

# CASE NO. 715-V-12

SUPPLEMENTAL MEMORANDUM

JUNE 28, 2012

Champaign  
County  
Department of

PLANNING &  
ZONING

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

(217) 384-3708

**Petitioner:** John Behrens Estate & Anne and Denny Anderson

**Request:** Authorize the following in the R-1 Single Family Residence Zoning District:

- Part A. Variance for a side yard and rear yard of an existing shed of 1 foot in lieu of the minimum required side and rear yards of 5 feet;
- Part B. Variance for a rear yard of an existing shed of 1 foot in lieu of the minimum required rear yard of 5 feet;
- Part C. Variance from Section 4.2.2D. requirement that no construction shall take place in a recorded utility easement;
- Part D. Variance from a minimum separation from a rear property line for parking spaces of 1 foot in lieu of the minimum required 5 feet, on the following property:

**Location:** Lot 1 of Windsor Park Subdivision in the Northwest Quarter of Section 25 of Champaign Township and commonly known as the home at 1 Willowbrook Court, Champaign.

**Site Area:** 11,500 square feet

**Time Schedule for Development:** Existing Structures

**Prepared by:** **Andy Kass**  
Associate Planner

**John Hall**  
Zoning Administrator

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## STATUS

This is the first hearing for this case. Staff received the attached letter and photos via email from Dick Barker, a neighbor who live one block south of the subject property, on June 27, 2012. Mr. Barker indicated in a phone conversation with Andy Kass, Associate Planner, on June 27, 2012, that he would like the email and photos distributed to the ZBA.

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## ATTACHMENTS

- A Email from Dick Barker with photos

## Andrew Kass

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**From:** Connie Berry  
**Sent:** Wednesday, June 27, 2012 2:12 PM  
**To:** Andrew Kass; John Hall  
**Subject:** FW: 1 Willowbrook Ct Zoning - Variance hearing 6/28/12 - Case 715-V-12  
**Attachments:** 12-06-241 Willowbrook Ct -Bldg & Junk1.JPG; 12-06-241 Willowbrook Ct -Bldg & Junk2.JPG; 12-06-241 Willowbrook Ct -Bldg & Junk3.JPG; 12-06-241 Willowbrook Ct -Bldg & Junk4.JPG; 12-06-241 Willowbrook Ct -Bldg & Junk5.JPG

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**From:** Dick Barker [<mailto:Dick.Barker@comcast.net>]  
**Sent:** Wednesday, June 27, 2012 2:11 PM  
**To:** zoningdept  
**Subject:** 1 Willowbrook Ct Zoning - Variance hearing 6/28/12 - Case 715-V-12

Zoning Board of Appeals

I am a long time resident of Windsor Park Subdivision and a Real Estate Broker with RE/MAX Realty Associates. Unfortunately I will not be able to attend the hearing. I request that you turn down the request for a variance in zoning requested by the residents of #1 Willowbrook Ct. As far as I can determine, they are not the owners of the property. The owner passed away in February of this year, and they may be one of the heirs, but as far as I know the estate has not been settled.

A few photos of the lot and building are attached. The building is certainly on the property line and may be over the line. It is actually built with a power pole and the support wire for the pole inside the building. The pole and guy wire go through the roof of the building. If Amerenllinois ever needs to work in that corner, they will have to have the building removed as it is certainly over the utility easement. He parks school buses, old vans and trailers all over the back yard. The neighbors think the second drive he put in the back yard is partially on the neighbors property--I have not had time to verify that. Part of the backyard has a tall privacy fence so you cannot see all the junk. This property has become a junk yard. Instead of approving the variance, the resident should be ordered to clean up the property.

The property values of the homes around this property are greatly depressed--if not making a sale impossible. Values could be decreased by \$20,000 to \$50,000 and may even make the properties virtually unsaleable. The house that adjoins 1 Willowbrook Ct on the east side has already been foreclosed because it could not be sold. The county will lose a lot of real estate tax income if properties like this are allowed to become junk yards.

Instead of wasting time considering this variance, the planning and zoning board should consider making tighter restrictions for subdivisions located in the county.

I tried to send this yesterday but the photos were too large--I have reduced their size so I hope this works.

I live at 2501 Bedford Drive--one block directly south of this property.

Dick B.

**Dick Barker**  
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RE/MAX Realty Associates  
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Champaign, IL 61820  
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