

CASE NO. 164-AT-25

SUPPLEMENTAL MEMORANDUM #1

September 11, 2025

Petitioner: Zoning Administrator

Request: Amend the Champaign County Zoning Ordinance as follows regarding the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality:

1. Add the following definition to Section 3.0 Definitions: “URBAN ANIMALS” that are animals that may be kept in a Residential Zoning District within 1,000 feet of a home rule municipality.
2. Amend Section 5.2 as follows:
 - a. Add a Footnote to the Table of Authorized Uses for “URBAN ANIMALS” in the R-1, R-2, R-3, R-4 and R-5 Zoning Districts.
3. Add new Section 7.8 to establish regulations including but not limited to:
 - a. Limit the number of URBAN ANIMALS that may be kept on a lot in a Residential District within 1,000 feet of a home rule municipality.
 - b. Establish minimum requirements for the housing and care of URBAN ANIMALS on a lot in a Residential District within 1,000 feet of a home rule municipality.
 - c. Require that the keeping of URBAN ANIMALS on a lot in a Residential District within 1,000 feet of a home rule municipality must be registered with the Department of Planning and Zoning.

Location: Unincorporated Champaign County

Time Schedule for Development: As soon as possible

Prepared by: John Hall, Zoning Administrator
Charlie Campo, Senior Planner

MUNICIPAL PROTESTS

A protest from the Village of Mahomet was received on May 30, 2025. See attached. The Protest requests that Champaign County adopt limits on the keeping of animals within 1,000 feet of the Village of Mahomet.

Village of Mahomet limits on keeping of animals is included as Attachment B.

A protest from the City of Champaign was received on June 23, 2025. See attached. The City of Champaign requests that Champaign County withdraw or revise the amendment to be consistent (the same as) the City’s limits on the keeping animals.

LETTER FROM AVERIE FIELD, DVM

A letter of strong dissent was received from Averie Field, DVM on June 25, 2025. See attached. Ms. Field urges Champaign County to discard the proposed text amendment but also recommends the following changes to the amendment should Champaign County decide to pursue the amendment:

1. Limit the amendment to properties that are less than one acre in area.
2. Revise the limit on laying hens (no alternative limit is suggested).
3. Establish a grandfathering clause or exemptions for current farms.
4. Make an allowance for "...expedited, reduced-fee, or fee-free..." rezoning.
5. Allow an 18 to 24 month period for implementation.
6. Collaborate with leaders within the affected communities to ensure no under burden

An email of similar comment was also received from Michael Field on June 20, 2025.

ATTACHMENTS

- A Village of Mahomet Protest received May 30, 2025
- B Section 152.056 of Code of Village of Mahomet
- C City of Champaign Protest received June 23, 2025
- D Letter from Averie Field, DVM received June 25, 2025
- E Email from Michael Field received June 20, 2025

RESOLUTION 25-05-07

**RESOLUTION CONCERNING A VILLAGE OF MAHOMET PROTEST FOR CHAMPAIGN COUNTY
ZONING BOARD OF APPEALS CASE NO. 164-AT-25**

- WHEREAS,** the County Board of Champaign County, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for the use of land and zoning within the jurisdiction of Champaign County, Illinois; and
- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies, for the use of land within one and one-half mile extra-territorial jurisdiction of the Village of Mahomet, Illinois, and does have the right to "PROTEST" land use and zoning actions taken by Champaign County in this area; and,
- WHEREAS,** the Champaign County Zoning Administrator has referred to the Village a copy the Champaign County staff memo and related case information for amending the County Zoning Ordinance language related to the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality (ZBA Case No. 164-AT-25); and,
- WHEREAS,** the Board of Trustees of the Village of Mahomet has determined that the proposed Zoning Ordinance Text Amendment related to the keeping of animals in Residential Districts should also apply to the area within 1,000 feet of the Village of Mahomet and that unregulated keeping of animals near the Village corporate limits would be injurious to the citizens of the Village.

BE IT THEREFORE RESOLVED this 27th day of May 2025 by the Board of Trustees of the Village of Mahomet, Illinois, that:

- A. The Village of Mahomet does hereby **PROTEST** the requested County Zoning Ordinance Text Amendment related to the keeping of animals in Residential Districts and requests that the proposed Text Amendment be drafted in a manner so as to also apply to the area within 1,000 feet of the Village of Mahomet(County Case No. 164-AT-25);
- B. That the Village President, or his designee, for and on behalf of the Village Board, is authorized and directed to file this Resolution of Protest with the County Clerk of the County of Champaign and mail copies of this Resolution of Protest as required by law.

RECEIVED

MAY 30 2025

CHAMPAIGN CO. P & Z DEPARTMENT

FILED


MAY 30 2025

Champaign County Clerk
CHAMPAIGN COUNTY CLERK

Voting "aye" (names): Colvavy, Harpst, Willard, Olser
Metzger

Absent (names) Schriver

Attest:



Dawn Mohr, Village Clerk

Champaign County
CHAMPAIGN COUNTY CLERK

§ 152.056 CHICKENS (HENS ONLY).

Any residential property used to raise chickens shall be subject to the following requirements:

- (A) No person shall possess a chicken unless a license has been issued as set forth in this section.
- (B) The number of chickens allowed shall be a maximum of six hens per permitted property.
- (C) Roosters are prohibited within the village limits.
- (D) Coops and associated runs are considered an accessory structure as defined in § 152.046 and must meet all standards outlined therein.
- (E) *Permit required.* Construction for all coops and runs require a building permit.
- (F) *Care.* Care for hens shall follow the following provisions:
 - (1) A coop and run must be provided.
 - (2) No hen shall be permitted to run at large. Hens shall be kept in a designated coop or run. Hens may be allowed to exercise in a rear yard with a six foot or higher fence with supervision.
 - (a) If the coop and run are not within a fenced yard, hens must be kept within the coop and run at all times.
 - (b) All fencing must meet the standards outlined in § 152.050(D).
 - (3) Feed must be stored in a fully enclosed, rodent-proof container.
- (G) *Housing.* Housing for hens shall follow the following provisions:
 - (1) *Location.* Coops and runs shall be located only in the rear yard of a primary residential structure.
 - (2) *Setbacks.* Coops and runs shall be located at least ten feet from the property line and at least 20 feet from any neighboring dwelling.
 - (3) *Height.* Maximum height for a chicken coop shall be ten feet.
 - (4) *Design.* The coop must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds and rodents.
 - (a) Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - (b) Access doors must be sized and placed for ease of cleaning.
 - (c) The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that discourages predators.
 - (d) The run must be enclosed on all sides, including the top or roof plane.
 - (5) *Size.* The coop shall provide a minimum of five square feet of floor area per hen. The run shall provide a minimum of ten square feet of floor area per hen.
 - (6) *Maintenance.* The coop and run shall be kept in a clean, dry and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed regularly and at a minimum of once per week.
 - (a) Odors from hens, manure or related substances shall not be detectable from property lines.

(b) Manure must be stored and disposed of. Manure may be composted. All manure not composted must be removed from property regularly and at a minimum of once per week.

(c) Waste from hens shall not be burned.

(H) *License*. Licenses will only be granted to persons who reside on and own parcels with established single-family and two-family dwellings. No person shall establish a coop without first obtaining a license from the village. Licenses shall be issued when all conditions outlined in this section are met.

(1) The village may deny a license to any person who:

(a) Owes money to the village; or

(b) Has, in the last five years prior to application for a license under this section been convicted or pled guilty to any violation of the Village Code regarding animals, noise, property maintenance or zoning.

(2) All licenses pursuant to this section shall be valid for up to one year from the date of issuance and may be automatically renewed on May 1 annually if the licensee has been in compliance during the previous year. If the licensee is found to be in violation of the standards outlined in this section, the license will be allowed to expire at the end of the period. A new license will only be issued after the coop and run have been inspected and determined to meet all requirements outlined herein.

(3) If the licensee is found to be in violation of § 92.04, the license will be immediately and permanently revoked.

(4) Only one chicken coop license will be issued per zoning lot. A zoning lot consisting of multiple platted lots shall be considered one lot.

(5) Coop licenses are non-transferrable.

(6) *Fee*. The coop license fee shall be set from time to time by resolution of the Village Board of Trustees. This license shall renew automatically if the licensee is in compliance with all standards set forth in this section. No charge is incurred for licenses that renew automatically.

(I) *Penalties*. In addition to the general penalty set forth in § 152.999 and in § 92.99, the owner of any coop is subject to the following additional penalties:

(1) A person found to be keeping hens without a coop license will have seven days from notification to achieve compliance with these standards.

(2) A licensee found to be in violation of the standards outlined in this section will have seven days from notification to achieve compliance. If compliance is not achieved, the license will be revoked. The licensee may apply for a new license, subject to site inspection. If the licensee is found to be in compliance after inspection, a new license may be issued.

(3) If the licensee is found to be in violation of these standards three or more times, the license will be immediately and permanently revoked.

(4) Hens, coops and runs not maintained according to this section shall be deemed a public nuisance.

(Ord. 20-09-03, passed 9-22-2020)

CERTIFICATE

I, Robert D. Baker, duly Appointed, fully Qualified, and Deputy City Clerk of the City of Champaign, County of Champaign, State of Illinois, do hereby certify that the attached is a true and correct copy of Council Bill No. 202025-063 "A Resolution Approving a Written Protest Against a Proposed Text Amendment to the Champaign County Zoning Ordinance (County Case No. 164-AT-25: Text Amendment to the Champaign County Zoning Ordinance regarding the keeping of animals in Residential Distric"

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Champaign, County of Champaign, State of Illinois this 11th day of June, 2025.



Robert D. Baker
Deputy City Clerk



SEAL

RECEIVED

JUN 23 2025

CHAMPAIGN CO. P & Z DEPARTMENT

CITY OF CHAMPAIGN, ILLINOIS
A HOME RULE MUNICIPAL CORPORATION

COUNCIL BILL NO. 2025-063

A Resolution Approving a Written Protest
Against a Proposed Text Amendment to
the Champaign County Zoning Ordinance
(County Case No. 164-AT-25: Text
Amendment to the Champaign County
Zoning Ordinance regarding the keeping
of animals in Residential Districts within
1,000 feet of a home rule municipality)

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF CHAMPAIGN
This 6th of May, 2025

Published in pamphlet form this 7th of May, 2025

COUNCIL BILL NO. 2025 - 063

A RESOLUTION

APPROVING A WRITTEN PROTEST AGAINST A PROPOSED TEXT AMENDMENT TO
THE CHAMPAIGN COUNTY ZONING ORDINANCE
(County Case No. 164-AT-25: Text Amendment to the Champaign County
Zoning Ordinance regarding the keeping of animals in Residential
Districts within 1,000 feet of a home rule municipality)

WHEREAS, the City of Champaign, Illinois, a municipal corporation, has adopted a Zoning Ordinance in accordance with the Illinois Municipal Code, as amended, said Ordinance being designated as Chapter 37 of the Champaign Municipal Code, 1985, as amended; and

WHEREAS, the Zoning Administrator for the County of Champaign has referred to the Planning Department, by correspondence, a copy of an application for a proposed amendment to the County Zoning Ordinance; and

WHEREAS, the Champaign County Zoning Administrator has proposed a text amendment to the Champaign County Zoning Ordinance, designated as Case 164-AT-25, which proposes language allowing the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality; and

WHEREAS, the proposed amendment was not developed in coordination with affected municipalities, and its adoption would have impacts on property adjacent to the City of Champaign and within the 1.5-mile extraterritorial jurisdiction; and

WHEREAS, the Champaign County Zoning Board of Appeals opened a Public Hearing for Case 164-AT-25 on Thursday, April 17, 2025, at 6:30 p.m.; and

WHEREAS, the Champaign County Zoning Board of Appeals will close the Public Hearing for Case 164-AT-25 on Thursday, May 15, 2025; and

WHEREAS, pursuant to Article 5, Division 5-12007 of the Counties Code, 55 ILCS 5/5-12007, the City of Champaign has protest rights against text amendments to the Champaign County Zoning Ordinance, by which a protest must be signed and acknowledged by the relevant authority and presented to the County zoning authority; and

WHEREAS, in the event of any protest, a three-fourths majority of the County Board will be required to approve the text amendment instead of a simple majority.

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

Section 1. The City of Champaign hereby formally protests the adoption of Champaign County Zoning Ordinance Text Amendment Case 164-AT-25 as currently proposed.

Section 2. The City of Champaign respectfully requests that the Champaign County Board withdraw the amendment or revise it to be consistent with the City of Champaign regulations for residential properties within 1,000 feet of the Champaign city limits.

Section 3. The City Clerk is hereby directed to transmit a certified copy of this Resolution to the Champaign County Planning and Zoning Department, the Champaign County Zoning Board of Appeals, and the Champaign County Board, and other relevant agencies.


COUNCIL BILL NO. 2025 - 063

PASSED: May 6, 2025

APPROVED: 
Mayor

ATTEST: 
City Clerk

APPROVED AS TO FORM:


City Attorney

Champaign County
Department of

**PLANNING &
ZONING**

Brookens Administrative
Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708
zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

April 2, 2025

To: Champaign County Municipalities and Villages with Comprehensive Plans
Champaign County Villages with zoning
Champaign County Townships with Plan Commissions

RE: **Champaign County Zoning Ordinance Text Amendment (Case 164-AT-25)**

To Whom It May Concern:

The Champaign County Zoning Administrator has proposed a text amendment to the Champaign County *Zoning Ordinance* regarding the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality. See Attachment A for the legal advertisement.

The proposed text amendment is Champaign County Zoning Case **164-AT-25**. The public hearing for this case will be held at the Champaign County Zoning Board of Appeals meeting on **Thursday, April 17, 2025, at 6:30 p.m.** prevailing time in the Shields-Carter Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, Illinois. Entry for evening meetings is through the northeast entrance. The hearing may be continued and reconvened at a later time.

Each jurisdiction receiving a notice of this proposed text amendment has protest rights against text amendments to the Champaign County *Zoning Ordinance*. A protest must be signed and acknowledged by the relevant authority and filed with the Champaign County Clerk prior to close of business (normally 4:30 PM) on the day of the County Board meeting, except that protests from **Townships with Plan Commissions** must be submitted in writing to the County Board within 30 days after the close of the public hearing at the ZBA. In the event of any protest, a three-fourths majority of the County Board will be required to approve the text amendment instead of a simple majority.

The anticipated schedule of public hearings and meetings for Case 164-AT-25 is as follows:

- | | |
|--|-----------------------------------|
| 1. Public Hearing for Case 164-AT-25 opens at the Champaign County Zoning Board of Appeals (CCZBA) | Thursday, April 17, 2025 |
| 2. Public Hearing for Case 164-AT-25 closes at CCZBA and the ZBA recommends a specific amendment | *Thursday, May 15, 2025 |
| 3. Environment and Land Use Committee of the Champaign County Board affirms or amends CCZBA's recommendation | *Thursday, June 5, 2025 |
| 4. Environment and Land Use Committee of the Champaign County Board makes a recommendation to the Champaign County Board | *Thursday, August 7, 2025 |
| 5. Champaign County Board makes a final determination in Case 164-AT-25 | *Thursday, August 21, 2025 |

*earliest anticipated dates of action

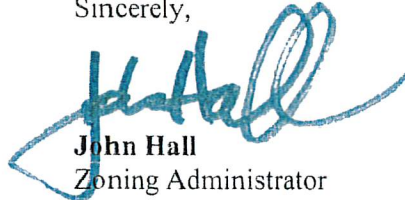
continued

Notification of Public Hearing
Case 164-AT-25
April 2, 2025

The proposed amendment may change during the public hearing. Jurisdictions are welcome to comment at anytime during the public hearing; however, the specific recommendation by the ZBA will not be available until after the public hearing is closed.

If you have questions or comments about this proposed amendment or County regulations in general, please do not hesitate to contact me at (217) 384-3708.

Sincerely,



John Hall
Zoning Administrator

ATTACHMENTS

- A Legal Advertisement
- B Proposed Amendment
- C List of Jurisdictions and Recipients

1. Add the following to Section 3. Definitions:

URBAN ANIMALS: Animals that may be kept for any reason in a Residential DISTRICT within 1,000 feet of a home rule municipality on a lot on which AGRICULTURE is not the principal USE, in addition to any dogs or cats otherwise allowed under this Ordinance and/or in addition to any other animal that may be kept as a pet that resides in the DWELLING. URBAN ANIMALS may be kept as a source of food or fiber or kept simply as a hobby or an outdoor pet. URBAN ANIMALS are hens, Guinea fowl, ducks (including drakes), pigeons, geese, turkeys, and rabbits.

2. Amend Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS														
	CR	AG-	AG-	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Resource Production and Agricultural Uses															
AGRICULTURE, including customary ACCESSORY USES				32	32	32	32	32							

Footnotes

32. The keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality shall conform to the requirements of Section 7.8.

3. Add new Section 7.8 Keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a Home Rule Municipality

Section 7.8 Keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a Home Rule Municipality

7.8.1 Authorized URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. The following number of animals may be kept on a LOT in a Residential DISTRICT within 1,000 feet of a home rule municipality.
- (1) A maximum of six hens; or
 - (2) A maximum of six Guinea fowl; or
 - (3) A maximum of three ducks (including drakes); or
 - (4) A maximum of 12 pigeons; or

- (5) A maximum of three geese; or
 - (6) A maximum of three turkeys; or
 - (7) A maximum of three rabbits; or
 - (8) Any combination of animals listed above provided that the total number of animals does not exceed the equivalent of six hens based on the following:
 - i. One Guinea fowl is equal to one hen; and
 - ii. One duck or turkey or goose or rabbit equals two hens; and
 - iii. Two pigeons equal one hen.
 - (9) The limit on URBAN ANIMALS in Section 7.8.1A.(8) may be increased proportionally based on LOT AREA for LOT AREAS greater than 6,500 square feet up to 20,000 square feet in area but no more than the equivalent of 18 hens shall be allowed on lots that are larger than 20,000 square feet in area.
- B. Roosters are prohibited in Residential DISTRICTS .
 - C. The requirements of this section shall not restrict beekeeping in Residential Districts within 1,000 feet of a home rule municipality.
 - D. Slaughtering of URBAN ANIMALS in Residential DISTRICTS within 1,000 feet of a home rule municipality shall be done indoors in appropriate sanitary conditions. No meat products shall be sold to the public unless in compliance with the rules and regulations of the Champaign County Public Health Department.
 - E. Any sales of food items must comply with the requirements of the Champaign County Public Health Department. Any lot on which there are sales shall be registered as an NHO per Section 7.1.1.

7.8.2 Care and housing of authorized URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. No URBAN ANIMALS shall be permitted to run at large. URBAN ANIMALS shall be kept in a designated coop or hutch (building) or covered and fenced outdoor run. URBAN ANIMALS may also be allowed to exercise in a rear yard with a 6 feet (6') or higher fence with supervision.

- (1) If the coop (or hutch) and run are not within a fenced yard, URBAN ANIMALS must be kept within the coop (or hutch) and run at all times.
 - (2) Fences must keep the URBAN ANIMALS on the property and meet the limits established in Sec. 4.3.3G.
- B. URBAN ANIMAL feed must be stored in a fully enclosed, rodent proof container.
- C. URBAN ANIMALS shall be provided clean water daily. If ducks are provided access to a pool the pool shall be cleaned daily or have an aerator or filtration system.
- D. Housing for URBAN ANIMALS shall meet the following requirements:
- (1) The coop (or hutch) and run shall be located in the REAR YARD.
 - (2) The coop (or hutch) and run shall be located at least five feet from the property line and at least twenty feet from any neighboring dwelling.
 - (3) The coop or hutch must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds, and rodents.
 - a. Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - b. Access doors must be sized and placed for ease of cleaning.
 - c. The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that keeps out predators.
 - (4) The run must be enclosed by wire on all sides, including the top or roof plane.
 - (5) Size. The coop or hutch shall provide a minimum of four square feet of floor area per animal although for pigeons there need only be four square feet per pair of breeders. The run shall provide a minimum of 16 square feet of area per animal.
 - (6) Coops or hutches must be located at least five feet from a side or rear lot line and at least 20 feet from any adjacent DWELLING on other property.

- (7) Coops or hutches over 150 square feet will require a Zoning Use Permit.
- (8) The coop and run or hutch and run shall be kept in a clean, dry, and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed at a minimum of once per week.
 - a. Odors from animals, manure or related substances shall be controlled and shall not be detectable at property lines.
 - b. Manure may be composted onsite provided that the odor is minimized by appropriate composting procedures and does not result in drainage onto adjacent property or into a stream. Composting of manure shall not occur within 50 feet of a perennial stream.
 - c. All manure not composted must be removed from the property a minimum of once per week.
- E. Any coop (or hutch) and run and all fencing located in a floodplain must be in compliance with the Champaign County Special Flood Hazard Areas Ordinance and a Floodplain Development Permit shall be required for any construction or fencing in the floodplain.
- F. No non-resident employees are authorized for the keeping of URBAN ANIMALS unless the property has also been registered as a NEIGHHHBORHOOD HOME OCCUPATION. If authorized as a NEIGHHHBORHOOD HOME OCCUPATION, any coop (or hutch) and/or covered run shall be allowed in addition to any other STRUCURE authorized in the NEIGHHHBORHOOD HOME OCCUPATION.

7.8.3 Registration of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. Any LOT with URBAN ANIMALS shall be registered with the Department of Planning and Zoning on forms prepared by the Zoning Administrator. A site plan shall be submitted with the registration form that shows all animal coops and/or hutches, runs, fencing, pools, and manure compost sites.
- B. Any LOT with URBAN ANIMALS that exceeds any of the standards in Sections 7.8.1 and 7.8.2 may be authorized by SPECIAL USE Permit. Any keeping of URBAN ANIMALS authorized by SPECIAL USE Permit shall be required to obtain a Zoning Use Permit in accordance with Section 9.1.2 prior to operation. The fee for the Zoning Use Permit shall be the same as the fee for a RURAL HOME OCCUPATION.

Marilyn Banks
City of Champaign Clerk
102 N Neil Street
Champaign, IL 61820

Bruce Knight
City of Champaign Planning Director
102 N Neil Street
Champaign, IL 61820

Darcy Sandefur
City of Urbana Clerk
400 S Vine Street
Urbana, IL 61801

Community Development Director
City of Urbana
400 S Vine Street
Urbana, IL 61801

Brian Schurter, Attorney
115 N Broadway Ave, POB 99
Urbana, IL 61803

Michelle Osborne
City of Villa Grove Clerk
POB 108
Villa Grove, IL 61956

Cassandra Gunter
City of Villa Grove Mayor
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Villa Grove, IL 61956

Andrew Buhr
Compromise Township Supervisor
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Gifford, IL 61849

Gary Swearingen
Compromise Township Clerk
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Gifford, IL 61849

Robert Furtney
Hensley Township Supervisor
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Champaign, IL 61822

John Collins
Hensley Twp Plan Comm Chairman
893 CR 2125N
Champaign, IL 61822

Tammy Collins
Hensley Township Clerk
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Champaign, IL 61822

Kacie Lynn Osterbur
Kerr Township Supervisor
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Penfield, IL 61862

Dallas Osterbur
Kerr Township Clerk
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Anthony Cler
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Aaron Wheeler
Mahomet Township Supervisor
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Mahomet, IL 61853

David Parsons
Mahomet Township Clerk
512 E. Main
Mahomet, IL 61853

Russell H Taylor
Mahomet Twp Plan Comm Chair
1301 W. Hickory
Mahomet, IL 61853

Roger Cruse
Newcomb Township Supervisor
355 CR 2700N
Mahomet, IL 61853

Laura Baker
Newcomb Township Clerk
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Dewey, IL 61840

Rob Parker
Newcomb Twp Plan Comm Chair
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Andy Graham
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Rantoul, IL 61866

Geoffrey Wahl
Rantoul Township Clerk
121-1 N. Garrard
Rantoul, IL 61866

David Barcus
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St. Joseph, IL 61873

Todd Hitt
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St. Joseph, IL 61873

Jessie Parsons
St. Joseph Township Clerk
PO Box 774
St. Joseph, IL 61873

Chad Goldenstein
Stanton Township Supervisor
2048 CR 2100N
St. Joseph, IL 61873

Lee Waters
Stanton Township Clerk
2104 CR 1900 E
Urbana, IL 61802

John Cutsinger
Village of Allerton Mayor
POB 51
Allerton, IL 61810

Janet Brown
Village of Allerton Clerk
POB 51
Allerton, IL 61810

Sonia Garth
Village of Bondville Clerk
102 S Walnut St
Bondville, IL 61815

John Garth
Village of Bondville President
102 S Walnut St
Bondville, IL 61815

Krista Jones
Village of Broadlands Clerk
POB 50
Broadlands, IL 61816

Bruce Block
Village of Broadlands President
POB 80
Broadlands, IL 61816

Michael Bayler
Village of Fisher President
100 School St
Fisher, IL 61843

Christa Moore
Village of Fisher Clerk
100 School St
Fisher, IL 61843

Diane Joyce Baker
Village of Gifford Clerk
POB 37
Gifford, IL 61849

Derald Ackerman
Village of Gifford President
POB 37
Gifford, IL 61849

Sharon Jeffers
Village of Homer Clerk
500 E Second St
Homer, IL 61849

James White
Village of Homer President
500 E Second St
Homer, IL 61849

Jennifer Brewer
Village of Ivesdale Clerk
POB 109
Ivesdale, IL 61851

Daniel D Bates
Village of Ivesdale President
POB 109
Ivesdale, IL 61851

Tyler Clark
Village of Longview President
202 E. Logan POB 116
Longview, IL 61852

Stephanie Auteberry
Village of Longview Clerk
202 E. Logan POB 116
Longview, IL 61852

Sandra Langley
Village of Ludlow Clerk
POB 177
Ludlow, IL 60949

Steven Thomas
Village of Ludlow President
POB 177
Ludlow, IL 60949

Dawn Mohr
Village of Mahomet Clerk
POB 259
Mahomet, IL 61853

Sean M Widener
Village of Mahomet President
POB 259
Mahomet, IL 61853

Patrick Brown
Village of Mahomet Administrator
POB 259
Mahomet, IL 61853

Abby Heckman
Village of Mahomet Planner
POB 259
Mahomet, IL 61853

Jennifer Bowman
Village of Ogden Clerk
101 W Main
Ogden, IL 61859

Gabe Clements
Village of Ogden Mayor
101 W Main
Ogden, IL 61859

Christine Conner
Village of Pesotum Clerk
POB 200
Pesotum, IL 61863

Joyce Lee Ragle
Village of Pesotum President
POB 200
Pesotum, IL 61863

Judy Kirby
Village of Philo Clerk
POB 72
Philo, IL 61864

Larry A Franks
Village of Philo President
POB 72
Philo, IL 61864

Janet Gray
Village of Rantoul Clerk
333 S Tanner
Rantoul, IL 61866

Charles R Smith
Village of Rantoul President
333 S Tanner
Rantoul, IL 61866

Chris Milliken, Planner
Village of Rantoul
333 S Tanner
Rantoul, IL 61866

12
Kelly Vogel
Village of Royal Clerk
POB 159
Royal, IL 61871

Todd Roberts
Village of Royal President
POB 159
Royal, IL 61871

Peggy Thompson
Village of Sadorus Clerk
POB 109
Sadorus, IL 61872

Ted Myhre
Village of Sadorus President
POB 109
Sadorus, IL 61872

Village of Savoy
Attn: Office of Management and
Budget
611 N. Dunlap
Savoy, IL 61874

Maggie Fish
Village of Sidney Clerk
POB 77
Sidney, IL 61877

Jason Arrasmith
Village of Sidney President
POB 77
Sidney, IL 61877

Tami Fruhling-Voges
Village of St. Joseph President
POB 716
St. Joseph, IL 61873

Tiffany McElroy-Smetzer
Village of St. Joseph Clerk
POB 716
St. Joseph, IL 61873

Joe Hackney, Administrator
Village of St. Joseph
POB 716
St. Joseph, IL 61873

Tana Ward
Village of Thomasboro Clerk
POB 488
Thomasboro, IL 61878

William Tyler Evans
Village of Thomasboro President
POB 488
Thomasboro, IL 61878

Robert Murphy, President
Village of Tolono
507 West Strong Street
Tolono IL 61880

Brandy Dalton
Village of Tolono Clerk
507 W Strong
Tolono, IL 61880



REPORT TO CITY COUNCIL

FROM: Joan Walls, City Manager JW

DATE: May 2, 2025

SUBJECT: EXPLANATION OF COUNCIL BILL NO. 2025-063

A. Introduction: The purpose of this Council Bill is to approve a formal written protest of a proposed text amendment to the Champaign County Zoning Ordinance.

B. Recommended Action: The Administration recommends approval of this Council Bill protesting the proposed text amendment.

C. Prior Council Action:

- On December 3, 2013, the City Council adopted [Council Bill 2013-230](#), which amended Chapters 7, 22, and 35 of the Municipal Code to allow and regulate hens in the City of Champaign.

D. Background:

1. Champaign County Text Amendment. The Champaign County Department of Planning and Zoning has proposed a text amendment (Case 164-AT-25) to the Champaign County Zoning Ordinance regarding the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality. The proposed text amendment language would allow for the keeping of “urban animals” including hens, Guinea fowls, ducks (including drakes), pigeons, geese, turkeys, and rabbits in the R-1, R-2, R-3, R-4, and R-5 County Residential Districts.

The Champaign County Zoning Ordinance does not currently regulate the keeping of urban animals on residential property. The proposed language would define “urban animals” and regulate the care, housing, and registration of urban animals in residential zoning districts.

2. City of Champaign Municipal Code Language. In 2013, the City of Champaign adopted language to the Municipal Code that allows property owners and residents of single-family or two-family dwellings to keep up to six (6) hens on their property with an approved chicken coop license. The Municipal Code language establishes requirements for the care, housing, and licensing of chickens in Residential Zoning Districts.

The Planning and Development Department researched the suitability and impacts of allowing other urban animals on residential property in Champaign. Great care was taken in writing and adopting the code language to allow chickens. Code amendments were drafted by a team of City staff who work on animal, nuisance, and land development issues. Participants represented the Planning and Development, Neighborhood Services, Police, and Legal Departments. As part of

the text amendment process, Planning staff consulted with the University of Illinois Veterinary Medicine School, Champaign County Animal Control, and Illinois Extension for input on best practices. Code amendments were also considered and discussed at multiple City Council Study Sessions. The adopted code language explicitly allows for only chickens to be kept on residential properties and does not allow for other types of domesticated birds, such as ducks, turkeys, etc. The adopted code language also regulates the design of the coop and run space for chickens and restricts roosters within the City limits. The current language minimizes enforcement calls, minimizes neighbor conflicts, and implements an easy process to manage license review and approval.

Additionally, the City of Champaign has subdivision and annexation jurisdiction over properties in the 1.5-mile extraterritorial jurisdiction surrounding the Champaign city limits. The proposed text amendment language would impact residential properties in Champaign County located within 1,000 feet of the City of Champaign. Although these properties are under County jurisdiction, they are urban in nature and often indistinguishable from neighborhoods within the City limits. Examples of these areas include the Brookfield neighborhood and the northern portion of Cherry Hills subdivision. The code language proposed by the Planning and Zoning Department for Champaign County is inconsistent with the Champaign Municipal Code language because it allows for a wider range of animals to be kept. These animals were specifically excluded by the City of Champaign code language because of the potential negative impact on adjacent residential property.

The Counties Code authorizes any municipality with a zoning ordinance to protest proposed county zoning provisions for the area within one and one-half miles of its corporate limits by submitting in writing a specific objection or proposal to the county zoning authorities. 55 ILCS 5/5-12007. Champaign County's proposed language discrepancy impacts properties located within the County adjacent to Champaign city limits, and staff is seeking a resolution to formally protest the proposed Text Amendment. This protest would require a super majority of the Champaign County Board to vote in favor of the proposed text amendment for it to pass.

3. Champaign County Public Hearings and Meetings. The Champaign County Zoning Board of Appeals (CCZBA) opened a public hearing for the proposed text amendment at its April 17, 2025 meeting. The public hearing for the case will close on Thursday, May 15, 2025, and the CCZBA will make a recommendation on a specific amendment. The Champaign County Environment and Land Use Committee of the Champaign County Board will affirm or amend the CCZBA's recommendation on Thursday, June 5, 2025, and make a recommendation to the Champaign County Board on Thursday, August 7, 2025. The Champaign County Board will make a final determination on Case 164-AT25 on Thursday, August 21, 2025.

E. Alternatives:

1. Approve this Council Bill directing City Staff to protest the proposed text amendment to the Champaign County Zoning Ordinance.
2. Do not approve this Council Bill.

F. Discussion of Alternatives:

Alternative 1 approves this Council Bill directing City Staff to protest the proposed text amendment to the Champaign County Zoning Ordinance.

a. Advantages

- Protests the proposed language that would allow for urban animals to be kept on residential property in the City of Champaign extraterritorial jurisdiction.
- Encourages consistency with the Champaign Municipal Code language.

b. Disadvantages

- Urban animals in Champaign County would continue to be unregulated by the Champaign County Zoning Ordinance.

Alternative 2 does not approve this Council Bill, not protesting the text amendment to the Champaign County Zoning Ordinance.

a. Advantages

- Allows Champaign County to adopt language to their Zoning Ordinance regulating urban animals in residential districts.

b. Disadvantages

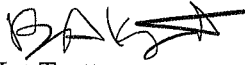
- Allows for various urban animals to be kept on residential property within 1,000 feet of the Champaign City Limits.
- Promotes inconsistency between the Champaign County Zoning Ordinance and the City of Champaign Municipal Code.

G. Community Input: The City of Champaign Planning and Development Department was notified of the proposed Champaign County Zoning Ordinance Text Amendment via mail on April 2, 2025. The Champaign County Zoning Board of Appeals opened the Public Hearing for Case 164-AT-25 on Thursday, April 17, 2025. The City of Champaign does not conduct outreach or notification for text amendments proposed by Champaign County.

H. Budget Impact: Consideration of Champaign County planning and zoning cases does not result in a measurable impact on the budget.

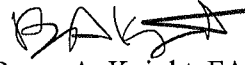
I. Staffing Impact: Consideration of Champaign County planning and zoning cases is considered a baseline service of the Planning and Development Department. The Zoning Administrator served as the project manager for this case. Staff estimate that 10 hours of staff time have been spent on the review of this text amendment.

Prepared by:



For Kat Trotter
Zoning Administrator

Reviewed by:



Bruce A. Knight, FAICP
Planning and Development Director

Attachments:

- A: Champaign County Zoning Ordinance Text Amendment Case 164-AT-25
- B: Champaign Municipal Code Sec. 7-19. – Hens
- C: Map of Impacted Properties

Champaign County
Department of

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CASE NO. 164-AT-25

PRELIMINARY MEMORANDUM

April 10, 2025

Petitioner: **Zoning Administrator**

Prepared by: **John Hall**, Zoning Administrator
Charlie Campo, Senior Planner

Request: Amend the Champaign County Zoning Ordinance as follows regarding the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality:

- 1. Add the following definition to Section 3.0 Definitions: “URBAN ANIMALS” that are animals that may be kept in a Residential Zoning District within 1,000 feet of a home rule municipality.**
- 2. Amend Section 5.2 as follows:**
 - a. Add a Footnote to the Table of Authorized Uses for “URBAN ANIMALS” in the R-1, R-2, R-3, R-4 and R-5 Zoning Districts.**
- 3. Add new Section 7.8 to establish regulations including but not limited to:**
 - a. Limit the number of URBAN ANIMALS that may be kept on a lot in a Residential District within 1,000 feet of a home rule municipality.**
 - b. Establish minimum requirements for the housing and care of URBAN ANIMALS on a lot in a Residential District within 1,000 feet of a home rule municipality.**
 - c. Require that the keeping of URBAN ANIMALS on a lot in a Residential District within 1,000 feet of a home rule municipality must be registered with the Department of Planning and Zoning.**

BACKGROUND

The Champaign County Board Environment and Land Use Committee reviewed a Draft version of this amendment at the November 8, 2024, meeting. At the January 9, 2025, meeting, the Committee approved the authorization for a proposed Text Amendment to regulate the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality.

The Committee authorized the proposed changes to the Ordinance in response to complaints about the keeping of farm animals on the property at 2306 South Mattis Ave., Champaign.

continued

ATTACHMENTS

- A Champaign County Environment and Land Use Committee (ELUC) Memorandum dated December 30, 2024, with attachments:
1. Champaign County ELUC Memorandum dated October 28, 2024
 2. Proposed text amendment to regulate keeping of animals within 1,000 feet of a home rule municipality
 3. City of Champaign Zoning Ordinance requirements for hens
 4. Excerpt of 510 ILCS 77 Livestock facilities Management Act

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TO: **Environment and Land Use Committee**
FROM: **John Hall, Zoning Administrator**
DATE: **December 30, 2024**
RE: **Proposed Zoning Ordinance Text Amendment to regulate the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality**

BACKGROUND

The Committee reviewed the attached memorandum at the November 8, 2024, meeting. No changes were discussed at the 11/08/2024 meeting.

TEXT AMENDMENT PUBLIC HEARING TIMELINE

The public hearing requires a legal advertisement in the newspaper and notice provided to all relevant municipalities. If the public hearing is authorized by ELUC on January 9, 2025, the anticipated timeline (*earliest possible dates) is as follows:

-
- | | |
|--|-----------------------------------|
| 1. Public Hearing opens at the Champaign County Zoning Board of Appeals (CCZBA) | Thursday, March 27, 2025 |
| 2. Public Hearing closes at CCZBA and the CCZBA makes recommendations to the Environment and Land Use Committee (ELUC) of the Champaign County Board | *Thursday, May 15, 2025 |
| 3. ELUC affirms or amends CCZBA's recommendation | *Thursday, July 5, 2025 |
| 4. ELUC makes a recommendation to the Champaign County Board | *Thursday, August 7, 2025 |
| 5. Champaign County Board makes a final determination | *Thursday, August 21, 2025 |
-

* earliest anticipated dates of action

ATTACHMENTS

- A ELUC Memo dated 10/28/2024 for proposed text amendment to regulate the keeping of animals within 1,000 of a home rule municipality**

TO: **Environment and Land Use Committee**

FROM: **John Hall, Zoning Administrator**

DATE: **October 28, 2024**

RE: **Proposed Zoning Ordinance Text Amendment to regulate the keeping of animals within 1,000 feet of a home rule municipality**

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Department of

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BACKGROUND

At the August 8, 2024, meeting the Committee requested a Zoning Ordinance text amendment to regulate the keeping of livestock in residential districts within 1,000 feet of a home rule municipality and a Nuisance Ordinance amendment prohibiting roosters in all Residential Districts. As the text amendment was developed it became clear that limiting the amendment to "livestock" left a loophole for "pets" and "just animals" so the amendment restricts "urban animals".

A proposed amendment is included as Attachment A and the City of Champaign requirements are included as Attachment B. An excerpt of the Livestock Facilities Management Act is included as Attachment C.

OVERVIEW OF THE PROPOSED AMENDMENT

The amendment was largely based on the City of Champaign hen requirements (see Attachment B) and the Kendall County requirements for farm type animals in residential districts and the Illinois Livestock Management Facilities Act. Other standards were pulled from documents reviewed over the internet such as the Humane Society of the United States' *Adopting and caring for backyard chickens*.

In addition to the keeping of hens in Residential Districts, the amendment also allows the keeping of Guinea fowl, ducks (including drakes), geese, turkeys, pigeons, and rabbits.

The amendment limits the keeping of hens to no more than six on a lot of up to 6,500 square feet in area and allows a greater number based on a proportional increase in lot area up to a maximum of 18 hens on a lot of 20,000 square feet or larger. It is not uncommon to find lots of 30,000 square feet and larger in the Residential Districts. The amendment also has a conversion so that any combination of hens, Guinea fowl, ducks (including drakes), geese, turkeys, pigeons, and rabbits is possible so that the equivalent is not more than the limit for hens.

The limit of 18 hens is largely based on the fact that 18 hens will require a covered run of 286 square feet (8 feet by 36 feet, for example) and a coop of not less than 72 square feet in area and both the coop and run will need to be maintained weekly and more hens would require even more space and even more labor to maintain, so the proposed limit of 18 simply to minimize possible problems arising from having too many animals to provide adequate care. The limit of 18 is not a hard number and the Committee should select whatever limit they are most comfortable with.

Attachment C is an excerpt from the Livestock Facilities Management Act (510 ILCS 77). Note that the property at 2306 South Mattis was reported to have 40 chickens, 12 ducks, three turkeys, and two hogs which total about 1.5 animal units. Eighteen chickens equals .18 animal units. Note that 18 chickens is almost equivalent to two sheep or two lambs or two goats but no hooved animals are allowed by the proposed amendment.

ATTACHMENTS

- A Proposed text amendment to regulate keeping of animals within 1,000 feet of a home rule municipality
- B City of Champaign Zoning Ordinance requirements for hens
- C Excerpt of 510 ILCS 77 Livestock Facilities Management Act

**Attachment A. Proposed text amendment
OCTOBER 28, 2024**

1. Add the following to Section 3. Definitions:

URBAN ANIMALS: Animals that may be kept for any reason in a Residential DISTRICT within 1,000 feet of a home rule municipality on a lot on which AGRICULTURE is not the principal USE, in addition to any dogs or cats otherwise allowed under this Ordinance and/or in addition to any other animal that may be kept as a pet that resides in the DWELLING. URBAN ANIMALS may be kept as a source of food or fiber or kept simply as a hobby or an outdoor pet. URBAN ANIMALS are hens, Guinea fowl, ducks (including drakes), pigeons, geese, turkeys, and rabbits.

2. Amend Section 5.2 as follows:

SECTION 5.2 TABLE OF AUTHORIZED PRINCIPAL USES

Principal USES	Zoning DISTRICTS														
	CR	AG-	AG-	R-1	R-2	R-3	R-4	R-5	B-1	B-2	B-3	B-4	B-5	I-1	I-2
Resource Production and Agricultural Uses															
AGRICULTURE, including customary ACCESSORY USES				32	32	32	32	32							

Footnotes

32. The keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality shall conform to the requirements of Section 7.8.

3. Add new Section 7.8 Keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a Home Rule Municipality

Section 7.8 Keeping of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a Home Rule Municipality

7.8.1 Authorized URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. The following number of animals may be kept on a LOT in a Residential DISTRICT within 1,000 feet of a home rule municipality.
- (1) A maximum of six hens; or
 - (2) A maximum of six Guinea fowl; or
 - (3) A maximum of three ducks (including drakes); or
 - (4) A maximum of 12 pigeons; or
 - (5) A maximum of three geese; or

Attachment A. Proposed text amendment
OCTOBER 28, 2024

- (6) A maximum of three turkeys; or
 - (7) A maximum of three rabbits; or
 - (8) Any combination of animals listed above provided that the total number of animals does not exceed the equivalent of six hens based on the following:
 - i. One Guinea fowl is equal to one hen; and
 - ii. One duck or turkey or goose or rabbit equals two hens; and
 - iii. Two pigeons equal one hen.
 - (9) The limit on URBAN ANIMALS in Section 7.8.1A.(8) may be increased proportionally based on LOT AREA for LOT AREAS greater than 6,500 square feet up to 20,000 square feet in area but no more than the equivalent of 18 hens shall be allowed on lots that are larger than 20,000 square feet in area.
- B. Roosters are prohibited in Residential DISTRICTS .
 - C. The requirements of this section shall not restrict beekeeping in Residential Districts within 1,000 feet of a home rule municipality.
 - D. Slaughtering of URBAN ANIMALS in Residential DISTRICTS within 1,000 feet of a home rule municipality shall be done indoors in appropriate sanitary conditions. No meat products shall be sold to the public unless in compliance with the rules and regulations of the Champaign County Public Health Department.
 - E. Any sales of food items must comply with the requirements of the Champaign County Public Health Department. Any lot on which there are sales shall be registered as an NHO per Section 7.1.1.

7.8.2 Care and housing of authorized URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. No URBAN ANIMALS shall be permitted to run at large. URBAN ANIMALS shall be kept in a designated coop or hutch (building) or covered and fenced outdoor run. URBAN ANIMALS may also be allowed to exercise in a rear yard with a 6 feet (6') or higher fence with supervision.
 - (1) If the coop (or hutch) and run are not within a fenced yard, URBAN ANIMALS must be kept within the coop (or hutch) and run at all times.
 - (2) Fences must keep the URBAN ANIMALS on the property and meet the limits established in Sec. 4.3.3G.
- B. URBAN ANIMAL feed must be stored in a fully enclosed, rodent proof container.

Attachment A. Proposed text amendment
OCTOBER 28, 2024

- C. URBAN ANIMALS shall be provided clean water daily. If ducks are provided access to a pool the pool shall be cleaned daily or have an aerator or filtration system.
- D. Housing for URBAN ANIMALS shall meet the following requirements:
- (1) The coop (or hutch) and run shall be located in the REAR YARD.
 - (2) The coop (or hutch) and run shall be located at least five feet from the property line and at least twenty feet from any neighboring dwelling.
 - (3) The coop or hutch must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds, and rodents.
 - a. Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - b. Access doors must be sized and placed for ease of cleaning.
 - c. The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that keeps out predators.
 - (4) The run must be enclosed by wire on all sides, including the top or roof plane.
 - (5) Size. The coop or hutch shall provide a minimum of four square feet of floor area per animal although for pigeons there need only be four square feet per pair of breeders. The run shall provide a minimum of 16 square feet of area per animal.
 - (6) Coops or hutches must be located at least five feet from a side or rear lot line and at least 20 feet from any adjacent DWELLING on other property.
 - (7) Coops or hutches over 150 square feet will require a Zoning Use Permit.
 - (8) The coop and run or hutch and run shall be kept in a clean, dry, and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed at a minimum of once per week.
 - a. Odors from animals, manure or related substances shall be controlled and shall not be detectable at property lines.
 - b. Manure may be composted onsite provided that the odor is minimized by appropriate composting procedures and does not result in drainage onto adjacent property or into a

Attachment A. Proposed text amendment
OCTOBER 28, 2024

stream. Composting of manure shall not occur within 50 feet of a perennial stream.

- c. All manure not composted must be removed from the property a minimum of once per week.
- E. Any coop (or hutch) and run and all fencing located in a floodplain must be in compliance with the Champaign County Special Flood Hazard Areas Ordinance and a Floodplain Development Permit shall be required for any construction or fencing in the floodplain.
- F. No non-resident employees are authorized for the keeping of URBAN ANIMALS unless the property has also been registered as a NEIGHHBORHOOD HOME OCCUPATION. If authorized as a NEIGHHBORHOOD HOME OCCUPATION, any coop (or hutch) and/or covered run shall be allowed in addition to any other STRUCURE authorized in the NEIGHHBORHOOD HOME OCCUPATION.

7.8.3 Registration of URBAN ANIMALS in a Residential DISTRICT within 1,000 feet of a home rule municipality

- A. Any LOT with URBAN ANIMALS shall be registered with the Department of Planning and Zoning on forms prepared by the Zoning Administrator. A site plan shall be submitted with the registration form that shows all animal coops and/or hutches, runs, fencing, pools, and manure compost sites.
- B. Any LOT with URBAN ANIMALS that exceeds any of the standards in Sections 7.8.1 and 7.8.2 may be authorized by SPECIAL USE Permit. Any keeping of URBAN ANIMALS authorized by SPECIAL USE Permit shall be required to obtain a Zoning Use Permit in accordance with Section 9.1.2 prior to operation. The fee for the Zoning Use Permit shall be the same as the fee for a RURAL HOME OCCUPATION.

Attachment B. City of Champaign Zoning Requirements for Hens
OCTOBER 28, 2024

- **Sec. 7-19. - Hens.**

[Share Link to section](#) [Print section](#) [Download \(Docx\) of sections](#) [Email section](#) [Compare versions](#)

(a) No person shall possess a hen unless a license has been issued as set forth in this section.

(b) The number of hens allowed shall be a maximum of six (6) hens per property.

(c) Roosters are prohibited within the City.

(d) Licenses will only be granted to persons who reside on parcels with single-family and two-family dwellings.

(e) Care for hens shall follow the following provisions:

- (1) No hen shall be permitted to run at large. Hens shall be kept in a designated coop or run. Hens may be allowed to exercise in a rear yard with a 6 foot (6') or higher fence with supervision.
 - (i) If the coop and run are not within a fenced yard, hens must be kept within the coop and run at all times.
 - (ii) Fences must meet the standards outlined in Section 9-2 - Fences.
- (2) Feed must be stored in a fully enclosed, rodent proof container.
- (3) Hens must be kept in chicken coops.

(f) Housing for hens shall follow the following provisions:

- (1) The chicken coop and run shall be located in the rear of the residential structure. The coop and run are allowed in the rear yard, but not the side or front yards.
- (2) The chicken coop and run shall be located at least five feet (5') from the property line and at least twenty feet (20') from any neighboring dwelling.
- (3) Design. The coop must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds and rodents.

Attachment B. City of Champaign Zoning Requirements for Hens
OCTOBER 28, 2024

- (i) Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - (ii) Access doors must be sized and placed for ease of cleaning.
 - (iii) The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that discourages predators.
 - (iv) The run must be enclosed on all sides, including the top or roof plane.
- (4) Size. The coop shall provide a minimum of four (4) square feet of floor area per hen. The run shall provide a minimum of eight (8) square feet of floor area per hen.
 - (i) Coops will be considered an 'accessory structure' as defined in Section 37-222 - Standards for Accessory Structures and must meet all standards outlined therein.
 - (ii) Coops over one-hundred and twenty (120) square feet will require a building permit.
- (5) The coop and run shall be kept in a clean, dry and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed regularly and at a minimum of once per week.
 - (i) Odors from hens, manure or related substances shall not be detectable from property lines.
 - (ii) Manure must be stored and disposed of. Manure may be composted. All manure not composted must be removed from property regularly and at a minimum of once per week.
- (g) No person shall maintain a coop without first obtaining a license from the City of Champaign. Licenses shall be issued when all conditions outlined in this section are met.
 - (1) The City may deny a license to any person who:
 - (i) owes money to the City; or
 - (ii) has, in the last five (5) years prior to application for a license under this section been convicted or plead guilty to any violation

Attachment B. City of Champaign Zoning Requirements for Hens
OCTOBER 28, 2024

of chapter 7 (animals), chapter 21 (noise), chapter 22 (property maintenance) or chapter 37 (zoning).

- (2) All licenses pursuant to this section shall be valid for one year from the date of issuance. Licenses may be automatically renewed if the licensee has been in compliance during the previous year. If the licensee is found to be in violation of the standards outlined in Section 7-19, the license will be allowed to expire at the end of the period. A new license will only be issued after the coop and run have been inspected and determined to meet all requirements outlined herein.
- (3) If the licensee is found to be in violation of Sections 7-4 - Cruelty to Animals Prohibited or 7-15 - Animals For Use in Entertainment, the license will be immediately and permanently revoked.
- (4) Only persons residing in one and two family dwelling units are eligible for a license.
- (5) Only one chicken coop license will be issued per zoning lot. A zoning lot consisting of multiple platted lots shall be considered one lot.
- (6) Coop licenses are non-transferrable.
- (7) Costs:
 - (i) The coop license shall cost \$25.00. This license shall renew automatically if the licensee is in compliance with all standards set forth in this section. No charge is incurred for licenses that renew automatically.
- (h) In addition to the general penalty previously set forth in Section 1-21, the owner of any coop is subject to the following additional penalties:
 - (1) A person found to be keeping hens without a coop license will have seven (7) days from notification to achieve compliance with these standards.
 - (2) A licensee found to be in violation of the standards outlined in Section 7-17 will have seven (7) days from notification to achieve compliance. If compliance is not achieved, the license will be revoked. The licensee may apply for a new license, subject to site inspection. If the licensee is found to be in compliance after inspection, a new license may be issued.

Attachment B. City of Champaign Zoning Requirements for Hens
OCTOBER 28, 2024

- (3) If the licensee is found to be in violation of these standards three or more times, the license will be immediately and permanently revoked.
 - (i) Hens, coops and runs not maintained according to this section shall be deemed a public nuisance.
- (C.B. No. 2013-230, § 1, 12-3-13)

Attachment C. Excerpt of 510 ILCS 77 Livestock Facilities Management Act
OCTOBER 28, 2024

(510 ILCS 77/10.10)

Sec. 10.10. Animal unit. "Animal unit" means a unit of measurement for any animal feeding operation calculated as follows:

- (1) Brood cows and slaughter and feeder cattle multiplied by 1.0.
- (2) Milking dairy cows multiplied by 1.4.
- (3) Young dairy stock multiplied by 0.6.
- (4) Swine weighing over 55 pounds multiplied by 0.4.
- (5) Swine weighing under 55 pounds multiplied by 0.03.
- (6) Sheep, lambs, or goats multiplied by 0.1.
- (7) Horses multiplied by 2.0.
- (8) Turkeys multiplied by 0.02.
- (9) Laying hens or broilers multiplied by 0.01 (if the facility has continuous overflow watering).
- (10) Laying hens or broilers multiplied by 0.03 (if the facility has a liquid manure handling system).
- (11) Ducks multiplied by 0.02.

(Source: P.A. 89-456, eff. 5-21-96.)

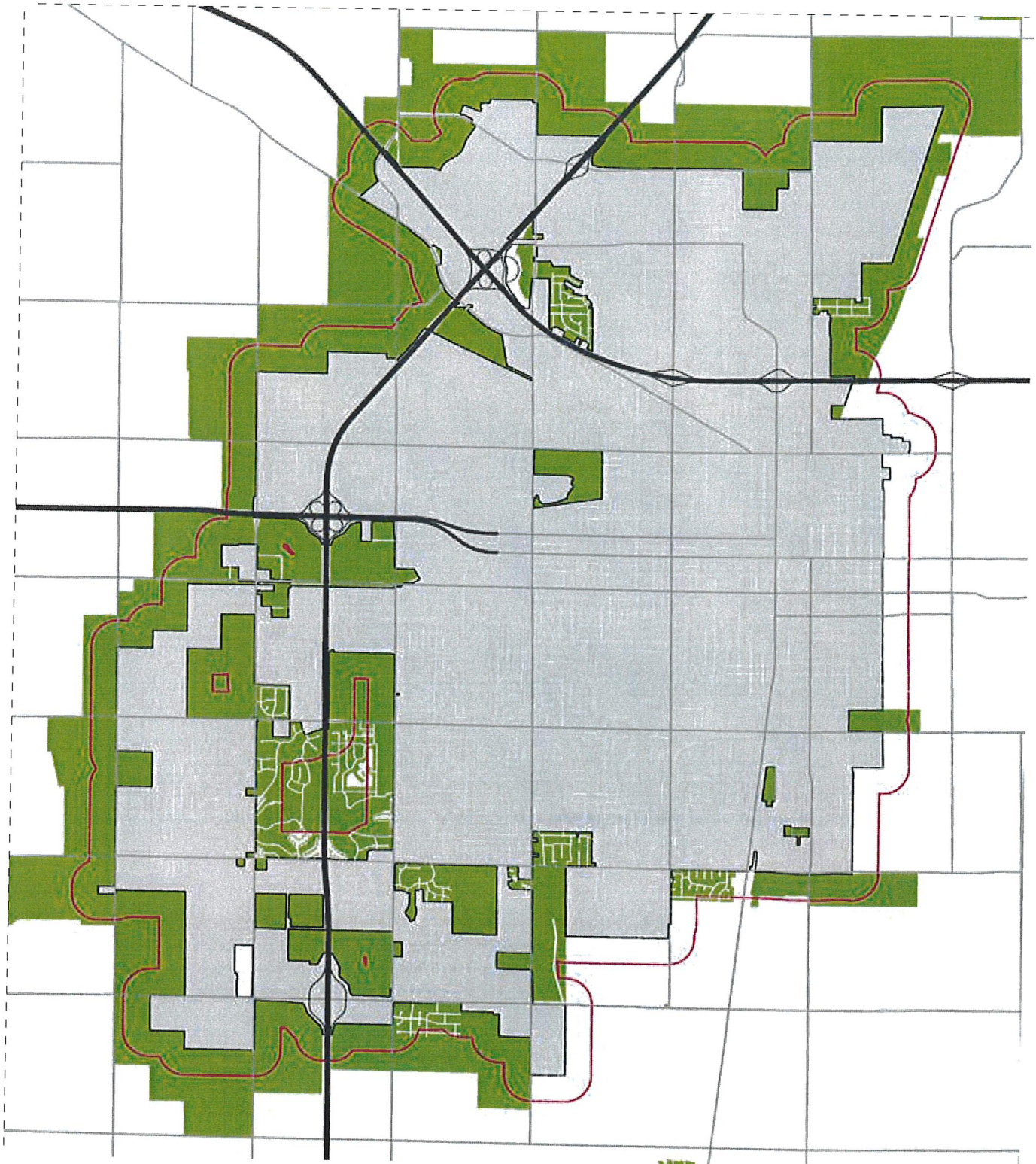
Sec. 7-19. Hens.

- (a) No person shall possess a hen unless a license has been issued as set forth in this section.
- (b) The number of hens allowed shall be a maximum of six (6) hens per property.
- (c) Roosters are prohibited within the City.
- (d) Licenses will only be granted to persons who reside on parcels with single-family and two-family dwellings.
- (e) Care for hens shall follow the following provisions:
 - (1) No hen shall be permitted to run at large. Hens shall be kept in a designated coop or run. Hens may be allowed to exercise in a rear yard with a 6 foot (6') or higher fence with supervision.
 - (i) If the coop and run are not within a fenced yard, hens must be kept within the coop and run at all times.
 - [(ii)] Fences must meet the standards outlined in Section 9-2 - Fences.
 - (2) Feed must be stored in a fully enclosed, rodent proof container.
 - (3) Hens must be kept in chicken coops.
- (f) Housing for hens shall follow the following provisions:
 - (1) The chicken coop and run shall be located in the rear of the residential structure. The coop and run are allowed in the rear yard, but not the side or front yards.
 - (2) The chicken coop and run shall be located at least five feet (5') from the property line and at least twenty feet (20') from any neighboring dwelling.
 - (3) Design. The coop must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds and rodents.
 - (i) Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - (ii) Access doors must be sized and placed for ease of cleaning.
 - (iii) The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that discourages predators.
 - (iv) The run must be enclosed on all sides, including the top or roof plane.
 - (4) Size. The coop shall provide a minimum of four (4) square feet of floor area per hen. The run shall provide a minimum of eight (8) square feet of floor area per hen.
 - (i) Coops will be considered an 'accessory structure' as defined in Section 37-222 - Standards for Accessory Structures and must meet all standards outlined therein.
 - (ii) Coops over one-hundred and twenty (120) square feet will require a building permit.
 - (5) The coop and run shall be kept in a clean, dry and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed regularly and at a minimum of once per week.
 - (i) Odors from hens, manure or related substances shall not be detectable from property lines.
 - (ii) Manure must be stored and disposed of. Manure may be composted. All manure not composted must be removed from property regularly and at a minimum of once per week.

-
- (g) No person shall maintain a coop without first obtaining a license from the City of Champaign. Licenses shall be issued when all conditions outlined in this section are met.
- (1) The City may deny a license to any person who:
 - (i) owes money to the City; or
 - (ii) has, in the last five (5) years prior to application for a license under this section been convicted or plead guilty to any violation of chapter 7 (animals), chapter 21 (noise), chapter 22 (property maintenance) or chapter 37 (zoning).
 - (2) All licenses pursuant to this section shall be valid for one year from the date of issuance. Licenses may be automatically renewed if the licensee has been in compliance during the previous year. If the licensee is found to be in violation of the standards outlined in Section 7-19, the license will be allowed to expire at the end of the period. A new license will only be issued after the coop and run have been inspected and determined to meet all requirements outlined herein.
 - (3) If the licensee is found to be in violation of Sections 7-4 - Cruelty to Animals Prohibited or 7-15 - Animals For Use in Entertainment, the license will be immediately and permanently revoked.
 - (4) Only persons residing in one and two family dwelling units are eligible for a license.
 - (5) Only one chicken coop license will be issued per zoning lot. A zoning lot consisting of multiple platted lots shall be considered one lot.
 - (6) Coop licenses are non-transferrable.
 - (7) Costs:
 - (i) The coop license shall cost \$25.00. This license shall renew automatically if the licensee is in compliance with all standards set forth in this section. No charge is incurred for licenses that renew automatically.
- (h) In addition to the general penalty previously set forth in Section 1-21, the owner of any coop is subject to the following additional penalties:
- (1) A person found to be keeping hens without a coop license will have seven (7) days from notification to achieve compliance with these standards.
 - (2) A licensee found to be in violation of the standards outlined in Section 7-17 will have seven (7) days from notification to achieve compliance. If compliance is not achieved, the license will be revoked. The licensee may apply for a new license, subject to site inspection. If the licensee is found to be in compliance after inspection, a new license may be issued.
 - [(3)] If the licensee is found to be in violation of these standards three or more times, the license will be immediately and permanently revoked.
- (i) Hens, coops and runs not maintained according to this section shall be deemed a public nuisance.
- (C.B. No. 2013-230, § 1, 12-3-13)

Planning and Development Department

County Properties within 1,000ft of City Limits



- City Limit Boundaries
- County Property w/in 1000 ft.



RECEIVED

JUN 25 2025

Averie Field, DVM

1903 Brownfield Road

Urbana, Urbana Township, IL, 61802

Champaign County

717-553-0386

field.averie@gmail.com

CHAMPAIGN CO. P & Z DEPARTMENT

June 15, 2025

John Hall - Zoning Administrator

Charlie Campo - Senior Planner

Champaign County Department of Planning and Zoning

Brookens Administrative Center

1776 E Washington St

Urbana, IL 61802

Subject: Formal Dissent to Champaign County Memorandum Case No. 164-AT-25 – Amend the Champaign County Zoning Ordinance regarding the keeping of animals in Residential Districts within 1,000 feet of a home rule municipality.

Dear Members of the Champaign County Board of Planning and Zoning,

I am writing to formally express my strong dissent to Champaign County Case No. 164-AT-25, which proposes to restrict the keeping of livestock on residentially zoned properties within Champaign County.

As a concerned resident, I believe this proposed amendment represents an unwarranted infringement on fundamental property rights, contradicts principles of sustainable living, and could negatively impact the unique rural-urban blend that has characterized the Champaign-Urbana community for over 150 years.

As a Doctor of Veterinary Medicine sworn to defend public health, and as a small-scale farmer dedicated to responsible livestock husbandry in residential settings, I view the proposed changes as an unwarranted restriction. This amendment, if enacted without significant alterations, would significantly undermine the agricultural character and established practices integral to the Champaign-Urbana area's long-standing heritage.

While acknowledging that this proposed amendment may stem from specific instances of irresponsible animal husbandry and associated nuisances, I contend that these amendments are inadequately researched, demonstrably short-sighted, and pose a significant threat to the responsible livestock owners currently operating within Residential Districts located within 1,000 feet of a home rule municipality in Champaign County

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My primary objections to Case No. 164-AT-25 are as follows:

1. **Preservation of Property Rights and Personal Autonomy:** The responsible keeping of a limited number of livestock on private property is a long-standing practice for Champaign County residents. This proposed amendment would arbitrarily restrict how property owners can utilize their land, undermining their ability to pursue self-sufficiency, educate their families about agriculture, and maintain a lifestyle that aligns with the county's agricultural heritage.
2. **Support for Local Food Systems and Sustainable Practices:** There is a growing public interest in local food production, urban agriculture, and sustainable living. Keeping backyard chickens for eggs, or small ruminants on larger residential lots, directly contributes to household food security, reduces reliance on industrial food chains, and fosters a connection to the source of one's food. This proposed limitation runs counter to these beliefs and could stifle efforts to build a more resilient local food system.
3. **Sufficiency of Existing Nuisance Ordinances:** Champaign County already possesses established ordinances to address genuine public nuisances such as excessive noise, offensive odors, animal welfare concerns, or unsanitary conditions. These existing regulations are designed to handle specific issues arising from any property use, including livestock. A blanket ban or severe limitation is an overreaching solution to problems that can be effectively managed and enforced on a case-by-case basis without penalizing responsible property owners.
4. **Disregard for Varied Residential Property Characteristics:** Residential properties in Champaign County vary significantly in size, layout, and proximity to neighbors. A uniform restriction fails to acknowledge that many larger residential lots can easily accommodate small-scale livestock keeping without any negative impact on adjacent properties. Responsible animal husbandry can effectively mitigate any potential concerns.
5. **Unjustified Prohibition of Hooved Animals:** Despite acknowledging the role of certain "urban animals" as sources of food and fiber, the proposed amendment introduces a blanket prohibition on all hooved animals. This sweeping restriction unfairly impacts families who responsibly keep these animals for sustenance and fiber production, representing an inappropriate overreach that disregards established practices.
6. **Unreasonable Space Requirements for Poultry Containment:** The proposed amendment dictates a requirement of 20-square-feet of space per bird for coop and run, a significant discrepancy from Champaign City's current 10-square-feet per bird. For context, the Humane Farm Animal Care (HFAC) "Certified Humane Free Range" standard is 2-square-feet per bird. While I do not advocate for such a drastic reduction, imposing a 20-square-feet limit, rather than 10-square-feet is an unnecessary restriction that significantly infringes upon a property owner's basic rights and ability to reasonably keep hens on residential lots. This excessive requirement serves as a de facto ban, rather than regulating, small-scale poultry

keeping.

7. **Redundant and Burdensome Fencing Requirements:** The proposed amendment mandates 6-foot privacy fences around properties where chickens are maintained. My opposition to this amendment is twofold:
 - (a) **Fiscal and Regulatory Redundancy:** This requirement is fiscally unattainable for most property owners and represents an excessive measure for nuisance prevention. Existing regulations, specifically Champaign County Animal Control Ordinance No. 2024-10 Section 7.1, already adequately address the prevention of animals running at-large or creating a public nuisance. Therefore, this new fencing requirement is redundant and creates an unnecessary financial burden.
 - (b) **Adverse Impact on Animal Health and Welfare:** As a veterinary professional, I am concerned that this requirement will have detrimental effects on the overall health and welfare of chickens, particularly those maintained on smaller properties. Property owners may feel compelled to keep their poultry confined in small pens due to fear of retribution, even in the absence of legitimate complaints from neighbors. Grazing on insects and weeds is a vital aspect of avian well-being, and forcing an abrupt transition to primarily processed feed can lead to nutritional deficiencies, behavioral issues such as bullying and perceived crowding due to restricted liberty, and ultimately, an increased risk of injury, illness, or death.
8. **Threats to Diversity and Religious Freedom:** The proposed amendments could inadvertently restrict the religious freedoms of families in our diverse community. Many choose to live just outside city limits for a balance of urban amenities and the ability to raise hoofstock for religious ceremonies and observances, a practice that these amendments could now threaten.
9. **Absence of Grandfathering Provisions and Impact on Existing Properties:** The proposed amendments fail to define adequate grandfathering or exemption clauses for established residential lots, particularly in unincorporated areas where municipal boundaries have encroached. Historically, these properties have operated without livestock restrictions, provided no nuisance complaints were registered. Implementing new, highly restrictive ordinances without a clear pathway for existing, responsible hoofstock owners who never necessitated re-zoning is both disrespectful and irresponsible, effectively penalizing long-standing agricultural practices and small farmers within Champaign County.
10. **Lack of Defined Timeline:** The proposed amendments are concerning because they omit a deferred implementation plan. This oversight means property owners aren't given a clear timeline or adequate opportunity to reasonably come into compliance.

Should the Department of Planning and Zoning choose to continue pursuing these amendments rather than dispensing them altogether, my suggestions for alterations to the proposed amendments are as follows:

1. **Property Size Limitations:** The proposed restrictions should be strictly limited to properties under 1.00 acres (43,560 square feet). I concur that smaller parcels may

present legitimate challenges for housing hoofstock, potentially leading to nuisance or animal welfare concerns. However, properties exceeding 1.00 acres are typically of sufficient size to accommodate responsible livestock keeping without generating adverse impacts not already covered by existing nuisance and animal welfare ordinances. Therefore, properties greater than or equal to 1.00 acre should be explicitly excluded from these new limitations.

2. **Revision of Laying Hen Limits:** The proposed amendment suggests an arbitrary limit of 18 hens for a 20,000-square-foot lot. This imposes a disproportionate and unscientific restriction on larger residential properties, some of which exceed five times this size. A fixed number fails to account for varying property dimensions and responsible husbandry practices, leading to an illogical and unnecessarily restrictive cap on poultry.
3. **Establish a Grandfathering Clause:** Collaborate with local property owners to establish grandfathering clauses or exemptions for current farms.
4. **Rezoning Allowances:** The board should outline an expedited, reduced-fee, or fee-free rezoning path for landowners who are now unexpectedly impacted but would have complied or been exempt had they known about the impending changes earlier.
5. **Outline Implementation Plan:** An 18-24 month extended compliance period should be outlined in the implementation plan. This act of goodwill will assure landowners that the county is focused on compliance, not on profiting from fines related to the new ordinance or forcing out agricultural property owners.
6. I recognize that it is the responsibility of the Board of Planning and Zoning to ensure that policies are clear and effective for serving all members of the public which is why I implore you to collaborate with leaders within the affected communities to ensure that there is no undue burden to this community, many of which have been here for more than 50 years. As a professional and farmer, I would love to collaborate with your team to help ensure that a balance is met in a way that serves, rather than harms the community.

I respectfully urge the Board to consider discarding Champaign County Case No. 164-AT-25 altogether. Instead, I advocate for maintaining property owners' rights to engage in responsible livestock keeping, trusting in the efficacy of existing nuisance ordinances to address any legitimate concerns that may arise. It is imperative that our zoning decisions support, rather than restrict, the diverse and valuable practices that contribute to the quality of life and character of Champaign County.

Thank you for your time, consideration, and dedication to serving the residents of Champaign County.

Sincerely,

Averie Field, DVM

Charles W. Campo

From: Michael Field <michael_field.a@protonmail.com>
Sent: Friday, June 20, 2025 2:56 PM
To: Charles W. Campo
Subject: RE: Zoning at 1903 Brownfield

CAUTION: External email, be careful when opening.

Thank you for the information on re-zoning, Charlie. As the proposal stands, we are very much concerned about the future of this property if we are not able to achieve re-zoning. We are also concerned there may be an influx of individuals re-zoning their properties if this were to be approved as written and wanted to get information ahead of time to be ahead of the rush. That said, we believe this proposed change would require significant modification to allow the current responsible small agriculture production to continue without re-zoning or moving away from the 1000-foot perimeter.

Having read through the proposed change, my first suggestion is to simply limit the scope of the change to certain lot sizes. These rules very much make sense for someone on a half-acre lot in a suburb, but are not sensible for lots greater than 1 acre. Enforcing these rules across all, many who have larger lots than 1 acre, is unnecessary, especially when there are existing noise and animal welfare ordinances in place that should be enforced if a situation, like the one that prompted this proposed change, were to occur again. We would strongly encourage the proposal to be amended to apply only to lots less than 1.00 acres, as lots smaller than that are not very well suited for larger animals, and land owners who are serious about small farming the right way, are going to have lots larger than one acre anyways. I do have recommendations for other changes that will be absolutely necessary if there is wide support to enforce this proposed ordinance on larger properties in addition to small properties.

In the proposed amendment, the allotted urban animals are limited to the equivalent of 18 chickens in a 20,000 square foot lot. With our lot being more than five times that size, it is absurd that we should also be limited to 18 chickens, even though we have a coop and run suitable, per the Champaign city regulations, for 32 chickens, with more than enough room for them in their run as well. With appropriate husbandry and management, an arbitrary cut-off number is unnecessarily restrictive.

It is also important to address the discrepancy between the proposed amendment and the Champaign city regulations regarding coop and run space. Champaign city requires a total of 10 square feet of space per bird between the coop and the run, while the proposal requires 20 square feet. For reference, the Humane Farm Animal Care (HFAC) "Certified Humane Free Range" standard is merely two square feet per bird. While I do not believe we need to require that little space, as it would require much more frequent cleaning and is designed for full-time production poultry operations, 20 square feet is entirely impractical and ten is much more reasonable. I recommend modifying the proposal to align with the Champaign City hen space requirement of 10 square feet per chicken.

In all, it is evident that this proposed amendment is designed to achieve two things: maintain animal welfare in the county and maintain noise to acceptable levels. Both of these things can be enforced without this proposed ordinance. As it is currently written, this proposed ordinance change would shut down many small agriculture operations around the Champaign-Urbana area and would be detrimental to the county if changes were not made. It is clear that the drafters of this proposal only kept their sights on smaller properties in the affected area without considering the potential impact on larger properties that are suitable for hoofstock and semi-rural agricultural activities. I will also note that the Urbana Township Supervisor, Drew Smith, has expressed his dissent for these ordinance changes, and shares my concern for protecting small agriculture in Champaign County.

- Michael Field

Sent with [Proton Mail](#) secure email.

On Tuesday, June 17th, 2025 at 11:37 AM, Charles W. Campo <cwc43700@champaigncountyil.gov> wrote:

Hello Michael Field,

Currently the proposed changes to the regulations regarding the keeping of animals on residentially zoned parcels is only a draft and hasn't been approved by the Zoning Board or the County Board, so keeping animals on your property is an allowed use. Should it become necessary to change the zoning on your property at some time in the future the process could be done by a property owner without the need for an attorney. Below is a link to the Zoning Map Amendment Application for your reference, but such a change isn't necessary at this time. If you have any other questions, please let me know.

[Application_Petition_Zoning_Amendment.pdf](#)

Charlie Campo
Zoning Officer
Champaign County Department of Planning and Zoning
1776 East Washington Street
Urbana, IL 61802
cwc43700@champaigncountyil.gov ph:217-384-3708

From: Michael Field <michael_field.a@protonmail.com>
Sent: Monday, June 16, 2025 2:11 PM
To: Charles W. Campo <cwc43700@champaigncountyil.gov>
Subject: Zoning at 1903 Brownfield

CAUTION: External email, be careful when opening.

Charlie,

After talking with my wife, we are investigating the re-zoning process for our property at 1903 Brownfield Rd in Urbana Township from R-1 to Ag or split. This is an unfamiliar process for us and we would like to know what the roadmap looks like for getting this done to see if it is reasonable for us to do. I assume there is an application and fees that must be submitted, but what else must be done? Is it common to hire an attorney to assist in the process?

Thanks,
- Michael Field

Sent with [Proton Mail](#) secure email.