

# CASE NO. 685-AT-11

## SUPPLEMENTAL MEMORANDUM

May 17, 2012

Champaign  
County  
Department of

**PLANNING &  
ZONING**

Petitioner: **Zoning Administrator**

Prepared by: **John Hall, Zoning Administrator**  
**Susan Monte, CCRPC Planner**

**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  
Administrative Center  
1776 E. Washington Street  
Urbana, Illinois 61802  
(217) 384-3708
1. **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.**
  2. **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.**
  3. **Require any proposed residential lot that fronts onto an existing public street to have the driveway adjacent to 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:**
    - 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. **Require 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, 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.**

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### **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).

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## **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.):

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>			SIDE	REAR		
						STREET Classification						
			MAJOR	COLLECTOR	MINOR							
<u>Rural Residential Development County Board Special Use Permit</u>	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	See below
												<p>1. <u>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.</u></p> <p>2. <u>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.</u></p> <p>3. <u>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.</u></p> <p>4. <u>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:</u>  a. <u>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.</u>  b. <u>The required driveway pavement shall be maintained with a vertical clearance free of overhanging vegetation for a minimum height of 13 feet six inches.</u>  c. <u>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.</u></p> <p>5. <u>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 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.</u></p> <p>6. <u>For any proposed RRO in a high probability area as defined in the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420), 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.</u></p> <p>7. <u>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.</u></p>



**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.):

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>			SIDE	REAR		
						STREET Classification						
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<u>Rural Residential Development County Board Special Use Permit</u>	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	See below
												<p>1. <del>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. Any changes made to the ground elevation of the LOT in order to remove the LOT from the Special Flood Hazard Area must be specifically approved.</del></p> <p>2. <del>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.</del></p> <p>3. <del>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.</del></p> <p>4. <del>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:</del></p> <p style="margin-left: 20px;"><del>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.</del></p> <p style="margin-left: 20px;"><del>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.</del></p> <p style="margin-left: 20px;"><del>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.</del></p> <p>2. <del>When more than one lot from the same parcel that existed on 1/1/98 is proposed for rezoning to the Rural Residential OVERLAY (RRO) DISTRICT, each LOT shall be as follows:</del></p> <p style="margin-left: 20px;"><del>a. A LOT that fronts on and has access to an existing street with a driveway that connects to the existing STREET as follows:</del></p> <p style="margin-left: 40px;"><del>(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 one adjacent RRO DISTRICT LOT from the same parcel that existed on 1/1/98; or</del></p> <p style="margin-left: 40px;"><del>(2) the driveway shall have a minimum driveway separation of at least {550-600} 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;</del></p> <p style="margin-left: 40px;"><del>or</del></p> <p style="margin-left: 20px;"><del>b. A LOT that fronts on and has access to a new STREET that shall meet the standards of the relevant SUBDIVISION jurisdiction and is part of the Rural Residential Development.</del></p> <p>3. <del>All driveways shall be as follows:</del></p>

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

CASE 685-AT-11

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SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)			Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>				
						STREET Classification				SIDE
MAJOR	COLLECTOR	MINOR								
										<p>a. <u>The required driveway pavement shall have a minimum centerline curve radius of 50 feet for any horizontal curve or corner.</u></p> <p>b. <u>The required driveway pavement shall be maintained with a vertical clearance free of overhanging vegetation for a minimum height of 13 feet six inches.</u></p> <p>c. <u>For Any residential LOT on which a DWELLING may be more than <del>{140-160}</del> 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 <del>{140-160}</del> feet long as measured from the RIGHT-OF-WAY to the DWELLING, that LOT shall have a the driveway shall be as follows:</u></p> <p>(1) <u>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.</u></p> <p>(2) <u>The minimum 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.</u></p> <p>d. <u>The above driveway requirements notwithstanding, all driveway locations shall also be approved by the relevant highway jurisdiction.</u></p> <p>e. <u>Driveway construction shall be a condition of zoning use permit approval.</u></p> <p>f. <u>Adjacent lots may share all or portions of a driveway so long as each lot meets all relevant requirements.</u></p> <p><del>54.</del> <u>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 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.</u></p> <p><del>65.</del> <u>For any proposed RRO in a high probability area as defined in the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420), 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.</u></p> <p><del>76.</del> <u>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. The Applicant shall apply for consultation with the Endangered Species Program of the Illinois Department of Natural Resources. The Application shall include a copy of the Agency Action Report or, if applicable, a copy of the Detailed Action Report submitted to the Endangered Species Program of the Illinois Department of Natural Resources and a copy of the response from the Illinois Department of Natural Resources.</u></p>



**Attachment C Revised Draft Zoning Ordinance Text Amendment**

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.):

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)					Explanatory or Special Provisions
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Rural Residential Development County Board Special Use Permit	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	See below
											<p>1. 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 remove the LOT from the Special Flood Hazard Area must be specifically approved.</p> <p>2. When more than one lot from the same parcel that existed on 1/1/98 is proposed for rezoning to the Rural Residential OVERLAY (RRO) DISTRICT, each LOT shall be as follows:</p> <p>a. A LOT that fronts on and has access to an existing street with a driveway that connects to the existing STREET as follows:</p> <p>(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 one adjacent RRO DISTRICT LOT from the same parcel that existed on 1/1/98; or</p> <p>(2) the driveway shall have a minimum driveway separation of at least <del>{550-600}</del> 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</p> <p>b. A LOT that fronts on and has access to a new STREET that shall meet the standards of the relevant SUBDIVISION jurisdiction and is part of the Rural Residential Development.</p> <p>3. All driveways shall be as follows:</p> <p>a. The required driveway pavement shall have a minimum centerline curve radius of 50 feet for any horizontal curve or corner.</p> <p>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.</p> <p>c. Any residential LOT on which a DWELLING may be more than <del>{140-160}</del> 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 <del>{140-160}</del> feet long as measured from the RIGHT-OF-WAY to the DWELLING, the driveway shall be as follows:</p> <p>(1) 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.</p> <p>(2) The minimum 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 minimum driveway pavement and minimum clear vertical clearance.</p> <p>d. The above driveway requirements notwithstanding, all driveway locations shall also be approved by the relevant highway jurisdiction.</p> <p>e. Driveway construction shall be a condition of zoning use permit approval.</p>

**Attachment C Revised Draft Zoning Ordinance Text Amendment**

CASE 685-AT-11

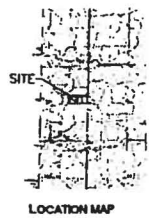
MAY 17, 2012

SPECIAL USES or USE Categories	Minimum Fencing Required <sup>6</sup>	Minimum LOT Size		Maximum HEIGHT		Required YARDS (feet)			Explanatory or Special Provisions	
		AREA (Acres)	Width (feet)	Feet	Stories	Front Setback from STREET Centerline <sup>2</sup>				
						STREET Classification				SIDE
MAJOR	COLLECTOR	MINOR								
		<p>f. Adjacent lots may share all or portions of a driveway so long as each lot meets all relevant requirements.</p> <p>4. 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 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.</p> <p>5. For any proposed RRO in a high probability area as defined in the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420), 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.</p> <p>6. The Applicant shall apply for consultation with the Endangered Species Program of the Illinois Department of Natural Resources. The Application shall include a copy of the Agency Action Report or, if applicable, a copy of the Detailed Action Report submitted to the Endangered Species Program of the Illinois Department of Natural Resources and a copy of the response from the Illinois Department of Natural Resources.</p>								









# SCHEMATIC PLAN WIDHOLM SUBDIVISION VILLAGE OF SAVOY, ILLINOIS

**OWNER**  
JACK WIDHOLM  
1812 ROBERT  
CHAMPAIGN, IL 61821

**ENGINEER/SURVEYOR**  
HCC ENGINEERING, INC.  
201 W. SPRINGFIELD  
SUITE 300, PO BOX 140  
CHAMPAIGN, ILLINOIS



**LEGEND**

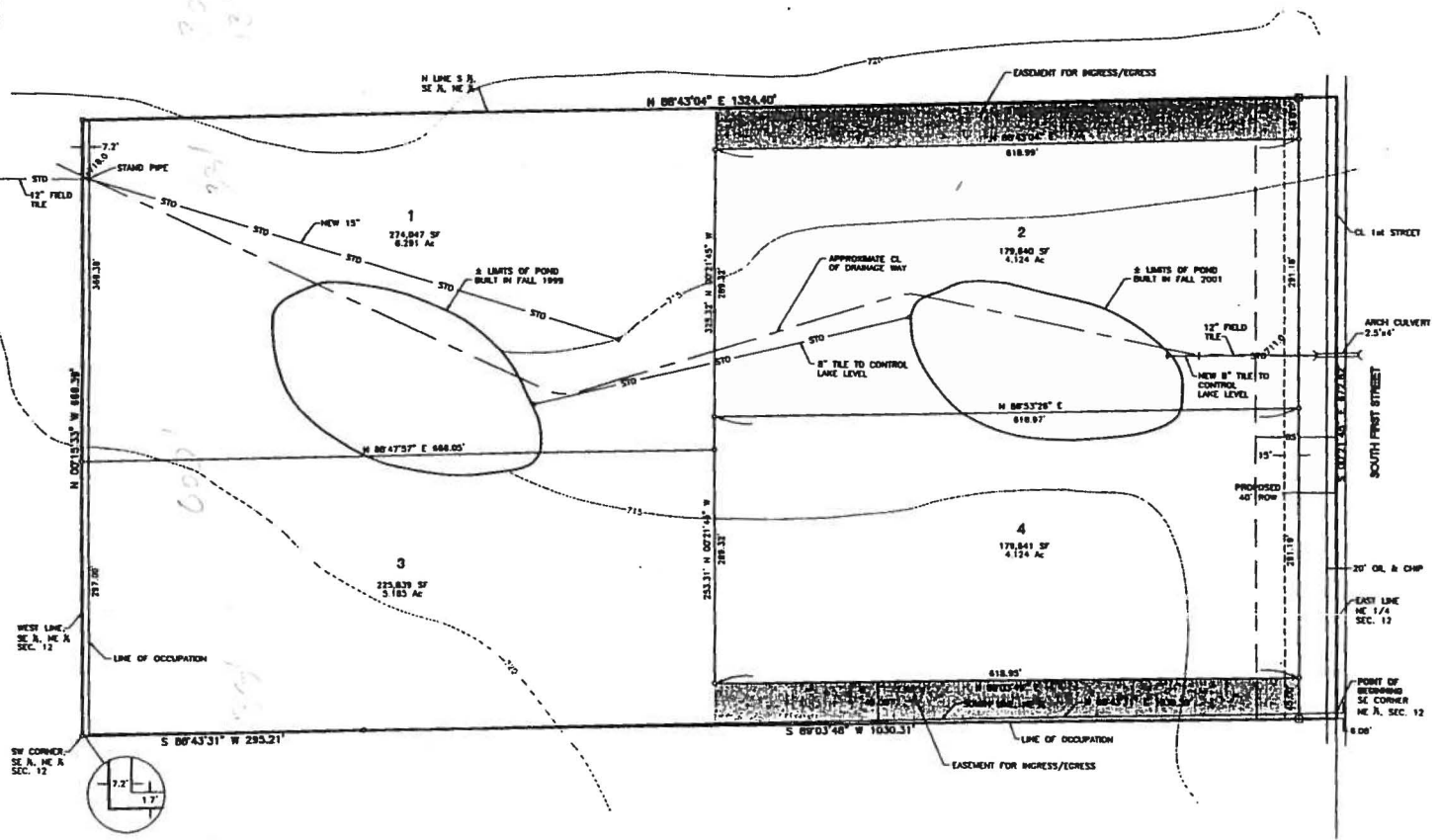
- 3/32" IRON ROD WITH PLASTIC CAP "100 PLUS FIRM 148"
- CONCRETE ROW MARKER SET
- BOUNDARY OF SUBDIVISION
- - - - - EASEMENT LINE
- - - - - SETBACK ZONED AG-1, BY THE COUNTY OF CHAMPAIGN
- - - - - ELEVATION AS INTERPOLATED FROM THE URBAN USGS QUADRANGLE MAP

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:  
THE SOUTH ONE HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12.  
AND ALSO  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, PROCEED SOUTH 89°14'45" EAST 8.08 FEET ALONG THE EAST LINE OF SAID SECTION 12; THENCE SOUTH 89°03'48" WEST 1830.31 FEET ALONG A LINE OF OCCUPATION TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, THENCE NORTH 89°43'11" EAST 1030.39 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING; ENCOMPASSING 8.072 ACRES.

**NOTES**

1. SPOT ELEVATIONS AND CONTOURS WERE INTERPOLATED FROM THE USGS QUADRANGLE.
2. THE EXISTING PONDS WERE DESIGNED BY CHAMPAIGN COUNTY SOA AND WATER CONSERVATION.



Case 343-Am-02 June 7, 2002









