

CASE NO. 953-V-19

*SUPPLEMENTAL MEMORANDUM #1
September 19, 2019*

Petitioners: Urbana Golf and Country Club, via agent Thomas Clarkson

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

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

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

Part A: Authorize a variance for construction and use of a detached accessory structure with an average height of 39 feet 6 inches in lieu of the maximum allowed 24 feet for an accessory structure, per Section 5.3 of the Zoning Ordinance.

Part B: Authorize a variance for expansion of an existing non-conforming principal use (country club clubhouse) without access to a street consisting of solid ground passable to emergency vehicles, no less than 20 feet in width, and located entirely within the lot lines, per Section 4.2.1 I. of the Zoning Ordinance.

Subject Property: A 15.15 acre tract in the Southwest Quarter of the Southeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township, and commonly known as the Urbana Golf and Country Club, 100 W Country Club Rd, Urbana.

Site Area: 15.15 acres

Time Schedule for Development: As soon as possible

**Prepared by: Susan Burgstrom, Senior Planner
John Hall, Zoning Administrator**

STATUS

Please see attached emails in support of the variance request.

ATTACHMENTS

- A Email from Tom & Mary Ann Brown received August 27, 2019
- B Email from Janice Kimpel received August 27, 2019

Susan Burgstrom

From: Tom Brown (Urbana) <Tom_Brown@ajg.com>
Sent: Tuesday, August 27, 2019 9:18 AM
To: Susan Burgstrom
Subject: Case 953-V-19 - Dept. of Planning & Zoning - 8/29/19 Meeting

We were mailed a notice regarding a hearing of the Planning and Zoning Committee this Thursday night. Since we are unable to attend we thought we should voice our opinion via email.

As we understand the notice (Case 953-V-10) there are two issues being addressed at the meeting that concern our neighborhood, and we will comment on both.

“Access road for Emergency Vehicles” – It is our opinion that if this is necessary to provide improved safety access to the facility it makes perfect sense that it be approved. This is based on improved access being properly installed and logically connected with public roadways.

“Detached Accessory Structure” – The request is for a variance to the height restriction for said “detached structures” from 24’ to 39.5’. It is our opinion that the proposed facility will be a significant enhancement to this property and community and potentially generate additional property tax income for the County. In addition, we have noted that the facility is being constructed well within the owners land parcel and a distance greater than 100 yards (300 feet) from any adjoining property owner. This structure would only have a visual effect to those property owners to the north of the subject and adjacent to said land parcel. Providing a direct visual exposure to just a few property owners. The creation of this structure could easily be judged as a positive and enhance of the view to the adjacent property owners.

It is our opinion that each of the request appear appropriate and a positive to the safety and appearance of our community. We feel there is no potential harm to allowing both requests.

Appreciate the opportunity to present our opinions.

Thank you,

Tom & Mary Ann Brown
107 G. H. Baker Drive
Urbana, IL 61801
217-649-4894

RECEIVED

AUG 27 2019

CHAMPAIGN CO. P & Z DEPARTMENT

Susan Burgstrom

From: Janice Kimpel <jkimpel@earthlink.net>
Sent: Monday, August 26, 2019 6:58 PM
To: Susan Burgstrom
Subject: Comments on Case 953-V-19

To the Planning and Zoning Commission:

I am providing comments regarding the request for a variance under the zoning ordinance, described as Case 953-V-19 in the public notice I received in the mail.

I wholeheartedly support this request. Regarding Part A, which is a variance in the allowed height of the accessory structure, the design plans call for an elegant structure replacing an old pool house (a flat-roofed structure built of plywood and surrounded by chain-link fence). The architecturally designed replacement structure will have a pleasing pitched roof, thereby improving the views for all the neighbors bordering the country club's property, which can only enhance property values. Regarding Part B, which is a variance to allow access for emergency vehicles via a road within the existing lot lines, this would seem to be a very sensible solution, improving safety and avoiding complicated emergency vehicle access at the corner of Busey Woods and the current club entrance.

Sincerely,

Janice Kimpel
109 GH Baker Drive (north of the country club)

RECEIVED

AUG 27 2019

CHAMPAIGN COUNTY PL & Z DEPARTMENT