

CASE 195-V-26

PRELIMINARY MEMORANDUM

March 26, 2026

Petitioner: Laura Rexroad

**Request: Authorize the following variance in the R-2 Single Family Residence
Zoning District:**

Part A: Authorize a variance for the use of an existing fence located within the corner visibility triangle per Section 4.3.3 F.1 of the Zoning Ordinance.

Part B: Authorize a variance for the use of an existing fence located within the driveway visibility triangle per Section 4.3.3 F.2 of the Zoning Ordinance.

Part C: Authorize a variance for the use of an existing fence that is located in the front yard and is not at least 50% transparent for the portion of the fence that is over four feet in height per Section 4.3.3 G of the Zoning Ordinance.

Part D: Authorize an existing single-family home with a rear yard of 7 feet in lieu of the minimum required 20 feet as per Section 5.3 of the Zoning Ordinance.

Part E: Authorize an existing firewood storage shed with the following variance:

Subpart 1: A setback of 27 feet in lieu of the required 55 feet and a front yard of 0 feet in lieu of the required 25 feet as per Section 7.2.2 A. of the Zoning Ordinance.

Subpart 2: A rear yard of 0 feet in lieu of the required 5 feet as per Section 7.2.2 B. of the Zoning Ordinance.

Subpart 3: A driveway visibility triangle of 0 feet in lieu of the minimum required 15 feet per Section 4.3.3 F.2 of the Zoning Ordinance.

Location: Lot 386, of Scottswood 6th Subdivision, in the Southwest Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-15-257-038, commonly known as the property with an address of 2807 E. Illinois St., Urbana.

Site Area: .16 acre

Time Schedule for Development: Currently in use

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

BACKGROUND

The petitioner Laura Rexroad owns the subject property that contains an existing single-family residence with attached garage. The property contains a wood privacy fence in the front side and rear yards. A complaint was received in 2012 regarding the fencing on the E. Illinois St and Pfeffer Rd sides of the property. The fencing that was in place in 2012 was reconstructed by the petitioner in 2024. The property was inspected by the Department in January 2026, and a letter was sent to the petitioner noting that the fencing was in violation of the corner visibility triangle regulations from the Zoning Ordinance and the fencing would need a variance or to be modified or removed. The petitioner submitted an Application for Variance on February 2, 2026. Upon review of the application, it was noted by staff that additional variances for the fencing in the driveway visibility triangle, fencing in the front yard that does not provide 50% visibility over 4 ft., the house that does not meet the required 20 ft. rear yard and a firewood storage shed that does not meet the front, and rear yard requirements and is located within the driveway visibility triangle.

EXTRATERRITORIAL JURISDICTION

The subject property is within the one and one-half mile extraterritorial jurisdiction (ETJ) of the City of Urbana, a municipality with zoning. Municipalities do not have protest rights on a variance and are not notified of such cases.

The subject property is located within Urbana Township, which does not have a Plan Commissions. Townships with Plan Commissions have protest rights on a variance and are notified of such cases.

EXISTING LAND USE AND ZONING

Table 1. Land Use and Zoning in the Vicinity

Direction	Land Use	Zoning
Onsite	Single Family Residence	R-2 Single Family Res.
North	Single Family Residence	R-2 Single Family Res.
East	Agriculture	City of Urbana R-1 Single Family Res.
West	Single Family Residence	R-2 Single Family Res.
South	Single Family Residence	R-2 Single Family Res.

CORRECTIVE MEASURES

The property owner at 703 Pfeffer Rd. has stated to staff that they plan to remove their fencing on either side of the driveway that is located within the driveway visibility triangles. The petitioner has installed mirrors at each side of the driveway at 703 Pfeffer Rd. in an attempt to improve pedestrian and vehicle visibility.(see attached photos) Other corrective actions could include removing every other board in the fence in the visibility triangle locations, installing signage to warn pedestrians of the location of the driveway.

SPECIAL CONDITIONS

No special conditions are proposed.

ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B 2023 Annotated Aerial Photos showing fence location and visibility triangles
- C Photos showing mirrors at 703 Pfeffer Rd.
- D Site Images taken February 13, 2026
- E Email from owner of 703 Pfeffer Rd. in support of variance
- F Draft Summary of Evidence, Finding of Fact, and Final Determination for Case 195-V-26 dated April 2, 2026

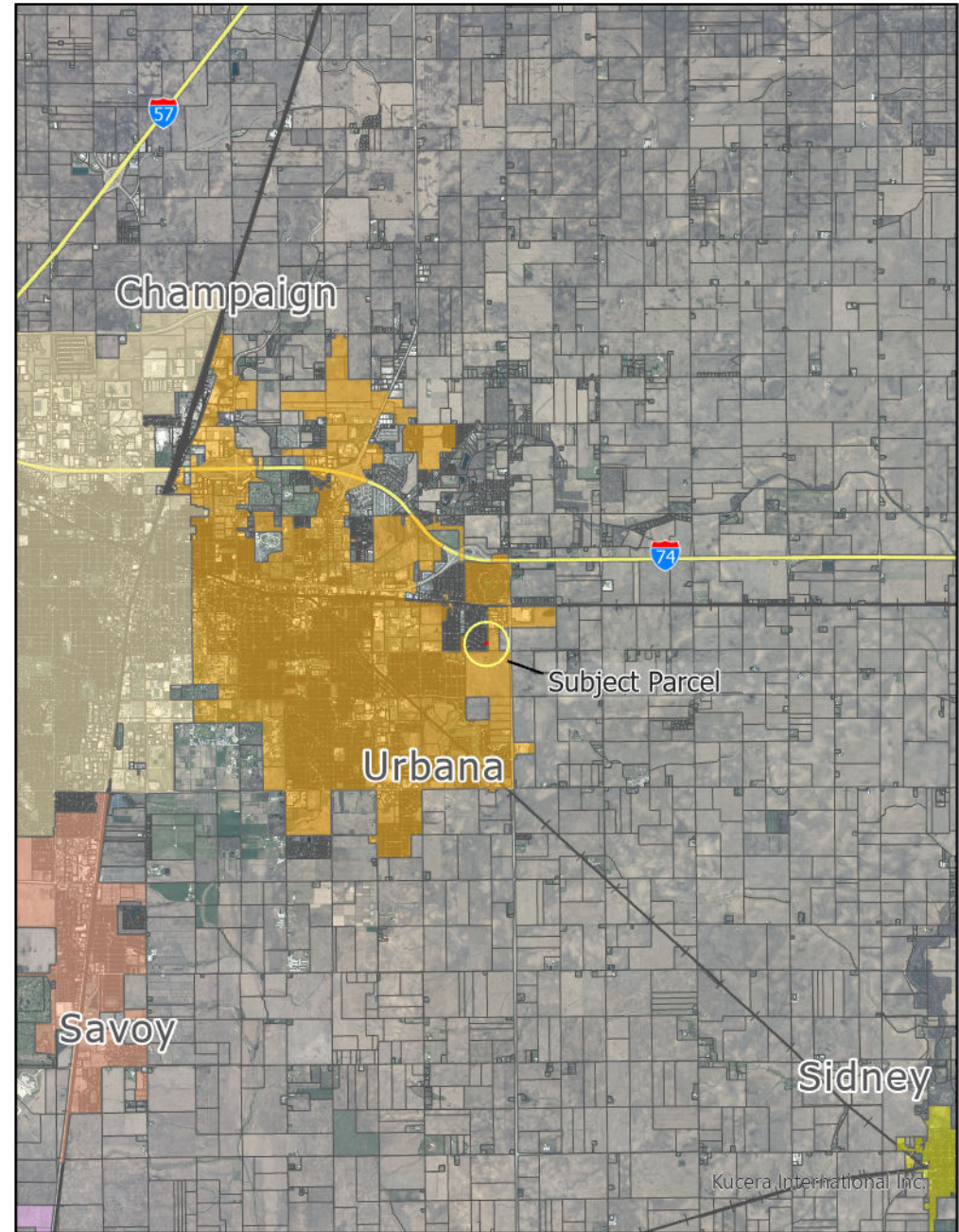
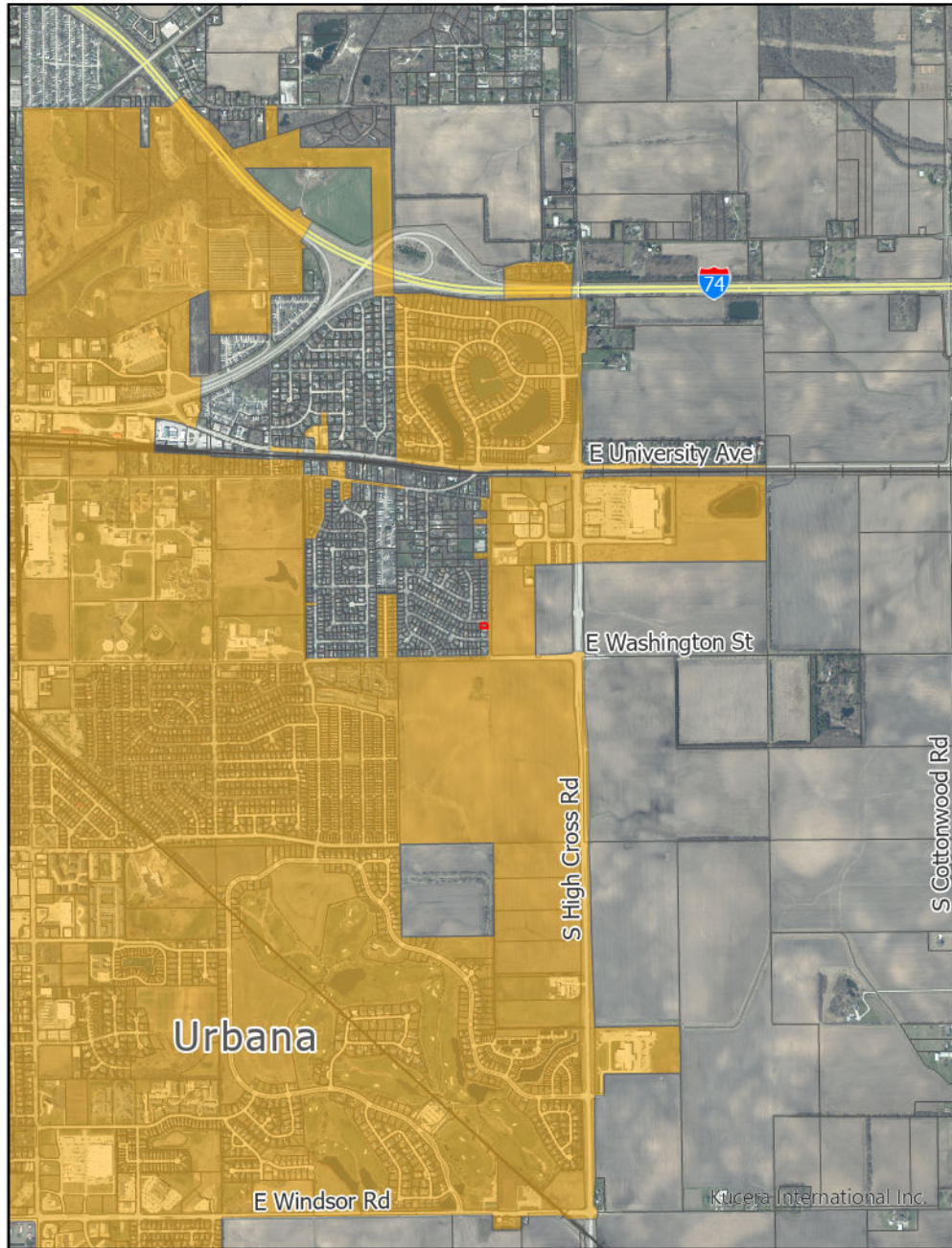
Location Map

Case 195-V-26

March 26, 2026

Subject Property

Property location in Champaign County



 Subject Parcel

Land Use Map

Case 195-V-26

March 26, 2026



 Subject Parcel

 Residential

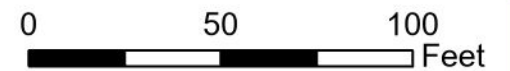
0 50 100
Feet



Zoning Map
Case 195-V-26
March 26, 2026



-  Subject Parcel
-  R-2 Single Family Residence



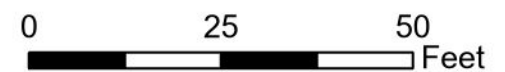
Annotated 2023 Aerial with Fences

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March 26, 2026



- 4' Privacy Fence
- 6' Privacy Fence
- Wood Storage Structure



Annotated 2023 Aerial with Visibility Triangles


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 Subject Parcel

 50' Visibility Triangle
Variance Part A

 15' Visibility Triangle
Variance(s) Part B

0 25 50
Feet



195-V-26 Mirror Images



From Pfeffer Rd. driveway looking northeast

195-V-26 Mirror Images



From Pfeffer Rd. driveway looking southeast

195-V-26 Site Images



From Pfeffer Rd. looking southwest toward subject property



From Pfeffer Rd. looking northwest toward subject property and driveway visibility triangle

195-V-26 Site Images



From Illinois St. looking southeast toward subject property and driveway visibility triangle



From Illinois St. looking southeast toward subject property and visibility triangle

195-V-26 Site Images



From Illinois St intersection looking southeast



From Pfeffer Rd. looking west toward corner visibility triangle

Charles W. Campo

From: Tyler J. Mcpheters
Sent: Thursday, March 19, 2026 2:53 PM
To: Charles W. Campo
Subject: Fw: Support for Variance being granted

Zoning Officer
Champaign County Department of Planning & Zoning
102 E Main St
3rd Floor
Urbana, IL 61801
Phone: 217-384-3708 x2858

From: Jantanee Songkum <jantanee.songkum@my.wheaton.edu>
Sent: Thursday, February 19, 2026 3:44 PM
To: Tyler J. Mcpheters <tyler.mcpheters@champaigncountyil.gov>
Subject: Support for Variance being granted

CAUTION: External email, be careful when opening.

Hi Tyler,

I am writing to inform you and the board of my support for the variance being granted. My address is 703 S Pfeffer rd Urbana 61802. Thanks.

Sincerely,

Jantanee Songkum



Virus-free. www.avg.com

PRELIMINARY DRAFT

195-V-26

**SUMMARY OF EVIDENCE, FINDING OF FACT
AND FINAL DETERMINATION
of the
Champaign County Zoning Board of Appeals**

Final Determination: ***{GRANTED/GRANTED WITH SPECIAL CONDITION(S)/DENIED}***

Date: ***{April 2, 2026}***

Petitioner: **Laura Rexroad**

Request: **Authorize the following variance in the R-2 Single Family Residence Zoning District:**

Part A: Authorize a variance for the use of an existing fence located within the corner visibility triangle per Section 4.3.3 F.1 of the Zoning Ordinance.

Part B: Authorize a variance for the use of an existing fence located within the driveway visibility triangle per Section 4.3.3 F.2 of the Zoning Ordinance.

Part C: Authorize a variance for the use of an existing fence that is located in the front yard and is not at least 50% transparent for the portion of the fence that is over four feet in height per Section 4.3.3 G of the Zoning Ordinance.

Part D: Authorize an existing single-family home with a rear yard of 7 feet in lieu of the minimum required 20 feet as per Section 5.3 of the Zoning Ordinance.

Part E: Authorize an existing firewood storage shed with the following variance:

Subpart 1: A setback of 27 feet in lieu of the required 55 feet and a front yard of 0 feet in lieu of the required 25 feet as per Section 7.2.2 A. of the Zoning Ordinance.

Subpart 2: A rear yard of 0 feet in lieu of the required 5 feet as per Section 7.2.2 B. of the Zoning Ordinance.

Subpart 3: A driveway visibility triangle of 0 feet in lieu of the minimum required 15 feet per Section 4.3.3 F.2 of the Zoning Ordinance.

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SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 26, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioner **Laura Rexroad**, 2807 E. Illinois St. Urbana, is the owner of the subject property. The property is lot 386, of Scottswood 6th Subdivision, in the Southwest Quarter of the Northeast Quarter of Section 15, Township 19 North, Range 9 East of the Third Principal Meridian, in Urbana Township with PIN 30-21-15-257-038, commonly known as the property with an address of 2807 E. Illinois St., Urbana.
2. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - A. The subject property is within the one and one-half mile extraterritorial jurisdiction (ETJ) of the City of Urbana, a municipality with zoning. Municipalities do not have protest rights on a variance and are not notified of such cases.
 - B. The subject property is located within Urbana Township, which does not have a Plan Commissions. Townships with Plan Commissions have protest rights on a variance and are notified of such cases.

GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY

4. Land use and zoning on the subject property and in the vicinity are as follows:
 - A. The existing .16-acre subject property is currently zoned R-2 Single Family Residence and is in use as a single-family residence.
 - B. Land to the north, south and west is zoned R-2 Single-Family Residence and is in use as single family residential.
 - C. Land to the east is in the city of Urbana and is zoned R-1 Single Family Residential and is in agricultural production.
5. There are no prior Zoning Cases for the subject property.

GENERALLY REGARDING THE PROPOSED SITE PLAN

5. The site plan is an aerial photo of the property that shows existing improvements, no additional improvements are proposed at this time:
 - A. The Petitioner's Site Plan indicates the following:
 - (1) Existing structures on the property include:
 - a. One single family dwelling
 - b. Wood privacy fencing on the north, south, east and west sides of the property.
 - B. There are no previous Zoning Use Permits for the subject property:
 - (1) The single family dwelling was constructed prior to the adoption of the Champaign County Zoning Ordinance.

PRELIMINARY DRAFT

- (2) A garage addition was constructed sometime between 1973 and 1988 without a permit.
- C. The required variance is as follows:
- (1) Part A: Authorize a variance for the use of an existing fence located within the corner visibility triangle per Section 4.3.3 F.1 of the Zoning Ordinance.
 - (2) Part B: Authorize a variance for the use of an existing fence located within the driveway visibility triangle per Section 4.3.3 F.2 of the Zoning Ordinance.
 - (3) Part C: Authorize a variance for the use of an existing fence that is located in the front yard and is not at least 50% transparent for the portion of the fence that is over four feet in height per Section 4.3.3 G of the Zoning Ordinance.
 - (4) Part D: Authorize a variance for an existing single-family home with a rear yard of 7 feet in lieu of the minimum required 10 feet as per Section 5.3 of the Zoning Ordinance.
 - (5) Part E: Authorize an existing firewood storage shed with the following variance:
 - Subpart 1: A setback of 27 feet in lieu of the required 55 feet and a front yard of 0 feet in lieu of the required 25 feet as per Section 7.2.2 A. of the Zoning Ordinance.
 - Subpart 2: A side yard of 0 feet in lieu of the required 5 feet as per Section 7.2.2 B. of the Zoning Ordinance.
 - Subpart 3: A corner visibility triangle of 0 feet in lieu of the minimum required 15 feet per Section 4.3.3 F.2 of the Zoning Ordinance.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS AND ZONING PROCEDURES

6. Regarding specific *Zoning Ordinance* requirements relevant to this case:
 - A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested variances (capitalized words are defined in the Ordinance):
 - (1) “ACCESSORY STRUCTURE” is a STRUCTURE on the same LOT within the MAIN or PRINCIPAL STRUCTURE, or the main or principal USE, either detached from or attached to the MAIN or PRINCIPAL STRUCTURE, subordinate to and USED for purposes customarily incidental to the MAIN or PRINCIPAL STRUCTURE or the main or principal USE.
 - (2) “AREA, LOT” is the total area within the LOT LINES.
 - (3) “BUILDING” is an enclosed STRUCTURE having a roof supported by columns, walls, arches, or other devices and used for the housing, shelter, or enclosure of persons, animals, and chattels.
 - (4) “DWELLING” is a BUILDING or MANUFACTURED HOME designated for non-transient residential living purposes and containing one or more DWELLING UNITS and/or LODGING UNITS.

- (5) “FRONTAGE” is that portion of a LOT abutting a STREET or ALLEY.
- (6) “HEIGHT” as applied to a story is the vertical measurement between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the vertical measurement between the surface of the floor and the ceiling next above it.

As applied to a BUILDING is the vertical measurement from GRADE to a point midway between the highest and lowest points of the roof.

As Applied to an Enclosed or Unenclosed STRUCTURE:

STRUCTURE, DETACHED: The vertical measurement from the average level of the surface of the ground immediately surrounding such STRUCTURE to the uppermost portion of such STRUCTURE.

STRUCTURE, ATTACHED: Where such STRUCTURE is attached to another STRUCTURE and is in direct contact with the surface of the ground, the vertical measurement from the average level of the surface of the ground immediately adjoining such STRUCTURE to the uppermost portion of such STRUCTURE shall be the HEIGHT. Where such STRUCTURE is attached to another STRUCTURE and is not in direct contact with the surface of the ground, the vertical measurement from the lowest portion of such STRUCTURE to the uppermost portion shall be the HEIGHT.

- (7) “LOT” is a designated parcel, tract or area of land established by PLAT, SUBDIVISION or as otherwise permitted by law, to be used, developed or built upon as a unit.
- (8) “LOT, CORNER” is a LOT located:
 - (a) at the junction of and abutting two or more intersecting STREETS; or
 - (b) at the junction of and abutting a STREET and the nearest shoreline or high water line of a storm or floodwater runoff channel or basin; or
 - (c) at and abutting the point of abrupt change of a single STREET where the interior angle is less than 135 degrees and the radius of the STREET is less than 100 feet.
- (9) “LOT LINE, FRONT” is a line dividing a LOT from a STREET or easement of ACCESS. On a CORNER LOT or a LOT otherwise abutting more than one STREET or easement of ACCESS only one such LOT LINE shall be deemed the FRONT LOT LINE.
- (10) “LOT LINE, REAR” is any LOT LINE which is generally opposite and parallel to the FRONT LOT LINE or to a tangent to the midpoint of the FRONT LOT LINE. In the case of a triangular or gore shaped LOT or where the LOT comes to a point opposite the FRONT LOT LINE it shall mean a line within the LOT 10 feet long and parallel to and at the maximum distance from the FRONT LOT LINE or said tangent.

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- (11) “LOT LINES” are the lines bounding a LOT.
- (12) “NONCONFORMING LOT, STRUCTURE or USE” is a LOT, SIGN, STRUCTURE, or USE that existed on the effective date of the adoption or amendment of this ordinance which does not conform to the regulations and standards of the DISTRICT in which it is located.
- (13) “NONCONFORMING PREMISES” is a NONCONFORMING LOT with a NONCONFORMING STRUCTURE located on it.
- (14) “SETBACK LINE” is the BUILDING RESTRICTION LINE nearest the front of and across a LOT establishing the minimum distance to be provided between a line of a STRUCTURE located on said LOT and the nearest STREET RIGHT -OF -WAY line.
- (15) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (16) “STREET” is a thoroughfare dedicated to the public within a RIGHT-OF-WAY which affords the principal means of ACCESS to abutting PROPERTY. A STREET may be designated as an avenue, a boulevard, a drive, a highway, a lane, a parkway, a place, a road, a thoroughfare, or by other appropriate names. STREETS are identified on the Official Zoning Map according to type of USE, and generally as follows:
 - (a) MAJOR STREET: Federal or State highways.
 - (b) COLLECTOR STREET: COUNTY highways and urban arterial STREETS.
 - (c) MINOR STREET: Township roads and other local roads.
- (17) “STRUCTURE” is anything CONSTRUCTED or erected with a fixed location on the surface of the ground or affixed to something having a fixed location on the surface of the ground. Among other things, STRUCTURES include BUILDINGS, walls, fences, billboards, and SIGNS.
- (18) “STRUCTURE, DETACHED” is a STRUCTURE not connected to another STRUCTURE.
- (19) “VARIANCE” is a deviation from the regulations or standards adopted by this ordinance which the Hearing Officer or the Zoning BOARD of Appeals are permitted to grant.
- (20) “YARD” is an OPEN SPACE, other than a COURT, of uniform depth on the same LOT with a STRUCTURE, lying between the STRUCTURE and the nearest LOT LINE and which is unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.
- (21) “YARD, FRONT” is a YARD extending the full width of a LOT and situated between the FRONT LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT. Where a LOT is located such that its REAR

and FRONT LOT LINES each but a STREET RIGHT-OF-WAY both such YARDS shall be classified as front YARDS.

- (22) “YARD, REAR” is a YARD extending the full width of a LOT and situated between the REAR LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT.
 - (23) “YARD, SIDE” is a YARD situated between a side LOT LINE and the nearest line of a PRINCIPAL STRUCTURE located on said LOT and extending from the rear line of the required FRONT YARD to the front line of the required REAR YARD.
- B. The R-2 Single Family Residence DISTRICT is intended to provide areas for SINGLE FAMILY detached DWELLINGS, set on medium sized building LOTS and is intended for application within or adjoining developed areas where community facilities exist.
- C. Section 8.3.2 regarding NONCONFORMING STRUCTURES states, “should such STRUCTURE be destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, it shall not be reconstructed unless a VARIANCE is granted by the BOARD in accordance with Section 9.1.9. The BOARD may authorize such a VARIANCE prior to such STRUCTURE incurring any damage or destruction.
- D. Paragraph 9.1.9 D. of the *Zoning Ordinance* requires the ZBA to make the following findings for a variance:
- (1) That the requirements of Paragraph 9.1.9 C. have been met and justify granting the variance. Paragraph 9.1.9C. of the *Zoning Ordinance* states that a variance from the terms of the *Champaign County Zoning Ordinance* shall not be granted by the Board or the hearing officer unless a written application for a variance is submitted demonstrating all of the following:
 - a. That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district.
 - b. That practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot.
 - c. That the special conditions, circumstances, hardships, or practical difficulties do not result from actions of the Applicant.
 - d. That the granting of the variance is in harmony with the general purpose and intent of the *Ordinance*.
 - e. That the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare.
 - (2) That the variance is the minimum variation that will make possible the reasonable use of the land or structure, as required by subparagraph 9.1.9 D.2.
 - (3) Paragraph 9.1.9 E. of the *Zoning Ordinance* authorizes the ZBA to prescribe appropriate conditions and safeguards in granting a variance
- E. Regarding the proposed variance:

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- (1) Minimum corner visibility triangle is established in Section 4.3.3 F.1. of the *Zoning Ordinance* as a straight line joining points along said STREET RIGHT-OF-WAY lines 50 feet from the nearest point of intersection. Fences may consist of chain link, wire mesh, or split rail type fence, or other design that does not materially impede vision in the visibility triangle.
- (2) Minimum driveway visibility triangle is established in Section 4.3.3 F.2. of the *Zoning Ordinance* as an area bounded by the FRONT or SIDE LOT LINE, each side of any driveway, and a straight line joining points on the lot line measured 15 feet from the driveway and points along the driveway measured 15 feet from the lot line.
- (3) Minimum REAR YARD from REAR LOT LINE to a STRUCTURE in the R-2 Single Family Residence Zoning DISTRICT is established in Section 5.3 of the *Zoning Ordinance* as 20 feet.
- (4) Within the 1.5 mile extraterritorial jurisdiction of a zoned home rule municipality the minimum SIDE YARD shall equal the SIDE YARD of the comparable municipal zoning district in effect on January 1, 2004. The minimum side yard for principal structures in the Urbana R-2 district is 5 ft.
- (5) Fences located in required FRONT YARDS shall have a maximum height of six feet and any portion of a fence over four feet in height must be at least 50% transparent.

GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT

7. Generally regarding the Zoning Ordinance requirement of a finding that special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other similarly situated land or structures elsewhere in the same district:
 - A. The Petitioner testified the following on the application: **“Side yard is small, and a privacy fence is the only way to enjoy my property – having a pool requires a 6’ fence, safety concerns, and I have dogs so safety for them and other dogs and people.”**
 - B. The subject property is approximately 6,831 sq. ft.
 - C. The subject property is on a corner lot and has setback, and front yard requirements on two sides.
 - D. The intersection of E. Illinois St. and Pfeffer Rd. is a 3-way intersection with a stop sign for traffic on E. Illinois St.
 - D. The dwelling on the property was constructed prior to the adoption of the Champaign County Zoning Ordinance in 1973.
 - E. The neighbor’s driveway on Pfeffer Rd abuts the subject property.

GENERALLY REGARDING ANY PRACTICAL DIFFICULTIES OR HARDSHIPS RELATED TO CARRYING OUT THE STRICT LETTER OF THE ORDINANCE

8. Generally regarding the Zoning Ordinance requirement of a finding that practical difficulties or hardships related to carrying out the strict letter of the regulations sought to be varied prevent reasonable and otherwise permitted use of the land or structures or construction on the lot:
- A. The Petitioners testified the following on the application: **“I put up the fence in early 2007, it has not been expanded, just replaced in 2024, I spent over \$25,000 on it, I didn’t know about any complaint in 2012. I built a wood shed in the southeast corner by the neighbors driveway and it can’t be moved. Safety concerns because kids jump a short fence and steal my stuff.**
 - B. Regarding Part A of the proposed variance: without the proposed variance, the fencing within the 50 ft. corner visibility triangle would have to be removed or shortened to a height of 2.5 ft. or modified to not materially impede vision similar to a chain link, wire mesh or split rail fence.
 - C. Regarding Part B of the proposed variance: without the proposed variance, the fencing within the 15 ft. driveway visibility triangle would have to be removed or shortened to a height of 2.5 ft. or modified to not materially impede vision similar to a chain link, wire mesh or split rail fence.
 - D. Regarding Part C of the proposed variance: without the proposed variance, the fencing within the front yard would have to be removed or shortened to a height of 4 ft. or modified to be at least 50% transparent for the portion of the fence that is over four feet in height.
 - E. Regarding Part D of the proposed variance: without the proposed variance the existing home could not be rebuilt in its current location if it were to be damaged or destroyed.
 - F. Regarding Part E of the proposed variance: without the proposed variance the existing firewood storage shed will have to be removed or relocated so that it does not encroach within the required setback, front yard, rear yard and driveway visibility triangle.

GENERALLY PERTAINING TO WHETHER OR NOT THE PRACTICAL DIFFICULTIES OR HARDSHIPS RESULT FROM THE ACTIONS OF THE APPLICANT

9. Generally regarding the Zoning Ordinance requirement for a finding that the special conditions, circumstances, hardships, or practical difficulties do not result from the actions of the Applicant:
- A. The Petitioners testified the following on the application: **“I put up the fence for privacy, protect the pool, safety, protection and peace of mind and security, it was never expanded, it has been the same since 2007 and was replaced in 2024.”**
 - B. Regarding the proposed Variances: The lot was platted and the house was constructed prior to the adoption of the Champaign County Zoning Ordinance in 1973. The property is a corner lot and the house is located toward the rear (south) of the lot leaving a minimal area for the rear yard and leaving the majority of the open space on the property in the front and side yards.

GENERALLY PERTAINING TO WHETHER OR NOT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

10. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance is in harmony with the general purpose and intent of the Ordinance:
 - A. The Petitioners testified the following on the application: **“I feel like the visibility triangle isn’t an issue because you can see in both direction when sitting at Illinois and Pfeffer. The stop sign has been moved further back from the road since the fence was put up, you have to inch up a little but not into the intersection.”**
 - B. Regarding Part A of the proposed variance for the use of an existing fence located within the corner visibility triangle per Section 4.3.3 F.1 of the Zoning Ordinance: the requested variance is 0% of the minimum required, for a variance of 100%.
 - C. Regarding the proposed variance for not obstructing the corner visibility triangle, the Zoning Ordinance seeks to not impede vision for adjacent road traffic.
 - D. Regarding Part B of the proposed variance, for the use of an existing fence located within the driveway visibility triangle: the requested variance is 0% of the minimum required, for a variance of 100%.
 - E. Regarding the proposed variance for not obstructing the driveway visibility triangle, the Zoning Ordinance seeks to not impede vision for vehicles entering and exiting the property to the roadway
 - F. Regarding Part C of the proposed variance for the use of an existing fence that is located in the front yard and is not at least 50% transparent for the portion of the fence that is over four feet in height: the requested variance is 0% of the minimum required, for a variance of 100%.
 - G. Regarding the proposed variance for a fence that is located in the front yard and is not at least 50% transparent for the portion of the fence that is over four feet in height, the Zoning Ordinance seeks to provide adequate vision for people approaching the dwelling including visitors, deliveries and emergency personnel.
 - H. Regarding Part D of the proposed variance for a existing single-family home with a rear yard of 7 feet in lieu of the minimum required 20 feet: the requested variance is 35% of the minimum required for a variance of 65%.
 - I. Regarding the proposed Variance, the Zoning Ordinance does not clearly state the considerations that underlie the rear yard requirements. In general, yard requirements are presumably intended to ensure the following:
 - (1) Adequate light and air: The subject property is in residential use. The surrounding properties are similarly sized lots in residential use.
 - (2) Separation of structures to prevent conflagration: The subject property is served by the Edge-Scott Fire Protection District and their station is approximately 1 road miles from the subject property. The nearest building to the house on adjacent property is a residence to the west that is approximately 7 feet away. The nearest building to the house at the rear on adjacent property is a residence to the south that is approximately 15 feet away.

- (3) Aesthetics: Aesthetic benefit may be a consideration for any given yard and can be very subjective

- J. Regarding Part E, Subpart 1 of the proposed variance for an existing firewood storage shed with a setback of 27 feet in lieu of the required 55 feet and a front yard of 0 feet in lieu of the required 25 feet: the requested variance is 49% and 0% of the minimum required for a variance of 51% and 100%.

- K. Regarding the proposed variance, the Zoning Ordinance does not clearly state the considerations that underlie the minimum setback requirements and front yard requirements. Presumably the setback from street centerline and front yard minimum is intended to ensure the following:
 - (1) Adequate separation from roads.

 - (2) Allow adequate area for road expansion and right-of-way acquisition.
 - a. There are no known plans to expand Pfeffer Rd.

 - (3) Parking, where applicable

- L. Regarding Part E, Subpart 2 of the proposed variance for an existing firewood storage shed with a rear yard of 0 feet in lieu of the required 5 feet: the requested variance is 0% of the minimum required for a variance of 100%.

- M. See 10. I. above for discussion regarding rear yard requirements.

- N. Regarding Part E, Subpart 3 of the proposed variance for an existing firewood storage shed with a driveway visibility triangle of 0 feet in lieu of the minimum required 15: the requested variance is 0% of the minimum required, for a variance of 100%.

- O. See 10. E. above for discussion regarding driveway visibility requirements.

- P. The requested variance is not prohibited by the *Zoning Ordinance*.

GENERALLY PERTAINING TO THE EFFECTS OF THE REQUESTED VARIANCE ON THE NEIGHBORHOOD AND THE PUBLIC HEALTH, SAFETY, AND WELFARE

- 11. Generally regarding the Zoning Ordinance requirement for a finding that the granting of the variance will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
 - A. The Petitioners testified the following on the application: **“There has never been an accident in either place. If everyone stops at the intersection and looks both ways, no issues. The fence is professionally done, looks great for the neighborhood and inside my fence I have planted beautiful flowers etc. which ups property values and doesn’t injure or harm anyone in any way.”**

 - B. The Urbana Township Highway Commissioner has been notified of this variance, and no comments have been received.

- C. The Urbana Township Supervisor has been notified of this variance, and no comments have been received.
- E. The Edge-Scott Fire Protection District has been notified of this variance, and no comments have been received.

GENERALLY REGARDING ANY OTHER JUSTIFICATION FOR THE VARIANCE

- 12. Generally regarding and other circumstances which justify the Variance:
 - A. The Petitioners testified the following on the application: **“I’ve lived here for almost 20 years and have never had any issues. I will have to sell my house that I planned to die in if the fence has to come down. I will keep the bush cut back. The fence is crucial to anyone wanting to enjoy any of the outside space and I cannot afford to tear down that beautiful fence that was just replaced, not expanded.**

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

- 13. **No special conditions are proposed at this time.**

DOCUMENTS OF RECORD

1. Application for Variance received February 2, 2026, with attachments:
 - A Site plan showing the existing home and fence location

2. Preliminary Memorandum dated February 5, 2026, with attachments:
 - A Case Maps (Location, Land Use, Zoning)
 - B 2023 Annotated Aerial Photos showing fence location and visibility triangles
 - C Photos showing mirrors at 703 Pfeffer Rd.
 - D Site Images taken February 13, 2026
 - E Email from owner of 703 Pfeffer Rd. in support of variance
 - F Draft Summary of Evidence, Finding of Fact, and Final Determination for Case 195-V-26 dated April 2, 2026

SUMMARY DRAFT FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **195-V-26** held on **April 2, 2025**, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances **{DO / DO NOT}** exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because:
 - a. *The property is a corner lot and the house is located toward the rear (south) of the lot leaving a minimal area for the rear yard and leaving the majority of the open space on the property in the front and side yards.*
 - b. *The subject property has setback, and front yard requirements on two sides.*
 - c. *The home on the property was built prior to the adoption of the Champaign County Zoning Ordinance in 1973.*

2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied **{WILL / WILL NOT}** prevent reasonable or otherwise permitted use of the land or structure or construction because:
 - a. *Regarding variance Part A: without the proposed variance, the fencing in the 50 ft. corner visibility triangle would have to be removed or modified so that it did not impede visibility.*
 - b. *Regarding variance Part B: without the proposed variance, the fencing in the 15 ft. driveway visibility triangles would have to be removed or modified so that it did not impede visibility.*
 - c. *Regarding variance Part C: without the proposed variance, the fencing in the front yard would have to be modified so that it is at least 50% transparent for the portion of the fence that is over four feet in height.*
 - d. *Regarding variance Part D: without the proposed variance, the home could not be reconstructed in the same location if it were damaged or destroyed.*
 - e. *Regarding variance Part E: without the proposed variance the firewood storage shed would have to be relocated or removed.*

3. The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - a. *The lot was platted, and the house was constructed prior to the adoption of the Champaign County Zoning Ordinance in 1973.*

4. The requested variance **{SUBJECT TO THE PROPOSED CONDITIONS}** **{IS / IS NOT}** in harmony with the general purpose and intent of the Ordinance because:
 - a. *There {IS/IS NOT} adequate visibility at the intersection of E. Illinois St. and Pfeffer Rd and at the driveway on the subject property and the property to the south.*
 - b. *There is adequate light and air on the subject property, and sufficient distance to prevent conflagration.*
 - c. *There {IS/IS NOT} adequate visibility at the front of the residence for people approaching the dwelling.*

5. The requested variance ***{SUBJECT TO THE PROPOSED CONDITIONS} {WILL / WILL NOT}*** be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare because:
 - a. ***The Urbana Township Highway Commissioner was notified of the case and had no objection.***
 - b. ***Other relevant jurisdictions have been notified of this case, and no comments have been received.***
 - c. ***Regarding variance Part A: There {IS/IS NOT} adequate visibility at the intersection of E. Illinois St. and Pfeffer Rd.***
 - d. ***Regarding variance Part B: There {IS/IS NOT} adequate visibility at the driveway on 2807 E. Illinois St. and 703 Pfeffer Rd.***
 - e. ***Regarding variance Part C: There is adequate visibility at the front of the residence for people approaching the dwelling.***
 - f. ***Regarding variance Part D: There is adequate separation to adjacent buildings.***
 - g. ***Regarding variance Part E Subpart 1: There {IS/IS NOT} adequate separation from Pfeffer Rd. and the east property line.***
 - h. ***Regarding variance Part E Subpart 2: There {IS/IS NOT} adequate separation from the rear (south) property line.***
 - i. ***Regarding variance Part E Subpart 3: There {IS/IS NOT} adequate visibility at the driveway on Pfeffer Rd.***

6. The requested variance ***{SUBJECT TO THE PROPOSED CONDITIONS} {IS / IS NOT}*** the minimum variation that will make possible the reasonable use of the land/structure because:
 - a. ***Regarding variance Parts A and B: the requested variance is the minimum variance required for the fence to remain in its current configuration and location.***
 - b. ***Regarding variance Part C: the requested variance is the minimum variance required for the fence to remain in its current configuration in the front yard.***
 - c. ***Regarding variance Part D: the requested variance is the minimum variance required for the home to be reconstructed in its current location if it is damaged or destroyed.***
 - d. ***Regarding variance Part E: the requested variance is the minimum variance required for the firewood storage shed to remain in its current location.***

7. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:}***

FINAL DETERMINATION

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval in Section 9.1.9.C *{HAVE/HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case 195-V-26 is hereby *{GRANTED/ GRANTED WITH CONDITIONS/ DENIED}* to the petitioner, **Laura Rexroad**, to authorize the following:

Part A: Authorize a variance for the use of an existing fence located within the corner visibility triangle per Section 4.3.3 F.1 of the Zoning Ordinance.

Part B: Authorize a variance for the use of an existing fence located within the driveway visibility triangle per Section 4.3.3 F.2 of the Zoning Ordinance.

Part C: Authorize a variance for the use of an existing fence that is located in the front yard and is not at least 50% transparent for the portion of the fence that is over four feet in height per Section 4.3.3 G of the Zoning Ordinance.

Part D: Authorize an existing single-family home with a rear yard of 7 feet in lieu of the minimum required 20 feet as per Section 5.3 of the Zoning Ordinance.

Part E: Authorize an existing firewood storage shed with the following variance:

Subpart 1: A setback of 27 feet in lieu of the required 55 feet and a front yard of 0 feet in lieu of the required 25 feet as per Section 7.2.2 A. of the Zoning Ordinance.

Subpart 2: A rear yard of 0 feet in lieu of the required 5 feet as per Section 7.2.2 B. of the Zoning Ordinance.

Subpart 3: A driveway visibility triangle of 0 feet in lieu of the minimum required 15 feet per Section 4.3.3 F.2 of the Zoning Ordinance.

{SUBJECT TO THE FOLLOWING CONDITION(S):}

The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:

ATTEST:

Cynthia Cunningham, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date