



**CHAMPAIGN COUNTY BOARD  
COMMITTEE OF THE WHOLE – ELUC/Highway/County  
Facilities**

*County of Champaign, Urbana, Illinois  
Tuesday, September 6, 2011 – 6:00 p.m.*

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*Lyle Shields Meeting Room, Brookens Administrative Center  
1776 E. Washington Street, Urbana, Illinois*

**X. Environment & Land Use**

- A. Approval of FY2012 RPC Planning Contract 24-45
- B. Preliminary Recommendation to County Board for Zoning Ordinance Amendments
1. Request to Amend Champaign County Zoning Ordinance. 46-65  
Zoning Case 683-AT-11 Petitioner: Champaign County  
Zoning Administrator
  2. Request to Amend Champaign County Zoning Ordinance. 66-82  
Zoning Case 684-AT-11 Petitioner: Champaign County  
Zoning Administrator
- C. Upcoming Citizen Planner Workshop on September 14<sup>th</sup> 83  
*(Information only)*
- D. Monthly Report *(to be distributed)*
- E. Other Business
- F. Designation of Items to be Placed on Consent Agenda



CHAMPAIGN COUNTY  
REGIONAL PLANNING  
COMMISSION

Date: August 29, 2011  
To: ELUC/Committee of the Whole Members  
From: Susan Chavarria, Regional Planning Manager  
Regarding: Proposed FY12 County Planning Contract  
Action Requested: Re-prioritize work plan hours and approve contract

### Background

Champaign County has an annually renewable contract with Champaign County Regional Planning Commission for planning and technical services. The proposed contract amount for FY12, \$70,550, will maintain the 10% across-the-board cut that was incorporated into last year's budget and includes a 3% increase to the salary portion of the contract. The proposed FY12 work plan (Attachment A) includes 1,310 hours and will focus on implementing the LRMP and other tasks such as sustainability, recycling coordination, grant writing and research, and miscellaneous requests.

Attachment B contains the proposed work plan specific to LRMP implementation for FY12. The proposed work plan was completed in coordination with John Hall, Zoning Director. As per the request of County Board members, cost and time estimates are provided for each proposed task. It should be noted that estimates do not necessarily include sufficient time for County Board discussion and approval processes and are our best estimate at staff time for completing these tasks.

### Requested actions

1. CCRPC staff would appreciate your approval of the attached county planning contract budget and work plan, including the LRMP implementation work tasks that will take us through November 2012.
2. The removal of Policies 4.1.5, 4.1.6 and 4.1.9 and the anticipated removal of additional items based on the August 23<sup>rd</sup> study session necessitate the re-prioritization of approximately 335 of the 900 hours in the work plan. Staff recommendations for how those hours could be filled can be found starting on page 3 of this cover memo.

### Incorporating comments from County Board members

Since the June 7<sup>th</sup> meeting when the work plan proposal was originally introduced, Policies 4.1.5, 4.1.6, and 4.1.9 were removed from the work plan proposal based on comments received at the meeting. In addition, Policies 4.3.1 through 4.3.4 and Objective 4.4 were removed because these items should be complete in the current fiscal year. Those deletions leave 275 hours that can be reprioritized to other LRMP tasks or to other planning tasks in the contract as deemed appropriate by the Board.

At the August 23, 2011 study session, numerous comments were made regarding most of the 22 items in the proposed LRMP work plan. A summary of those comments has been provided below each of the work plan items in Attachment B. The following list of the 22 work plan items is what staff perceived from the study session comments:

**Staff notes from August 23<sup>rd</sup> Study Session  
regarding proposed work plan items**

Item	Hours	Notes
1	5	Ok to leave in
2	75	Ok to leave in
3	10	Ok to leave in
4	5	Remove
5	40	Remove
6	30	Ok to leave in
7	30	Ok to leave in
8	5	Remove
9	20	Change how it's done, but hours ok
10	275	Removed; need to re-prioritize
11	40	Ok to leave in
12		Issues with the LRMP policy
13		Issues with the LRMP policy
14	120	Ok to leave in
15		Ok to leave in
16		Ok to leave in
17		Ok to leave in
18	80	Ok to leave in
19	5	Remove
20	5	Remove
21	40	Ok to leave in
22	115	Ok to leave in
<b>Total</b>	<b>900</b>	<b>335 hours for potential re-prioritization</b>

In addition, Mr. Nudo distributed a set of notes based on discussions with a few other Board members regarding the 39 priority items listed in this packet for which no estimates have been completed (starting on page 10 of Attachment B). His handout is included as Attachment C.

Finally, several Board members offered potential tasks to be included in the work plan:

- Amend the LRMP's definition of best prime farmland, and related content of the County Zoning Ordinance and Subdivision Regulations, to be consistent with the update to the County LESA system at such time that is adopted.

Staff response: Although not explicitly listed in the LRMP, updating the definition of Best Prime Farmland is essential to continuing with implementation of the plan. We estimate that this could take 80 hours of staff time in the contract, and could be considered as an item in the LRMP portion of the work plan.

- Have staff research and assist local efforts to determine whether a Renewable Energy Production District would be feasible for the County.

Staff response: RPC estimates that 50 hours could logically be put toward researching this topic in conjunction with the local group spearheading this initiative. This could fall under

General Planning Services Requests in the overall contract, for which 100 hours are available.

- Include a task for promoting economic development for the County, based on the recently published Forbes Report that placed the City of Champaign at a lower ranking than anticipated compared to other communities in our region.

Staff response: Champaign County Economic Development Corporation (CCEDC) is largely responsible for promoting economic development for the county. CCEDC contracted with CCRPC to provide new perspectives on the Forbes report. If the Board desires, CCRPC could assist the Board with other economic development initiatives and/or use hours to assist CCEDC. Hours could be allocated under General Planning Services Requests in the overall contract, for which 100 hours are available.

- Research and provide information to smaller municipalities about residential Tax Increment Financing Districts (TIFs) in order to promote infill development rather than converting more farmland.

Staff response: Minimal research already done on this topic by RPC staff suggests that residential TIFs may have numerous negative impacts on communities. If the Board desires, hours could be allocated under General Planning Services Requests in the overall contract, for which 100 hours are available.

### **Staff recommendation for re-prioritizing 335 LRMP implementation hours**

CCRPC staff met with John Hall on July 11, 2011 to discuss potential items the County Board might select to reprioritize the LRMP hours. While the County Board is free to choose from any LRMP Implementation Items and/or put the hours toward other planning activities, staff prepared estimates for a few items in anticipation of the August 23<sup>rd</sup> Study Session.

The following list includes approximately 335 hours in staff time toward implementing LRMP Priority Items:

- **Priority Item 8.4.5a (see Item 22 in the proposed work plan) – 85 hours** – This item is currently divided into 115 hours for FY12 and another 85 hours to finish in FY13. Those 85 hours could be moved into FY12.
- **Priority Item 6.2.2 – 40 hours** - Amend County Liquor Ordinance to reflect Policy 6.2.2: *The County will require CC Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*
- **Priority Item 6.2.3 – 40 hours** - Amend County Recreation and Entertainment Ordinance to reflect Policy 6.2.3: *The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*
- **Priority Item 8.1.2b – 20 hours** - Submit proposal to ELUC, Champaign County Finance Committee and County Board to review Champaign County capability to contribute funds to MAC to implement a regional water supply plan.

- **Priority Item 8.1.4 – 10 hours** - Monitor progress toward identification and mapping of distinct recharge areas in and adjacent to Champaign County. In the event that such areas are identified, amend relevant Champaign County ordinances (e.g., Zoning, Subdivision, etc.).
- **Choose 2 of the 3 sets of Priority Items summarized in the table below – 140 hours**  
The items in the table below are taken from Mr. Nudo’s handout, Attachment C. These items were considered acceptable for inclusion in the work plan by Mr. Nudo’s group.

Priority Item	Description	Hours Estimate
5.1.1	The County will encourage new urban development to occur within the boundaries of incorporated municipalities.	70
5.1.2	a) The County will encourage that only compact and contiguous discretionary development occur within or adjacent to existing villages that have not yet adopted a municipal comprehensive land use plan. b) The County will require that only compact and contiguous discretionary development occur within or adjacent to existing unincorporated settlements.	
5.1.3	The County will consider municipal extra-territorial jurisdiction areas that are currently served by or that are planned to be served by an available public sanitary sewer service plan as contiguous urban growth areas which should develop in conformance with the relevant municipal comprehensive plans. Such areas are identified on the 2030 Future Land Use Map.	
5.1.4	The County may approve discretionary development outside contiguous urban growth areas, but within municipal extra-territorial jurisdiction areas only if: a) the development is consistent with the municipal comprehensive plan and relevant municipal requirements; b) the site is determined to be well-suited overall for the development if on best prime farmland or the site is suited overall, otherwise; and c) the development is generally consistent with all relevant LRMP objectives and policies.	
5.1.5	The County will encourage urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.	
5.1.6	To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will encourage and, when deemed necessary, will require discretionary development to create a sufficient buffer between existing agricultural operations and the proposed urban development.	70
5.1.7	The County will oppose new urban development or development authorized pursuant to a municipal annexation agreement that is located more than one and one half miles from a municipality’s corporate limit unless the Champaign County Board determines that the development is otherwise consistent with the LRMP, and that such extraordinary exercise of extra-territorial jurisdiction is in the interest of the County as a whole.	
5.2.1	The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.	70
5.2.2	The County will: a. ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland; and b. encourage, when possible, other jurisdictions to ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland.	

If the above list of 335 hours does not please the Board, staff suggests looking at the ideas offered by County Board members at the August 23<sup>rd</sup> study session, which start on the bottom of page 2 of this cover memo. Alternatively, tasks can be chosen from the list of items found starting on page 10 of Attachment B.



**COUNTY PLANNING CONTRACT FOR FY12 – PROPOSED**  
December 1, 2011 through November 30, 2012

	Hours	Cost
<p><b>LRMP Implementation</b> Working with the County Board and staff, priority implementation items will be identified that CCRPC planners can implement given available time and resources. <i>Typical activities: See Attachment B</i></p>	900	\$47,223
<p><b>County Sustainability Initiative</b> County staff members have expressed interest in making County facilities more sustainable and efficient. CCRPC's sustainability coordinator can help guide the County's efforts. <i>Typical activities: monitoring sustainability efforts and helping county departments advance sustainability</i></p>	100	\$4,685
<p><b>Recycling Events Coordination</b> Countywide recycling collection initiatives in coordination with local entities have been spearheaded through the County contract for the last couple of years. Current challenges include seeking means to accommodate the ongoing need for household hazardous waste collections. <i>Typical activities: Recycling events coordination, research on possible other recycling types and events</i></p>	150	\$7,870
<p><b>General Planning Services Requests</b> County Board and/or County departments may solicit research for funding sources, grant writing assistance, data analyses, and reports on topics of common interest to the Board or county administration. <i>Typical activities: 2007 Hazard Mitigation Plan grant application, searching for county facilities improvement funding</i></p>	100	\$5,247
<p><b>Administration</b> (<i>budgeting, work plan, project management</i>)</p>	60	\$3,559
<p><b>Non-staff expenses</b> (<i>Supplies, Services, Capital Outlay</i>) <i>Typical expenses: printing finished documents such as the LRMP, purchasing research materials, office supplies, yearly subscriptions/memberships, etc.</i></p>		\$1,966
<b>TOTAL</b>	<b>1310</b>	<b>\$70,550</b>

## Recommended priorities from LRMP for FY12 - PROPOSED

### Overview

The following table provides an overview of the proposed FY12 LRMP implementation work plan. More specific information on the implementation items is available on subsequent pages.

Work Plan ID	LRMP Objective/ Priority Item	Hours	Cost	8-23-11 Study Session Input
1	9.4	5	\$262.35	Ok to leave in
2	various	75	\$3,935.25	Ok to leave in
3	7.2.4b	10	\$524.70	Ok to leave in
4	8.4.1b	5	\$262.35	Remove
5	1.2.1	40	\$2,098.80	Remove
6	1.3.1	30	\$1,574.10	Ok to leave in
7	2.1.1	30	\$1,574.10	Ok to leave in
8	5.1.8	5	\$262.35	Remove
9	7.2.2a	20	\$1,049.40	Change how it's done, but hours ok
10	<b>Items removed by County Board</b>	275	\$14,429.25	Removed; need to be re-prioritized
11	5.1.8b	40	\$2,098.80	Ok to leave in
12	4.1.1			Issues with LRMP policy
13	4.2.1			Issues with LRMP policy
14	4.2.2			Ok to leave in
15	4.2.3			Ok to leave in
16	4.2.4			Ok to leave in
17	4.3.5			120
18	8.6.3-4	80	\$4,197.60	Ok to leave in
19	4.6.2	5	\$262.35	Remove
20	7.2.2b	5	\$262.35	Remove
21	8.1.9	40	\$2,098.80	Ok to leave in
22	8.4.5a	115	\$6,034.05	Ok to leave in
<b>Total</b>		<b>900</b>	<b>\$47,223.00</b>	

**Yearly reports/updates** – *These are items which will be included in all future work plans for implementing LRMP.*

1. Update Champaign County webpage to achieve provisions of Objective 9.4: *Champaign County will promote efficient resource use and re-use and recycling of potentially recyclable materials. (2011 #1)*

Estimated planner hours to implement: 5  
 Estimated cost to implement: \$262.35  
 Resources needed to implement:  
 County planner will update content about recycling events and new relevant information; IT department will need to update county webpages

Estimated hours to administer once implemented: 5 per year  
 Estimated cost to administer: \$262.35  
 Resources needed to administer:  
 Changes will be made as new information becomes available. This is a permanent item in the County planner work plan as long as the County prioritizes recycling events.

**Comments from County Board Members at 8/23/11 Study Session:**

**Comment:** Could this not be done by the County IT department?

**Response:** Staff needs to collect and create the information that the County IT department then puts on the website.

**Staff perception:** Ok to leave in

2. Monitor and pursue potential funding opportunities to achieve provisions of GOPs. (2011 #3)

Estimated planner hours to implement: 75  
 Estimated cost to implement: \$3,935.25  
 Resources needed to implement:  
 Cost assumes researching funding sources and responding to one average grant opportunity. If more funding applications become available, each is unique and will consume a unique amount of time by the county planner; grant applications will require approval of County Committee of the Whole and full County Board.

Estimated hours to administer once implemented: Unknown  
 Estimated cost to administer: A portion of a grant is usually set aside for administration  
 Resources needed to administer:  
 Potential budget amendment and setting up account. This is a permanent item in the County Planner work plan.

**Comments from County Board Members at 8/23/11 Study Session:**

**Comment:** This is a very general task. Will it take 75 hours? What does it involve?

**Response:** This task includes searching for federal, state, and local funding sources for a variety of priority items in the LRMP. 75 hours can be used to both research and write grant applications, and 75 hours is believed to be a reasonable estimate for a year.

**Staff perception:** Ok to leave in



3. Priority Item 7.2.4b - Participate in the Greenways and Trails Committees that are coordinated by CCRPC. (2011 #4)

Estimated planner hours to implement: 10  
 Estimated cost to implement: \$524.70  
 Resources needed to implement: Cost assumes quarterly meetings.

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This is a permanent item in the County Planner work plan.

**Comments from County Board Members at 8/23/11 Study Session:**

**Comment:** There is not a lot of construction going on with greenways and trails due to the lack of money. Perhaps this task is low priority. Are there other county staff members already participating that would make this task a duplicate effort?

**Response:** CUUATS is starting a complete update of the 2004 Greenways and Trails Plan within the next year, which while not funded in any way by the county, will request its input. Champaign County Highway Department and Champaign County Forest Preserve District each have representatives on the Greenways Committees, but having someone look out for the interests of the county as a whole could be beneficial.

**Staff perception:** Ok to leave in

4. Priority Item 8.4.1b - Maintain an inventory of local and regional watershed plans to provide to the CCDPZ for review of applicable recommendations of local and regional watershed plans in *discretionary review* of new development. (2011 #5)

Estimated planner hours to implement: 5  
 Estimated cost to implement: \$262.35  
 Resources needed to implement: none

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This is a permanent item in the County Planner work plan.

**Comments from County Board Members at 8/23/11 Study Session:**

**Mr. Moser and Mr. Esry** said that the Water Survey already collects a lot of information that is readily available, so perhaps this item is unnecessary.

**Staff perception:** Remove

5. Priority Item 1.2.1 - Prepare a report that informs County Board members of trends or new development with regard to land resource management conditions within the County each year. (2011 #6)
6. Priority Item 1.3.1 - Based on the annually prepared report of trends and new developments (refer to Priority Item 1.2.1), provide a recommendation to ELUC regarding minor LRMP map changes each year. Provide public notice of LRMP changes and invite public input regarding proposed changes. (2011 #7)

7. Priority Item 2.1.1 - Review municipal limits and contiguous urban growth area boundaries with municipal representatives on a regular basis in order to update LRMP Future Land Use Map and Land Management Area Map boundaries. Complete review and revisions to LRMP maps in time for preparation of the annual report to be provided to the County Board each January. (2011 #8)

Items 5, 6, and 7 can be grouped as permanent annual updates to the LRMP.

Estimated planner hours to implement:  $40 + 30 + 30 = 100$

Estimated cost to implement: \$5,247

Resources needed to implement: none

Estimated hours to administer once implemented: none

Estimated cost to administer: none

Resources needed to administer: none

**Comments from County Board Members at 8/23/11 Study Session:**

Board members questioned whether item 5 would really be necessary on an annual, permanent update basis. They suggested that they could set it to a less frequent review as current development trends indicate little change. Permanent work item is one that will perpetually be listed on annual work plan proposals; in contrast, some work plan items are completed once, such as a zoning ordinance change, then are no longer in the work plan.

Staff perception: Remove 5. Leave in 6 and 7.

8. Priority Item 5.1.8 - Monitor and bring to the attention of ELUC relevant legislation for any necessary action by the County regarding Policy 5.1.8, which states "*The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.*" (2011 #10)

Estimated planner hours to implement: 5

Estimated cost to implement: \$262.35

Resources needed to implement: none

Estimated hours to administer once implemented: none

Estimated cost to administer: none

Resources needed to administer: This is a permanent item in the County Planner work plan.

**Comments from County Board Members at 8/23/11 Study Session:**

Mr. Weibel suggested that there are other readily available resources to monitor this Policy, so this item may not be necessary in the work plan.

Staff perception: Remove

9. Priority Item 7.2.2a - Establish and maintain contact with railroad systems with lines and services in Champaign County. Request to be notified regarding proposed grade crossing improvements at locations throughout Champaign County. Notify ELUC regarding proposed grade crossing improvements. Request County Board written support in the form of a letter be provided on a timely basis. (2011 #19)

Estimated planner hours to implement: 20  
 Estimated cost to implement: \$1,049.40  
 Resources needed to implement: none

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This will become a permanent work plan item.

**Comments from County Board Members at 8/23/11 Study Session:**

Several board members stated that they have little or no jurisdiction over railroad improvements. Mr. Nudo suggested that this item's hours could be used to establish a protocol for how the county can make contacts if they have concerns. This would thus become a one-time implementation item rather than a permanent work plan item.

Staff perception: Change how it's done, leave in

**Postponed tasks for County Planner** – These are items that were postponed from the previous work plan due to integration of the LESA document revisions.

**10. Items removed by County Board; 275 hours need to be re-prioritized with other tasks**

11. Priority Item 5.1.8b - Assess and report to ELUC the feasibility of developing an intergovernmental agreement with each municipality that has adopted a municipal comprehensive land use plan that includes Policy 5.1.8: *The County will support legislative initiatives or intergovernmental agreements which specify that property subject to annexation agreements will continue to be under the ordinances, control, and jurisdiction of the County until such time that the property is actually annexed, except that within 1-1/2 miles of the corporate limit of a municipality with an adopted comprehensive land use plan, the subdivision ordinance of the municipality shall apply.* (2011 #11)

Estimated planner hours to implement: 40  
 Estimated cost to implement: \$2,098.80  
 Resources needed to implement: Meetings with each municipality with a comprehensive plan will require travel expenses in some cases.

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: none

**Comments from County Board Members at 8/23/11 Study Session:**

Comment: Mr. Hall was asked how critical this item is to his office.

Response: Mr. Hall responded that this is not a big problem at this time given the lack of current development.

Staff perception: Ok to leave in

12. Amend *Champaign County Zoning Ordinance* to include provisions of Policy 4.1.1 – *Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils. (2011 #12)*
13. Amend *Champaign County Zoning Ordinance* to include provisions of Policy 4.2.1 - *The County may authorize a proposed business or other non-residential discretionary review development in a rural area if the proposed development supports agriculture or involves a product or service that is provided better in a rural area than in an urban area. (2011 #13)*
14. Amend *Champaign County Zoning Ordinance* to include provisions of Policy 4.2.2 - *The County may authorize discretionary review development in a rural area if the proposed development:*
- a. is a type that does not negatively affect agricultural activities; or*
  - b. is located and designed to minimize exposure to any negative affect caused by agricultural activities; and*
  - c. will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, rural roads, or other agriculture-related infrastructure. (2011 #14)*
15. Amend *Champaign County Zoning Ordinance* to include provisions of Policy 4.2.3 - *The County will require that each proposed discretionary development explicitly recognize and provide for the right of agricultural activities to continue on adjacent land. (2011 #15)*
16. Amend *Champaign County Zoning Ordinance* to include provisions of Policy 4.2.4 - *To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all discretionary review consider whether a buffer between existing agricultural operations and the proposed development is necessary. (2011 #16)*
17. Amend *Champaign County Zoning Ordinance* to include provisions of Policy 4.3.5 - *On best prime farmland, the County will authorize a business or other non-residential use only if:*
- a. it also serves surrounding agricultural uses or an important public need; and cannot be located in an urban area or on a less productive site; or*
  - b. the use is otherwise appropriate in a rural area and the site is very well suited to it. (2011 #17)*

Items 12-17 can be combined into one comprehensive change process.

Estimated planner hours to implement: 120

Estimated cost to implement: \$6,296.40

Resources needed to implement: All zoning ordinance amendments must go through Committee of the Whole, County Board, and ZBA. This particular proposed amendment is anticipated to be controversial, so proposed costs are higher than an average zoning ordinance amendment.

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: More in-depth consideration by Zoning staff of some discretionary development reviews will be necessary.

Estimated cost to administer: none

Resources needed to administer: none

**Comments from County Board Members at 8/23/11 Study Session:**

Several board members stated that items 12 and 13 are especially controversial and they would thus put them at low priority. More specifically, they seek definitions for best prime farmland, best use of land, and identifying how a proposed development would be determined as better in an urban or rural area.

Staff perception: Unsure about 12 and 13; ok to leave 14-17 in

**New tasks for County Planner** – These are new items proposed for completion based on the prioritization established in the LRMP.

18. Amend *Champaign County Zoning Ordinance* to include provisions of GOPs for Policy 8.6.3 and 8.6.4. *(This was postponed from last year due to EECBG grant)*

- o Policy 8.6.3 - *For discretionary development, the County will use the Illinois Natural Areas Inventory and other scientific sources of information to identify priority areas for protection or which offer the potential for restoration, preservation, or enhancement.*
- o Policy 8.6.4 - *The County will require implementation of IDNR recommendations for discretionary development sites that contain endangered or threatened species, and will seek to ensure that recommended management practices are maintained on such sites.*

Estimated planner hours to implement: 80

Estimated cost to implement: \$4,197.60

Resources needed to implement: All zoning ordinance amendments must go through Committee of the Whole, full County Board, and Zoning Board of Appeals. This particular proposed amendment is not anticipated to be controversial, so proposed costs are for an average zoning ordinance amendment.

The County Zoning Department will direct this proposed task. Administrative Assistant time will be necessary for meetings, publicizing advertisements, and mailings.

Estimated hours to administer once implemented: none

Estimated cost to administer: none

Resources needed to administer: none

**Comments from County Board Members at 8/23/11 Study Session:**

There were no comments on this item.

Staff perception: Ok to leave in

19. Priority Item 4.6.2 - Monitor and bring to the attention of ELUC and County Board any relevant legislation for any necessary action by the County regarding Policy 4.6.2: The County will support legislation that promotes the conservation of agricultural land and related natural resources in Champaign County provided that legislation proposed is consistent with County policies and Ordinance, including those with regard to landowners' interests. *(This was postponed from last year due to EECBG grant)*

Estimated planner hours to implement: 5  
 Estimated cost to implement: \$262.35  
 Resources needed to implement: none

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This will become a permanent work plan item.

**Comments from County Board Members at 8/23/11 Study Session:**  
 Mr. Weibel and Ms. Petre stated that there are other sources readily available for this information so that perhaps it does not need to be work plan item.  
Staff perception: Remove

20. Priority Item 7.2.2b - Monitor Transportation Service Board petitions for abandonments, mergers throughout Champaign County. Notify ELUC regarding such petitions. Request that County Board written comment in the form of a letter or resolution be provided on a timely basis. *(This was postponed from last year due to EECBG grant)*

Estimated planner hours to implement: 5  
 Estimated cost to implement: \$262.35  
 Resources needed to implement: none

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This will become a permanent work plan item.

**Comments from County Board Members at 8/23/11 Study Session:**  
 Board members were generally not supportive of this item. They suggested that there is a process already in place.  
Staff perception: Remove

21. Priority Item 8.1.9 - Monitor IEPA annual reports and available data from IEPA and the MAC to identify contaminated land or groundwater areas requiring remediation in Champaign County. Submit proposal regarding Champaign County action or response for ELUC review and County Board adoption. *(This was postponed from last year due to EECBG grant)*

Estimated planner hours to implement: 40  
 Estimated cost to implement: \$2,098.80  
 Resources needed to implement: none

Estimated hours to administer once implemented: none  
 Estimated cost to administer: none  
 Resources needed to administer: This will become a permanent work plan item.

**Comments from County Board Members at 8/23/11 Study Session:**  
**Comment:** Ms. Petrie suggested that the Board already has a liaison for MAC, and questioned how much new information could be derived from IEPA and other sources on a yearly update basis.  
**Response:** Staff believes that the 40 hours would be appropriate to research, collect, and analyze new information.  
**Staff perception:** Ok to leave in

22. Priority Item 8.4.5a - Begin required revisions to Phase II National Pollutant Discharge Elimination System (NPDES) Storm Water Management Program.

Estimated planner hours to implement: 200; 115 hours are available in current work plan  
Estimated cost to implement: \$6,034.05 for FY12; \$4,460 for FY13  
Resources needed to implement: This task would need to continue into the next work plan year given there are not enough hours in the FY12 work plan to complete it.

Estimated hours to administer once implemented: as needed by Zoning Director  
Estimated cost to administer: None  
Resources needed to administer: None

**Comments from County Board Members at 8/23/11 Study Session:**  
**Comment:** Board members asked Mr. Hall what needs to be done for this, what is already being done, and if other agencies are currently doing work that we do not need to duplicate.  
**Response:** Mr. Hall stated that required work needs to be done. A five year plan needs to be put in place, updated periodically, and annual reports need to be made to the state.  
**Staff perception:** Ok to leave in

**The following are the remainder of items that staff recommends implementing within the first three years or as funding and staff resources allow. If the County Board desires, items from above can be replaced with items in this list or from longer-term Priority Items listed in the LRMP. At this time, there are no estimates for how long these items would take to implement.**

- Priority Item 6.2.2 - Amend County Liquor Ordinance to reflect Policy 6.2.2: *The County will require CC Liquor Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*
- Priority Item 6.2.3 - Amend County Recreation and Entertainment Ordinance to reflect Policy 6.2.3: *The County will require Champaign County Recreation and Entertainment Licensee premises to comply with the Office of State Fire Marshal life safety regulations or equivalent by 2015.*
- Priority Item 8.1.2a - Submit proposal CCRPC Commissioners to review CCRPC capability of providing funds or other support to MAC as it seeks to implement a regional water supply plan.
- Priority Item 8.1.2b - Submit proposal to ELUC, Champaign County Finance Committee and County Board to review Champaign County capability to contribute funds to MAC to implement a regional water supply plan.
- Priority Item 8.1.3 - As they become available, review MAC recommendations regarding measures to ensure that withdrawals from the Mahomet Aquifer and other aquifers in Champaign County do not exceed the long-term sustainable yield, as described in Policy 8.1.3. Amend relevant Champaign County ordinances (e.g., Zoning, Subdivision, etc.).
- Priority Item 8.1.4 - Monitor progress toward identification and mapping of distinct recharge areas in and adjacent to Champaign County. In the event that such areas are identified, amend relevant Champaign County ordinances (e.g., Zoning, Subdivision, etc.).
- Priority Item 8.7.4 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding voluntary establishment of public-private partnerships to conserve woodlands and other significant areas of natural environmental quality in Champaign County.
- Priority Item 8.7.6 - As a cooperative and adjunct effort to any similar action of the Champaign County Forest Preserve District or the Champaign County Soil and Water Conservation District, develop an information package regarding site-specific natural resource management guidelines that landowners in CC may voluntarily adopt.
- Priority Item 9.1.1b - Develop proposal to identify historic structures, places and landscapes in the County. Submit proposal to ELUC, County Facilities Committee and County Board for review and approval.
- Develop information package for public dissemination regarding Policy 9.1.2 – *The County will promote energy efficient building design standards.*



- Multiple Priority Items – Amend *Champaign County Zoning Ordinance* to include provisions of GOPs.
  - Objective 1.1 - *Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.*
  - Policy 5.1.1 - *The County will encourage new urban development to occur within the boundaries of incorporated municipalities.*
  - Policy 5.1.2 –
    - a. *The County will encourage that only compact and contiguous discretionary development occur within or adjacent to existing villages that have not yet adopted a municipal comprehensive land use plan.*
    - b. *The County will require that only compact and contiguous discretionary development occur within or adjacent to existing unincorporated settlements.*
  - Policy 5.1.3 - *The County will consider municipal extra-territorial jurisdiction areas that are currently served by or that are planned to be served by an available public sanitary sewer service plan as contiguous urban growth areas which should develop in conformance with the relevant municipal comprehensive plans. Such areas are identified on the 2030 Future Land Use Map.*
  - Policy 5.1.4 - *The County may approve discretionary development outside contiguous urban growth areas, but within municipal extra-territorial jurisdiction areas only if:*
    - a. *the development is consistent with the municipal comprehensive plan and relevant municipal requirements;*
    - b. *the site is determined to be well-suited overall for the development if on best prime farmland or the site is suited overall, otherwise; and*
    - c. *the development is generally consistent with all relevant LRMP objectives and policies.*
  - Policy 5.1.5 - *The County will encourage urban development to explicitly recognize and provide for the right of agricultural activities to continue on adjacent land.*
  - Policy 5.1.6 - *To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will encourage and, when deemed necessary, will require discretionary development to create a sufficient buffer between existing agricultural operations and the proposed urban development.*
  - Policy 5.1.7 - *The County will oppose new urban development or development authorized pursuant to a municipal annexation agreement that is located more than one and one half miles from a municipality's corporate limit unless the Champaign County Board determines that the development is otherwise consistent with the LRMP, and that such extraordinary exercise of extra-territorial jurisdiction is in the interest of the County as a whole.*
  - Policy 5.2.1 - *The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible.*

- Policy 5.2.2 – *The County will:*
  - a. *ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland; and*
  - b. *encourage, when possible, other jurisdictions to ensure that urban development proposed on best prime farmland is efficiently designed in order to avoid unnecessary conversion of such farmland.*
- Policy 5.2.3 - *The County will:*
  - a. *require that proposed new urban development results in no more than minimal disturbance to areas with significant natural environmental quality; and*
  - b. *encourage, when possible, other jurisdictions to require that proposed new urban development results in no more than minimal disturbance to areas with significant natural environmental quality.*
- Policy 5.3.1 - *The County will:*
  - a. *require that proposed new urban development in unincorporated areas is sufficiently served by available public services and without undue public expense; and*
  - b. *encourage, when possible, other jurisdictions to require that proposed new urban development is sufficiently served by available public services and without undue public expense.*
- Policy 5.3.2 - *The County will:*
  - a. *require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense; and*
  - b. *encourage, when possible, other jurisdictions to require that proposed new urban development, with proposed improvements, will be adequately served by public infrastructure, and that related needed improvements to public infrastructure are made without undue public expense.*
- Policy 6.1.1 – *The County will establish minimum lot location and dimension requirements for all new rural residential development that provide ample and appropriate areas for onsite wastewater and septic systems. (Note: The priority item C for this policy seeks to amend the Champaign County Zoning Ordinance to reflect the requirements of the Champaign County Health Ordinance, and vice versa.)*
- Policy 6.1.3 - *The County will seek to prevent nuisances created by light and glare and will endeavor to limit excessive night lighting, and to preserve clear views of the night sky throughout as much of the County as possible.*
- Policy 8.1.1 - *The County will not approve discretionary development using on-site water wells unless it can be reasonably assured that an adequate supply of water for the proposed use is available without impairing the supply to any existing well user.*
- Policy 8.3.1 - *The County will allow expansion or establishment of underground mineral and energy resource extraction operations only if:*
  - a) *the operation poses no significant adverse impact to existing land uses;*

- b) the operation creates no significant adverse impact to surface water quality or other natural resources; and*
  - c) provisions are made to fully reclaim the site for a beneficial use.*
- *Policy 8.4.2 - The County will require stormwater management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.*
- *Policy 8.4.3 - The County will encourage the implementation of agricultural practices and land management that promotes good drainage while maximizing stormwater infiltration and aquifer recharge.*
- *Policy 8.5.1 - For discretionary development, the County will require land use patterns, site design standards and land management practices that, wherever possible, preserve existing habitat, enhance degraded habitat and restore habitat.*
- *Policy 8.5.2 - The County will require in its discretionary review that new development cause no more than minimal disturbance to the stream corridor environment.*
- *Policy 8.6.2 –*
  - a. For new development, the County will require land use patterns, site design standards and land management practices to minimize the disturbance of existing areas that provide habitat for native and game species, or to mitigate the impacts of unavoidable disturbance to such areas.*
  - b. With regard to by-right development on good zoning lots, or the expansion thereof, the County will not require new zoning regulations to preserve or maintain existing onsite areas that provide habitat for native and game species, or new zoning regulations that require mitigation of impacts of disturbance to such onsite areas.*
- *Policy 8.7.1 - The County will require that the location, site design and land management of discretionary development minimize disturbance of the natural quality, habitat value and aesthetic character of existing public and private parks and preserves.*
- *Policy 8.7.3 - The County will require that discretionary development provide a reasonable contribution to support development of parks and preserves.*
- *Policy 8.7.5 - The County will implement, where possible, incentives to encourage land development and management practices that preserve, enhance natural areas, wildlife habitat and/or opportunities for hunting and other recreational uses on private land.*
- *Policy 8.8.1 - The County will require compliance with all applicable Illinois Environmental Protection Agency and Illinois Pollution Control Board standards for air quality when relevant in discretionary review development.*
- *Policy 9.1.1 - The County will promote land use patterns, site design standards and land management practices that minimize the discharge of greenhouse gases.*
- *Policy 9.2.1 - The County will enforce the Illinois Energy Efficient Commercial Building Act (20 ILCS 3125/1).*
- *Objective 9.3 - Champaign County will encourage land use and transportation planning policies that maximize energy conservation and efficiency.*

Priority Item	Description	Yes/No	Comments
6.2.2	Amend liquor ordinance	Yes	
6.2.3	Amend county recreation & entertainment ordinance	Yes	
8.1.2a	CCRPC commissioners to implement MAC water supply plan	?	How to fund
8.1.2b	County Board to provide funds for MAC for water supply plan	?	How to fund
8.1.3	Set up policy for CB to review MAC recs for Mahomet Aquifer withdrawals & amend ordinances	?	How to fund
8.1.4	Identification & mapping of distinct recharge areas in & around Champaign County & amend ordinances	Yes	Is this already done by the water survey?
8.7.4	Develop an information package on voluntary public/private partnerships to conserve woodlands, etc.	No or?	Already done by CCFPD & CCSWCD
8.7.6	Develop an information package regarding voluntary site-specific natural management resources for landowners	No or?	Already done by CCFPD & CCSWCD
9.1.1b	Identify historic structures, places & landscapes in the county	No or?	For what purpose? Is this already done by historical groups?
9.1.2	The County will promote energy efficient building design standards	No or?	What does the new state codes implemented in June, 2011 call for?
1.1	CB will consult the LRMP for land use management decisions	?	What does this mean?
5.1.1	County will encourage new urban development to occur within boundaries of incorporated municipalities	Yes	Possible residential TIF's?
5.1.3	County will consider municipal extra-territorial jurisdiction areas currently served by public sanitary sewer for future growth	Yes	
5.1.4	County to approve discretionary growth outside 1 ½ mile jurisdiction with reservations a,b, & c	Yes	
5.1.5	County to recognize urban development as long as ag rights are preserved on adjacent land	Yes	
5.1.6	County will reduce nuisances to ag land use by urban growth by	Yes	Discuss what kind of buffer

	buffering between the parties surrounding the development		
5.1.7	Oppose new urban development located more than 1 ½ miles from muni's corporate limit	Yes	
5.2.1	County to encourage reuse and redevelopment of older & vacant properties within urban land	Yes	Possible residential TIF's
5.2.2a & b	County to oppose urban development on best prime farmland. County to encourage other jurisdictions to oppose urban development on best prime farmland	Yes	
5.2.3a & b	County to ENCOURAGE new urban development results in no more than minimal disturbance of natural environment quality and ENCOURAGE other jurisdictions to do the same.	?	What does this mean? How do you encourage developers and other jurisdictions?
5.3.1 a & b	County will require new developments in unincorporated areas will be adequately served by public infrastructure without undue public expense and encourage other jurisdictions with the same proviso	?	Who determines what is the level of undue public expense? What kind of payback measure is used to determine if there is a reasonable payback from property taxes?
5.3.2	Same as above "with proposed improvements" added	?	Who determines what is the level of undue public expense? What kind of payback measure is used to determine if there is a reasonable payback from property taxes?
6.1.1	County will establish minimum lot location and dimension requirements for all new residential development to provide for ample on-site wastewater and septic systems	?	Is there duplication with the County Health Department permitting?
6.1.3	County to set standards of light and glare nuisances	OK	
8.1.1	County to not approve on-site water wells unless there is adequate water supply for existing users	OK	Who sets the standards for this?
8.3.1a, b & c	County to allow extraction of minerals only if no adverse effects to existing land use, water & reclamation takes place	?	What is our jurisdiction in the matter?
8.4.2	County to require storm water drainage designs to provide effective	No	

	site drainage & protect drainage patterns		
8.4.3	County to ENCOURAGE ag practices promoting drainage, storm water infiltration and aquifer recharge	No	
8.5.1	County will require land use , site design standards, and land management practices to preserve existing habitat/degraded habitat	No	Private property rights. What is the explanation for this intrusion? Who is going to enforce?
8.5.2	County to require in its"discretionary" review of new development no more than minimal disturbance of the stream corridor environment.	?	What will be the criteria? Whose discretionary review?
8.6.2a & b	For new development, County will require minimal disturbance of habitat and game species; for by-right development, county will not require same	No	Who has the expertise in this? Who will pay for the expertise?
8.7.1	County will require discretionary development to minimize disturbance of natural quality, habitat and esthetic character of existing public and private parks	?	What is the role of the Forest Preserve District in this matter?
8.7.3	County will require discretionary development provide a reasonable contribution to parks and preserves	?	
8.7.5	County to implement incentives to encourage land development and management practices to preserve and enhance wildlife and opportunities for hunting on private land		
8.8.1	County will REQUIRE compliance with all EPA & Illinois Pollution Board Control standards for air quality	No	
9.1.1	County will PROMOTE land use & suite standards to minimize greenhouse gases	No	
9.2.1	County will enforce the Illinois Energy Efficient Commercial Building Act	No	Existing? New?
9.3	County will ENCOURAGE land use and transportation planning to maximize energy conservation and efficiency	No	Enforced by?
5.1.2	County will encourage compact & contiguous discretionary development within or adjacent	Yes	

	villages that have not yet adopted a municipal comprehensive land use plan, and can only occur within existing unincorporated settlements		

Champaign  
County  
Department of



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

(217) 384-3708

To: **Champaign County Board Committee of the Whole**

From: **John Hall, Zoning Administrator**

Date: **August 29, 2011**

RE: **Zoning Ordinance text amendment (Case 683-AT-11)**

Request: **Preliminary Recommendation to amend the Champaign County Zoning Ordinance as follows:**

1. **Add definitions for best prime farmland, by right, discretionary, discretionary development, parcel, suited overall, and well suited overall.**
2. **Revise paragraph 5.4.3 C.2. as follows:**
  - a. **In item a. add "and infrastructure to support the development" and give examples of relevant infrastructure.**
  - b. **In item h. replace "emergency" with "public" and add "to support the proposed development" and give examples of relevant services.**
  - c. **In item j. delete "effects on" and replace with "the amount of disturbance to".**
3. **Revise paragraph 9.1.11B. by adding criteria that apply to special use permits in the AG-1, AG-2, and CR zoning districts in addition to the existing criteria for any special use permit, as follows:**
  - a. **The property is either best prime farmland and the property with proposed improvements is well suited overall or the property is not best prime farmland and the property with proposed improvements is suited overall.**
  - b. **The existing public services are available to support the proposed special use effectively and safely without undue public expense.**
  - c. **The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.**

Petitioner: **Zoning Administrator**

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**STATUS**

The Zoning Board of Appeals voted to RECOMMEND ENACTMENT of this proposed Zoning Ordinance text amendment at their meeting on July 14, 2011. Page 10 of the Finding of Fact summarizes the Findings of the ZBA for this case.

The Committee of the Whole authorized the main part of this text amendment at the March 8, 2011, meeting. The recommended amendment differs from the amendment authorized by the Committee. See the discussion below.

Standard protocol is for the Committee to make a *preliminary recommendation* on a proposed text amendment at the first Committee meeting following a ZBA recommendation so as to give municipalities and townships with plan commissions one month in which to provide comments or protests.

If the Committee may makes a final recommendation on this case at the October 4 meeting the case will go to the full Board on October 20, 2011.

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**RECOMMENDED AMENDMENT DIFFERS FROM AUTHORIZED AMENDMENT**

The ZBA added the following definitions that were not part of the original amendment reviewed by the the Committee of the Whole:

**BY RIGHT:** a term to describe a USE permitted or allowed in the DISTRICT involved, without review by BOARD or GOVERNING BODY, and complying with provisions of the zoning ordinance and with other applicable ordinances and regulations.

**DISCRETIONARY:** a term to describe a decision requiring the exercise of judgment, deliberation or decision on the part of the BOARD and GOVERNING BODY in the process of approving or disapproving a SPECIAL USE or a rezoning request.

**DISCRETIONARY DEVELOPMENT:** a non-agricultural land USE that may occur provided that a SPECIAL USE permit and/or a rezoning request is granted by the BOARD and/or by the GOVERNING BODY following a DISCRETIONARY review process and additionally provided that the USE complies with provisions of the zoning ordinance and other applicable ordinances and regulations.

**ATTACHMENTS**

- A Recommended Ordinance (Annotated)
- D As Approved Finding of Fact with Proposed Ordinance

**Attachment A Recommended Zoning Ordinance Text Amendment (Strikeout Version)**

CASE 683-AT-11

AUGUST 29, 2011

1. In Section 3 add definitions for 'best prime farmland', 'by right', 'discretionary', 'discretionary development', 'suited overall', and 'well suited overall' as follows and insert each definition in the appropriate location:

BEST PRIME FARMLAND: Soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System with a Relative Value of 85 or greater and tracts of land with mixed soils that have a LESA System Land Evaluation rating of 85 or greater.

BY RIGHT: a term to describe a USE permitted or allowed in the DISTRICT involved, without review by BOARD or GOVERNING BODY, and complying with provisions of the zoning ordinance and with other applicable ordinances and regulations.

DISCRETIONARY: a term to describe a decision requiring the exercise of judgment, deliberation or decision on the part of the BOARD and GOVERNING BODY in the process of approving or disapproving a SPECIAL USE or a rezoning request.

DISCRETIONARY DEVELOPMENT: a non-agricultural land USE that may occur provided that a SPECIAL USE permit and/or a rezoning request is granted by the BOARD and/or by the GOVERNING BODY following a DISCRETIONARY review process and additionally provided that the USE complies with provisions of the zoning ordinance and other applicable ordinances and regulations.

PARCEL: A designated tract of land entered as a separate item on the real estate tax assessment rolls for the purpose of taxation.

SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be 'suited overall' if the site meets these criteria:

- the site features or site location will not detract from the proposed use;
- the site will not create a risk to the health, safety or property of the occupants, the neighbors or the general public;
- the site is not clearly inadequate in one respect even if it is acceptable in other respects;
- necessary infrastructure is in place or provided by the proposed development; and
- available public services are adequate to support the proposed development effectively and safely.

WELL SUITED OVERALL: A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be 'well-suited overall' if the site meets these criteria:

- the site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative affects on neighbors or the general public; and
- the site is reasonably well-suited in all respects and has no major defects.

**Attachment A Draft Zoning Ordinance Text Amendment (Strikeout Version)**

CASE 683-AT-11

JULY 8, 2011

**2. Revise paragraph 5.4.3 C.2. as follows:**

2. In making findings, the BOARD shall consider the following factors:
  - a. The adequacy and safety of roads providing access to the site and infrastructure (e.g., drainage systems, culverts, bridges) to support the proposed development;
  - b. Effects on nearby farmland and farm operations;
  - c. Effects of nearby farm operations on the proposed residential development;
  - d. The LESA score of the subject site;
  - e. Effects on drainage both upstream and downstream including road drainage facilities;
  - f. The suitability of the site for onsite subsurface soil absorption or surface discharge wastewater systems;
  - g. The availability of water supply to this site;
  - h. The availability of ~~emergency~~ public services to the site; (i.e., police protection, fire protection, and emergency ambulance service) to support the proposed development;
  - i. The flood hazard status of the site;
  - j. The amount of disturbance to ~~Effects on~~ wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat;
  - k. The presence of nearby natural or man-made hazards; and
  - l. The amount of land to be converted from agricultural USES versus the number of DWELLING UNITS to be accommodated.

**3. Revised paragraph 9.1.11 B. as follows:**

9.1.11 SPECIAL USES

B. SPECIAL USE Criteria

A SPECIAL USE Permit shall not be granted by the BOARD unless the public hearing record and written application demonstrate:

1. that it is necessary for the public convenience at that location;

**Attachment A Draft Zoning Ordinance Text Amendment (Strikeout Version)**

CASE 683-AT-11

JULY 8, 2011

2. that it is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise detrimental to the public welfare, except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
  - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements is WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
  - b. The existing public services are available to support the proposed special use effectively and safely without undue public expense.
  - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
3. that it conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
4. that granting the SPECIAL USE is in harmony with the general purpose and intent of this ordinance.
5. that, in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
6. approval of a SPECIAL USE Permit shall authorize USE, CONSTRUCTION and operation only in a manner that is fully consistent with all testimony and evidence submitted by the petitioner or petitioner's agent(s).

*AS APPROVED*

683-AT-11

**FINDING OF FACT  
AND FINAL DETERMINATION  
of  
Champaign County Zoning Board of Appeals**

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Final Determination: **RECOMMEND ENACTMENT**

Date: July 14, 2011

Petitioner: Zoning Administrator

Request: **Amend the Champaign County Zoning Ordinance as follows:**

1. **Add definitions for best prime farmland, by right, discretionary, discretionary development, parcel, suited overall, and well suited overall.**
2. **Revise paragraph 5.4.3 C.2. as follows:**
  - a. **In item a. add “and infrastructure to support the development” and give examples of relevant infrastructure.**
  - b. **In item h. replace “emergency” with “public” and add “to support the proposed development” and give examples of relevant services**
  - c. **In item j. delete “effects on” and replace with “the amount of disturbance to”.**
3. **Revise paragraph 9.1.11B. by adding criteria that apply to special use permits in the AG-1, AG-2, and CR zoning districts in addition to the existing criteria for any special use permit, as follows:**
  - a. **The property is either best prime farmland and the property with proposed improvements is well suited overall or the property is not best prime farmland and the property with proposed improvements is suited overall.**
  - b. **The existing public services are available to support the proposed special use effectively and safely without undue public expense.**
  - c. **The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.**

**FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 24, 2011; May 26, 2011; and July 14, 2011**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner is the Zoning Administrator.
2. The proposed amendment is intended to implement specific policies that are included in the Champaign County Land Resource Management Plan.
3. Municipalities with zoning and townships with planning commissions have protest rights on all text amendments and they are notified of such cases. No comments have been received to date.

**SUMMARY OF THE PROPOSED AMENDMENT**

4. The proposed amendment is attached to the Finding of Fact as it will appear in the Zoning Ordinance.

**GENERALLY REGARDING THE LRMP GOALS, OBJECTIVES, AND POLICIES**

5. The *Champaign County Land Resource Management Plan* (LRMP) was adopted by the County Board on April 22, 2010. The LRMP Goals, Objectives, and Policies were drafted through an inclusive and public process that produced a set of ten goals, 42 objectives, and 100 policies, which are currently the only guidance for amendments to the *Champaign County Zoning Ordinance*, as follows:
  - A. The Purpose Statement of the LRMP Goals, Objectives, and Policies is as follows:

“It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable. The Goals, Objectives and Policies necessary to achieve this purpose are as follows:”
  - B. The LRMP defines Goals, Objectives, and Policies as follows:
    - (1) Goal: an ideal future condition to which the community aspires
    - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
    - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
  - C. The Background given with the LRMP Goals, Objectives, and Policies further states, “Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets

of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.

**REGARDING LRMP GOALS**

6. LRMP Goal 1 is entitled “Planning and Public Involvement” and states that as follows:

**Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.**

The proposed amendment is not directly related to Goal 1 but should **HELP ACHIEVE** Goal 1 for the following reason:

- A. The only objective under Goal 1 that is related to the proposed amendment is Objective 1.1 that is entitled “Guidance on Land Resource Management Decisions”, and states, “Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.”

The proposed amendment appears to **HELP ACHIEVE** objective 1.1 because the proposed changes will allow more specific consideration of the effects of proposed development on public services and public infrastructure.

7. LRMP Goal 2 is entitled “Governmental Coordination” and states as follows:

**Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.**

Goal 2 has two objectives and three policies. The proposed amendment is not directly related to Goal 2 but should **HELP ACHIEVE** Goal 2 because it should **HELP ACHIEVE** objective 2.1 that states that Champaign County will coordinate land resource management planning with all County jurisdictions and, to the extent possible, in the larger region, for the following reasons:

- A. The proposed amendment should **HELP ACHIEVE** policy 2.1.3 that states the County will encourage municipal adoption of plan and ordinance elements which reflect a mutually consistent (County and municipality) approach to the protection of best prime farmland and other natural, historic, or cultural resources, for the following reasons:
- (1) The proposed amendment only affects discretionary development within the AG-1, AG-2, and CR zoning districts and the AG-2 District generally only occurs in areas of overlapping land use planning jurisdiction.
  - (2) The proposed amendment will provide a more explicit statement of the County’s minimum requirements for discretionary development in the AG-2 District which

should result in a more informed collaboration between the County and municipalities.

8. LRMP Goal 3 is entitled “Prosperity” and states as follows:

**Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.**

Goal 3 has three objectives and no policies. The proposed amendment is not directly related to Goal 3 but should **HELP ACHIEVE** Goal 3 for the following reasons:

- A. The proposed amendment is not directly related to any of the objectives for Goal 3 but the amendment should still be supportive of Goal 3 for the following reasons:
- (1) As reviewed under Goal 2, the amendment will provide a more explicit statement of the County’s minimum requirements for discretionary development in the AG-1, AG-2, and CR Zoning Districts.
  - (2) A better understanding of the County’s minimum requirements for discretionary development in these rural zoning districts should provide for more efficient development and minimize development disputes related to the demand placed on public services and public infrastructure.

9. LRMP Goal 4 is entitled “Agriculture” and states as follows:

**Champaign County will protect the long term viability of agriculture in Champaign County and its land resource base.**

Goal 4 has 9 objectives and 22 policies. The proposed amendment is directly related to Goal 4 and **IS NECESSARY TO ACHIEVE** Goal 4 for the following reasons:

- A. Objective 4.4 states that Champaign County will update County regulations that pertain to rural residential discretionary developments to best provide for site specific conditions by 2010 and the proposed amendment **IS NECESSARY TO ACHIEVE** Objective 4.4 because a special use permit is the best way to provide for site specific conditions.

10. LRMP Goal 5 is entitled “Urban Land Use” and states as follows:

**Champaign County will encourage urban development that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.**

The proposed amendment should **NOT BE RELEVANT** to Goal 5 in general, because Goal 5 relates primarily to urban land use.



11. LRMP Goal 6 is entitled “Public Health and Safety” and states as follows:

**Champaign County will ensure protection of the public health and public safety in land resource management decisions.**

The proposed amendment should **NOT BE RELEVANT** to Goal 6 in general because the proposed amendment does not change anything in regards to specific policies supporting Goal 6 although the proposed amendment should result in a more thorough overall consideration of public safety in some land resource management decisions related to rural discretionary development.

12. LRMP Goal 7 is entitled “Transportation” and states as follows:

**Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.**

The proposed amendment should **NOT BE RELEVANT** to Goal 7 in general because the proposed amendment does not change anything in regards to the specific policies supporting Goal 7 although the proposed amendment should result in a more thorough overall consideration of traffic considerations in some land resource management decisions related to rural discretionary development.

13. LRMP Goal 8 is entitled “Natural Resources” and states as follows:

**Champaign County will strive to conserve and enhance the County’s landscape and natural resources and ensure their sustainable use.**

The proposed amendment should **NOT BE RELEVANT** to Goal 8 because the proposed amendment does not address natural areas or natural resources nor should it lead to the decline of the County’s landscape and natural resources.

14. LRMP Goal 9 is entitled “Energy Conservation” and states as follows:

**Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.**

The proposed amendment should **NOT BE RELEVANT** to Goal 9 because the proposed amendment does not address energy efficiency or the use of renewable energy sources.

15. LRMP Goal 10 is entitled “Cultural Amenities” and states as follows:

**Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.**

Goal 10 is **NOT RELEVANT** to the proposed amendment because the proposed amendment only affects discretionary development within the AG-1, AG-2, and CR zoning districts which are unlikely to include cultural amenities.

**REGARDING THE PURPOSE OF THE ZONING ORDINANCE**

16. The proposed amendment appears to **HELP ACHIEVE** the purpose of the Zoning Ordinance as established in Section 2 of the Ordinance for the following reasons:

- A. Paragraph 2.0 (a) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.

The proposed amendment should result in a more thorough overall consideration of public safety in some land resource management decisions related to rural discretionary development.

- B. Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general.

- C. Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public streets.

The proposed amendment should result in a more thorough overall consideration of traffic considerations in some land resource management decisions related to rural discretionary development.

- D. Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.

The proposed amendment should result in a more thorough overall consideration of drainage issues in some land resource management decisions related to rural discretionary development.

- E. Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.

The proposed amendment should result in a more thorough overall consideration of public safety issues in some land resource management decisions related to rural discretionary development.

- F. Paragraph 2.0 (f) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the height and bulk of buildings and structures hereafter to be erected.

The proposed amendment is not directly related to this purpose.

- G. Paragraph 2.0 (g) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to establish, regulate, and limit the building or setback lines on or along any street, trafficway, drive or parkway.

The proposed amendment is not directly related to this purpose.

- H. Paragraph 2.0 (h) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the intensity of the use of lot areas, and regulating and determining the area of open spaces within and surrounding buildings and structures.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- I. Paragraph 2.0 (i) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to classify, regulate, and restrict the location of trades and industries and the location of buildings, structures, and land designed for specified industrial, residential, and other land uses.

The proposed amendment is not directly related to this purpose.

- J. Paragraph 2.0 (j) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to divide the entire County into districts of such number, shape, area, and such different classes according to the use of land, buildings, and structures, intensity of the use of lot area, area of open spaces, and other classification as may be deemed best suited to carry out the purpose of the ordinance.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- K. Paragraph 2.0 (k) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to fix regulations and standards to which buildings, structures, or uses therein shall conform.

The proposed amendment is not directly related to this purpose.

- L. Paragraph 2.0 (l) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prohibit uses, buildings, or structures incompatible with the character of such districts.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- M. Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

The proposed amendment is not directly related to this purpose.

- N. Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- O. Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- P. Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- Q. Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- R. Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

***REGARDING OTHER RELEVANT EVIDENCE***

17. The proposed text amendment **WILL** improve the text of the Zoning Ordinance because it **WILL** provide a better understanding of the actual basis for some land resource management decisions related to rural discretionary development decisions.

**SUMMARY FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on, **March 24, 2011; May 26, 2011; and July 14, 2011**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** the Land Resource Management Plan because:
  - A. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** the following LRMP goal(s):
    - Goal 4 Agriculture
  - B. The proposed Zoning Ordinance text amendment will also **HELP ACHIEVE** the following LRMP goal(s):
    - Goal 1 Planning and Public Involvement
    - Goal 2 Governmental Coordination
    - Goal 3 Prosperity
  - C. The proposed Zoning Ordinance text amendment **WILL NOT IMPEDE** the achievement of the other LRMP goals.
2. The proposed text amendment **WILL** improve the Zoning Ordinance because it will:
  - A. **HELP ACHIEVE** the purpose of the Zoning Ordinance.
  - B. **WILL** improve the text of the Zoning Ordinance because it **WILL** provide a better understanding of the actual basis of some land resource management decisions related to rural discretionary development decisions.

**DOCUMENTS OF RECORD**

1. Application for Text Amendment from the Zoning Administrator, dated March 9, 2010
2. Preliminary Memorandum with attachments:
  - A Champaign County Board Committee of the Whole Memorandum dated February 23, 2011
  - B Strike-out version of Draft Zoning Ordinance Text Amendment dated April 19, 2011
3. pages 5- 9 from Volume 2: Champaign County Land Resource Management Plan adopted April 22, 2010
4. Supplemental Memorandum dated May 18, 2011
5. Supplemental Memorandum dated July 8, 2011, with attachments:
  - A Draft Zoning Ordinance Text Amendment (Strikeout Version)
  - B Preliminary Finding of Fact with proposed amendment

**FINAL DETERMINATION**

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Zoning Ordinance Amendment requested in **Case 683-AT-11** should **BE ENACTED** by the County Board in the form attached hereto.

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Eric Thorsland, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date



1. **In Section 3 add definitions for ‘best prime farmland’, ‘by right’, ‘discretionary’, ‘discretionary development’, ‘suited overall’, and ‘well suited overall’ as follows and insert each definition in the appropriate location:**

**BEST PRIME FARMLAND:** Soils identified in the Champaign County Land Evaluation and Site Assessment (LESA) System with a Relative Value of 85 or greater and tracts of land with mixed soils that have a LESA System Land Evaluation rating of 85 or greater.

**BY RIGHT:** a term to describe a USE permitted or allowed in the DISTRICT involved, without review by BOARD or GOVERNING BODY, and complying with provisions of the zoning ordinance and with other applicable ordinances and regulations.

**DISCRETIONARY:** a term to describe a decision requiring the exercise of judgment, deliberation or decision on the part of the BOARD and GOVERNING BODY in the process of approving or disapproving a SPECIAL USE or a rezoning request.

**DISCRETIONARY DEVELOPMENT:** a non-agricultural land USE that may occur provided that a SPECIAL USE permit and/or a rezoning request is granted by the BOARD and/or by the GOVERNING BODY following a DISCRETIONARY review process and additionally provided that the USE complies with provisions of the zoning ordinance and other applicable ordinances and regulations.

**PARCEL:** A designated tract of land entered as a separate item on the real estate tax assessment rolls for the purpose of taxation.

**SUITED OVERALL:** A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be ‘suited overall’ if the site meets these criteria:

- the site features or site location will not detract from the proposed use;
- the site will not create a risk to the health, safety or property of the occupants, the neighbors or the general public;
- the site is not clearly inadequate in one respect even if it is acceptable in other respects;
- necessary infrastructure is in place or provided by the proposed development; and
- available public services are adequate to support the proposed development effectively and safely.

**WELL SUITED OVERALL:** A discretionary review performance standard to describe the site on which a development is proposed. A site may be found to be ‘well-suited overall’ if the site meets these criteria:

- the site is one on which the proposed development can be safely and soundly accommodated using simple engineering and common, easily maintained construction methods with no unacceptable negative affects on neighbors or the general public; and
- the site is reasonably well-suited in all respects and has no major defects.

**2. Revise paragraph 5.4.3 C.2. to read as follows:**

2. In making findings, the BOARD shall consider the following factors:
  - a. The adequacy and safety of roads providing access to the site and infrastructure (e.g., drainage systems, culverts, bridges) to support the proposed development;
  - b. Effects on nearby farmland and farm operations;
  - c. Effects of nearby farm operations on the proposed residential development;
  - d. The LESA score of the subject site;
  - e. Effects on drainage both upstream and downstream including road drainage facilities;
  - f. The suitability of the site for onsite subsurface soil absorption or surface discharge wastewater systems;
  - g. The availability of water supply to this site;
  - h. The availability of public services (i.e., police protection, fire protection, and emergency ambulance service) to support the proposed development;
  - i. The flood hazard status of the site;
  - j. The amount of disturbance to wetlands, historic or archeological sites, natural or scenic areas or wildlife habitat;
  - k. The presence of nearby natural or man-made hazards; and
  - l. The amount of land to be converted from agricultural USES versus the number of DWELLING UNITS to be accommodated.

**3. Revised paragraph 9.1.11 B. to read as follows:**

9.1.11 SPECIAL USES

B. SPECIAL USE Criteria

A SPECIAL USE Permit shall not be granted by the BOARD unless the public hearing record and written application demonstrate:

1. that it is necessary for the public convenience at that location;
2. that it is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise detrimental to the public welfare, except that in the CR,AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
  - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements is WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
  - b. The existing public services are available to support the proposed special use effectively and safely without undue public expense.
  - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.
3. that it conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
4. that granting the SPECIAL USE is in harmony with the general purpose and intent of this ordinance.
5. that, in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
6. approval of a SPECIAL USE Permit shall authorize USE, CONSTRUCTION and operation only in a manner that is fully consistent with all testimony and evidence submitted by the petitioner or petitioner's agent(s).

Champaign  
County  
Department of



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

(217) 384-3708

To: **Champaign County Board Committee of the Whole**

From: **John Hall, Zoning Administrator**

Date: **August 29, 2011**

RE: **Zoning Ordinance text amendment (Case 684-AT-11)**

Request: **Preliminary Recommendation to amend the Champaign County Zoning Ordinance as follows:**

**Amend the Champaign County Zoning Ordinance as follows:**

1. **Revise Section 5.2 by indicating that a subdivision in the CR, AG-1, or AG-2 Districts that totals more than three lots or with new streets or private access ways requires a County Board approved special use permit for Rural Residential Development in addition to the Rural Residential Overlay District.**
2. **Revise Section 5.4.3 as follows:**
  - a. **Add a requirement for a County Board approved special use permit for Rural Residential Development in accordance with Section 9.1.11.**
  - b. **Add a requirement that the public hearing for a map amendment for a Rural Residential Overlay and the public hearing for the related special use permit for Rural Residential Development must be concurrent.**
3. **Add new paragraph 5.4.5 H. to require submittals for the County Board SPECIAL USE permit application with the submittals for the application for the Rural Residential Overlay rezoning.**

Petitioner: **Zoning Administrator**

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#### *STATUS*

The Zoning Board of Appeals voted to RECOMMEND ENACTMENT of this proposed Zoning Ordinance text amendment at their meeting on July 14, 2011. Page 10 of the Finding of Fact summarizes the Findings of the ZBA for this case.

The Committee of the Whole authorized this text amendment at the March 8, 2011, meeting.

Standard protocol is for the Committee to make a *preliminary recommendation* on a proposed text amendment at the first Committee meeting following a ZBA recommendation so as to give municipalities and townships with plan commissions one month in which to provide comments or protests.

If the Committee may makes a final recommendation on this case at the October 4 meeting the case will go to the full Board on October 20, 2011.

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#### **ATTACHMENTS**

- A Recommended Ordinance (Annotated)
- D As Approved Finding of Fact with Proposed Ordinance

**Attachment A Recommended Zoning Ordinance Text Amendment (Strikeout Version)**

CASE 684-AT-11

AUGUST 29, 2011

**1. Revise Section 5.2 as follows:**

**a. Add the requirement for a County Board Special Use Permit requirement for the rural residential overlay in the CR, AG-1, and AG-2 Districts in the Table of Authorized Principal Uses.**

**b. Revise Section 5.2 Footnote 10.**

**5.2 Table of Authorized Principal USES**

Principal USES	Zoning DISTRICTS					Zoning DISTRICTS									
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Residential Uses</b>															
BOARDING HOUSE							S								
DWELLING, SINGLE FAMILY															
DWELLING, TWO-FAMILY			S	S	S										
DWELLING, MULTI-FAMILY															
Fraternity, Sorority, or Student Cooperative															
Dormitory															
Home for the aged			S												
NURSING HOME			S												
MANUFACTURED HOME PARK								S							
HOTEL - No more than 15 LODGING UNITS	S	S	S							S				S	
HOTEL - over 15 LODGING UNITS															
TRAVEL TRAILER Camp			S												
Residential PLANNED UNIT DEVELOPMENT		S	S	S	S	S	S	S							
MANUFACTURED HOME in MANUFACTURED HOME PARK															
SUBDIVISION(s) totaling three LOTS or less															
SUBDIVISION (s) totaling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS	B <sup>10</sup>	B <sup>10</sup>	B <sup>10</sup>												

Key: B = County Board SPECIAL USE

**Footnotes**

**10. No SUBDIVISION shall be created unless a Rural Residential OVERLAY DISTRICT has been created and a Rural Residential Development County Board Special Use Permit has been authorized, except as provided in Section 5.4.2-5.4.3.**

**Attachment A Draft Zoning Ordinance Text Amendment (Strikeout Version)**

CASE 684-AT-11

JULY 8, 2011

**2. Revise paragraph 5.4.3 B. as follows (Note that text with double underlining is new from the previous version and text with single underlining is unchanged):**

B. The adoption of Rural Residential OVERLAY Zoning shall augment the provisions of the underlying DISTRICT but shall not alter any requirement otherwise applicable to the tract of land except as provided by this section including as follows:

1. A County Board SPECIAL USE approval for a rural residential development that comprises a Rural Residential OVERLAY Zoning DISTRICT shall be required and shall be implemented in accordance with the provisions of Subsection 9.1.11. and the requirements of Subsection 6.1.1.

~~2. The rezoning approval and County Board SPECIAL USE approval stages~~ must The public hearing for the map amendment to the Rural Residential OVERLAY Zoning District and the public hearing for the County Board SPECIAL USE for a rural residential development shall occur concurrently.

**3. Add new paragraph 5.4.5 H. as follows:**

H. Submittals required for the County Board SPECIAL USE permit application.

**AS APPROVED**

**684-AT-11**

**FINDING OF FACT  
AND FINAL DETERMINATION  
of  
Champaign County Zoning Board of Appeals**

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Final Determination: **RECOMMEND ENACTMENT**

Date: July 14, 2011

Petitioner: Zoning Administrator

Request: **Amend the Champaign County Zoning Ordinance as follows:**

- 1. Revise Section 5.2 by indicating that a subdivision in the CR, AG-1 or AG-2 Districts that totals more than three lots or with new streets or private access ways requires a County Board approved special use permit for Rural Residential Development in addition to the Rural Residential Overlay District.**
- 2. Revise Section 5.4.3 as follows:**
  - a. Add a requirement for a County Board approved special use permit for Rural Residential Development in accordance with Section 9.1.11.**
  - b. Add a requirement that the public hearing for a map amendment for a Rural Residential Overlay and the public hearing for the related special use permit for Rural Residential Development must be concurrent.**
- 3. Add new paragraph 5.4.5 H. to require submittals for the County Board SPECIAL USE permit application with the submittals for the application for the Rural Residential Overlay rezoning.**

**FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 24, 2011; May 26, 2011; and July 14, 2011**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner is the Zoning Administrator.
2. The proposed amendment is intended to implement specific policies that are included in the Champaign County Land Resource Management Plan.
3. Municipalities with zoning and townships with planning commissions have protest rights on all text amendments and they are notified of such cases. No comments have been received to date.

**SUMMARY OF THE PROPOSED AMENDMENT**

4. The proposed amendment is attached to the Finding of Fact as it will appear in the Zoning Ordinance.

**GENERALLY REGARDING THE LRMP GOALS, OBJECTIVES, AND POLICIES**

5. The *Champaign County Land Resource Management Plan* (LRMP) was adopted by the County Board on April 22, 2010. The LRMP Goals, Objectives, and Policies were drafted through an inclusive and public process that produced a set of ten goals, 42 objectives, and 100 policies, which are currently the only guidance for amendments to the *Champaign County Zoning Ordinance*, as follows:
  - A. The Purpose Statement of the LRMP Goals, Objectives, and Policies is as follows:

“It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable. The Goals, Objectives and Policies necessary to achieve this purpose are as follows:”
  - B. The LRMP defines Goals, Objectives, and Policies as follows:
    - (1) Goal: an ideal future condition to which the community aspires
    - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
    - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
  - C. The Background given with the LRMP Goals, Objectives, and Policies further states, “Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets



of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.”

**REGARDING LRMP GOALS**

6. LRMP Goal 1 is entitled “Planning and Public Involvement” and states that as follows:

**Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.**

The proposed amendment is not directly related to Goal 1 but should **HELP ACHIEVE** Goal 1 for the following reason:

- A. The only objective under Goal 1 that is related to the proposed amendment is Objective 1.1 that is entitled “Guidance on Land Resource Management Decisions”, and states, “Champaign County will consult the LRMP that formally establishes County land resource management policies and serves as an important source of guidance for the making of County land resource management decisions.”

The proposed amendment appears to **HELP ACHIEVE** objective 1.1 because the proposed changes will allow more specific consideration of the effects of proposed development on public services and public infrastructure.

7. LRMP Goal 2 is entitled “Governmental Coordination” and states as follows:

**Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.**

Goal 2 has two objectives and three policies. The proposed amendment is not directly related to Goal 2 but should **HELP ACHIEVE** Goal 2 because it should **HELP ACHIEVE** objective 2.1 that states that Champaign County will coordinate land resource management planning with all County jurisdictions and, to the extent possible, in the larger region, for the following reasons:

- A. The proposed amendment should **HELP ACHIEVE** policy 2.1.3 that states the County will encourage municipal adoption of plan and ordinance elements which reflect a mutually consistent (County and municipality) approach to the protection of best prime farmland and other natural, historic, or cultural resources, for the following reasons:
- (1) The proposed amendment only affects discretionary development within the AG-1, AG-2, and CR zoning districts and the AG-2 District generally only occurs in areas of overlapping land use planning jurisdiction.

- (2) The proposed amendment will provide a more explicit statement of the County's minimum requirements for discretionary development in the AG-2 District which should result in a more informed collaboration between the County and municipalities.

8. LRMP Goal 3 is entitled "Prosperity" and states as follows:

**Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.**

Goal 3 has three objectives and no policies. The proposed amendment is not directly related to Goal 3 but should **HELP ACHIEVE** Goal 3 for the following reasons:

- A. The proposed amendment is not directly related to any of the objectives for Goal 3 but the amendment should still be supportive of Goal 3 for the following reasons:
  - (1) As reviewed under Goal 2, the amendment will provide a more explicit statement of the County's minimum requirements for discretionary development in the AG-1, AG-2, and CR Zoning Districts.
  - (2) A better understanding of the County's minimum requirements for discretionary development in these rural zoning districts should provide for more efficient development and minimize development disputes related to the demand placed on public services and public infrastructure.

9. LRMP Goal 4 is entitled "Agriculture" and states as follows:

**Champaign County will protect the long term viability of agriculture in Champaign County and its land resource base.**

Goal 4 has 9 objectives and 22 policies. The proposed amendment is directly related to Goal 4 and **IS NECESSARY TO ACHIEVE** Goal 4 for the following reasons:

- A. Objective 4.4 states that Champaign County will update County regulations that pertain to rural residential discretionary developments to best provide for site specific conditions by 2010 and the proposed amendment **IS NECESSARY TO ACHIEVE** Objective 4.4 because a special use permit is the best way to provide for site specific conditions.

10. LRMP Goal 5 is entitled "Urban Land Use" and states as follows:

**Champaign County will encourage urban development that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.**

The proposed amendment should **NOT BE RELEVANT** to Goal 5 in general, because Goal 5 relates primarily to urban land use.

11. LRMP Goal 6 is entitled “Public Health and Safety” and states as follows:

**Champaign County will ensure protection of the public health and public safety in land resource management decisions.**

The proposed amendment should **NOT BE RELEVANT** to Goal 6 in general because the proposed amendment does not change anything in regards to specific policies supporting Goal 6 although the proposed amendment should result in a more thorough overall consideration of public safety in some land resource management decisions related to rural discretionary development.

12. LRMP Goal 7 is entitled “Transportation” and states as follows:

**Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.**

The proposed amendment should **NOT BE RELEVANT** to Goal 7 in general because the proposed amendment does not change anything in regards to the specific policies supporting Goal 7 although the proposed amendment should result in a more thorough overall consideration of traffic considerations in some land resource management decisions related to rural discretionary development.

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**Champaign County will strive to conserve and enhance the County’s landscape and natural resources and ensure their sustainable use.**

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**Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.**

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**Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.**

Goal 10 is **NOT RELEVANT** to the proposed amendment because the proposed amendment only affects discretionary development within the AG-1, AG-2, and CR zoning districts which are unlikely to include cultural amenities.

**REGARDING THE PURPOSE OF THE ZONING ORDINANCE**

16. The proposed amendment appears to **HELP ACHIEVE** the purpose of the Zoning Ordinance as established in Section 2 of the Ordinance for the following reasons:

- A. Paragraph 2.0 (a) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.

The proposed amendment should result in a more thorough overall consideration of public safety in some land resource management decisions related to rural discretionary development.

- B. Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general.

- C. Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public streets.

The proposed amendment should result in a more thorough overall consideration of traffic considerations in some land resource management decisions related to rural discretionary development.

- D. Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.

The proposed amendment should result in a more thorough overall consideration of drainage issues in some land resource management decisions related to rural discretionary development.

- E. Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.

The proposed amendment should result in a more thorough overall consideration of drainage issues in some land resource management decisions related to rural discretionary development.

- F. Paragraph 2.0 (f) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the height and bulk of buildings and structures hereafter to be erected.

The proposed amendment is not directly related to this purpose.

- G. Paragraph 2.0 (g) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to establish, regulate, and limit the building or setback lines on or along any street, trafficway, drive or parkway.

The proposed amendment is not directly related to this purpose.

- H. Paragraph 2.0 (h) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the intensity of the use of lot areas, and regulating and determining the area of open spaces within and surrounding buildings and structures.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- I. Paragraph 2.0 (i) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to classify, regulate, and restrict the location of trades and industries and the location of buildings, structures, and land designed for specified industrial, residential, and other land uses.

The proposed amendment is not directly related to this purpose.

- J. Paragraph 2.0 (j) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to divide the entire County into districts of such number, shape, area, and such different classes according to the use of land, buildings, and structures, intensity of the use of lot area, area of open spaces, and other classification as may be deemed best suited to carry out the purpose of the ordinance.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- K. Paragraph 2.0 (k) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to fix regulations and standards to which buildings, structures, or uses therein shall conform.

The proposed amendment is not directly related to this purpose.

- L. Paragraph 2.0 (l) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prohibit uses, buildings, or structures incompatible with the character of such districts.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- M. Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

The proposed amendment is not directly related to this purpose.

- N. Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- O. Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- P. Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- Q. Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

- R. Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general in some land resource management decisions related to rural discretionary development.

***REGARDING OTHER RELEVANT EVIDENCE***

17. The proposed text amendment **WILL** improve the text of the Zoning Ordinance because it **WILL** provide a better understanding of the actual basis for some land resource management decisions related to rural discretionary development decisions.

### SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on, **March 24, 2011; May 26, 2011; and July 14, 2011**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** the Land Resource Management Plan because:
  - A. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** the following LRMP goal(s):
    - Goal 4 Agriculture
  - B. The proposed Zoning Ordinance text amendment will also **HELP ACHIEVE** the following LRMP goal(s):
    - Goal 1 Planning and Public Involvement
    - Goal 2 Governmental Coordination
    - Goal 3 Prosperity
  - C. The proposed Zoning Ordinance text amendment **WILL NOT IMPEDE** the achievement of the other LRMP goals.
2. The proposed text amendment **WILL** improve the Zoning Ordinance because it will:
  - A. **HELP ACHIEVE** the purpose of the Zoning Ordinance.
  - B. **WILL** improve the text of the Zoning Ordinance because it **WILL** provide a better understanding of the actual basis of some land resource management decisions related to rural discretionary development decisions.



**DOCUMENTS OF RECORD**

1. Application for Text Amendment from the Zoning Administrator, dated March 9, 2010
2. Preliminary Memorandum with attachments:
  - A Champaign County Board Committee of the Whole Memorandum dated February 23, 2011
  - B Strike-out version of Draft Zoning Ordinance Text Amendment dated April 19, 2011
3. pages 5- 9 from Volume 2: Champaign County Land Resource Management Plan adopted April 22, 2010
4. Supplemental Memorandum dated May 18, 2011, with attachment:
  - A Rural Residential Overly (RRO) Zoning Map Amendment Cases
5. Supplemental Memorandum dated July 8, 2011, with attachments:
  - A Draft Zoning Ordinance Text Amendment (Strikeout Version)
  - B Preliminary Finding of Fact with proposed amendment

**FINAL DETERMINATION**

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Zoning Ordinance Amendment requested in **Case 684-AT-11** should **BE ENACTED** by the County Board in the form attached hereto.

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

Eric Thorsland, Chair  
Champaign County Zoning Board of Appeals

ATTEST:

Secretary to the Zoning Board of Appeals

Date

1. Revise Section 5.2 as follows:
  - a. Add the requirement for a County Board Special Use Permit requirement for the rural residential overlay in the CR, AG-1, and AG-2 Districts in the Table of Authorized Principal Uses.
  - b. Revise Section 5.2 Footnote 10.

5.2 Table of Authorized Principal USES

Principal USES	Zoning DISTRICTS					Zoning DISTRICTS									
	CR	AG-1	AG-2	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
<b>Residential Uses</b>															
BOARDING HOUSE						S									
DWELLING, SINGLE FAMILY														I	
DWELLING, TWO-FAMILY			S	S	S										
DWELLING, MULTI-FAMILY															
Fraternity, Sorority, or Student Cooperative															
Dormitory															
Home for the aged			S												
NURSING HOME			S												
MANUFACTURED HOME PARK								S							
HOTEL - No more than 15 LODGING UNITS	S	S	S							S				S	
HOTEL - over 15 LODGING UNITS															
TRAVEL TRAILER Camp			S												
Residential PLANNED UNIT DEVELOPMENT	S	S	S	S	S	S	S	S							
MANUFACTURED HOME in MANUFACTURED HOME PARK															
SUBDIVISION(s) totaling three LOTS or less	S	S	S												
SUBDIVISION (s) totaling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS	B <sup>10</sup>	B <sup>10</sup>	B <sup>10</sup>												

Key: B = County Board SPECIAL USE

Footnotes

10. No SUBDIVISION shall be created unless a Rural Residential OVERLAY DISTRICT has been created and a Rural Residential Development County Board Special Use Permit has been authorized, except as provided in Section 5-4-2-5.4.3.

**2. Revise paragraph 5.4.3 B. as follows:**

- B. The adoption of Rural Residential OVERLAY Zoning shall augment the provisions of the underlying DISTRICT but shall not alter any requirement otherwise applicable to the tract of land except as provided by this section including as follows:
  - 1. A County Board SPECIAL USE approval for a rural residential development that comprises a Rural Residential OVERLAY Zoning DISTRICT shall be required and shall be implemented in accordance with the provisions of Subsection 9.1.11. and the requirements of Subsection 6.1.1.
  - 2. The public hearing for the map amendment to the Rural Residential OVERLAY Zoning District and the public hearing for the County Board SPECIAL USE for a rural residential development shall occur concurrently.

**3. Add new paragraph 5.4.5 H. as follows to require submittals for the County Board SPECIAL USE permit application with the submittals for the application for the Rural Residential Overlay rezoning:**

- H. Submittals required for the County Board SPECIAL USE permit application.

# Citizen Planner Workshop

**FOR: Plan Commissioners, Zoning Board of Appeals Members, and Interested Others**

**WHAT:** Learn from the professionals...learn from your peers . . . In downstate Illinois, citizen planners—volunteers or local city/county staff trained in other disciplines—outnumber professional planners.

The annual Citizen Planner Workshop helps train members of planning commissions and zoning boards in legal requirements and best practices, answering questions such as these:

- ◊ What should planning decisions be based on?
- ◊ What legal pitfalls should concern citizen planners and how should these pitfalls be avoided?
- ◊ What are the latest trends/challenges in community planning?

Professional planners and other experts lead each workshop and share knowledge and experience through a well-organized, in depth series of presentations. Resources available to citizen planners are also identified and explained. And, each Citizen Planner Workshop is also a great opportunity to meet peers from other communities and share ideas!

**WHEN: Wednesday, September 14, 2011**

**5:30pm** Networking/Buffer dinner from *Minneci's Ristorante*

**6-8pm** *Presentation and Q&A* by Michael Blue, FAICP, and Laurie Marston, AICP

**WHERE: Illinois Terminal, 4th Floor** - CityView Banquet and Meeting Center,  
45 East University Avenue, Champaign  
*Free parking to be provided in Lot west of Illinois Terminal*

**The event is free for all invited Plan Commissioners and Zoning Board of Appeals members.**

Other guest registrants have these options: RSVP by 9/9 and pay \$25 to cover cost of meal; or RSVP by 9/9 with no meal.

*Please RSVP by 4 pm on September 9*

*Contact: Beth Brunk, CCRPC Administrative Secretary, (217) 819-4035*

## Speakers:

Michael Blue, FAICP is the Director of Community Development for the City of Highland Park, Illinois and has been since 2002. The department serves as the staff for nine City Commissions that address a wide range of issues including development, housing, historic preservation, cultural arts and the city's natural environment. Mr. Blue has been actively involved in the local and national leadership of the American Planning Association and is currently the Planning Officials Development Officer for the Illinois Chapter of the APA.

Laurie Marston is a Senior Economic Development Planner for Valerie S. Kretchner and Associates of Evanston, Illinois with over thirty years of experience as a municipal planner and economic development consultant. She has experience in comprehensive planning, site plan review, fiscal impact analysis, economic development strategies and transit-oriented development. Ms. Marston is a member of the American Planning Association, Lambda Alpha land economic honorary society and has served on the Evanston Plan Commission.

## Sponsors:

- ◊ Champaign County Regional Planning Commission
- ◊ City of Urbana
- ◊ City of Champaign
- ◊ Downstate Illinois Section of the Illinois Chapter of the American Planning Association