

CASE NO. 699-AM-11

SUPPLEMENTAL MEMORANDUM

June 14, 2012

Petitioners: L.A. Gourmet Catering, LLC

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

Site Area: 10 acres

Time Schedule for Development:

Prepared by: **Andy Kass**
Associate Planner

John Hall
Zoning Administrator

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 700-S-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. A comparison map of the AG-2 District in Somer Township and the proposed AG-2 District in Hensley Township is attached.

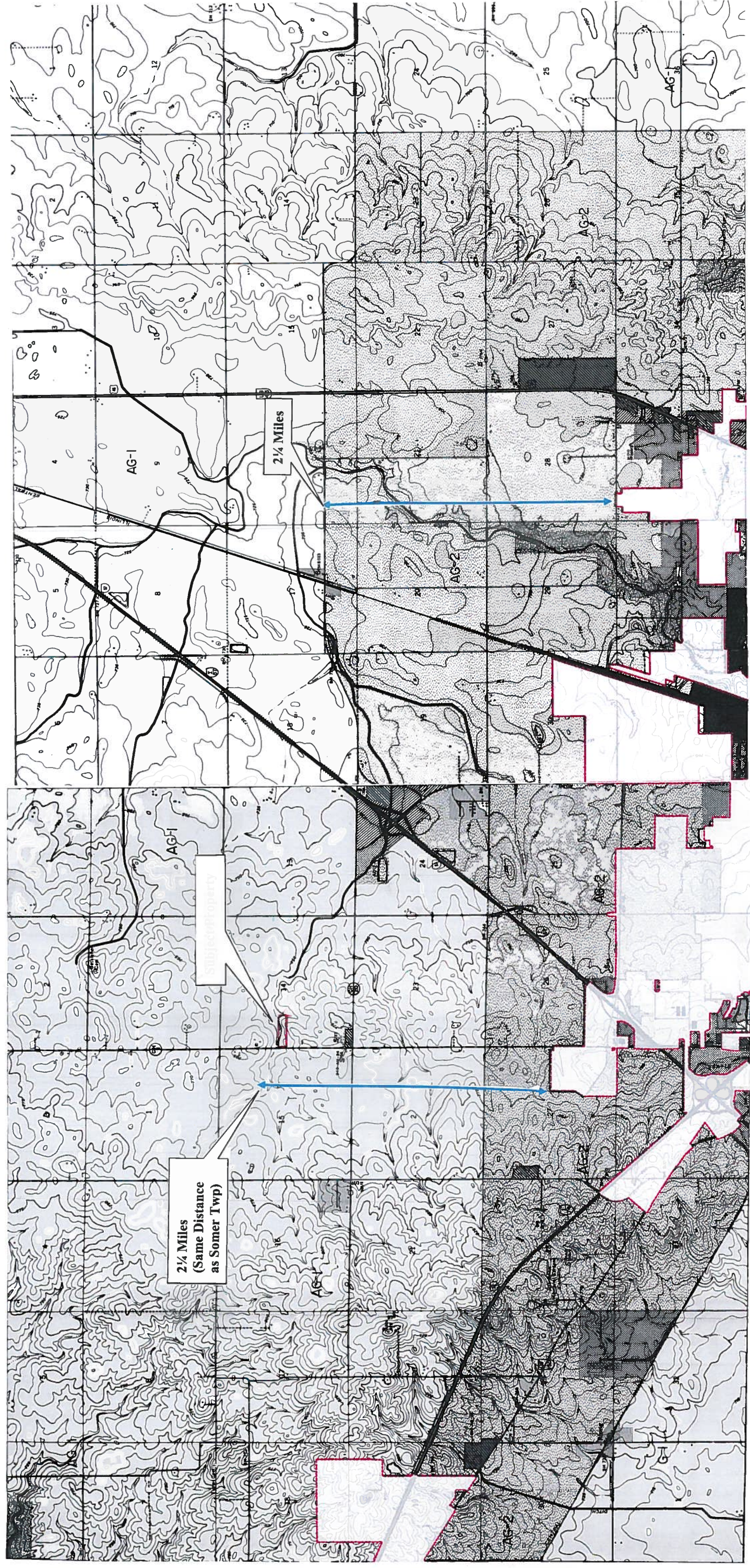
COMPARISON MAP

The comparison map (Attachment A) indicates the differences in how far out the AG-2 District reaches in Hensley and Somer Townships. In Somer Township the AG-2 District reaches as far as 2¼ miles from the City of Urbana city limits. At the same distance of 2¼ miles in Hensley Township from the City of Champaign city limits, land is zoned AG-1. The subject property that is proposed to be rezoned from AG-1 to AG-2 is approximately 2 miles from the City of Champaign.

ATTACHMENTS

A Comparison of AG-2 District in Somer Township with Proposed AG-2 District

Attachment A: Comparison of AG-2 District in Somer Township with Proposed AG-2 District



Official Zoning Map
 Sheet 11 of 31 Sheets

Champaign County Board
 Champaign County, Illinois
 County Clerk, Champaign County

Effective date: OCT. 10, 1973
 Amendment: APRIL 18, 1992

ZONING DISTRICTS

AG-1	AGRICULTURE	B-1	RURAL TRADE CENTER
AG-2	AGRICULTURE	B-2	NEIGHBORHOOD BUSINESS
CR	CONSERVATION - RECREATION	B-3	HIGHWAY BUSINESS
R-1	SINGLE FAMILY RESIDENCE	B-4	GENERAL BUSINESS
R-2	SINGLE FAMILY RESIDENCE	B-5	CENTRAL BUSINESS
R-3	TWO FAMILY RESIDENCE	I-1	LIGHT INDUSTRY
R-4	MULTIPLE FAMILY RESIDENCE	I-2	HEAVY INDUSTRY
R-6	MOBILE HOME PARK	S	SPECIAL USE

Hensley Township
 T.20N. R.8E.
 Champaign County, Illinois

Scale: 1" = 1/4" (approx.)

Champaign County Regional Planning Commission

Official Zoning Map
 Sheet 25 of 31 Sheets

Champaign County Board
 Champaign County, Illinois
 County Clerk, Champaign County

Effective date: OCT. 10, 1973
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ZONING DISTRICTS

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R-5	MOBILE HOME PARK	S	SPECIAL USE

Somer Township
 T.20N. R.9E.
 Champaign County, Illinois

Scale: 1" = 1/4" (approx.)

Champaign County Regional Planning Commission