

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **January 31, 2006**  
Time: **7:00 PM**  
Place: **Brookens Gymnasium**  
**Brookens Administrative Center**  
**1776 E. Washington Street**  
**Urbana, IL 61802**

**Note: NO ENTRANCE TO BUILDING  
FROM WASHINGTON STREET PARKING LOT  
AFTER 4:30 PM.**  
*Use Northeast parking lot via Art Bartell Dr.  
and enter building through Northeast  
door.*

*If you require special accommodations please notify the Department of Planning & Zoning at  
(217) 384-3708*

**EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM**

## AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes (July 29, 2004; January 04, 2006; and January 17, 2006)
5. Continued Public Hearings

### **Case 522-AT-05 TEXT AMENDMENTS PROPOSED AS PART OF PHASE ONE OF THE CHAMPAIGN COUNTY COMPREHENSIVE ZONING REVIEW (CZR)**

- Part A:** Revise the nature and intent of the AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, and CR Conservation-Recreation Zoning Districts. Change the name of the AG-1 Agriculture Zoning District to AG Agriculture Zoning District.
- Part B:** Modify the Table of Authorized Principal Uses, generally allowing fewer non-residential uses in the CR Conservation-Recreation District and AG Agriculture District; more non-residential uses in the AG-2 Agriculture District; and expanding the uses allowable in the B-1 Rural Trade Center District under certain circumstances.
- Part C:** Revise certain Special Use standard conditions.
- Part D:** Further restrict the right to develop and construct dwellings ‘by-right’ on parcels on land in the AG-1 Agriculture, Ag-2 Agriculture, and CR Conservation-Recreation Districts from existing zoning provisions that allow 2 to 4 houses on parcels larger than 5 acres depending on parcel size plus one house on any lot over 35 acres. The proposed amendment will restrict the right to develop and construct dwellings ‘by-right’ on parcels of land as follows:
- on parcels under 40 acres in area: one house is permitted ‘by-right’ if there is no existing house on the parcel;
  - on parcels 40 acres or more in area: one house is permitted ‘by-right’ for each 40 acres of parcel area in addition to any one existing house, up to a maximum total of 4 houses.
- Part E:** Increase the minimum required lot area for new lots that are not created with a recorded plat of subdivision or a recorded plat of survey from one acre to two acres, excluding the public right-of-way in the AG Agriculture, AG-2 Agriculture, and CR Conservation-Recreation Districts.
- Part F:** Restrict locations where construction may occur on lots in order to protect drainageways and known drain tile systems with certain exceptions.
- Part G:** Require a protective buffer around public parks and preserves within which construction or uses that require a Zoning Use Permit and outdoor lighting fixtures that direct light or glare onto the adjacent public park or preserve are prohibited with certain exceptions.
- Part H:** Make miscellaneous changes regarding standard for lots, site development and construction.

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Case 522-AT-05 cont:

- Part I:** Require a protective buffer along streams and drainageways within the CR Conservation-Recreation District that are located both outside of an established drainage district and within a wooded area, with certain exceptions. Within the protective buffer, construction or uses that require a Zoning Use Permit are prohibited and restrictions are placed on the removal of mature trees and the disturbance of surface vegetation.
- Part J:** Replace the Rural Residential Overlay provisions with Rural Planned Development District provisions, applicable in the CR Conservation-Recreation, AG Agriculture and AG-2 Agriculture Districts. Like the existing Rural Residential Overlay District, the Rural Planned Development District allows for potential development and construction of dwellings on new lots in addition to lots allowed 'by-right'. Key features of Rural Planned Development Districts provisions are as follows:
- 1) a maximum density on the number of new dwellings and lots that can be proposed is established and, generally, the number of lots that can be proposed is reduced.
  - 2) no part of a Rural Planned Development, aside from a Resource Reserve or access to a Resource Reserve, may be located on Best Prime Farmland, defined as land with a Land Evaluation score of 85 or more based on the *Champaign County Land Evaluation and Site Assessment System*.
  - 3) County Board approval of both a Rezoning and a Special Use request is required and approval criteria are added to the review process.
- Part K:** For proposed developments in the CR Conservation-Recreation District that require a Special Use or Rezoning:
- 1) establish performance standards that are intended to minimize the impacts of the proposed Special Use or Rezoning on selected environmental resources; and
  - 2) require that a Natural Area Impact Assessment be conducted by a qualified professional if site contains (or contained as of 2005) well-developed woodland vegetation, sensitive riparian areas, pastures, prairies, or meadow areas and if a significant portion of such area is proposed to be impacted by the proposed Special Use or Rezoning.
- Part L:** Make miscellaneous changes regarding zoning procedures.
- Part M:** Change the *Zoning Ordinance* format and add new techniques and clarifying language. No change proposed in part M affects any substantive requirement of the Ordinance. New Part M provisions are added only for clarity or to provide a framework for other substantive amendments. Amendments proposed as PART M include:
- 1) reorganize the provisions into 48 Chapters in lieu of the present 14 Sections;
  - 2) reserve chapters for future new provisions;
  - 3) institute a new numbering system;
  - 4) add language clarifying the scope and effect of the Ordinance;
  - 5) add language clarifying the application of "use" as applied to lots;
  - 6) add "Conditional Use" and "County Board Special Use" as new categories of use authorization to the existing "by-right" and "special use" categories. No uses are assigned to the new categories by this amendment and it makes no substantive changes to the Table of Authorized Principal Uses by District.
  - 7) clarify regulations applying to the process of creating lots; and
  - 8) generally make grammatical and editorial changes as required by the new format and to provide greater clarity.

6. New Public Hearings

7. Staff Report

8. Other Business

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

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\* Administrative Hearing. Cross Examination allowed.