Urbana IL 61801
Tel (217) 384-3708
Fax (217) (819-4021)

From: Jennifer Ash <jenlash1974@gmail.com>

Sent: Saturday, June 13, 2026 8:37 AM

To: Charles W. Campo <cwc43700@champaigncountyil.gov>; John Hall <jhall@champaigncountyil.gov>; Chad Osterbur <costerbur@fehrgraham.com>; Mark Decker <mdecker@fehrgraham.com>

Subject: Case 207-S-26 — Proposed Conditions and Supporting Materials

CAUTION: External email, be careful when opening.

Hi John & Charles,

I am writing ahead of the June 25 hearing in Case 207-S-26 to submit several materials for the case file and/or hearing packet.

Attached are a proposed list of Special Use Permit conditions, along with a few informational items and letters of support that I would like staff and the Board to have available for review before the hearing.

After sending my prior note, I came across the ZBA's guidance regarding ex parte communications on pending cases. I certainly do not want to create any procedural concern, so I wanted to clarify that my intent here is simply to submit these materials in writing for the record and to ask about the proper process for doing so.

If email is an acceptable way to submit these materials, please consider the attached documents submitted for inclusion in the record. If you would prefer that we upload them, deliver hard copies, send them somewhere else, or use another submission method, just let me know and we will be happy to do that.

Thank you,

Jennifer Ash
Case 207-S-26
1950 High Cross Road
Urbana, Illinois
309-253-4549
jenlash1974@gmail.com

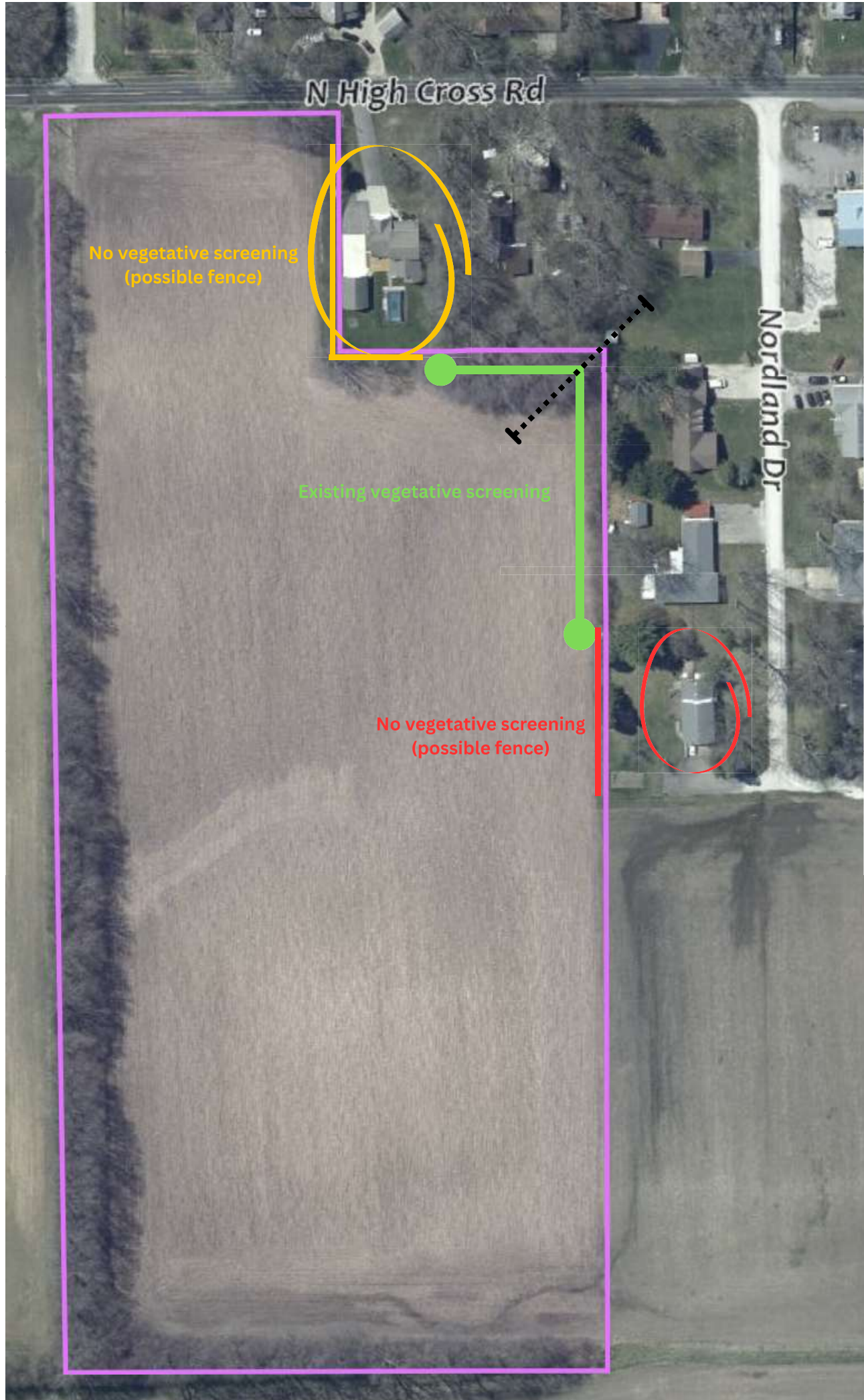
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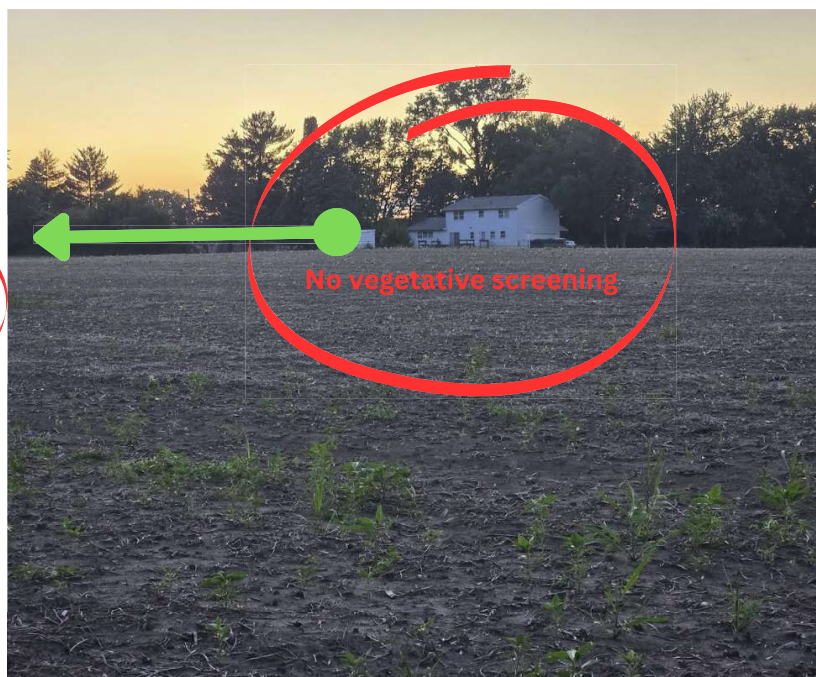
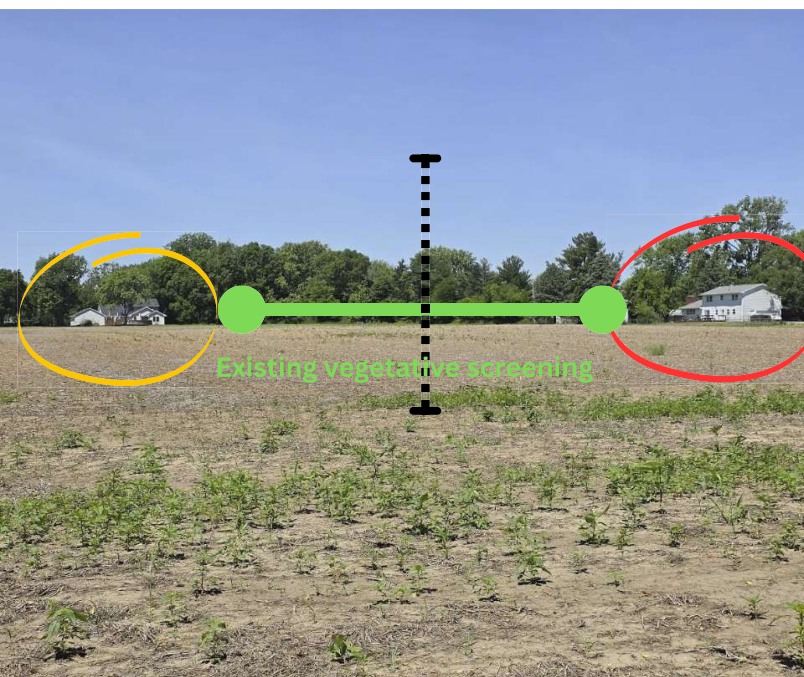
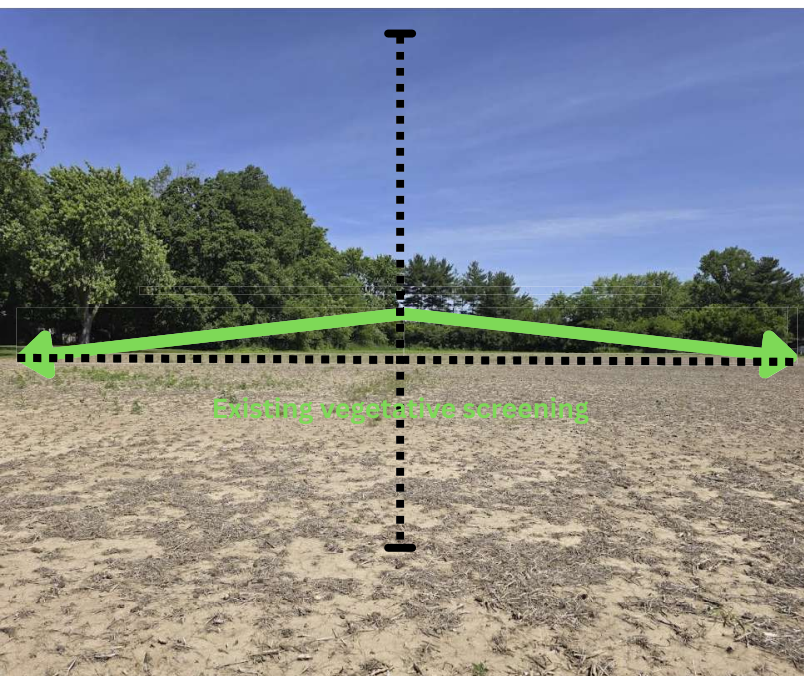
Nordland Dr

No vegetative screening
(possible fence)

Existing vegetative screening

No vegetative screening
(possible fence)









Charles W. Campo

From: Nordic & Spruce <nordicandspruce@gmail.com>
Sent: Tuesday, June 16, 2026 9:41 AM
To: John Hall
Cc: jenlash1974@gmail.com; Charles W. Campo
Subject: Re: is storm resistance an option for Nordic & Spruce park models

CAUTION: External email, be careful when opening.

Hey John,

Our homes as is are rated for 150 mph winds.
And all of our NOAH certified park model RVs are built to **ANSI A119.5 standards.**

Talk soon,
-Jason
Sales Manager
Nordic + Spruce
nordicandspruce.com

On Tue, Jun 16, 2026 at 9:10 AM John Hall <jhall@champaigncountyil.gov> wrote:

Dear Jason Smith:

Thank you for your letter of 6/01/26 regarding the proposed Wildfire Lodge.

A neighbor has raised the question of storm shelters for the Wildfire Lodge and while the Zoning Board of Appeals has not yet determined if that should be a requirement, I'm wondering if your models can be provided in a "storm resistant" option, perhaps meeting ICC-A119.5-2022 or ICC-A119.5-2025 standards?

Any information you can provide regarding storm resistance of your Park Model Cabin Units would be greatly appreciated.

Sincerely,

John Hall
Director

Champaign County Department of Planning and Zoning

Bennett Administrative Center
102 East Main Street
Urbana IL 61801
Tel (217) 384-3708
Fax (217) (819-4021)