## CASE NO. 685-AT-11

Champaign County Department of SUPPLEMENTAL MEMORANDUM May 17, 2012

Petitioner: Zoning Administrator

Prepared by:

John Hall, Zoning Administrator Susan Monte, CCRPC Planner

**PLANNING & ZONING** 

Request: Amend the Champaign County Zoning Ordinance by revising Section 6.1 to add standard conditions required for any County Board approved special use permit for a rural residential development in the Rural Residential Overlay District (RRO) as follows:

Brookens 1. **Administrative Center** 1776 E. Washington Street Urbana, Illinois 61802 2.

(217) 384-3708

- Require that each proposed residential lot shall have an area equal to the minimum required lot area that is located outside of the Special Flood Hazard Area.
  - Require a new public street to serve the proposed lots in any proposed RRO with more than two proposed lots that are each less than five acres in area or any RRO that does not comply with the standard condition for minimum driveway separation.
- Require any proposed residential lot that fronts onto an existing public street to have the driveway adjacent to 3. another driveway, if more than one lot is proposed, and require each pair of driveways or individual driveways to be at least 600 feet from any driveway for any other lot in the same development.
- 4. Require for any residential lot on which a dwelling may be more than 140 feet from a public street that the lot shall have a driveway as follows:
  - The minimum required driveway pavement shall be a minimum of six inches of gravel or similar alla. weather material that is a minimum of 20 feet wide and the driveway shall extend from the public street to the proposed dwelling.
  - b. The required driveway pavement shall be maintained with a vertical clearance free of overhanging vegetation for a minimum height of 13 feet six inches.
  - The required driveway shall include a hammer head type turnaround that is a minimum of 20 feet by c. 40 feet in area and that consists of the same minimum driveway pavement and minimum clear vertical clearance.
- Require for any proposed residential lot not served by a public water supply system and that is located in an 5. area of limited groundwater availability or over a shallow sand and gravel aquifer other than the Mahomet Aquifer, that the petitioner shall contract the services of the Illinois State Water Survey to conduct or provide a review of the results of a recent groundwater investigation to determine if adequate groundwater resources exist on the site for the proposed RRO, without endangering groundwater availability for the existing neighboring land uses.
- 6. Require for any proposed RRO in a high probability area as defined in the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) that the petitioner shall contact the Illinois State Historic Preservation Agency (ISHPA) about the proposed RRO development undertaking and provide a copy of the ISHPA response.
- 7. Require that for any proposed RRO that the petitioner shall contact the Endangered Species Program of the Illinois Department of Natural Resources and provide a copy of the agency response.

#### STATUS

This case was continued from the April 12, 2012, meeting. The proposed amendment has been revised significantly and both a strike-out version (Attachment B) and a non-strike out version (Attachment C) are attached. The previous version dated July, 2011, is also included for comparison purposes (see Attachment A).

#### **ATTACHMENTS**

- A Draft Zoning Ordinance Text Amendment (Strikeout Version) dated July 8, 2011
- B Revised Draft Zoning Ordinance Text Amendment (Strikeout Version) dated May 17, 2012
- C Revised Draft Zoning Ordinance Text Amendment dated May 17, 2012
- D Alternative Plan for RRO Case 253-AM-00 As Revised By Proposed Amendment
- E Proposed site plan for Case 565-AM-06 (withdrawn)
- F Alternative Plan for RRO Case 343-AM-02 As Revised By Proposed Amendment
- G Hypothetical 2 Acre Best Prime Farmland RRO Lot

# Attachment A Draft Zoning Ordinance Text Amendment (Strikeout Version) CASE 685-AT-11 JULY 8, 2011

1. Add the following to Section 6.1.3 Schedule of Requirements and Standard Conditions (Note that numbers in parentheses within Table 6.1.3 indicate Footnotes at the conclusion of Table 6.1.3.):

			Minimur Siz			rimum IGHT		Required Y	'ARDS (feet	i)		
Rural Residential Development County Board Special Use Permit  (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	or						Front		REET			
Rural Residential Development County Board Special Use Permit  1. Each residential LOT in the rural residential development shall have at least one acre of buildable area that is not in the Special Flood Hazard Area.  2. More than two residential LOTs that are each less than five acres in area or any Rural Residential Overlay District (RRO) that does not comply with the standard condition for minimum driveway separation shall front a new STREET that shall meet the standards of the relevant SUBDIVISION jurisdiction.  3. A LOT that fronts on and has access to an existing STREET shall locate a driveway adjacent to another driveway, if more than one LOT is proposed, and each pair of driveways or individual driveways shall be at least 600 feet from any driveway for any other LOT in the same development.  4. For any residential LOT on which a DWELLING may be more than 140 feet from a STREET, that LOT shall have a driveway pavement shall be a minimum of six inches of gravel or similar all-weather material that is a minimum of 20 feet wide and the driveway shall extend from the public street to the proposed dwelling.  b. The required driveway pavement shall be maintained with a vertical clearance free of overhanging vegetation for a minimum height of 13 feet six inches.  c. The required driveway shall include a hammer head type turnaround that is a minimum of 20 feet by 40 feet in area and that consists of the same minimum driveway pavement and minimum clear vertical clearance.  5. For any proposed residential lot not served by a public water supply system and that is located in an area of limited groundwater availability or over a shallow sand and gravel aquifer other than the Mahomet Aquifer, the petitioner shall contract the services of the lillinois State Water Survey (ISWS) to conduct or provide a review of the results of a					Feet	Stories	ST	REET Classificat	tion	SIDE	REAR	
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Special Use   Permit   Residential Overlay District (RRO) that does not comply with the standard condition for minimum driveway separation shall front a new STREET that shall meet the standards of the relevant SUBDIVISION jurisdiction.    3. A LOT that fronts on and has access to an existing STREET shall locate a driveway adjacent to another driveway, if more than one LOT is proposed, and each pair of driveways or individual driveways shall be at least 600 feet from any driveway for any other LOT in the same development.    4. For any residential LOT on which a DWELLING may be more than 140 feet from a STREET, that LOT shall have a driveway as follows:   a. The minimum required driveway pavement shall be a minimum of six inches of gravel or similar all-weather material that is a minimum of 20 feet wide and the driveway shall extend from the public street to the proposed dwelling.   b. The required driveway pavement shall be maintained with a vertical clearance free of overhanging vegetation for a minimum height of 13 feet six inches.   c. The required driveway shall include a hammer head type turnaround that is a minimum of 20 feet by 40 feet in area and that consists of the same minimum driveway pavement and minimum clear vertical clearance.   5. For any proposed residential lot not served by a public water supply system and that is located in an area of limited groundwater availability or over a shallow sand and gravel aquifer other than the Mahomet Aquifer, the petitioner shall contract the services of the Illinois State Water Survey (ISWS) to conduct or provide a review of the results of a	Development County	<u>b</u> ı	uildable a	rea that	is not	in the S	pecial Flo	ood Hazard A	rea.			
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# Attachment B Revised Draft Zoning Ordinance Text Amendment (Strikeout Version) CASE 685-AT-11 MAY 17, 2012

1. Add the following to Section 6.1.3 Schedule of Requirements and Standard Conditions (Note that numbers in parentheses within Table 6.1.3 indicate Footnotes at the conclusion of Table 6.1.3.):

		Minimur Siz			dmum IGHT		Required \	ARDS (fee	1)		
SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	AREA (Acres)	Width (feet)	Feet	Stories		Setback from ST Centerline <sup>2</sup>		SIDE	REAR	Explanatory or Special Provisions
		Ì	` ′			MAJOR	COLLECTOR	MINOR			
Rural	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	See below
Residential Development County Board Special Use Permit	2. M R m th A ad th b 6: 4. S a b	round elegrea must  ore than esidentia inimum de relevar LOT than drive ther LOT or any retrement the example of the example o	trea that vation of be spector to the spector to th	t is not the Lifically dential by District respansive idual district ame de il LOT of shall expendent ame de il LOT of the payenne idual district respansive idual district respansive idual district respansive idual district respansive idual district responsive idual district responsive idual district responsive in the interior responsive in the interior responsive idual district responsive idual district responsive idual district responsive in the interior responsive idual district	in the S OT in of approve the second and approve the second and approve the second and approve the second ap	cess to a more than the pure that in a pure that in	ach less than es not comple a new STREE nexisting ST one LOT is at least 600.  LLING may be as follows: avement shail that is a mobile street to be shall be main ra minimum le a hammer rea and that clear vertical arcel that exist a follows: as fo	T from the five acrey with the FEET she proposed feet from a minimum of the proposed feet from the proposed feet feet feet feet feet feet feet fe	es in an estance all local any designation and the estance and	rea or are lard con et the st included in a driveway of each pairiveway of each pairivewa	e to the d Hazard  The Rural dition for andards of the second and

## Attachment B Revised Draft Zoning Ordinance Text Amendment (Strikeout Version)

CASE 685-AT-11 MAY 17, 2012

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SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	AREA (Acres)	Width (feet)	Feet	Stories		Setback from S Centerline <sup>2</sup> FREET Classifica		SIDE	REAR	Explanatory or Special Provisions	
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		<u>50</u>	teet for	any ho	<u>prizontal</u>	curve or	corner.					
	<u>b.</u>						shall be mair r a minimum					
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#### Attachment C Revised Draft Zoning Ordinance Text Amendment

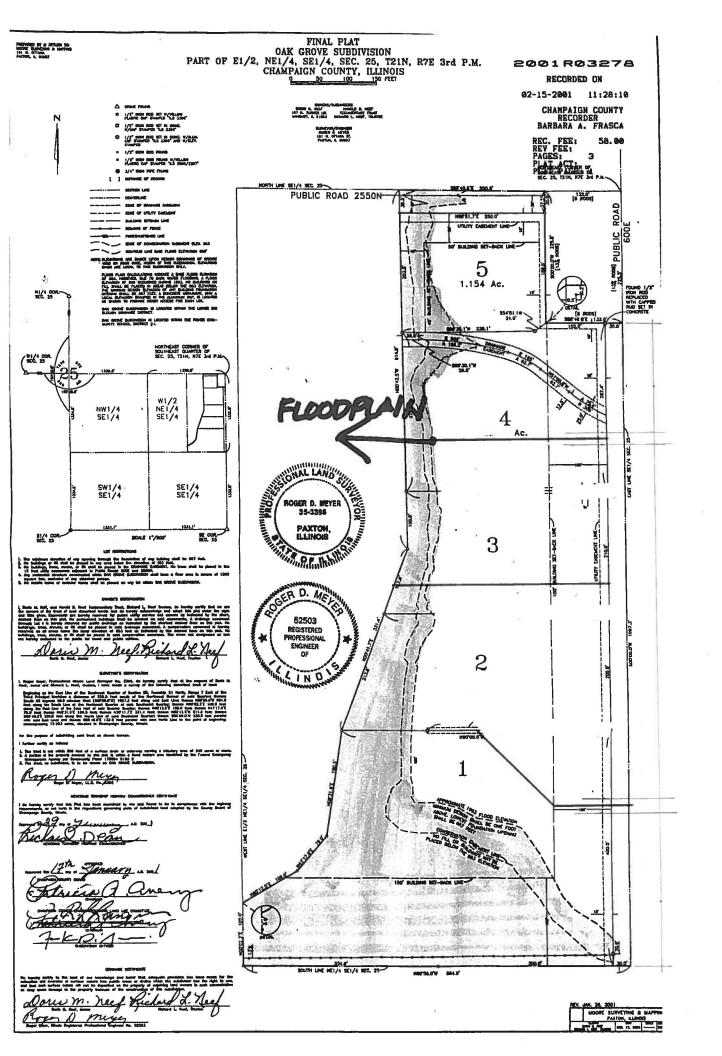
CASE 685-AT-11 MAY 17, 2012

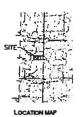
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		Minimur Siz			imum IGHT		Required Y	'ARDS (fee	1)		
SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	ADEA	NA C JAL			Front	Setback from ST Centerline <sup>2</sup>	REET			Explanatory or Special Provisions
		AREA (Acres)	Width (feet)	Feet	Stories	ST	REET Classificat	ion	SIDE	REAR	
						MAJOR	COLLECTOR	MINOR			
Rural	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	See below
Residential Development County Board	Each residential LOT shall have at least one acre of buildable area that is not in the Special Flood Hazard Area. Any changes made to the ground elevation of the LOT in order to remark the LOT from the Special Flood Hazard Area must be specifically approved.										
Special Use Permit	to	When more than one lot from the same parcel that existed on 1/1/98 is proposed for rezort to the Rural Residential OVERLAY (RRO) DISTRICT, each LOT shall be as follows:  a. A LOT that fronts on and has access to an existing street with a driveway that connects to the existing STREET as follows:  (1) the driveway shall be located within 30 feet (measured to the driveway centerlines) of no more than one adjacent driveway on no more than on adjacent RRO DISTRICT LOT from the same parcel that existed on 1/1/9								s: hat way nan one	
	b.		(2) the driveway shall have a minimum driveway separation of at least <i>{550–600</i> } feet (measured to the driveway centerlines) from any other driveway on any RRO DISTRICT lot from the same parcel that existed on 1/1/98; or  A LOT that fronts on and has access to a new STREET that shall meet the standards								ay on any r standards
			of the relevant SUBDIVISION jurisdiction and is part of the Rural Residential Development.								tial
	3. All a.		require	d drive	way pav	ement sha ve or corna	all have a min er.	imum cer	nterline	curve ra	dius of 50
	b.						all be maintai um height of 1				ance free of
	c.	the res me foll	Any residential LOT on which a DWELLING may be more than <i>{140-160}</i> feet from the RIGHT-OF-WAY of a STREET to which the LOT has the right of access or any residential LOT on which the driveway shall be more than <i>{140-160}</i> feet long as measured from the RIGHT-OF-WAY to the DWELLING, the driveway shall be as follows:								
		(1)	of g	gravel d	or simila	r all-weath	eway paveme ner material th om the public	at is a mi	nimum	of 20 fe	et wide and
		(2)	tur	naroun	d that is	a minimu	eway shall inc m of 20 feet b avement and i	y 40 feet	in area	and tha	t consists
	d.		The above driveway requirements notwithstanding, all driveway locations shall also be approved by the relevant highway jurisdiction.								shall also
	е.	. Driv	eway co	onstruc	tion sha	ll be a cor	dition of zoni	ng use pe	rmit ap	proval.	

# Attachment C Revised Draft Zoning Ordinance Text Amendment CASE 685-AT-11 MAY 17, 2012

		Minimur Siz			dimum IGHT		Required Y	ARDS (fee	t)		
SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	AREA	Width			Front Setback from STREET Centerline <sup>2</sup>				Explanatory or Special Provisions	
		(Acres)	(feet)	Feet	Stories	ST	REET Classificat	tion	SIDE	REAR	
						MAJOR	COLLECTOR	MINOR			
	5. For H Single Property of the Single Proper	release releas	posed real real real real real real real real	esidenti of limite ne Mah of (ISWS) igation RO, wit ses. RO in a Preser ervatior ovide a apply for ural Resolble, a of the Illi	al lot no diground from the control of the control	t served to dwater average and quifer, the duct or promine if act dangering robability act (20 ILC y (ISHPA) the ISHP litation wing The App the Detail partment	ons of a drivework py a public was railability or over petitioner shape ovide a review lequate groundwater area as defined S 3420), the pabout the profession shall ited Action Report Natural Resources.	ter supply er a shall all contract v of the red dwater re- availabilited in the II petitioner oposed RI ered Spe- include a ort submi	y syster ow sand the second to source by for the shall control of the second to source by for the shall control of the second to source shall control of the second to source shall control of the second to source shall control of the second to second the seco	m and the d and gr ervices o f a recer s exist or e existin  State Age ontact the velopmer  ogram of f the Age the Enda	at is ravel of the Illinois of the site og ency ne Illinois of the Illinois ency Action angered





WEST LIME,

SW CORNER,

274,847 SF 6.291 Az

& LIMITS OF POND

#### SCHEMATIC PLAN WIDHOLM SUBDIVISION VILLAGE OF SAVOY, ILLINOIS

179,840 SF 4,124 Ac

OWNER MCK WIDHOLM 1812 ROBERT CHAMPACH, S. 81821

PHORNETH/SURVEYOR
HOC ENGINEERING, INC.
201 W. SPRINCFELD
SURTE JOD, PO BOX 140
CHAMPAGH, BLINOIS





- O N'-SIG" IRON ROD WITH PLASTIC CAP "FOC PLS FIRM 148"

  BE COMPRETE ROW MANNEDS SET

  BOUNDARY OF SURGINISH

  CASCINDITURE

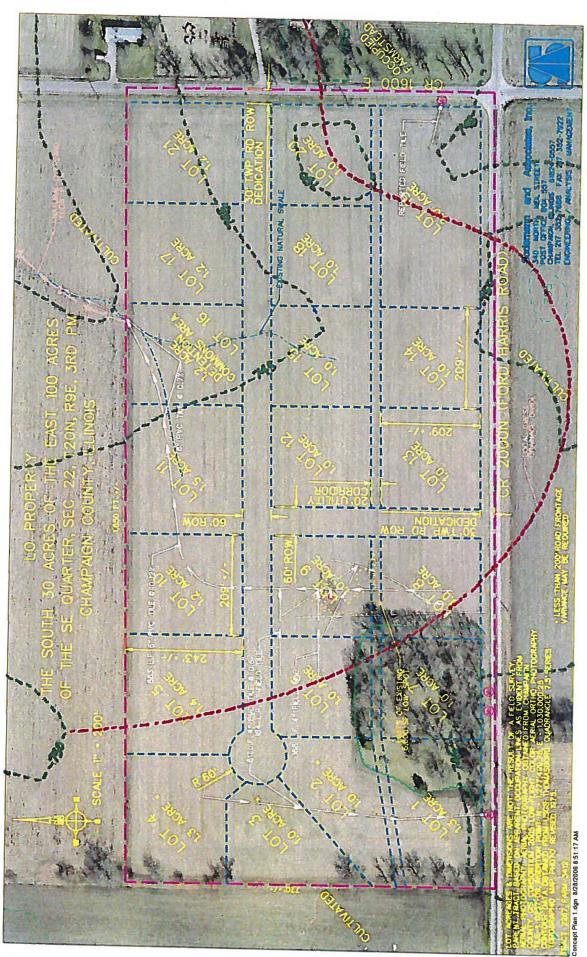
  CASCINDITURE
- SCHOOLS AG-1, BY THE COUNTY OF CHAMPAG
  - ELEWITON AS INTERPOLATED FROM THE URBANA USES QUADRANGLE MAP

#### LECH DESCRIPT

- A TRACT OF LAND BEING A PART OF THE EAST HALF OF SECTION 12, TOWNSHIP IS NORTH, RANGE 8 EAST OF THE THIRD PHINCIPAL MERCHAN, PM. BOUNDARY OF MINCH IS DESCRIPTED AS TRALED.
- C SOUTH DING HALF OF THE SOUTHEAST QUARTER OF THE MORTHEAST MITER OF SAID SECTION 12.
- BECOMMEN AT THE SOUTHEAST COMMEN OF THE MONTHEAST OWNERS OF SECTION 12, PROCEED SOUTH 07:21:45" CAST 8.08 FEET ALONG THE FAC JUNE OF SAID SECTION 12; THEFACT SOUTH 07:44" MEST 100.03 IF FEET ALONG A LURG OF OCCUMATION TO THE SOUTH LINE OF THE MONTHEAST DOWNTON OF SAID SECTION 12, THERECE MONTH 64" 32" THE SAID 100.03 IN

#### HOTES

- 1. SPOT ELEVATIONS AND CONTILINS WERE INTERPOLATED FROM THE USGS OMNORMICLE.
- 3 THE DISTRIC PONDS WERE DESIGNED BY CHAMPAICH COUNTY SOL.



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