

# CASE NO. 764-V-13

SUPPLEMENTAL MEMORANDUM

November 14, 2013

Champaign  
County  
Department of

**PLANNING &  
ZONING**

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

(217) 384-3708

**Petitioners:** Lars Johnson and Shawn Bickers

**Request:** Authorize the following in the R-4 Multiple Family Residence Zoning District to authorize the construction of an addition to an existing townhouse:

- Part A. Variance for a side yard of 1 feet in lieu of the minimum required 5 feet;
- Part B. Variance for lot coverage of 44% in lieu of the maximum allowed 40%;
- Part C. Variance for a front setback for an existing townhome of 40 feet from the centerline of Briar Hill Drive in lieu of the minimum required 55 feet;
- Part D. Variance for a front yard for an existing townhome of 20 feet in lieu of the minimum required 25 feet;
- Part E. Variance from Section 4.2.2D. requirement that no construction shall take place in a recorded utility easement.

**Subject Property:** Lot 1 of Wisegarver's Subdivision in the Southeast Quarter of Section 21 of Champaign Township and commonly known as the townhome at 2120 Briar Hill Drive, Champaign.

**Site Area:** 14,840 square feet (0.34 acre)

**Time Schedule for Development:** As Soon as Possible

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

**John Hall**  
Zoning Administrator

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## *STATUS*

This is the first hearing for this case. Comments from the Urbana-Champaign Sanitary District have been received and have been included as an attachment. A photo of a sewer manhole cover in front of the subject property is attached. Presumably this provides access to the sewer line along the south property line of the subject property.

New evidence is proposed below to be added to the Summary of Evidence.

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## **PROPOSED EVIDENCE**

Add the following as new Items 8.B.(3) and 11.E.(4)

- (3) In an email dated November 12, 2013, from Mark Radi, Director of Engineering Services, UCSD, to Andy Kass, Associate Planner, Champaign County, Mr Radi indicated the following:
  - (a) Any building upon an easement would require specific approval from the District's Board.
  - (b) Based on the information available, staff would recommend not allowing the encroachment.
  - (c) The owner would need to explain why this is unavoidable.

## **ATTACHMENTS**

- A Email from Mark Radi, Director of Engineering Services, UCSD, to Andy Kass, Associate Planner, Champaign County, dated November 12, 2013
- B Photo of Sewer Manhole Cover taken November 13, 2013, by Andy Kass

## Andrew Kass

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**From:** Mark Radi [mlradi@u-csd.com]  
**Sent:** Tuesday, November 12, 2013 4:26 PM  
**To:** Andrew Kass  
**Cc:** Rick Manner  
**Subject:** Easement Encroachment - new construction on Briar Hill

**Andy, any building upon an easement would require specific approval from the District's Board.**

**Based upon the extremely limited information we have today, staff would recommend not allowing the encroachment.**

**The owner would need to explain why this is unavoidable.**

*Mark*

Mark L. Radi, P.E.  
Director of Engineering Services  
Urbana Champaign Sanitary District  
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