

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF SPECIAL MEETING

Date: **August 10, 2006**
Time: **7:00 p.m.**
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 Lierman Ave.,
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
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 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 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.

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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