

.....**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**

NOTICE OF REGULAR MEETING

Date: **March 11, 2004**
Time: **6:30 p.m.**
Place: **Meeting Room One**
Brookens Administrative Center
1776 E. Washington Street

Use Northeast parking lot via Lierman Avenue and enter building through Northeast door.

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

Urbana, Illinois

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

Case 248-S-00 Petitioner: NEG Micon USA, Inc. and Lawrence Hatch

Request: **Authorize construction of a wind turbine as a Special Use in the AG-2 Agriculture Zoning District.**

Location: **North of U.S. Route 150 and east of Grandview Memorial Gardens Cemetery in Section 28 of Hensley Township.**

CASE 414-AT-03 ZONING ORDINANCE FORMAT CHANGES AND ADDITION OF NEW TECHNIQUES AS PART OF THE COMPREHENSIVE ZONING REVIEW

- A. Re-organize the provisions into 49 Chapters in lieu of the present 14 Sections;
- B. Reserve chapters for future new provisions;
- C. Institute a new numbering system;
- D. Add language clarifying the scope and effect of the Ordinance;
- E. Add language clarifying the application of 'use' as applied to lots;
- F. 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 substantive changes to the Table of Permitted Uses by District.
- G. Clarify regulations applying to the process of creating lots; and
- H. Generally make grammatical and editorial changes as required by the new format to provide greater clarity.

CASE 415-AT-03 COMPREHENSIVE ZONING REVIEW PHASE ONE TEXT AMENDMENTS

- A.
 - 1) Revise the nature and intent of the AG-1, B-1 and CR zoning districts. Change the name of the AG-1, Agriculture Zoning District to the AG, Agriculture Zoning District;
 - 2) Replace the AG-2 District with the TR, Transition District; and
 - 3) Establish a new zoning district, the RPO, Resource Protection Overlay District, that will principally be located in the CR Zoning District (but may overlie other zoning districts) and that will:
 - a) include the riparian zones along the major streams in the County;
 - b) include non-riparian tracts of woodlands that are 10 acres in area or larger;
 - c) generally allow the same types of land uses as in the underlying zoning districts, which is principally the CR district; and
 - d) add new restrictions to ensure that any new development or construction of new homes in the RPO District will result in no more than minimal disturbance to natural areas and functions.
- B. Modify the Table of Authorized Principal Uses generally as follows:
 - 1) Allow fewer non-residential uses in the CR and AG Districts;
 - 2) Allow more non-residential uses in the TR District; and
 - 3) Expand the uses allowable in the B-1 District under certain circumstances.
- C. Revise certain Special Use standard conditions.
- D. Restrict the right to develop and construct dwellings 'as of right' on new tracts of land as follows:
 - 1) Increase the minimum lot area of new lots on which dwellings can be authorized other than by 'as-of-right' or by means of a Rural Planned Development District from 10 acres to 35 acres;
 - 2) In the CR, RPO and AG Districts, generally reduce development by right on existing tracts that are less than 120 acres in area and increase development by right somewhat on larger tracts; and
 - 3) In the TR District, allow only one new dwelling and lot per existing tract.
- E. Restrict locations where construction may occur on lots in order to protect drainage systems;
- F. Increase the minimum required lot area for new lots that are not created by a plat of subdivision from one acre, excluding the public right-of-way, to two acres.
- G. Make other miscellaneous changes regarding standards for lots, site development and construction.

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Case 415-AT-03 (cont.):

- H. Replace the Rural Residential Overlay provisions with Rural Planned Development District (RPDD) provisions which will be applicable in the CR, AG and RPO districts. Key features of the RPDD provisions are as follows:
 - 1) Generally reduces the number of lots that can be created;
 - 2) Allows for potential development and construction of dwellings on new lots in addition to those allowed 'as-of-right';
 - 3) Establishes criteria which in some situations prohibit the construction of dwellings and the creation of lots except as allowed 'as of right';
 - 4) Establishes a maximum density or limit on the number of new dwellings and lots that can be proposed;
 - 5) Requires County Board approval of both a rezoning and a special use permit in sequence; and
 - 6) Adds approval criteria to Board review process.
- I. Limit development and creation of new lots and dwellings in the Resource Protection Overlay Zoning District.
- J. For certain developments in the Resource Protection Overlay Zoning District, require special studies to identify means to minimize disturbance to the environment.
- K. Require a protective buffer around public parks and preserves within which construction and other disturbance is prohibited with certain exceptions;
- L. Require a protective buffer along streams and drainageways within which significant development or disturbance (with certain exceptions) and wastewater discharge is prohibited;
- M. Make miscellaneous changes regarding zoning procedures.

6. New Public Hearings

Case 432-V-03 Petitioner: **Lloyd Dunwoodie, Doris S. Connor, Lavina E. Flenniken, Mike and Debbie Jacobs**

Request: **Authorize the use of a dwelling on a lot with an area of 24,522 square feet (not including the public road right of way) instead of the minimum required lot area of 30,000 square feet (not including the public road right of way) in the AG-2, Agriculture Zoning District.**

Location: **A. .69 acre tract located in the West ½ of the Southeast 1/4 of the Southeast 1/4 of Section 26 of Sadorus Township and commonly known as 486 CR 100 N, Sadorus.**

Case 434-V-03 Petitioner: **Milton and Rita Orcutt**

Request: **Authorize the following variances in the R-1, Single Family Residence Zoning District:**

- 7. Construction and use of a detached garage with a side yard of 0 feet instead of the required minimum side yard for a detached garage of 5 feet 0 inches.
- 8. Use of a residence with a setback of 35 feet in lieu of the required 85 feet setback from the centerline of U.S. Route 150 and a front yard of 22 feet in lieu of the required front yard of 35 feet along U.S. Route 150.

Location: **A .74 acre tract in the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 7 of St. Joseph Township and commonly known as 1852A CR 1600 N, St. Joseph.**

Case 444-AT-04 Petitioner: **Zoning Administrator**

Request: **Add a Maximum Lot Size Restriction in the CR, AG-1 and AG-2 Zoning Districts on an Interim Basis**

- 7. Staff Report
- 8. Other Business

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