

STUDY SESSION

Champaign County Environment & Land Use Committee

Members:

*Jan Anderson, Patricia Busboom, Chris Doenitz,
Tony Fabri, Nancy Greenwalt (VC), , Ralph
Langenheim (C), Brendan McGinty, Steve Moser,
Jon Schroeder,*

Date: *November 2, 2005*

Time: *7:00 p.m.*

Place: *Meeting Room 1
Brookens Administrative Center
1776 E. Washington St.
Urbana, Illinois*

Phone: *(217) 384-3708*

AGENDA

- 1. Call to Order and Roll Call**
- 2. Public Participation**
- 3. Review of Proposed Draft Zoning Ordinance (Public Review Draft 3) as part of the Comprehensive Zoning Review**
- 4. Other Business**
- 5. Adjournment**

Champaign
County
Department of



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

(217) 384-3708
FAX (217) 328-2426

DATE: October 26, 2005

TO: Environment and Land Use Committee

FROM: Susan Monte, Associate Planner
Jeff Roseman, Zoning Administrator

**RE: November 2nd Study Session to Review Proposed Public Review Draft 3
as Revised 10/21/05**

OVERVIEW. This ELUC Study Session will consist of:

- a review of the proposed Public Review Draft 3 (PRD3);
- a question and answer period for ELUC members; and
- an opportunity for public participation.

An ELUC decision regarding release of the proposed PRD3 is scheduled to occur at the November 14, 2005 ELUC meeting. Once PRD3 is released, the required public hearings will be scheduled to occur at ZBA meetings during January, 2006.

PRD3 REVISIONS SINCE 9/30/05

In early October, ELUC members received a copy of the proposed Public Review Draft 3 (PRD3) dated 9/30/05. Based on constructive feedback received since that date, staff proposes the following revisions to PRD3:

- 1) Section 6.99 & Subsection 37.100.300 streamline Special Use authorization procedure for a Rural Planned Development
- 2) Subsection 15.30.300 correct additional lot area required for additional dwelling unit or principal use in the Schedule of Minimum Lot Dimension Requirements
- 3) Chapter 21 reference Year 2005 (and not Year 2002) Champaign County GIS Consortium digital ortho photography
- 4) Subsection 21.20.100 eliminate 100-year floodplain as a criterion for Stream Buffer Location
- 5) Paragraph 21.20.100(A) prohibit construction, excavation, fill, development or use that requires a Zoning Use Permit from the 100-year floodplain areas within Stream Protection Buffer
- 6) Sections 21.20 & 29.20 revise definition of 'mature tree' and 'surface vegetation'. Make correction to and further operationalize Tree Removal Permit requirement and surface vegetation restrictions, including clear standards for issuance of a Tree Removal Permit.
- 7) Paragraph 21.20.300(D) limit piped discharge of stormwater into a Stream Protection Buffer to occur in within a 5-foot width nearest the outer edge of the Stream Protection Buffer
- 8) Sections 21.50 & 21.60 add Year 2005 Champaign County GIS Consortium digital ortho photography as a reference for Zoning Administrator determinations regarding existence of woodland, pasture or meadow areas
- 9) Paragraph 21.60.200(B) add as an intent of the NAIA: to recommend a strategy regarding restoration or enhancement of natural communities that may have been disturbed since date of Year 2005 Champaign County GIS Consortium digital ortho photography

(A strikeout version of the above-noted revisions is provided for your review under separate cover.)