

.....**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS
NOTICE OF REGULAR MEETING**

Date: March 25, 2004
Time: **6:30 P.M.**
Place: **Meeting Room One**
Brookens Administrative Center
1776 E. Washington Street

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

Urbana, Illinois

AGENDA

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

CASE 414-AT-03 ZONING ORDINANCE FORMAT CHANGES AND ADDITION OF NEW TECHNIQUES AS PART OF THE COMPREHENSIVE ZONING REVIEW

- A. Re-organize the provisions into 49 Chapters in lieu of the present 14 Sections;
- B. Reserve chapters for future new provisions;
- C. Institute a new numbering system;
- D. Add language clarifying the scope and effect of the Ordinance;
- E. Add language clarifying the application of 'use' as applied to lots;
- F. 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 to substantive changes to the Table of Permitted Uses by District.
- G. Clarify regulations applying to the process of creating lots; and
- H. Generally make grammatical and editorial changes as required by the new format to provide greater clarity.

CASE 415-AT-03 COMPREHENSIVE ZONING REVIEW PHASE ONE TEXT AMENDMENTS

- A.
 - 1) Revise the nature and intent of the AG-1, B-1 and CR zoning districts. Change the name of the AG-1, Agriculture Zoning District to the AG, Agriculture Zoning District;
 - 2) Replace the AG-2 District with the TR, Transition District; and
 - 3) Establish a new zoning district, the RPO, Resource Protection Overlay District, that will principally be located in the CR Zoning District (but may overlie other zoning districts) and that will:
 - a) include the riparian zones along the major streams in the County;
 - b) include non-riparian tracts of woodlands that are 10 acres in area or larger;
 - c) generally allow the same types of land uses as in the underlying zoning districts, which is principally the CR district; and
 - d) add new restrictions to ensure that any new development or construction of new homes in the RPO District will result in no more than minimal disturbance to natural areas and functions.
- B. Modify the Table of Authorized Principal Uses generally as follows:
 - 1) Allow fewer non-residential uses in the CR and AG Districts;
 - 2) Allow more non-residential uses in the TR District; and
 - 3) Expand the uses allowable in the B-1 District under certain circumstances.
- C. Revise certain Special Use standard conditions.
- D. Restrict the right to develop and construct dwellings 'as of right' on new tracts of land as follows:
 - 1) Increase the minimum lot area of new lots on which dwellings can be authorized other than by 'as-of-right' or by means of a Rural Planned Development District from 10 acres to 35 acres;
 - 2) In the CR, RPO and AG Districts, generally reduce development by right on existing tracts that are less than 120 acres in area and increase development by right somewhat on larger tracts; and
 - 3) In the TR District, allow only one new dwelling and lot per existing tract.
- E. Restrict locations where construction may occur on lots in order to protect drainage systems;
- F. Increase the minimum required lot area for new lots that are not created by a plat of subdivision from one acre, excluding the public right-of-way, to two acres.
- G. Make other miscellaneous changes regarding standards for lots, site development and construction.
- H. Replace the Rural Residential Overlay provisions with Rural Planned Development District (RPDD) provisions which will be applicable in the CR, AG and RPO districts. Key features of the RPDD provisions are as follows:
 - 1) Generally reduces the number of lots that can be created;
 - 2) Allows for potential development and construction of dwellings on new lots in addition to those allowed 'as-of-right';
 - 3) Establishes criteria which in some situations prohibit the construction of dwellings and the creation of lots except as allowed 'as of right';

Case 415-AT-03 (cont.):

- 4) Establishes a maximum density or limit on the number of new dwellings and lots that can be proposed;

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- 5) Requires County Board approval of both a rezoning and a special use permit in sequence; and
- 6) Adds approval criteria to Board review process.
- I. Limit development and creation of new lots and dwellings in the Resource Protection Overlay Zoning District.
- J. For certain developments in the Resource Protection Overlay Zoning District, require special studies to identify means to minimize disturbance to the environment.
- K. Require a protective buffer around public parks and preserves within which construction and other disturbance is prohibited with certain exceptions;
- L. Require a protective buffer along streams and drainageways within which significant development or disturbance (with certain exceptions) and wastewater discharge is prohibited;
- M. Make miscellaneous changes regarding zoning procedures.

Case 425-AM-03 Petitioner: **Robert T. Walters and Robert P. Walters, d.b.a. MSR Illinois, Inc.**
Request: **Amend the Zoning Map to change the zoning district designation from AG-1, Agriculture to B-4, General Business.**
Location: **A 2.322 acre tract of land in the Northeast Quarter of the Northwest Quarter of Section 5 of Tolono Township located on the south side of CR 1200 N (Old Church Road) and south of the Prairie West Subdivision and commonly known as the former Morse Heating & Air Conditioning & Refrigeration business at 4805 West Old Church Road, Champaign.**

Case 426-S-03 Petitioner: **Robert T. Walters and Robert P. Walters, d.b.a. MSR Illinois, Inc.**
Request: **Pursuant to related Case 425-AM-03, authorize the establishment and use of two principal structures consisting of the following:
A.) A Contractor's Facility with outdoor storage and outdoor operations; and
B.) A Self Storage Warehouse providing heat and utilities to individual units.**
Location: **same as Case 425-AM-03**

Case 442-V-04 Petitioner: **Robert T. Walters and Robert P. Walters, d.b.a. MSR Illinois, Inc.**
Request: **Authorize the establishment and use of two principal structures that are the subject of related zoning cases 425-AM-03 and 426-S-03 with 13 feet of separation between two principal structures instead of the minimum required 20 feet of separation.**
Location: **same as Cases 425-AM-03 and 426-S-03**

Case 444-AT-04 Petitioner: **Zoning Administrator**
Request: **Add a Maximum Lot Size Restriction in the CR, AG-1 and AG-2 Zoning Districts on an Interim Basis**

6. New Public Hearings

Case 437-AM-04 Petitioner: **Karl E. Smith, Martin K. Smith and Bryan K. Snyder, d.b.a Tuscany Partners LLC, and Todd Weger, Weger & Associates Architects, agent**
Request: **Amend the Zoning Map to change the zoning district designation from AG-2, Agriculture to B-4, General Business.**
Location: **A 4.58 acre tract in the South ½ of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8 of Champaign Township that is located in the Northwest corner of the intersection of Staley Road and Illinois Route 10 and that is commonly known as 4200 West Springfield Avenue, Champaign.**

7. Staff Report

8. Other Business

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

10. Adjournment
