City of CHAMPAIGN

REPORT TO PLAN COMMISSION

FROM: **Bruce A. Knight, FAICP Planning and Development Director**

DATE: **March 13, 2025**

SUBJECT: **Incremental Development Zoning Amendments**

A. Introduction: The purpose of this Study Session is to update Plan Commission on the Incremental Development Council Goal and seek direction on proposed Zoning Ordinance amendments being considered in the next few months. This is an opportunity for the Commission to provide input on proposed amendments prior to review by City Council.

B. Recommended Action: No action is required. Input provided will be incorporated into future amendments to be presented at a future public hearing.

C. Prior Council Action:

- On December 17, 2019, City Council approved Council Bill 2019-212 adopting vision and goals for the 2019-2021 City Council Term. Included is the Council Goal *"Our City Expands Economic Opportunity"* with a key project of "supporting incremental development by evaluating and updating city codes and policies to eliminate barriers to affordable housing, sustainable and neighborhood-scale reinvestment."
- On November 24, 2020, City Council conducted Study Session 2020-032 and directed staff to begin implementation of proposed near-term strategies for Incremental Development outlined in the report.
- On April 27, 2021, City Council conducted Study Session 2021-012 and directed staff to continue to work on policies and actions to address the regulatory barriers to Incremental Development, seek out community input on Accessory Dwelling Units (ADUs), and to bring proposals back to City Council for further consideration.
- On November 23, 2021, City Council conducted Study Session 2021-035 and directed staff to prepare amendments to the Champaign Zoning Ordinance to allow Accessory Dwelling Units in all residential zoning districts and schedule the amendments on a future City Council meeting for adoption.
- On December 7, 2021, City Council adopted Council Bill 2021-162 which adopted the vision and goals for 2021 to 2023 City Council term. Included is the Council Goal of "*Our City Expands Economic Opportunity*" with a key project of "Support incremental development by evaluating and updating City codes and policies to eliminate barriers to affordable, sustainable, neighborhood-scale reinvestment."
- On June 21, 2022, City Council adopted Council Bill 2022-117 which adopted a text amendment to the Zoning Ordinance to allow ADUs in all residential Zoning Districts.
- On January 10, 2024, City Council adopted Council Bill 2024-001 which adopted the vision and goals for 2023 to 2025 City Council term. Included is the Council Goal of "*Our City Invests in Economic Opportunity*" with a Key Project of "Revise development and zoning

codes consistent with incremental development concepts to increase flexibility and encourage affordable, sustainable, neighborhood-scale reinvestment.

D. Background:

1. What is Incremental Development? Incremental development is a nationally recognized concept referring to small-scale, locally driven real estate development. Its focus is promoting the development of neighborhoods in small increments, by residents who are most invested in their community. Incremental development is about using existing infrastructure and the existing fabric of a neighborhood to lead actions for reinvestment and improvement. It seeks to make real estate development more of a "cottage industry" by people who are not typical, heavily funded real estate developers and investors. Incremental Development is essentially about positive change through development in a small-scale, incremental way.

2. City Council Goal on Incremental Development. The proposals presented in this report implement the City Council Goal "*Our City Invests in Economic Opportunity."* This includes a key project of "Support incremental development by evaluating and updating City codes and policies to eliminate barriers to affordable, sustainable, neighborhood-scale reinvestment." Support for Incremental Development has been an adopted Council Goal since 2019. Through a number of City Council Study Sessions, City Council has provided direction, input and prioritization of Planning and Development Department activities to advance this Council Goal. City Council accepted three over-arching principles for implementing incremental development strategies in Champaign:

- **a.** Expanding opportunity for housing choice and affordability within neighborhoods;
- **b.** Expand opportunity for small-scale commercial development; and
- **c.** Ensure the changes to a neighborhood's-built environment are gradual and compatible with existing neighborhood design.

Additionally, City Council provided prioritization and direction to implement a variety of broad principles and strategies for upcoming amendments to the Zoning Ordinance. These include:

- **a. Eliminating Minimum Parking Requirements.** Additional amendments are required to set clear standards for building height and bulk. These will include eliminating variable height standards and making adjustments to other development standards.

- **b. Allow Missing Middle Housing in all Residential Zoning Districts.** This change would allow duplexes, cottage courts and other small house-scale multifamily buildings up to eight units throughout Champaign based on proximity to key community amenities, within proximity to transit, and in walkable neighborhoods. Council also directed staff to explore administrative regulations to facilitate development and a sliding-scale floor area ratio to encourage smaller unit sizes.

- **c. Explore Building Code Amendments to Promote Smaller Multifamily Development.** These included applying the International Residential Code to multifamily buildings with eight units or less and exploring a single-stair building design with the Champaign Fire Department and Building Safety. These amendments are not included in this current package of amendments and will require additional public and stakeholder input.

Following this Study Session, staff began working on the near-term action steps and will return to City Council for study session to review the proposed changes that are being presented to Plan Commission in this study session.

4. Plan Commission Study Session. This Study Session is an opportunity for the Plan Commission to go over the proposed near-term amendments. A summary of the proposed changes is included in Attachment A to this report. The intent of these initial amendments is to:

- Update the Zoning Ordinance to make the regulations clear and easy to navigate for staff, architects, developers and residents. This would include reorganizing the ordinance, simplifying code language, and making amendments to processes to facilitate more by-right and administratively approved development.

- Eliminate minimum off-street parking requirements for new development.

- Set the stage for future amendments to allow missing middle housing types. Additional community engagement and stakeholder input is needed prior to adopting regulations for Missing Middle Housing.

- Incorporates updates that would be adopted annually as part of the Zoning Ordinance Omnibus Text Amendment.

Plan Commission input will be incorporated into proposed changes. A formal text amendment will be presented to Plan Commission at a future public hearing.

E. Community Input: In addition to input from the Plan Commission, this study session provides an opportunity for community engagement from the public during audience participation.

F. Budget Impact: There are no direct budget impacts for this project. Supporting amendments that encourage incremental development have a broad effect of encouraging reinvestment and redevelopment of properties which does support the property tax base of the City of Champaign.

G. Staffing Impact: Staff time will be spent preparing ordinance amendments and Code revisions sheets for upcoming text amendments. Staff will also prepare community engagement materials for these and future amendments.

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INCREMENTAL DEVELOPMENT ZONING AMENDEMNTS

Phase 1 Revision Summary

Introduction

This summary document outlines proposed changes to the Champaign Zoning Ordinance to continue implementing City Council's Incremental Development Council Goal. In April 2025, (Study Session 2025-000) City Council directed staff continue implementing the Incremental Development Council Goal by:

- Eliminating the minimum parking requirements,
- Allow Missing Middle Housing in all residential zoning districts, and
- Explore administrative amendments to the International Building Code (IBC) and International Residential Code (IRC) to support new housing construction.

These changes will not be implemented in a single zoning text amendment. Several amendments will be needed over the next year to fully implement the direction from City Council. In addition, public input and opportunities to provide comments on any proposed changes will be necessary. As a result, Planning and Development Staff has decided to break these amendments into several phases.

The first phase of amendments will accomplish the following:

- Modernize the Zoning Ordinance to make it clear and readable to the public.
- Eliminate minimum off-street parking requirements.
- Revises development and design standards to set clear expectations about the size and bulk of new development that may be possible without minimum parking regulations.
- Enacts the annual Zoning Ordinance omnibus amendments to correct existing errors or codify interpretations made over the previous year by the Zoning Administrator.

Purpose

This summary document outlines proposed changes to the Champaign Zoning Ordinance to continue implementing City Council's Incremental Development Council Goal. It is organized to provide a high-level summary of each section of the Zoning Ordinance revision. A detailed redline and clean copy of the zoning ordinance language will be posted one the text amendment is advertised for public hearing at Plan Commission. Planning and Development staff anticipate that a full copy of the changes will be publicly available in late March of 2026.

Each section provides an overview of each Article of the Zoning Ordinance, provides a summary of why the Article is part of the ordinance, and summarizes the proposed revisions being made. Additional explanation may also be provided where an ordinance revision helps to implement the Incremental Development Council Goal. In some cases, future changes may be highlighted to show where those revisions may eventually live within the Ordinance.

Chapter 37 Zoning – Summary of Changes

Article I – General Provisions

This section of the Zoning Ordinance establishes the general purpose, intent and scope of the entire ordinance. This section also specifies how the ordinance is applied to properties and structures through the text and the Official Zoning Map.

The ordinance changes being made in this section include:

1. Numbering Order. All sections will be renumbered and order to begin with Sec. 37-100 through Sec. 37-199, in reference to Article I.

2. Adds an Applicability + Authority Section. Makes reference that these rules are adopted pursuant to the City of Champaign's Home Rule Authority and applies to all properties within the municipal limits. In some limited cases, rules may also apply to properties outside the municipal limits but within the 1.5 mile Extra-Territorial Jurisdiction (ETJ).

3. Revised Purpose Statements. Simplifies the existing list of purpose statements by eliminating non-relevant or duplicative statements.

4. Scope and Construction Regulations. Consolidates several sections into a single listing of regulations.

5. Official Zoning Map. Consolidates all regulatory information about the Official Zoning Map into a single listing of regulations.

6. Severability. This is a new section being added to Article 1. This section establishes a rule that, if a court invalidates a provision of the zoning ordinance, than that invalidation is limited in scope and does not invalidate the entire ordinance. This is a common rule in most Illinois municipal zoning ordinances, but is not currently part of ours.

Article II – Definitions

This section of the Zoning Ordinance defines specific terms and wording within the Zoning Ordinance. There are also definitions within other Articles of the Zoning Ordinance – in some cases these are duplicitous and in other they may contradict or provide differing definitions.

1. Numbering Order. All sections will be renumbered beginning with Sec. 37-200 through Sec. 37-299, in reference to Article II.

2. Individual Definitions Numbered. All definitions are organized alphabetically, with each section being a new letter of the alphabet. Within each section, individual definitions will have their own individual sub-section in order to provide a direct link to defined land uses and terminology elsewhere in the Zoning Ordinance wherever possible. This will allow someone who is looking up rules permitted uses or rules for development standards within a zoning district to link directly to important definitions that help explain the regulation clearly and succinctly.

3. Group Residential and Supportive Living Definition Amendments. Group residential uses and supportive living facilities are institutional uses that include residential units and often include other services

like assisted care, social services, food preparation, or medical care. Examples include community living facilities, recovery home, residential care facilities, assisted/independent living facility, dormitory, rooming house, transitional housing and emergency shelter. Currently, there is significant overlap between some of these uses based on their definitions, which makes it unclear what uses are permitted in which zoning districts. It is also important to make sure that these definitions do not conflict with other civil rights protections for people utilizing these housing types under the Fair Housing Act. These use definitions will be amended to provide clear distinctions between use types, ensure compliance with all applicable State and Federal Law, and provide clarity where these uses will be permitted.

Group Residential definitions being amended include:

- Dormitory
- Group Housing, University
- Rooming House

Supportive Living definitions being amended include:

- Assisted/Independent Living
- Community Living Facility
- Emergency Shelter
- Recovery Home
- Residential Care Facility
- Transitional Housing

4. Private Residential Land Use Definition Amendments. Private residential uses include definitions for things like single-family homes, duplexes, and multifamily residential uses that are privately owned. These use definitions are being amended to focus more on the physical design and characteristics of the dwelling unit type, update existing language to match building code definitions wherever possible, and be consistent with State law. Additional definitions are being included, such as Multiplex Residential, in order to facilitate future zoning amendments to facilitate Missing Middle housing types within Champaign. Wherever possible, these definitions match proposed State legislation in order to comply with potential state-wide missing middle housing standards.

Private Residential definitions being amended include:

- Single Family Dwelling
- Attached Dwelling
- Common Lot Line Attached Dwelling (Townhouse Dwelling)
- Duplex Dwelling
- Guest Residence
- Manufactured Dwelling
- Multifamily Dwelling (Apartment Dwelling)
- Manufactured Housing Community
- Residential Conversion

New private residential definitions being added include:

- Cottage Court Development

- Multiplex Development
- Ground Floor Dwelling Unit
- Upper Story Dwelling Unit

5. Definition Consolidation from Other Articles. Other Articles of the Zoning Ordinance, such as Historic Preservation, Signs, and Planned Developments among others, include definitions within their respective Articles in addition to the definitions found in Article II. These definitions will be consolidated into Article II rather than maintaining separate definitions in multiple places in the Zoning Ordinance. Links to defined terms will be incorporated into the text of the Zoning Ordinance.

Article III – Zoning Districts

This section of the Zoning Ordinance establishes the various zoning districts in Champaign. Article III also regulates land uses and performance standards for properties located within these zoning districts.

The ordinance changes being made in this section include:

1. Numbering Order. All sections will be renumbered and order to begin with Sec. 37-300 through Sec. 37-399, in reference to Article III.

2. Permitted Use Table. Currently, all listings of permitted, provisional and special uses in the zoning ordinance are organized into lists within the code. This change would consolidate the list of permitted, provisional and special uses into a single table. Uses would be identified with links to relevant definitions and design standards for specific uses – if applicable. Additional language included in this section will guide the reader through how to interpret the table of regulations.

3. Revisions to Zoning Districts. This change will add some additional zoning districts to the ordinance and eliminate others. These changes are intended to achieve a number of goals including supporting more neighborhood oriented commercial development, expanding opportunities for new housing construction, and support continued investment and expansion in the University of Illinois Research Park. This change will also protect industrial areas from encroachment by commercial uses, preserving valuable land in Champaign for industrial, manufacturing and other employment uses that benefit the region. The following changes are proposed:

- Create an additional MFUniv Multifamily University Neighborhood Zoning District. (MFUniv-1 and MFUniv-2) This district would allow increased heights in key locations adjacent to commercial areas, along high-frequency transit routes and near public open spaces.
- Split the existing CN Neighborhood Commercial District into two new district. CN-1 Walkable Neighborhood Commercial for properties near existing residential areas and within the core of the community. CN-2 Neighborhood Commercial Center would be applied to larger, more auto-oriented areas such as the Windsor Galeria and Nieman's Plaza at Kirby and Duncan.
- Establish a Research Park zoning district to allow for the development of limited industrial uses along with other institutional, research, bioprocessing, and technology uses. Commercial uses and some multifamily uses will also be allowed.
- Eliminate the existing CI Commercial Industrial zoning district and rezone the remaining properties as either a commercial zoning district (CG or CB1) or Industrial zoning district (I1 or I2).

4. Consolidate District Performance Standards. Performance standards are rules that apply to all uses within a zoning district. They are intended to protect the character of the district and prevent impacts on surrounding zoning districts where there may be conflicts between different intensities of uses. These standards will be consolidated into a single section of the Article. Links to these sections will also be included in the Permitted Use Table and Development Standards tables where required.

Article IV – Development Standards

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-400 through Sec. 37-499, in reference to Article IV.

2. Combined Table IV-A and IV-B. These tables implement the various development standards of the individual zoning districts – things such as setbacks, maximum height, floor area ratio, building footprint and lot coverage. Currently there are two tables – one for most zoning districts and then a separate table for the In Town Zoning Districts. These tables will be combined into a single table of regulations. Additional language included in this section will guide the reader through how to interpret the table of regulations. The table will also include amendments intended to address building heights and bulk to mitigate out of scale building design that is possible due to the elimination of minimum parking.

3. Amending Building Heights. This change will implement direction from City Council to remove variable building height requirements in the multifamily zoning districts to set clear standards for how tall buildings can be in certain districts. This amendment will also align zoning height requirements to typical building construction heights. The following requirements will be implemented: (See Table Below)

Zoning District				
	Feet	Stories	Feet	Stories
SF1	35’	--	36’	2 ½
SF2	35’	--	36’	2 ½
MF1	Variable	--	36’	3
MF2	Variable	--	66’	5
MF3	Variable	--	90’	7
MFUniv-1	75’	--	90’	7
MFUniv-2	--	--	150’	12
MHC	18	--	30’	2
IT-SF1	35	2 ½	36	2 ½
IT-SF2	35	2 ½	36’	2 ½
IT-MR1	35	--	36’	3
IT-MR2	45	--	54’	4
IT-MX	55	--	66’	5
CO	35	--	42’	3
CN-1	35	--	42’	3
CN-2	--	--	42’	3
CG	--	--	90’	7
CB1	85	--	102’	8
CB2	115	--	150’	12
CB3	175	--	222’	18
CI	--	--	90’	7
RP	--	--	90’	7
IBP	--	--	--	--
I1	--	--	--	--
I2	--	--	--	--

Proposed height changes will include both a building story and foot-height maximum. These rules work together to maintain the existing height intent of each zoning district while recognizing modern construction methods. Revised maximum heights assume a typical story height of twelve feet for frame construction and upper stories in mixed use buildings and eighteen feet ground floor story heights in commercial, mixed use, or podium style buildings.

4. Lot Area + Width Requirements. Minimum lot areas and minimum lot widths will be reduced in the multifamily and commercial zoning districts. These are intended to prescribe minimum sizes and dimensions for new lots being created – they do not apply to existing lots. Existing lots which may not meet these minimum standards are still permitted to build any of the permitted or provisional uses listed in the Zoning Ordinance by right. No changes are being made the SF1, SF2 or In-Town Zoning Districts. The following minimum lot area and width changes are proposed:

- Reduce the minimum lot area in MF1, MF2, MF3 and MFUniv from 6,500 ft^2 to 5,000 ft^2 and reduce the minimum lot width from 65 feet to 50 feet. This matches the existing standards for the In-Town Zoning Districts that allow multifamily residential.
- Reduce the minimum lot area in CN, CO, and CG from 6,500 ft^2 to 5,000 ft^2 and the minimum lot width from 60 feet to 42 feet.
- The proposed CN-2 Walkable Neighborhood Commercial Zoning District will have a minimum lot area of 2,200 ft^2 and a minimum lot width of 22 feet. No non-conforming lot areas are created by this zoning change.
- Establish a minimum lot area in the Central Business Districts of 1,080 ft^2 and a minimum lot width of 18 feet. No non-conforming lot areas are created by this zoning change.

5. Floor Area Ratio (FAR) Amendments. Floor area ratio is the relationship between building size and lot area and regulates the size and bulk of buildings on a lot. Adjustments to FAR are being made along with maximum heights to provide clear standards for building bulk in districts where no parking is required. The following FAR adjustments are proposed:

- Increase the minimum FAR in CN-1 Walkable Neighborhood Commercial District from 0.35 to 0.90. This matches the FAR in the CO district.
- Increase the minimum FAR in CN-2 Neighborhood Shopping Center from 0.35 to 1.25.
- Decrease the minimum FAR in CG General Commercial from 4.00 to 3.00.

6. Create a Consolidated Site and Building Design Standards Section. This will consolidate design and development standards from various parts of the Zoning Ordinance that deal with development of property. These include special requirements for development along a floodplain, site lighting, and building design standards within the In Town, University Neighborhood, and Central Business Zones. Currently, these standards are found in a number of sections of the Zoning Ordinance such as Article V Provisional and Special Uses and Article XI Supplemental Regulations. These different standards will be consolidated into a single location within the Zoning Ordinance within Article IV.

Article V – Use Regulations

Currently, Article V regulates specific provisional and special uses within the Zoning Ordinance. It also includes procedures for review and approval. This section will be reduced to only include standards for specific land uses. Procedures for Special Use Permits will be moved to consolidated section about Zoning Administration and Procedures.

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-500 through Sec. 37-599, in reference to Article V.

2. Listing of Use Standards for Principal Uses. The following standards will be compiled from existing provisional use standards within the Zoning Ordinance:

- Accessory Dwelling Units
- Animal Clinic
- Auto-Repair, Minor
- Bed and Breakfast
- Biomanufacturing
- Clinic
- College or University
- Community Center
- Contractors Shop
- Cottage Court Development
- Data Center
- Drive-Through Uses
- Day Care Center, Adult
- Day Care Center, Child
- Detached Dwelling
- Attached Dwelling
- Townhouse Dwelling
- Multiplex Dwelling
- Multifamily Dwelling
- Ground Floor Dwelling
- Upper Story Dwelling
- Eleemosynary Student Foundation
- Emergency Shelter
- Event Center
- Financial Institution
- Freestanding Telecommunication Towers
- Government Facility
- Group Housing, University
- Hotel
- Kennel
- Kitchen, Commissary
- Manufactured Housing Community
- Microbrewery
- Micro-Distillery
- Office
- Office Conversion
- Personal Service
- Recycling Center

- Religious Institution
- Research Testing Facility
- Residential Care Facility
- Restaurant
- Retail, Food and Drug
- Retail, General Merchandise
- Retail, Package Liquor
- Rooming House
- Salvage Yard
- Solid Waste Transfer Facility
- Schools K-12
- Shopping Center
- Tavern
- Transitional Housing
- Truck Stop
- Utility Station
- Vehicles Sales
- Vehicle Storage Lot
- Warehouse
- Warehouse, Self-Storage

3. Standards for Accessory Uses. These are for standards that apply to accessory uses and accessory structures.

- Detached Accessory Structures
- Detached Garages
- Home Occupations
- Wind Energy Conversion Systems
- Rooftop Solar Energy Systems
- Freestanding Solar Energy Systems
- Freestanding Automatic Teller Machines
- Others?

4. Standards for Temporary Uses. These are standards that apply to temporary uses. Existing temporary uses mentioned in the ordinance includes:

- Construction Site Temporary Structures
- Garage Sales
- Portable Storage Units
- Home Retail Parties
- Others to Include?

Article VI – Parking, Loading and Access Drives

This section of the ordinance outlines requirements for off-street parking, residential driveways, commercial access drives, loading areas and bicycle parking. City council has provided direction to eliminate minimum parking requirements throughout Champaign, these and other associated amendments have been incorporated into this Article of the Zoning Ordinance.

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-600 through Sec. 37-699, in reference to Article VI.

2. Eliminate Minimum Required Off-Street Parking Spaces. This would delete the various ratios which determine the existing minimum number of spaces required for various uses. Revised standards for minimum bicycle parking will continue to be included in the table. Uses will be updated to be comprehensive for the listing of uses in the Zoning Ordinance.

3. Parking Lot Design Standards. These standards specify that all parking areas must be paved, landscaped, and meet minimum construction standards. They also specify minimum dimensions for parking spaces, access aisles, build stormwater detention, and provide lighting. A few modifications are being made to these standards that will require:

- A dedicated pedestrian walkway connecting a front entrance of a building to a public sidewalk through any parking areas in front yards.
- Access aisles at periodic intervals of 26 feet minimum width to accommodate fire apparatus access.
- Create standards of head-in off-street parking from a public alley.

Article VII – Landscaping

This section of the ordinance outlines requirements for on-site landscaping, buffering between different land use intensities and required parking lot landscaping. This section also prescribes standards for screening of utilitarian uses, mechanical equipment and trash enclosures.

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-700 through Sec. 37-799, in reference to Article VII.

2. Update Land Use Impact List. Existing categories will be updated to reflect defined land uses listed in the zoning ordinances. This use list currently utilized uses that are not listed in the zoning ordinance or does not identify all uses currently listed as permitted or provisions. This leads to unclear standards for different uses and requires more interpretation by the Zoning Administrator.

3. Update Parking Lot Landscaping. Parking lot perimeter and interior landscaping will incorporate existing standards applied in the Curtis Road Interchange Area Overlay District.

Article VIII – Signs and Outdoor Advertising Sign Structures

This Article of the zoning ordinance regulates on premise signage for businesses and off premise advertising on outdoor advertising sign structures – commonly called billboards.

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-800 through Sec. 37-899, in reference to Article VIII.

2. Split Sign Regulations from OASS Regulations. This change will separate On-premise sign regulations from the regulations for outdoor advertising sign structures. This will help to provide clarity between the regulations and will assist with future amendments.

Article IX – Historic Preservation

This section specifies regulations for the protection of historic locally-designated landmarks in Champaign. This article also creates the Historic Preservation Commission and establishes their review procedures for landmark landmarks, landmark districts, conservation districts and design review.

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-900 through Sec. 37-999, in reference to Article IX.

2. Create a Process for Removal of Landmark Designation. The zoning ordinance is currently silent on a process for removal of a landmark designation. This amendment would establish a formal process for an applicant to remove a landmark designation and specify findings and criteria for such a removal.

3. Administrative Certificate of Appropriateness for Window and Door Replacements. A recent International Building Code and International Residential Code change now require that replacement of doors and windows receive a building permit, which is the trigger for review of the permit by the Historic Preservation Commission. Previously, these alterations to historic landmarks were reviewed by Planning and Development staff through and Administrative Certificate of Appropriateness (COA). This amendment would re-establish an administrative review of these permits by staff.

4. Additional Design Review Standards. This section will expand and clarify the existing design standards for historic landmarks to be more objective in nature, and provide illustrations where appropriate. .

Article X – Nonconforming Properties, Uses, and Structures

This section establishes regulations for properties, uses, and structures that do not meet the current requirements of the Zoning Ordinance. The section outlines processes and procedures for how to regulate these non-conforming uses and what actions trigger compliance with current regulations.

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-1000 through Sec. 37-1099, in reference to Article X.

2. Extending Development Timelines. Currently, most

Article XI – Administrative Procedures and Enforcement

This section specifies processes and procedures for site plan review, zoning review of building permits, and other administratively reviewed exceptions to the Zoning Ordinance standards. This section is compiled from a number of sections and includes new processes and procedures.

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-1100 through Sec. 37-1199, in reference to Article XI.

2. Site Plan Review. This is an administrative review that is done by the Zoning Administrator to provide preliminary compliance with zoning ordinance requirements and to receive preliminary feedback on any development related issues. This site plan review is required for large multifamily development sites over two acres - however it is also offered as a courtesy service for other projects as well. This section will formalize this process and add additional developments to the list of required site plan review.

3. Administrative Planned Development. This is a new process that would allow for certain development types, especially missing middle housing, to utilize an administrative review process rather than a public hearing with Plan Commission and final approval by City Council. It would allow for certain limited waivers to be issued to zoning and subdivision regulations proposed process for certain development types such as Cottage Courts Developments. This new development type was identified by City Council as a proposed strategy to help implement the Incremental Development Council Goal and promote missing middle housing types.

4. Greenfill Priority Area Development Plans. This amendment would require an overall development plan for large greenfield sites identified by the Comprehensive Plan. This process currently exists within the Zoning Ordinance for properties within the Curtis Road Interchange Area. This would require that large tracts of undeveloped land prepare a comprehensive plan for new development and obtain feedback from planning and development as well as surrounding neighbors through a public meeting prior to initiative a subdivision development.

4. Administrative Mitigation Plan. This is an existing procedure within the Zoning Ordinance that was utilized to address non-conforming commercial properties – however it has not been utilized for many years. It is proposed to be modified into an administrative procedure that could be utilized by property owners to document their non-conforming properties and memorialize a uses continuation despite it's non-conforming status. The property owner would be required to provide a site plan for review and staff would be able to apply limited conditions of approval to mitigate potential conflicts with surrounding properties where appropriate. This modified procedure will help to address existing non-conforming multifamily properties which need to make improvements to the property requiring a building permit. This would eliminate the need for special use permits for these situations where an existing owner is seeking to invest in their property but is limited by the non-conforming status.

5. Transfer of Development Rights for Historic Properties. This will provide an incentive for properties that are locally designated landmarks to monetize their development potential on their property by transferring that potential to another development project in the City of Champaign.

6. Alternative Landscaping Plan. This section specifies an existing process for receiving administrative relief for providing an alternative landscaping plan. This process already exists within the Zoning Ordinance but would be incorporated into this section.

Article XII – Public Hearings, Zoning Entitlements, Variations and Appeals.

This section would compile a number of processes and procedures from various parts of the zoning ordinance that involve review by Plan Commission or the Zoning Board of Appeals, and approval by City Council. Many of these processes are currently included in the Zoning Ordinance but would be reorganized into a single Article of the Ordinance.

1. Numbering Order. All sections will be renumbered in order to begin with Sec. 37-1100 through Sec. 37-1199, in reference to Article XI.

2. Standards for Public Hearings and Notices.

3. Zoning Map Amendments. This section prescribes the process for a zoning map amendment – often referred to as a rezoning.

4. Planned Developments. This section prescribes the process for a planned development that is reviewed and approved by City Council following a public hearing by City Council. .

5. Special Use Permits.

6. Text Amendments.

7. Appeals.

8. Variations.