

# CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **June 05, 2006**  
Time: **7:00 PM**  
Place: **Brookens Gymnasium**  
**Brookens Administrative Center**  
**1776 E. Washington Street**  
**Urbana, IL 61802**

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

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

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

## AGENDA

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

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

- Part A:** Revise the nature and intent of the AG-1 Agriculture, AG-2 Agriculture, B-1 Rural Trade Center, and CR Conservation-Recreation Zoning Districts. Change the name of the AG-1 Agriculture Zoning District to AG Agriculture Zoning District.
- Part B:** Modify the Table of Authorized Principal Uses, generally allowing fewer non-residential uses in the CR Conservation-Recreation District and AG Agriculture District; more non-residential uses in the AG-2 Agriculture District; and expanding the uses allowable in the B-1 Rural Trade Center District under certain circumstances.
- Part C:** Revise certain Special Use standard conditions.
- Part D:** Further restrict the right to develop and construct dwellings ‘by-right’ on parcels on land in the AG-1 Agriculture, Ag-2 Agriculture, and CR Conservation-Recreation Districts from existing zoning provisions that allow 2 to 4 houses on parcels larger than 5 acres depending on parcel size plus one house on any lot over 35 acres. The proposed amendment will restrict the right to develop and construct dwellings ‘by-right’ on parcels of land as follows:
- on parcels under 40 acres in area: one house is permitted ‘by-right’ if there is no existing house on the parcel;
  - on parcels 40 acres or more in area: one house is permitted ‘by-right’ for each 40 acres of parcel area in addition to any one existing house, up to a maximum total of 4 houses.

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- Part E:** Increase the minimum required lot area for new lots that are not created with a recorded plat of subdivision or a recorded plat of survey from one acre to two acres, excluding the public right-of-way in the AG Agriculture, AG-2 Agriculture, and CR Conservation-Recreation Districts.
- Part H:** Make miscellaneous changes regarding standard for lots, site development and construction.
- Part K:** For proposed developments in the CR Conservation-Recreation District that require a Special Use or Rezoning:
- 1) establish performance standards that are intended to minimize the impacts of the proposed Special Use or Rezoning on selected environmental resources; and
  - 2) require that a Natural Area Impact Assessment be conducted by a qualified professional if site contains (or contained as of 2005) well-developed woodland vegetation, sensitive riparian areas, pastures, prairies, or meadow areas and if a significant portion of such area is proposed to be impacted by the proposed Special Use or Rezoning.
- Part M:** Change the *Zoning Ordinance* format and add new techniques and clarifying language. No change proposed in part M affects any substantive requirement of the Ordinance. New Part M provisions are added only for clarity or to provide a framework for other substantive amendments. Amendments proposed as PART M include:
- 1) reorganize the provisions into 48 Chapters in lieu of the present 14 Sections;
  - 2) reserve chapters for future new provisions;
  - 3) institute a new numbering system;
  - 4) add language clarifying the scope and effect of the Ordinance;
  - 5) add language clarifying the application of “use” as applied to lots;
  - 6) add “Conditional Use” and “County Board Special Use” as new categories of use authorization to the existing “by-right” and “special use” categories. No uses are assigned to the new categories by this amendment and it makes no substantive changes to the Table of Authorized Principal Uses by District.
  - 7) clarify regulations applying to the process of creating lots; and
  - 8) generally make grammatical and editorial changes as required by the new format and to provide greater clarity.

6. New Public Hearings

7. Staff Report

8. Other Business

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

10. Adjournment

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**\* Administrative Hearing. Cross Examination allowed.**