

County Board Orientation To
**DEPARTMENT OF PLANNING
AND ZONING**

Department of Planning and Zoning

MISSION STATEMENT

To enable the County Board to formulate and prioritize clear and effective policies, plans, and programs related to land use and development;

to implement the County Board's policies and programs fully, effectively, and efficiently;

and to provide the highest level of service to the public and maintain the highest professional standards possible within the limits of available resources.

Department of Planning and Zoning OVERSIGHT

- Reports to the Environment and Land Use Committee of the Champaign County Board

Department of Planning and Zoning

LAND USE PROGRAMS

- Land use regulatory programs
 - Zoning Ordinance
 - Subdivision Regulations
 - Stormwater Management Policy
 - Special Flood Hazard Areas Ordinance
 - Public Nuisance Ordinance
 - Rental Habitability Ordinance*

* not enforced by Champaign County

Department of Planning and Zoning

LAND USE PROGRAMS

- Land use planning programs
 - Current planning
(zoning map amendments)
 - Long range planning*
(* in consultation with the Champaign
County Regional Planning Commission)

Department of Planning and Zoning

LAND USE PROGRAMS

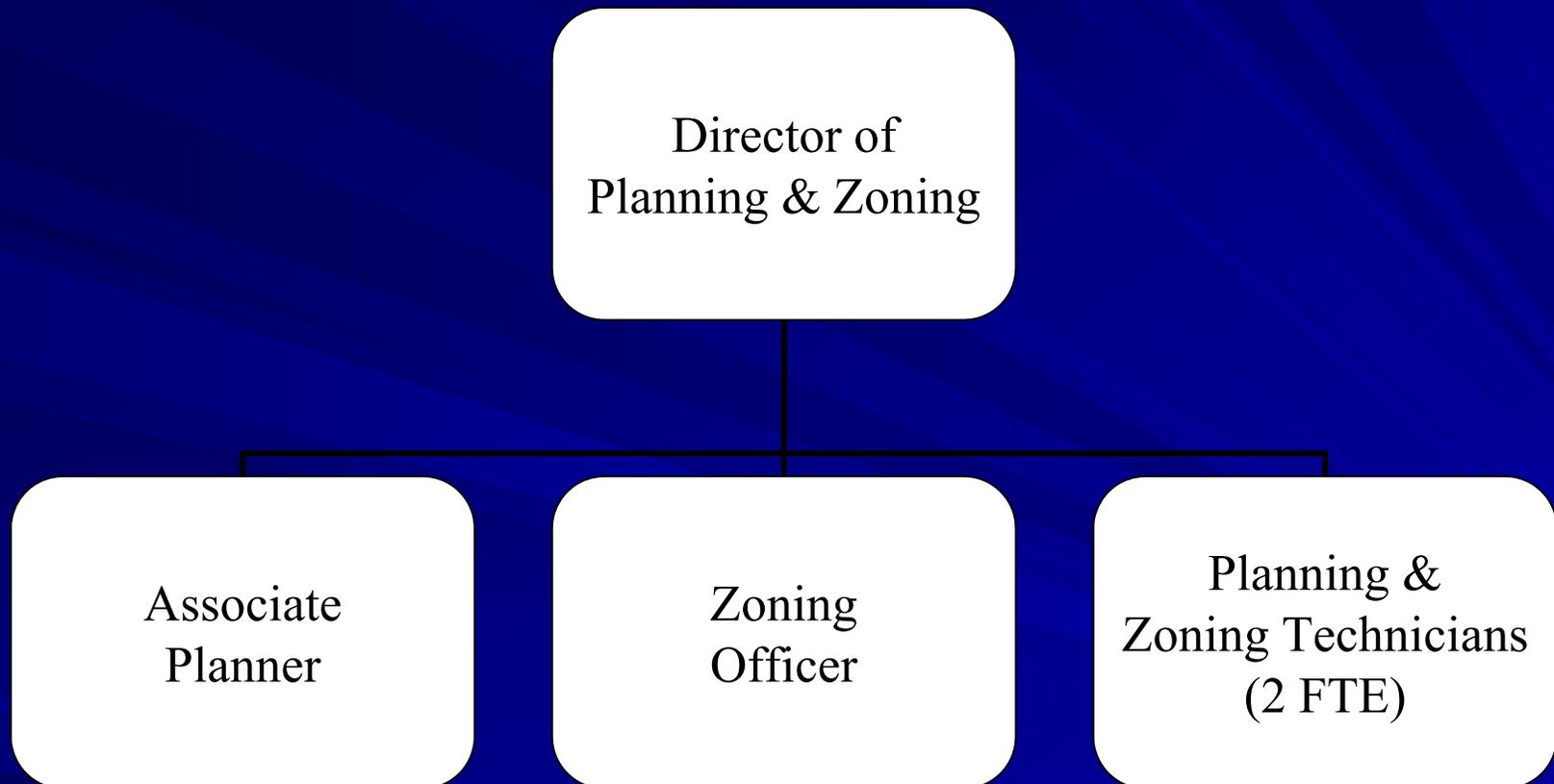
■ Miscellaneous related

- Review of zoning conformance for Liquor Licensing
- Review of zoning conformance for Recreation & Entertainment Licensing and supports ELUC review and approval
- ELUC also oversees the Enterprise Zone but there are no Departmental responsibilities
- Staffs ELUC Agenda

Department of Planning and Zoning HISTORY

- 1973 to 1990:
 - Champaign County Zoning Office established when the Zoning Ordinance was adopted on October 10, 1973
 - All Planning provided by contract by staff of the Champaign County Regional Planning Commission (CCRPC)
- 1990 to 2006:
 - Zoning Office and CCRPC planners merged into Department of Planning and Zoning entirely staffed by contract by CCRPC employees
- 2006 to present:
 - The Department of Planning and Zoning (without long range planning) became a County department reporting directly to ELUC
 - Long range planning staffed by CCRPC

Department of Planning and Zoning ORGANIZATION & STAFFING



* Long range planning funded at the CCRPC

Department of Planning and Zoning

ZONING ORDINANCE

- The Zoning Ordinance is the largest of the County land use programs
- The Zoning Ordinance requires compliance with all other land use regulations and programs

Department of Planning and Zoning

ZONING ORDINANCE

- Zoning is not a statutory requirement so why have a Zoning Ordinance?
 - State law allows municipalities to zone land within 1.5 miles of their boundary if there is no county zoning even though rural landowners have no vote in the municipality

Department of Planning and Zoning

ZONING ORDINANCE

- Zoning is not a statutory requirement so why have a Zoning Ordinance?
 - State law allows municipalities to zone land within 1.5 miles of their boundary if there is no county zoning even though rural landowners have no vote in municipality
 - Zoning is the principal means of regulating land use so as to prevent land use conflicts

Department of Planning and Zoning

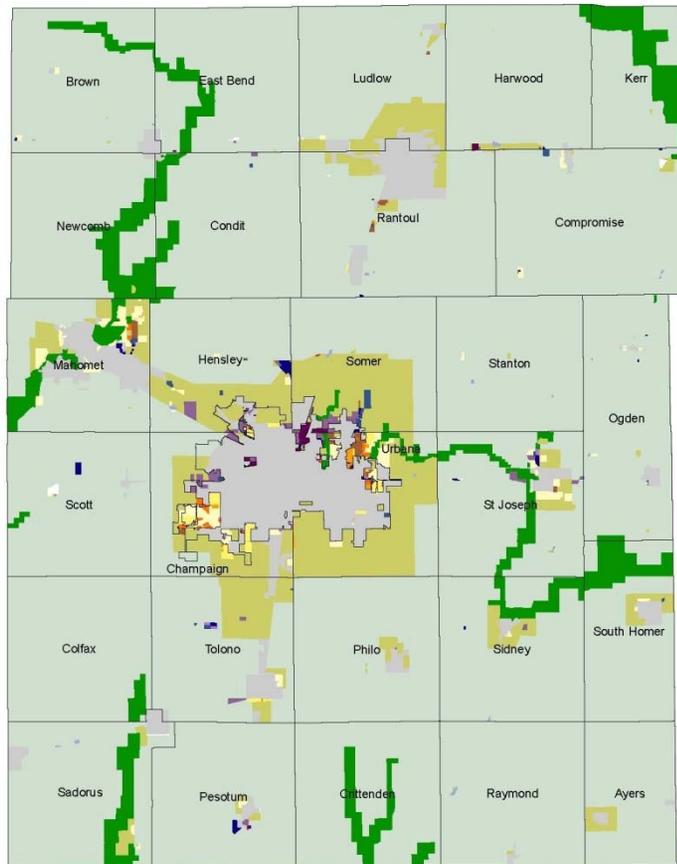
ZONING ORDINANCE

- A zoning ordinance divides a zoning jurisdiction into different districts and then regulates the following:
 - the type of land use that is in the district
 - the maximum allowable density of land use in the district
 - minimum requirements for site development (parking, etc.)

Department of Planning and Zoning

ZONING ORDINANCE

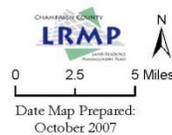
- A county's zoning jurisdiction is the unincorporated area and can also include any incorporated municipality that is agreeable



Existing Generalized Zoning - 2003
Champaign County

Legend

| | | |
|----------------------------|---------------------------|-------------------------------|
| Civil Township | Municipality | R-1 Single Family Residential |
| AG-1 Agriculture | B-1 Rural Trade Center | R-2 Single Family Residential |
| AG-2 Agriculture | B-2 Neighborhood Business | R-3 Two Family Residential |
| CR Conservation-Recreation | B-3 Highway Business | R-4 Multi-Family Residential |
| I-1 Light Industrial | B-4 General Business | R-5 Mobile Home Park |
| I-2 Heavy Industrial | B-5 Central Business | |



■ The County's zoning jurisdiction is the unincorporated area and also includes the villages of:

- Longview
- Dewey
- Foosland

Department of Planning and Zoning

ZONING ORDINANCE

- The principal means of control is to require zoning permits for all construction and/ or establishment of new land uses
- Some land uses are authorized simply “by right” (by a zoning permit) but others may need “discretionary approval”
- Agriculture is exempt from zoning except for the street setback

Department of Planning and Zoning

ZONING ORDINANCE

- State law requires that in order to have a zoning ordinance you must appoint and maintain a Zoning Board of Appeals (ZBA)
- The ZBA conducts public hearings for:
 - zoning variance
 - zoning appeals
 - special use permits
 - zoning map amendments (rezoning)
 - zoning ordinance text amendments

Department of Planning and Zoning

ZONING ORDINANCE

- State law provides that the ZBA can be the final decision on variances, appeals, and special use permits
- State law requires the County Board to decide all map and text amendments
- State law provides for formal protest rights for zoning map and zoning ordinance text amendments

Department of Planning and Zoning

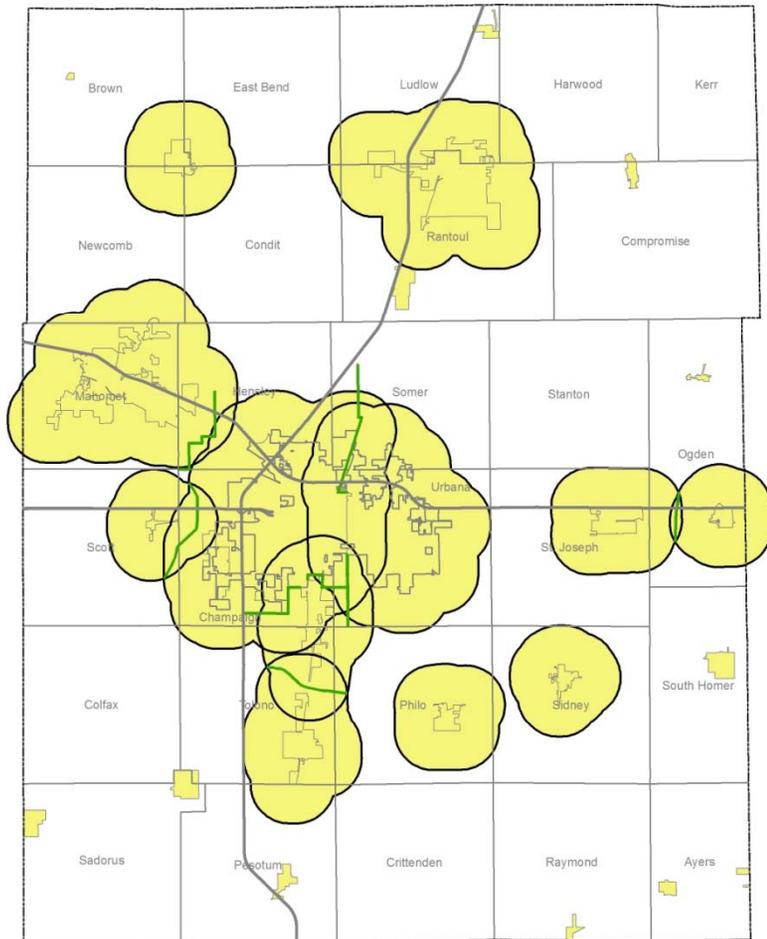
ZONING ORDINANCE

- State law grants formal protest rights for zoning map amendments that require supermajority (75% or 21 of 27 elected members) of County Board to override
 - Bordering land owners (20% frontage triggers supermajority requirement)
 - Any zoned municipality within 1.5 miles
 - Affected Township if it has a Plan Commission

Department of Planning and Zoning

ZONING ORDINANCE

- State law grants formal protest rights for zoning ordinance text amendments that require supermajority (75% or 21 of 27 elected members) of County Board to override
 - Any zoned municipality that is in or less than 1.5 miles from the County
 - Any Township in the County that has a Plan Commission



Municipal Planning Jurisdiction
Champaign County

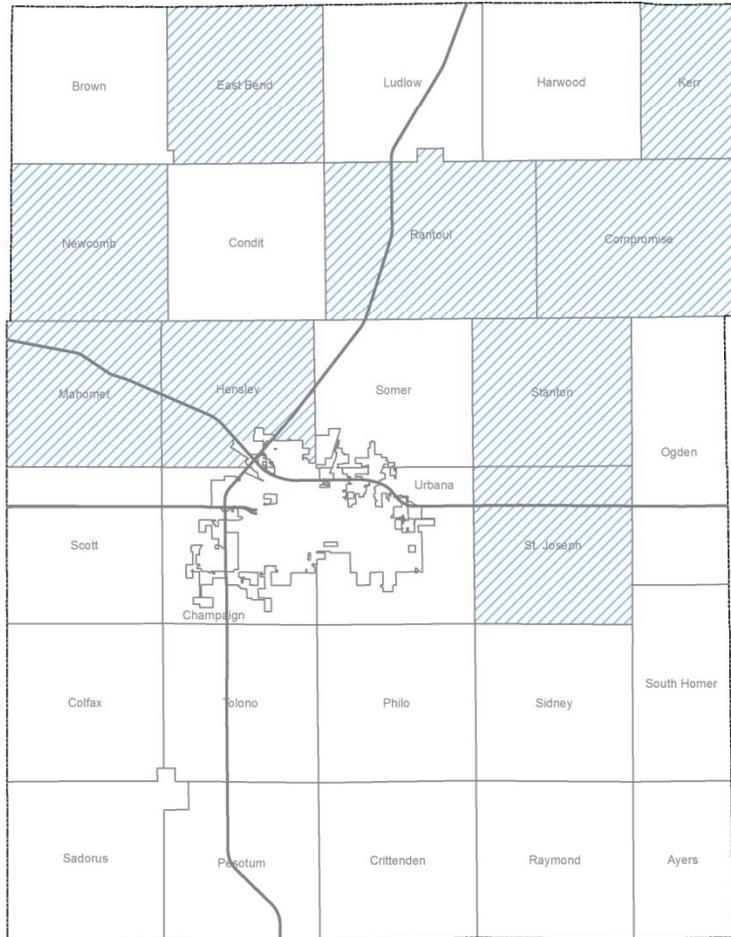
Legend

- Lands within Municipal Planning Jurisdiction
- 1.5 mile Municipal Extraterritorial Jurisdiction
- Boundary Agreements and Statutory Subdivision Jurisdictions
- Civil Townships


 CHAMPAIGN COUNTY
LRMP
 Local Roadway Management Plan
 0 2.5 5 Miles
 Date Map Prepared:
 October, 2007

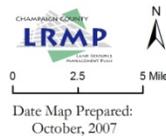
■ 12 municipalities in Champaign County have adopted comprehensive land use plans

- Bondville
- Champaign
- Fisher
- Mahomet
- Ogden
- Philo
- Rantoul
- St. Joseph
- Savoy
- Sidney
- Tolono
- Urbana



Potential Township Planning Jurisdiction
Champaign County

- Legend
-  Townships with a Plan Commission
 -  Civil Townships



■ Eight * townships currently have plan commissions

- Newcomb
- Mahomet
- Hensley
- Rantoul
- Kerr
- Compromise
- Stanton
- St. Joseph

* No current appointments to former East Bend Township Plan Commission

Department of Planning and Zoning

ZONING ORDINANCE

- Enforcing the Zoning Ordinance is the Department's top priority and the biggest challenge
- The Department works closely with the Civil Division of the State's Attorney's Office in all enforcement cases

Department of Planning and Zoning

ZONING ORDINANCE

- The Zoning Ordinance requires all development to be consistent with other land use regulations:
 - Subdivision Regulations that govern the division of land and related public improvements (ex. streets)
 - Stormwater Management Policy that requires stormwater detention and protects agricultural drainage
 - Special Flood Hazard Areas Ordinance that governs development in the 100-year floodplain
 - Public Nuisance Ordinance

Department of Planning and Zoning

NUISANCE ORDINANCE

- Zoning Ordinance is not a building code.

Department of Planning and Zoning

NUISANCE ORDINANCE

- A Zoning Ordinance is not a building code.
- A property maintenance code establishes standards for the maintenance and use of property so as to maintain the critical life safety features and other minimum standards found in the related building code.

Department of Planning and Zoning

NUISANCE ORDINANCE

- A Zoning Ordinance is not a building code.
- A property maintenance code establishes standards for the maintenance and use of property so as to maintain the critical life safety features and other minimum standards found in the related building code.
- Champaign County has not adopted a building code and therefore has not adopted a property maintenance code

Department of Planning and Zoning

NUISANCE ORDINANCE

- A Zoning Ordinance is not a building code.
- A property maintenance code establishes standards for the maintenance and use of property so as to maintain the critical life safety features and other minimum standards found in the related building code.
- Champaign County has not adopted a building code and therefore has not adopted a property maintenance code.
- A property maintenance code is similar to a nuisance ordinance in many ways.

Department of Planning and Zoning

NUISANCE ORDINANCE

- The Public Nuisance Ordinance regulates nuisance conditions arising from:
 - dangerous buildings
 - odor and noise
 - miscellaneous other conditions

- The Nuisance Ordinance does not replace a property maintenance code nor a building code

Department of Planning and Zoning

NUISANCE ORDINANCE

- There is a backlog of enforcement cases for the Public Nuisance Ordinance
- ELUC approved enforcement priorities in 2004 so that the most critical priorities are addressed first
- Definition of “dangerous structures” was recently clarified by the Board to explicitly include the most basic life safety concerns

Department of Planning and Zoning

LAND USE PROGRAMS

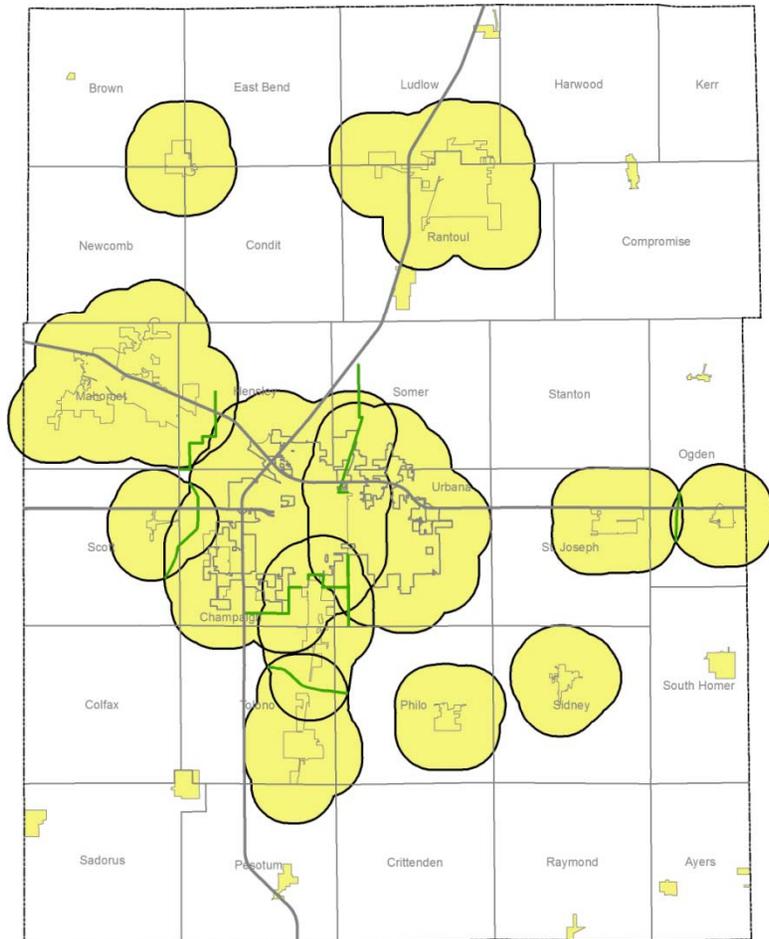
- Land use planning programs
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(zoning map amendments)
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(* in consultation with the Champaign
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Department of Planning and Zoning

LAND USE PLAN

- A land use plan is not a statutory requirement so why have a land use plan?
 - A land use plan provides a much stronger legal basis for a zoning ordinance and is considered almost essential for zoning
 - As land use concerns become more important a land use plan becomes more important particularly for a county in which there are municipal comprehensive plans

12 municipalities
in Champaign
County
have adopted
comprehensive
land use plans



Municipal Planning Jurisdiction
Champaign County

Legend

-  Lands within Municipal Planning Jurisdiction
-  1.5 mile Municipal Extraterritorial Jurisdiction
-  Boundary Agreements and Statutory Subdivision Jurisdictions
-  Civil Townships

CHAMPAIGN COUNTY
LRMP
LOCAL REVENUE
MANAGEMENT PLAN

0 2.5 5 Miles

Date Map Prepared:
October, 2007



Volume 2: Champaign County
Land Resource Management Plan

CREATED FOR:
Champaign County Board

CREATED BY:
Champaign County Regional Planning Commission

IN COLLABORATION WITH:
Champaign County Environment and Land Use Committee
LRMP Steering Committee, &
Residents of Champaign County

Adopted April 22, 2010



Champaign County Land Resource Management Plan

was adopted on
April 22, 2010



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LRMP:

- Vol. 1 Existing Conditions

- Documents current development, infrastructure, natural resources, and environmental conditions in the County

- Plans and Policies Review
- LRMP Planning Area Criteria
- Demographic and Socioeconomic
- Wastewater Disposal , Public Water Service & Private Wells
- Energy Distribution Systems
- Public Facilities and Services
- Parks & Recreation
- Transportation
- Natural Resources
- Agricultural Infrastructure
- Land Cover

- Summarizes Key Existing Conditions and Trends (Ch. 13)

LRMP:

- Vol. 1 Existing Conditions



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LRMP:

- Vol. 1 Existing Conditions
- Vol. 2 the Plan:

- 10 Goals
 - Public Involvement
 - Governmental Coordination
 - Prosperity
 - Agriculture
 - Urban Land Use
 - Public Health & Safety
 - Transportation
 - Natural Resources
 - Energy Conservation
 - Cultural Amenities

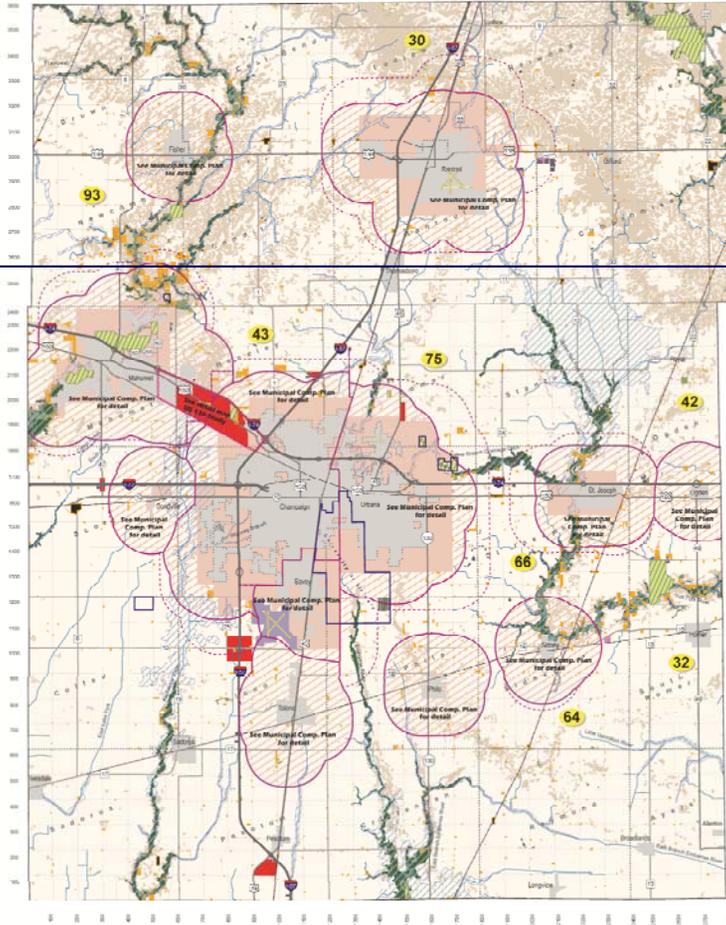
- Objectives identified for each Goal

- Policies identified to achieve most objectives

LRMP:

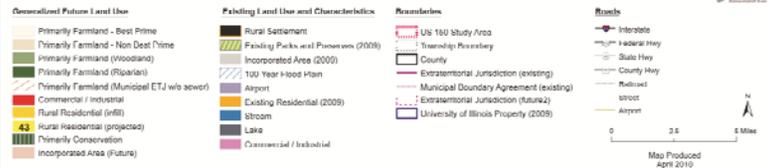
- Vol. 1 Existing Conditions

- Vol. 2 the Plan:
 - Goals, Objectives, Policies;



Future Land Use - 2030
Champaign County

The Future Land Use map is the visual guide to future planning. This combines elements of the LRMP showing a desired future. The map is not a prediction.



LRMP:

- Vol. 1 Existing Conditions
- Vol. 2 the Plan:
 - Goals, Objectives, Policies;
 - Future land use map;

■ Implementation strategy

- Identifies priority items necessary to implement each policy or objective
- Suggests a timeframe for implementation
 - Ongoing
 - Immediate
 - Near Term
 - Mid Term
 - Long Term
- Makes clear that ELUC will prioritize actual items on a yearly year basis and approve any proposed ordinance amendment prior to public hearing

LRMP:

- Vol. 1 Existing Conditions
- Vol. 2 the Plan:
 - Goals, Objectives, Policies;
 - Future land use map;
 - Implementation strategy



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LRMP:

- Vol. 1 Existing Conditions
- Vol. 2 the Plan:
 - Goals, Objectives, Policies;
 - Future land use map;
 - Implementation
- Vol. 3 Appendices