

## **CASE 205-V-26**

*PRELIMINARY MEMORANDUM*

May 21, 2026

**Petitioner: Julie Savignac, Lyndhurst Real Estate LLC**

**Request: Authorize a variance for an existing house and a proposed front porch addition with a setback of 54 feet from the centerline of S. Duncan Rd. and a front yard of 16 feet in lieu of the required 58 feet and 30 feet respectively in the R-2 Single Family Residence Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.**

**Location: Lot 396 of Wellers Holiday Park 4<sup>th</sup> Section Subdivision, in the Southwest Quarter of the Southwest Quarter of Section 15, Township 19 North, Range 8 East of the Third Principal Meridian, in Champaign Township with PIN 03-20-15-351-005, commonly known as the property with an address of 1306 S. Duncan Rd., Champaign.**

Site Area: **.15 acre**

Time Schedule for Development: **As soon as possible**

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

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### **BACKGROUND**

The petitioner Julie Savignac owns the subject property that contains an existing single-family residence. The petitioner is currently renovating the interior of the house and proposes constructing a 4 ft. x 8 ft. covered front porch on the west side of the house.

The proposed covered front porch would not meet the required minimum setback from the street centerline of S. Duncan Rd. or the minimum front yard requirement.

### **SETBACK REQUIREMENT FOR PRINCIPAL STRUCTURES CONSTRUCTED PRIOR TO CHAMPAIGN COUNTY ZONING ORDINANCE**

This variance case was originally described as being on a local township road requiring a 55-foot setback from street centerline and a front yard of 25 feet. The City of Champaign Street Classification map shows Duncan Rd. to be a Minor Arterial street which would equate to a Collector Street in the Champaign County Zoning Ordinance. Collector streets require a 75-foot setback from street centerline and a front yard of 30 feet.

However, Section 5.3 footnote 3. states the following:

In no case shall the front yard, measured from the nearest right-of-way line, be less than 35' from a major street, 30' from a collector street, or 25' from a minor street. Where 25% or more of the lots within a block abutting streets other than federal or state highways, where occupied by main of principal structures prior to the effective date of this ordinance, the average of the setback lines of such structures shall be the minimum setback line of the remaining vacant lots within such block except where the public health, safety comfort, morals or welfare are endangered.

The average setback of the houses on the same block as the subject property from the centerline of S. Duncan Rd. is 58 ft. which would make the required setback 58 ft.

### EXTRATERRITORIAL JURISDICTION

The subject property is adjacent to the City of Champaign, a municipality with zoning. Municipalities do not have protest rights on a variance and are not generally notified of such cases. In this case the City was notified because S. Duncan Rd. is a City maintained street in this location.

The subject property is located within Champaign 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**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
Onsite	Single Family Residence	R-2 Single Family Res.
North	Single Family Residence	City of Champaign SF-1 Single Family District
East	Single Family Residence	City of Champaign SF-1 Single Family District
West	Agriculture	R-2 Single Family Res.
South	Single Family Residence	City of Champaign SF-1 Single Family District

### ATTACHMENTS

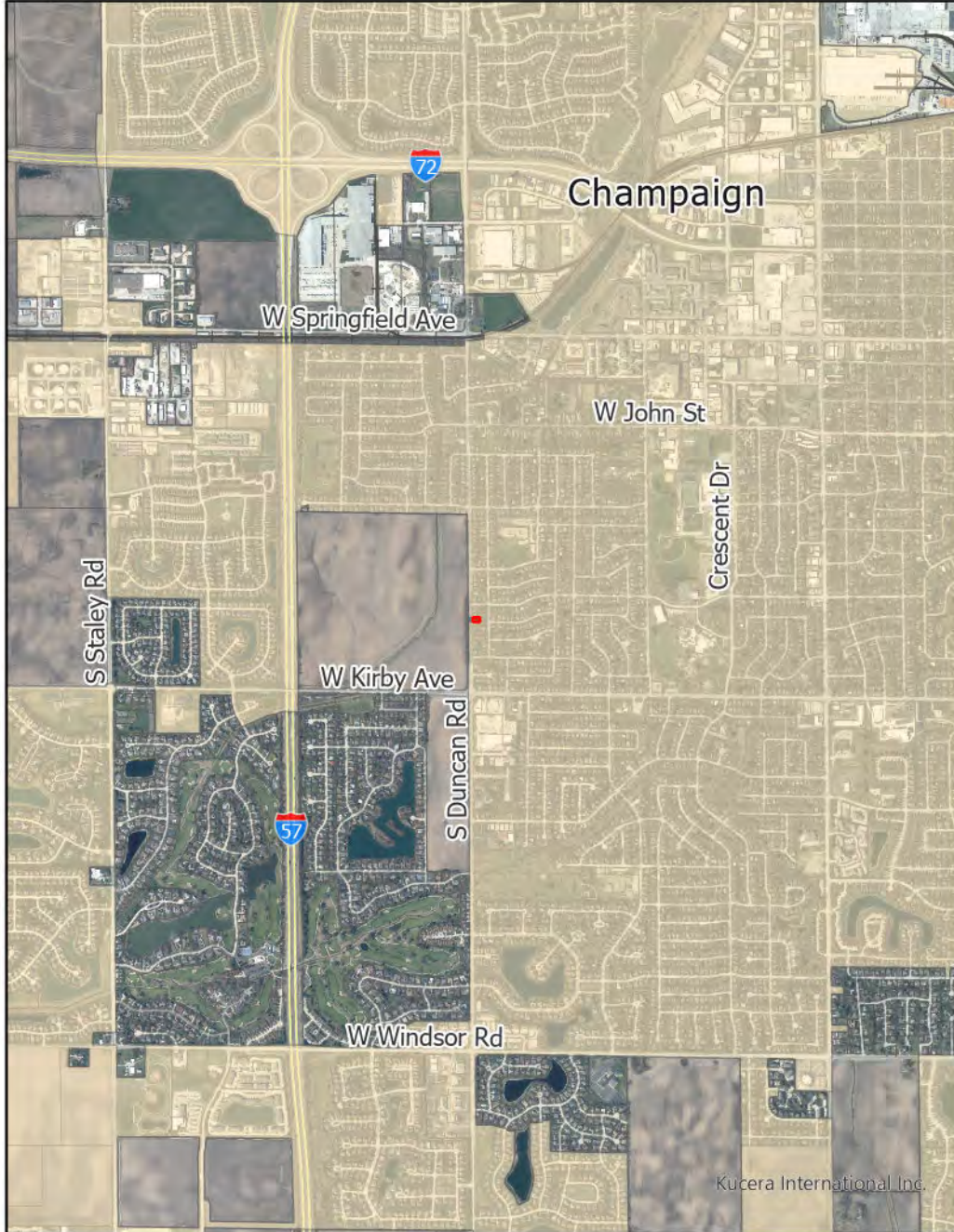
- A Case Maps (Location, Land Use, Zoning)
- B 2023 Annotated Aerial Photos showing front porch addition.
- C Building Elevations and Floor Plan submitted March 30, 2026
- D 1973 and 2024 Aerial photos showing setback for structures on block
- E Site Images taken May 21, 2026
- F Draft Summary of Evidence, Finding of Fact, and Final Determination for Case 205-V-26 dated May 21, 2026

# Location Map

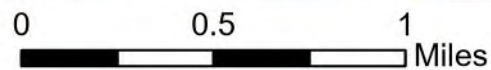
Case 205-V-26

May 28, 2026

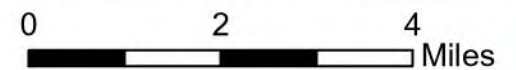
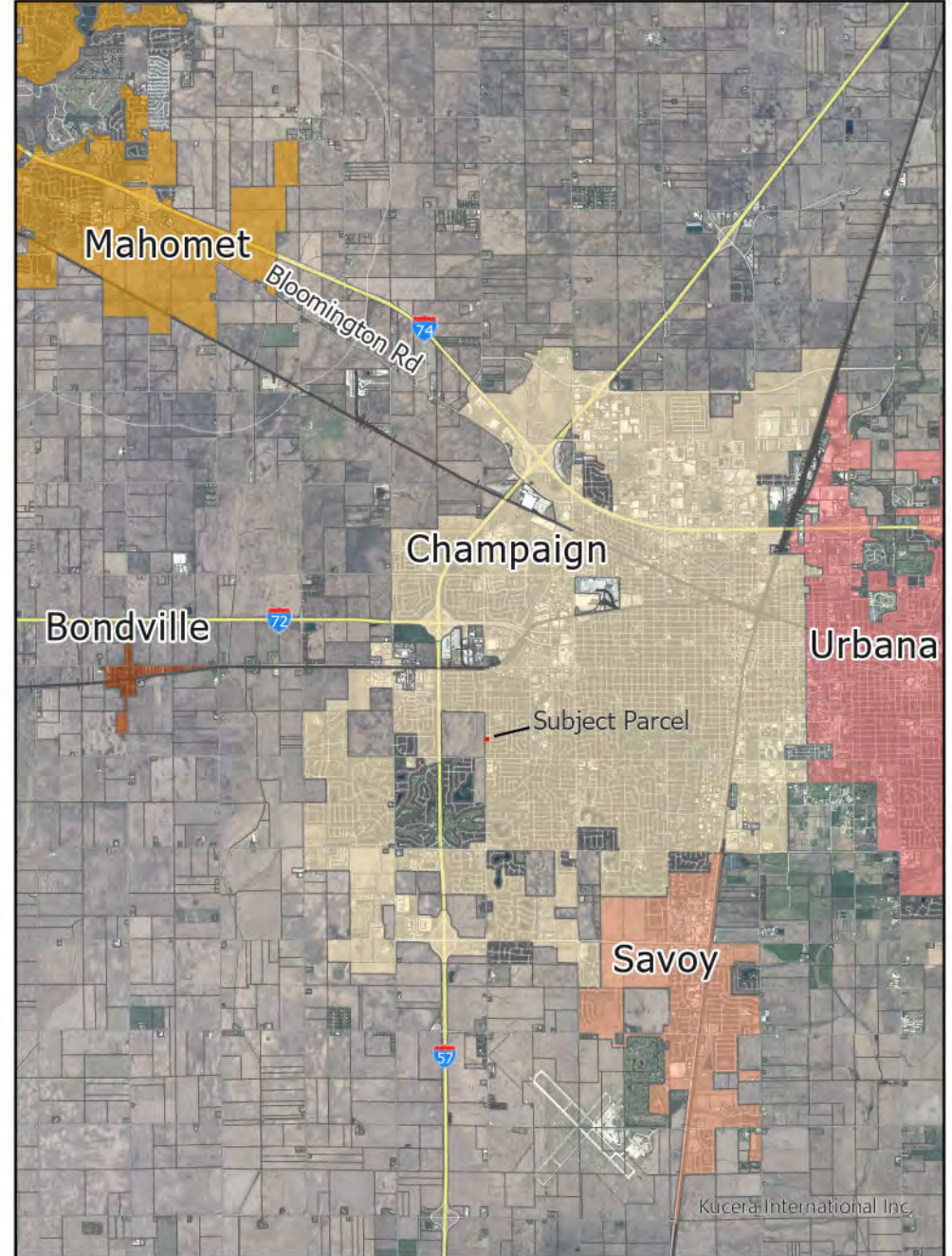
Subject Parcel



 Subject Parcel



Property location in Champaign County





# Land Use Map

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-  Residential Subject Parcel
-  City of Champaign Residential
-  Agricultural

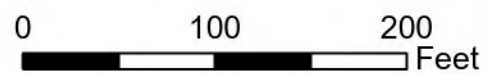
0 100 200 Feet



Zoning Map  
Case 205-V-26  
May 28, 2026



 Subject Property     R-2 Single-Family Residence     City of Champaign



# Annotated 2023 Aerial w/ Porch

Case 205-V-26

May 28, 2026



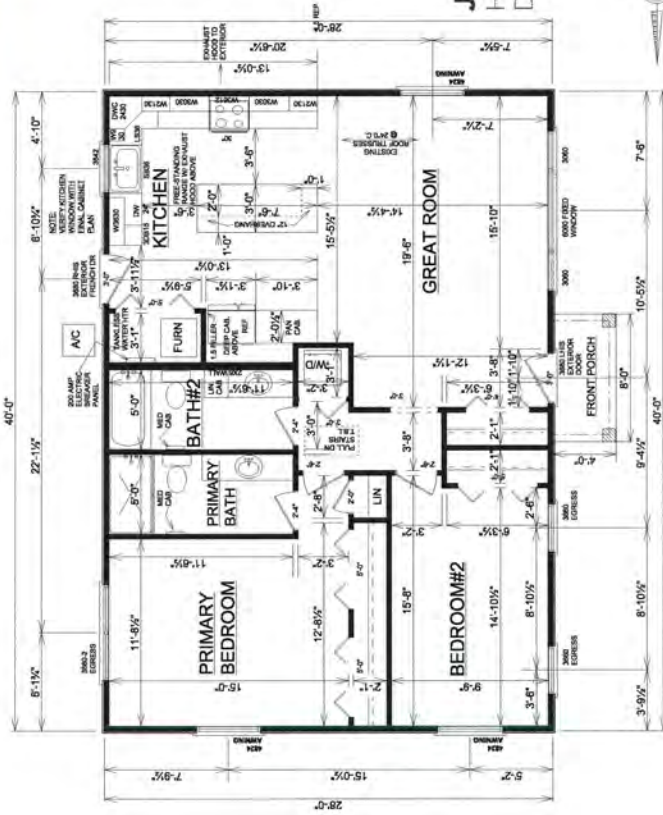
 Subject Parcel    Proposed Porch Addition    City of Champaign

0      25      50  
Feet

RECEIVED

MAR 30 2026

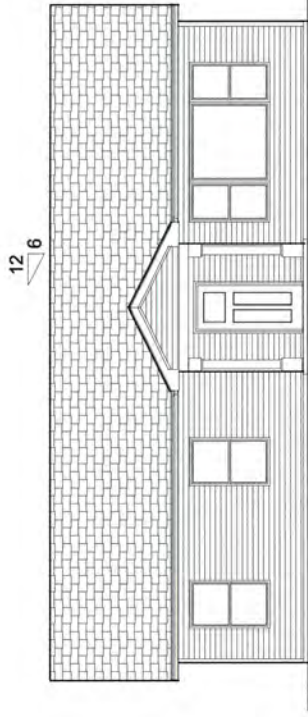
CHAMPAIGN CO. P. & Z. DEPARTMENT



RECEIVED

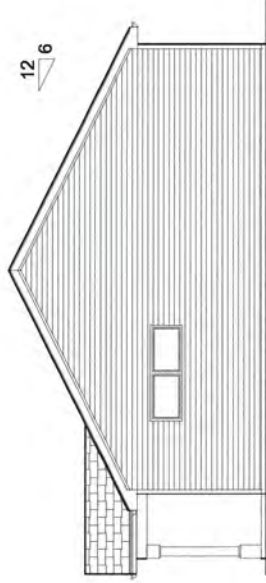
MAR 30 2026

CHAMPAIGN CO. P & Z DEPARTMENT

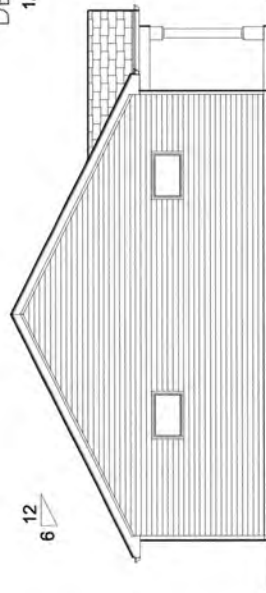


FRONT (WEST) ELEVATION

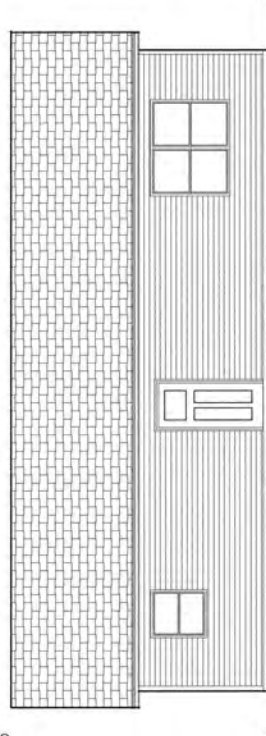
JET HOME DESIGNS  
1/20/2026



RIGHT (SOUTH) ELEVATION



LEFT (NORTH) ELEVATION



REAR (EAST) ELEVATION

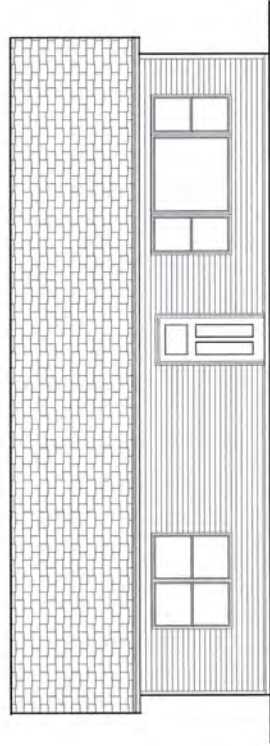
1306 S. Duncan Rd

Proposed with variance

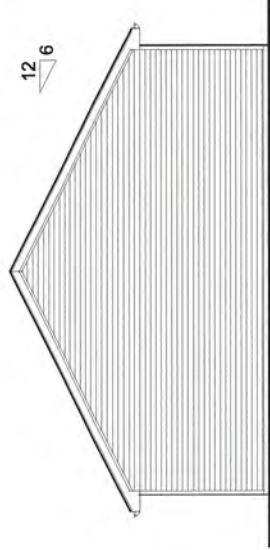
RECEIVED

MAR 30 2026

CHAMPAIGN CO. P & Z DEPARTMENT



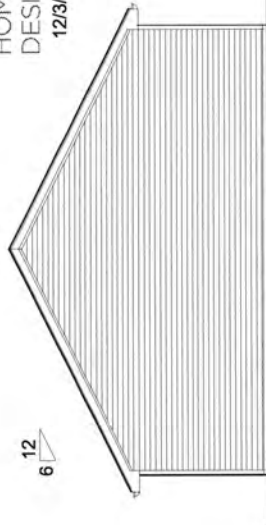
FRONT (WEST) ELEVATION



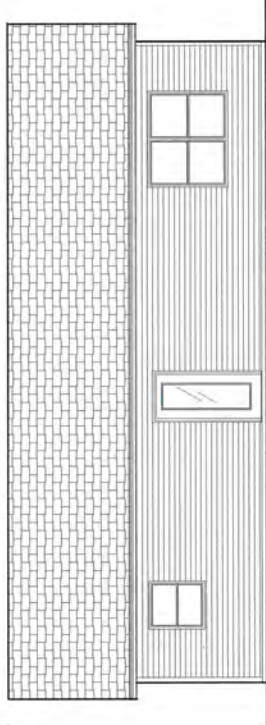
RIGHT (SOUTH) ELEVATION

**JET**  
HOME  
DESIGNS  
12/3/2025

1306 SOUTH DUNCAN ROAD CHAMPAIGN, ILL.



LEFT (NORTH) ELEVATION



REAR (EAST) ELEVATION

1306 S. Duncan Rd.

Without variance


# Annotated 1973 Aerial

Case 205-V-26

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 Subject Parcel

 City of Champaign Lot




# Annotated 2023 Aerial

Case 205-V-26

May 28, 2026



 Subject Parcel

 City of Champaign Lot



PLANNING &  
ZONING

## 205-V-26 Site Images



**From S. Duncan Rd. looking east toward subject property**



**From in front of subject property looking south along S. Duncan Rd.**

**205-V-26 Site Images**



**From in front of subject property looking north along S. Duncan Rd.**



**From S. Duncan Rd. looking southeast toward subject property**

**PRELIMINARY DRAFT**

**205-V-26**

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

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

Date: *{May 28, 2026}*

Petitioner: **Julie Savignac, Lyndhurst Real Estate LLC**

Request: **Authorize a variance for an existing house and a proposed front porch addition with a setback of 54 feet from the centerline of S. Duncan Rd. and a front yard of 16 feet in lieu of the required 58 feet and 30 feet respectively in the R-2 Single Family Residence Zoning District, per Section 5.3 of the Champaign County 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 **May 28, 2026**, the Zoning Board of Appeals of Champaign County finds that:

1. Petitioner Julie Savignac, Lyndhurst Real Estate LLC, is the owner of the subject property at 1306 S. Duncan Rd. Champaign. The property is Lot 396 of Wellers Holiday Park 4<sup>th</sup> Section Subdivision, in the Southwest Quarter of the Southwest Quarter of Section 15, Township 19 North, Range 8 East of the Third Principal Meridian, in Champaign Township with PIN 03-20-15-351-005, commonly known as the property with an address of 1306 S. Duncan Rd., Champaign.
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 Champaign, 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 Champaign 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**

3. Land use and zoning on the subject property and in the vicinity are as follows:
  - A. The existing .15-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 east is within the City of Champaign and is zoned SF-1 Single-Family District.
  - C. Land to the west is zoned R-2 Single Family Residence in agricultural production.
4. 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
    - (2) The petitioner is currently renovating the interior and proposes constructing a 4 ft. x 8 ft. covered front porch on the west side of the house.
  - 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.

- C. The requested variance includes the following:
- (1) Authorize a variance for an existing house and a proposed front porch addition with a setback of 54 feet from the centerline of S. Duncan Rd. and a front yard of 16 feet in lieu of the required 58 feet and 30 feet respectively.

**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) “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.
  - (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) “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.
  - (6) “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.
  - (7) “RIGHT-OF-WAY” is the entire dedicated tract or strip of land that is to be used by the public for circulation and service.
  - (8) “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.
  - (9) “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.

**PRELIMINARY DRAFT**

- (10) "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.
  - (11) "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.
- 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 5.3 footnote 3. States the following: "In no case shall the front yard, measured from the nearest right-of-way line, be less than 35' from a major street, 30' from a collector street, or 25' from a minor street. Where 25% or more of the lots within a block abutting streets other than federal or state highways, where occupied by main of principal structures prior to the effective date of this ordinance, the average of the setback lines of such structures shall be the minimum setback line of the remaining vacant lots within such block except where the public health, safety comfort, morals or welfare are endangered."
- (1) The average setback of the houses on the same block as the subject property from the centerline of S. Duncan Rd. is 58 ft. which would make the required setback 58 ft.
- 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:
  - (1) Minimum setback from the street centerline for a structure in the R-2 Single Family Residence Zoning District is established in Section 5.3, footnote 3 for a block where occupied by main of principal structures that were constructed prior to the effective date of this ordinance, the average of the setback lines of such structures is the minimum required setback.
  
  - (2) Minimum FRONT YARD for a structure in the R-2 Single Family Residence Zoning District is established in Section 5.3 of the Zoning Ordinance as 30 feet.

***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: **“No special conditions or circumstances peculiar to the land or structure exist. The variance would add utility and curb appeal.”**
  
  - B. The home on the subject property was constructed prior to the adoption of the Champaign County Zoning Ordinance in 1973.
  
  - C. The existing house has the same setback and yard as the other houses on the block.
  
  - D. The average setback of the houses on the block from the centerline of Duncan Rd. is 58 ft. and the average front yard of the houses on the block is 20 ft.
  
  - E. S. Duncan Rd. is considered a Minor Arterial street by the City of Champaign which equates to a Collector Street in the Champaign County Zoning Ordinance. Collector streets typically require a 75 ft. setback and 30 ft. front yard.
    - (1) S. Duncan Rd. is 24 ft. wide in this location and the speed limit is 30 mph.
  
  - F. Section 5.3 footnote 3. states the following:

In no case shall the front yard, measured from the nearest right-of-way line, be less than 35’ from a major street, 30’ from a collector street, or 25’ from a minor street. Where 25% or more of the lots within a block abutting streets other than federal or state highways, where occupied by main of principal structures prior to the effective date of this ordinance, the average of the setback lines of such structures shall be the minimum setback line of the remaining vacant lots within such block except where the public health, safety comfort, morals or welfare are endangered.

    - (1) The average setback of the houses on the same block as the subject property from the centerline of S. Duncan Rd. is 58 ft. which would make the required setback 58 ft.

***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: **“No practical difficulties or hardships are created by carrying out the strict letter of the regulations.”**
  - B. Without the proposed variance, the proposed porch could not be constructed.

***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: **“The house is being renovated and updated, the addition of a small, covered stoop at the existing front door would add utility.”**
  - 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. County setback and yard requirements do not leave any area for the addition of a covered front porch.

***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: **“Granting the variance for a small, covered entry stoop would be in harmony with the residential nature of the neighborhood.”**
  - B. Regarding the proposed variance for a setback from the centerline of a collector street of 54 feet in lieu of 58 feet: the requested variance is 93% of the minimum required, for a variance of 7%.
  - C. Regarding the proposed variance for a front yard of 16 feet in lieu of the minimum required 30 feet: the requested variance is 53% of the minimum required, for a variance of 47%.
  - D. 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 S. Duncan Rd. in this location.

- (3) Parking, where applicable.
  - a. The City of Champaign does not allow parking along this section of S. Duncan Rd.

E. 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: **“The small, covered entry stoop will not be injurious to the neighborhood or detrimental to public health, safety or welfare.”**
  - B. The City of Champaign has been notified of this variance, and no comments have been received.
  - C. The Champaign Township Supervisor has been notified of this variance, and no comments have been received.
  - D. The City of Champaign Fire Department 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: **“The small covered stoop at the entry door adds utility and charm to a small 66 year old home.”**

**GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL**

- 13. Regarding proposed special conditions of approval:  
**No special conditions are proposed at this time.**

**DOCUMENTS OF RECORD**

- 1. Application for Variance received March 30, 2026, with attachments:
  - A Building Elevations and Floor Plan submitted March 30, 2026
- 2. Preliminary Memorandum dated February 5, 2026, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B 2023 Annotated Aerial Photos showing front porch addition.
  - C Building Elevations and Floor Plan submitted March 30, 2026
  - D 1973 and 2023 Aerial photos showing setback for structures on block
  - E Site Images taken May 21, 2026
  - F Draft Summary of Evidence, Finding of Fact, and Final Determination for Case 205-V-26 dated May 21, 2026

**SUMMARY DRAFT FINDINGS OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing for zoning case **205-V-26** held on **May 28, 2026**, 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 home on the subject property was constructed prior to the adoption of the Champaign County Zoning Ordinance in 1973.***
  - b. ***The location of the house and the current zoning regulations leaves no room for the proposed porch addition without a variance.***
  
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. ***Without the proposed variance, the petitioner could not construct the proposed porch addition on the home.***
  
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.***
  - b. ***There is no other location for the front porch addition.***
  
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 are no known plans to widen S. Duncan Rd. in this location.***
  
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 City of Champaign Engineer was notified of the case and no comments have been received.***
  - b. ***Other relevant jurisdictions have been notified of this case, and no comments have been received.***
  
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. ***The requested variance is the minimum variance required for the covered porch to be constructed as proposed.***
  
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 205-V-26 is hereby *{GRANTED/ GRANTED WITH CONDITIONS/ DENIED}* to the petitioner, **Julie Savignac, Lyndhurst Real Estate LLC**, to authorize the following:

**Authorize a variance for an existing house and a proposed front porch addition with a setback of 54 feet from the centerline of S. Duncan Rd. and a front yard of 16 feet in lieu of the required 58 feet and 30 feet respectively in the R-2 Single Family Residence Zoning District, per Section 5.3 of the Champaign County 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