

THE CITY OF CASEY CITY COUNCIL LAND USE PLANNING PUBLIC FORUM

Monday, November 8, 2010

6:00—8:00 p.m.



AGENDA

○ Welcome

- Purpose, About the Process/Future

Mayor Elkins

○ Proposed Land Use Map

- Description of Map/Land Use Districts
- Intensity of Usage/Open Ended Intensity
- Reasoning behind Mapping
- Community Input & Impact

ED Committee

○ Frequently Asked Questions

- What will happen if Casey has zoning?
- Grandfathering
- Benefits
- Process - Comprehensive Planning

Council

○ Comments & Questions

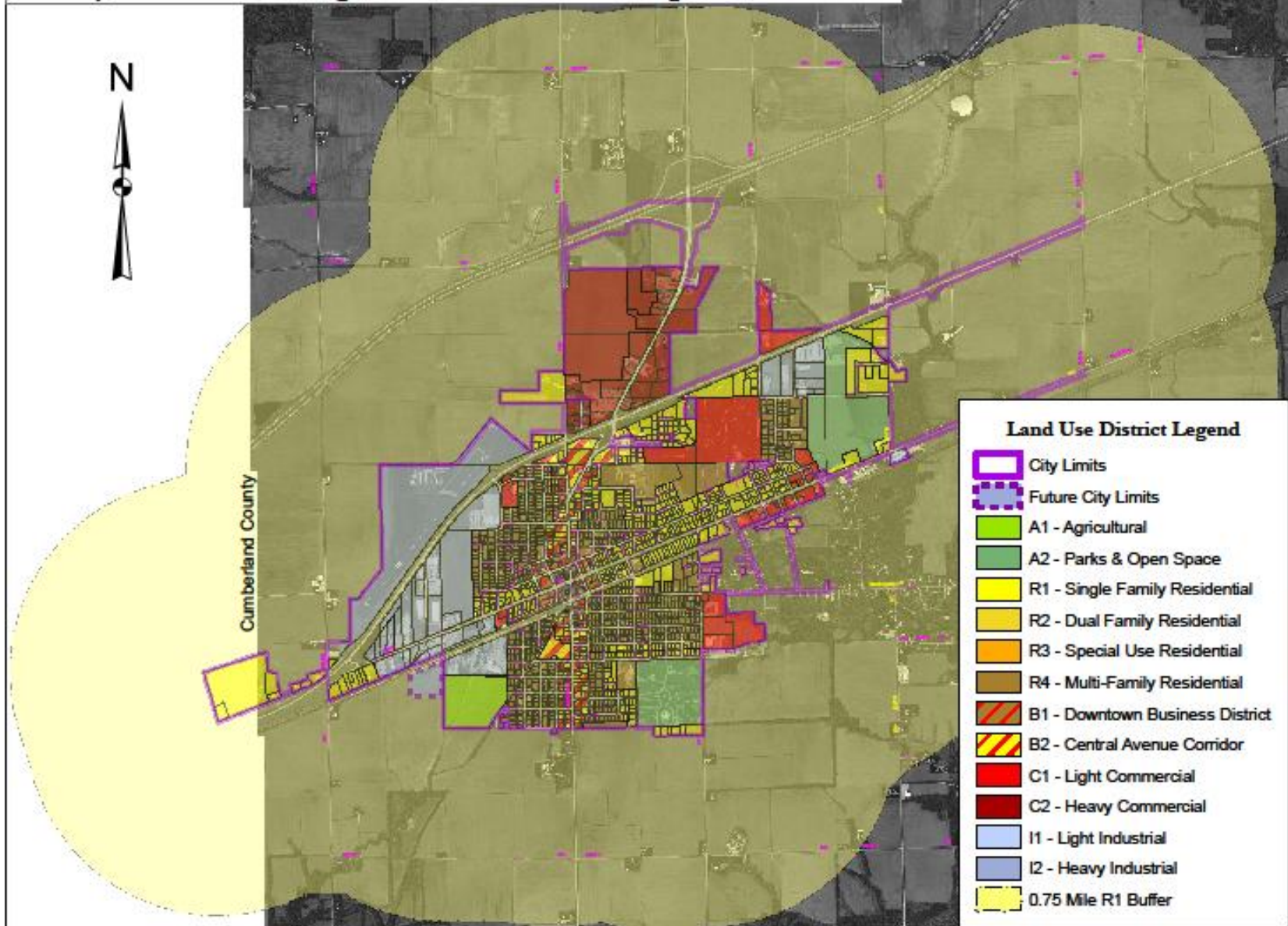
Public

○ Adjournment

WELCOME

- What is a Land Use Plan?
 - Maps & Ordinances that identify & define the way we want our community to look, feel and grow
 - Our shared goals and visions for the future of our community
- Why are we planning?

Casey, Illinois - Proposed Land Use Map* 2010.10.31



Land Use District Legend

- City Limits
- Future City Limits
- A1 - Agricultural
- A2 - Parks & Open Space
- R1 - Single Family Residential
- R2 - Dual Family Residential
- R3 - Special Use Residential
- R4 - Multi-Family Residential
- B1 - Downtown Business District
- B2 - Central Avenue Corridor
- C1 - Light Commercial
- C2 - Heavy Commercial
- I1 - Light Industrial
- I2 - Heavy Industrial
- 0.75 Mile R1 Buffer

0 0.2 0.4 0.8 1.2 1.6 Miles

Data Source: Clark County Assessor's Office, Casey Superintendent of Utilities Office
 *Map subject to adjustments until final ordinances are passed. Property lines as shown are approximations.

LAND USE DISTRICTS & INTENSITY OF USE

A1

- Agricultural
- Farms

A2

- Parks & Open Space
- Leisure Parks, Green Space

R1

- Single Family Residential
- Low-density, detached homes

R2

- Dual Family Residential
- Duplex units

R3

- Special Use Residential
- In-Home Small Businesses

R4

- Multi-Family Residential
- Apartments, Schools, Libraries

B1

- Downtown Business District
- R4 & C1

B2

- Central Avenue Corridor
- R1 & C1

C1

- Light Commercial
- Offices, retail, low impact

C2

- Heavy Commercial
- High traffic, higher impact uses

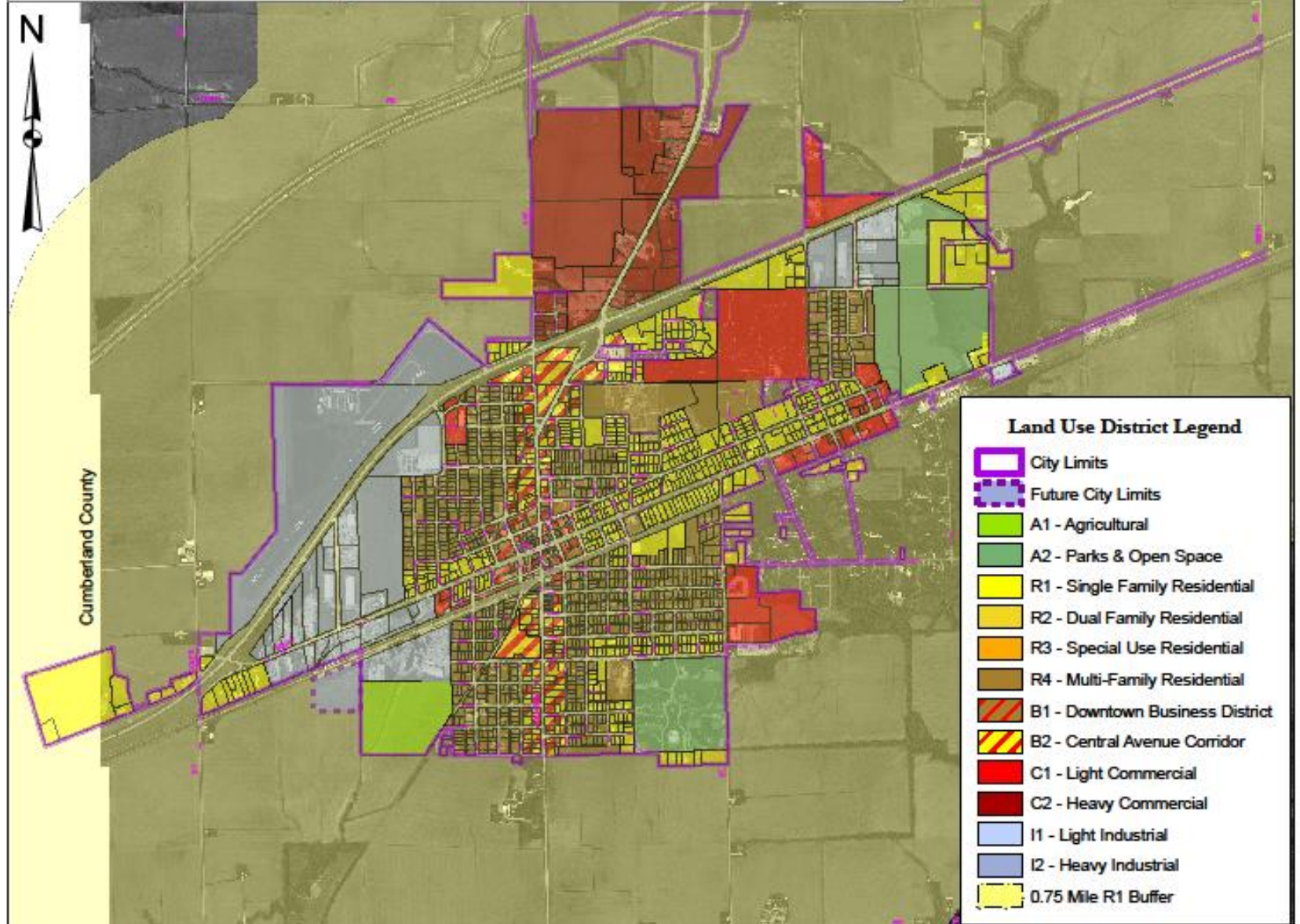
I1

- Light Industrial
- Light manufacturing, commercial storage, assembly, warehouse

I2

- Heavy Industrial
- High impact, hazard potential, heavy manufacturing

Casey, Illinois - Proposed Land Use Map* 2010.10.31



0 0.125 0.25 0.5 0.75 1 Miles

Data Source: Clark County Assessor's Office, Casey Superintendent of Utilities Office

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FREQUENTLY ASKED QUESTIONS

What will happen if Casey has zoning?

- ⦿ Existing land uses will be grandfathered in
- ⦿ Building/Zoning Permit
- ⦿ Any land use of equal or lesser intensity will be business as usual
- ⦿ Any requested changes will go before the Zoning Board of Appeals
- ⦿ More long term effects

FREQUENTLY ASKED QUESTIONS

Grandfathering

- If land use planning is passed, and your land is being used at a higher intensity than is in the plan, that intensity of usage is grandfathered in.
- For example, any *new* setback, height or façade requirements put in place with a land use plan would not be mandated for existing uses, but would be for any new uses, owners or buildings.
- This ***does not*** exempt property owners from existing ordinance violations.
- Grandfather right ceases to exist when:
 1. the existing use is discontinued for 6 months, or
 2. the building/structure is damaged more than 50%.

FREQUENTLY ASKED QUESTIONS

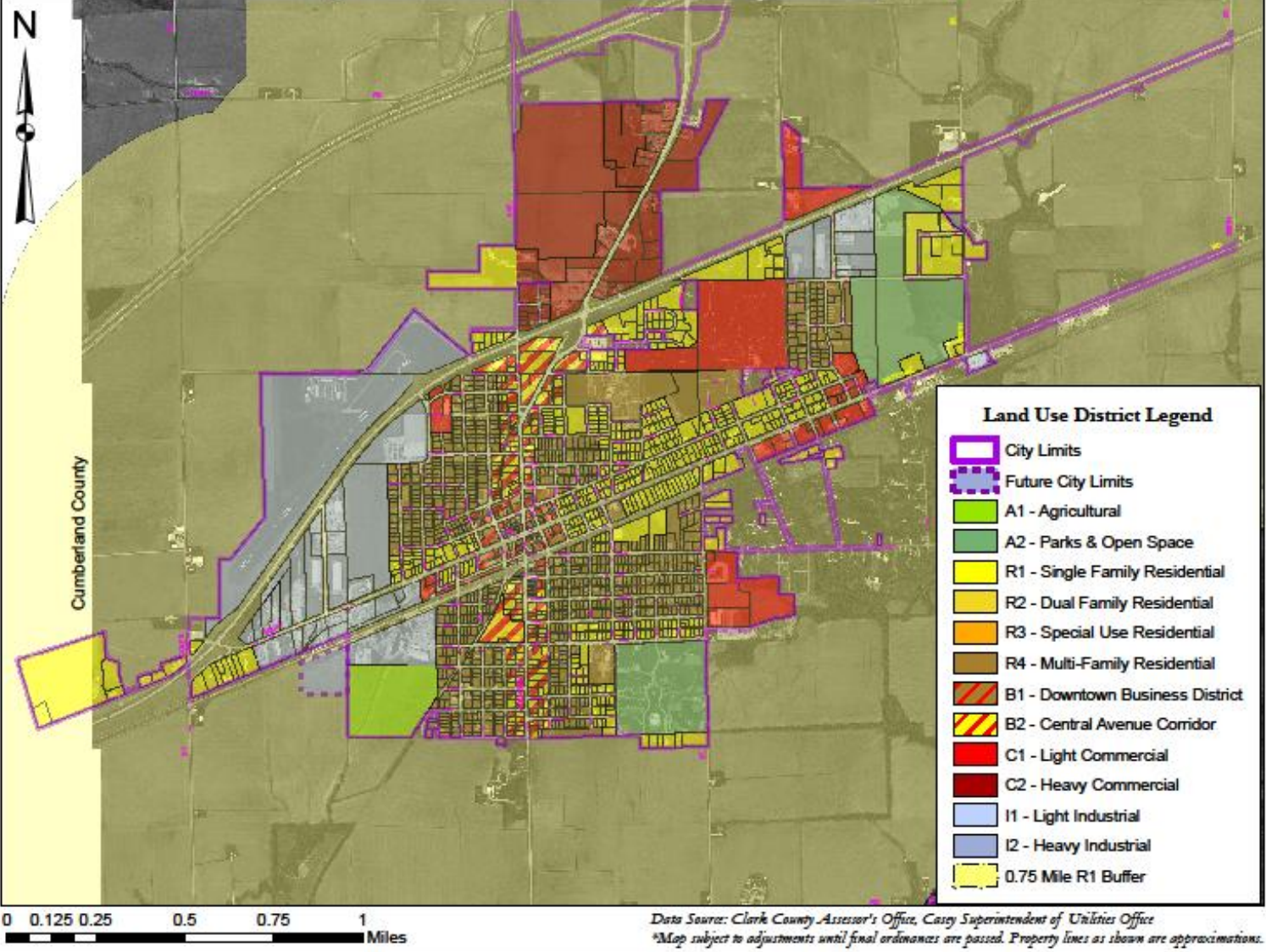
Benefits

- Property values
- Community character
- Future development
- Attraction of Business & New Residents
- Efficient use of resources & planning
- Protection of community assets

Process - Comprehensive Planning

- What's next?
 - ED Committee Mtg. to incorporate feedback
 - Land Use Map to Council
 - Council Resolution
 - Community Info & Outreach
 - April 5, 2011 Referendum
 - Ordinances, Zoning Board, etc.
- Comprehensive Planning Process

Casey, Illinois - Proposed Land Use Map* 2010.10.31



PUBLIC COMMENTS & QUESTIONS

ADJOURNMENT

Thank you for your time & input!