



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

MEMORANDUM

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth, H. Tyler, AICP, Director

DATE: July 31, 2003

SUBJECT: CCZBA-344-AT-02: Request by the Champaign County Zoning Administrator to amend the Champaign County Zoning Ordinance..

Introduction & Background

The Zoning Administrator of the Champaign County Planning and Zoning Department are proposing minor amendments to the Champaign County Zoning Ordinance. In October 2002 the County reformatted and republished their zoning ordinance. On June 3, 2002 the Urbana City Council passed a “no protest” vote in regards to those changes. Since that action, there have been two additional proposed amendments to the ordinance. The proposed amendments are as follows:

1. Reorganize the provisions of the Champaign County Zoning Ordinance from 14 articles to 18 articles.
2. Add a new use category called “Regional Special Use” to accompany “by right”, “conditional use”, and “special use”.

For additional information related to this case, please refer to the staff memorandum to the Urbana Plan Commission dated July 2, 2003.

Issues and Discussion

The Champaign County Zoning Ordinance currently contains fourteen articles. The proposed amendment would expand that number by four and rename some existing articles.

**Current Champaign County
Zoning Ordinance Articles**

**Proposed Champaign County
Zoning Ordinance Articles**

- 1) Title and Period Effectiveness
- 2) Purpose
- 3) Definitions
- 4) General Provisions
- 5) Zoning Districts and Map
- 6) Standards for Specific Special Uses
- 7) Accessory Structures and Uses
- 8) Non-conformities
- 9) Administration, Enforcement, Amendment and Fees
- 10) Violations and Penalties
- 11) Validity
- 12) Repeal of Conflicting Ordinances
- 13) Non-Interference with other Restrictions Otherwise
- 14) Effective Date

- 1) General Provisions
- 2) Rural Zoning Districts
- 3) Residential Zoning Districts
- 4) Commercial and Industrial Zoning Districts
- 5) Principal Uses
- 6) Conditional Uses
- 7) Special Uses
- 8) Accessory Uses
- 9) Signs
- 10) Nonconformities
- 11) General Lot and Site Devt. Standards
- 12) Parking and Loading
- 13) Planned Unit Developments
- 14) Manufactured Home Parks
- 15) Administrative Structure
- 16) Procedures for Review and Approval
- 17) Violations and Penalties
- 18) Definitions

Although many of the articles are renamed or reorganized, the biggest change involves breaking out separate articles for principal uses, conditional uses, planned unit developments, manufactured homes as well as signs and parking. The new format follows most traditional zoning ordinance organization.

The second amendment is to add a new use category called “Regional Special Use”. This would include uses that could have potential region-wide impacts with regard to factors such as: demand on public utilities and services; environmental impacts; or involving the permanent alteration or destruction of a resource. At this time, no uses are proposed to be included in this category. It is anticipated that certain uses will be designated in this category as the Champaign County Comprehensive Zoning Ordinance revision is completed. The Champaign County Zoning Administrator estimates that no more than 5% of all special uses will be designated as “Regional Special Uses”. Special use permit requests are only considered by the Champaign County Zoning Board of Appeals. Regional Special Uses will be considered by the full County Board.

Summary of Staff Findings

- 1. The proposed text amendments are generally consistent with the Urbana Zoning Regulations and Comprehensive Plan Goals and Objectives.
- 2. The proposed text amendments would allow for better clarity and understanding of the Champaign County Zoning Ordinance.
- 3. Comparable text amendments to the City of Urbana Zoning Ordinance are not necessary.

4. The proposed text amendments would not pose a significant detriment to the City of Urbana or to the extra-territorial jurisdiction of the City of Urbana.

Options

In CCZBA Case #344-AT-02, the City Council has the following options for options:

- a. Defeat a resolution of protest for the proposed text amendment.
- b. Defeat a resolution of protest contingent upon some specific revision(s) to the proposed text amendment.
- c. Adopt a resolution of protest for the proposed text amendment.

Staff Recommendation

Staff recommends that the City Council **defeat a resolution of protest** for the proposed text amendment based upon the findings summarized above.

Prepared By:

Rob Kowalski, Planning Manager

Attachments:

- A) Draft Ordinance
- B) CASE 344-AT-02 Finding and Final Determination of CCZBA (not in digital format)
- C) Minutes of the Urbana Plan Commission; July 10, 2003; July 24, 2003

c: Susan Monte, Associate Planner, Champaign County Planning and Zoning; 1776 E. Washington Avenue, Urbana, IL 61802

RESOLUTION NO. 2003-07-018R

**A RESOLUTION OF PROTEST AGAINST A PROPOSED TEXT AMENDMENT TO
THE CHAMPAIGN COUNTY ZONING ORDINANCE**

(Text amendment to amend various sections of the Champaign County Zoning Ordinance - Plan Case CCZBA 344-AT-02)

WHEREAS, the Champaign County Zoning Administrator, has petitioned the County of Champaign for an amendment to the text of the Champaign County Zoning Ordinance in Champaign County ZBA Case No. 344-AT-02 to amend various sections of the Champaign County Zoning Ordinance; and

WHEREAS, said amendment has been submitted to the City of Urbana for review and is being considered by the City of Urbana under the name of "CCZBA-344-AT-02; and

WHEREAS, the Urbana Plan Commission, after considering matters pertaining to said Petition at their meeting of July 10, 2003 and July 24, 2003, has recommended by a vote of 7 to 0 that the Urbana City Council defeat a resolution of protest against the proposed omnibus text amendment to the Champaign County Zoning Ordinance; and

WHEREAS, the Urbana City Council, having duly considered all matters pertaining thereto, finds and determines that the

proposed text amendment is in the best interest of the City of Urbana.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The City Council finds and determines that the facts contained in the above recitations are true.

Section 2. That the Urbana City Council hereby resolves that the City of Urbana, pursuant to the provisions of 55 ILCS 5/5-12014, does hereby defeat a Resolution of Protest against the proposed text amendment as presented in CCZBA-344-AT-02.

PASSED by the City Council this _____ day of _____, 2003.

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2003.

Tod Satterthwaite, Mayor