

**Brookens Administrative
Center**
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CASE 870-S-17

SUPPLEMENTAL MEMORANDUM #4

September 7, 2017

Petitioner: Stonetown Woodland Acres LLC, via agent Michael Friend

Case 870-S-17

Request: Authorize the expansion and use of an existing, nonconforming manufactured home park with 93 existing and an additional 21 proposed manufactured home sites, as a Special Use Permit in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the eastern 150 feet of the subject property in related case 869-AM-17 and also subject to waivers A through R as listed on the legal advertisement, on the subject property described below.

Location: Three tracts of land generally south and east of the Urbana spur of I-74 (University Avenue/IL Route 130), north of US Route 150 (University Avenue) and west of Smith Road, in the Southeast Quarter of the Southeast Quarter of Section 9 and the West Half of the Southwest Quarter of Section 10 of Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township and commonly known as Woodland Acres Manufactured Home Park, with an address of 2200 East University, Urbana.

Site Area: 13.37 acres

Time Schedule for Development: Already in use; for expansion, as soon as possible

Prepared by: Susan Burgstrom
Senior Planner

John Hall
Zoning Administrator

STATUS

At the August 17, 2017, public hearing, related case 869-AM-17 for rezoning to all R-5 Manufactured Home Park was recommended for approval. Several neighbors testified at the hearing; their comments are shown in the “Public Comments” section below. Case 869-AM-17 will be discussed at ELUC on September 7, 2017, and at the full County Board on September 21, 2017.

After further review, the City of Urbana has determined that Stonetown Woodland Acres will be required to sign an annexation agreement due to the standing Urbana-Champaign Sanitary District agreement, which requires annexation for new sewer connections. The letter from the City of Urbana to Mr. Nolan dated September 22, 2016, in which the City states that the subject properties do not need to annex to the City, will be rescinded. Attachment C is an email string dated August 30-31, 2017, between Lorrie Pearson, Planning Manager and Zoning Administrator for the City of Urbana, and Susan Burgstrom discussing how the process might proceed from this point. After discussions between P&Z Staff, Mr. Nolan, Mr. Friend, and Ms. Pearson, all parties agreed that the petitioner should complete the County Planning & Zoning case process and then proceed with the City for annexation.

On September 5, 2017, Mike Friend submitted a memorandum with attachments regarding home site dimensions and non-conformities; see the section “Updated Home Site Dimensions” below.

Based on the August 17, 2017 hearing, proposed special conditions have been revised; see “Proposed Special Conditions – Revised” section below.

PUBLIC COMMENTS FROM AUGUST 17, 2017 PUBLIC HEARING

The following will be added under Item 8.I.(5) in the Summary of Evidence for Case 870-S-17 regarding the August 17, 2017, public hearing:

- (5) The following testimony was received at the August 17, 2017 public hearing:
 - a. Joe Pisula, 304 Ira St, Urbana, stated as he testified on June 29th, he has been asked by the Edgewood Subdivision Homeowners Association (HOA) to speak on its behalf. He said the HOA had several meetings, on August 11, 2017, with the Board; and at the Edge-Scott Fire Protection District station on August 15, 2017. He thought that they had approximately 40 members of the Edgewood HOA at the fire station. The HOA also did a lot of outreach; Mr. Pisula himself visited houses and spoke to homeowners along the east side of Smith Road to make sure they were involved and knew what was going on. He stated that at the June 29, 2017 ZBA meeting, there was a litany of concerns, i.e. traffic, drainage, sewage, and those kinds of things. He said that the submittal that Mr. Friend had put together for August 8, 2017, addressed many of those concerns – traffic, drainage, visuals and those kinds of things. Mr. Pisula stated that the general comment is that they are pleased that the petitioners have been receptive to their concerns and have addressed many of the concerns. He said that at the meeting on August 15, 2017, some residents had concerns about drainage; he said that as one of the speakers at that meeting, he told them that the developer has pretty much played by the rules. Mr. Nolan has hired an engineer to do stormwater modeling, and the County has hired Berns, Clancy and Associates to do a quality-control check. He said what he calls

the standard of care within engineering has been fulfilled on the part of the developer, and his engineer and the County have done their due diligence in looking that over. He said that Barbara Payne, President of the Edgewood Sub HOA, asked for a show of hands at the meeting on August 15, 2017, to see reactions of the 40 people who attended the meeting whether they were all in favor of the proposed changes. He said at least from his perspective, the majority were in favor of withdrawing their concerns and expressing approval or endorsement of the petitioner's proposal. Mr. Pisula said that the petitioner's proposal includes the 8-foot high vinyl fence, referring to the Supplemental Memorandum #3 and the attachments showing cut sheets of the different types of fences. He said that was offered up as a negotiation counterproposal, Mr. Pisula requested an admittedly expensive fence, and to Mr. Nolan's credit, they did come back with a fence proposal that is a compromise of cost and aesthetics. Mr. Pisula said the Edgewood HOA is pleased with that. Mr. Pisula said that he had issued a memo earlier today, personally speaking on behalf of the HOA that the Memorandum of Understanding (MOU) Mr. Friend put together generally does reflect what the intent is. He said he is not an attorney, but he has looked at it and it looks pretty good; the MOU does not have any signatures at the bottom of it. He said it is up to the Board whether approval needs the endorsement of the Edgewood HOA. He said we have one member of the HOA, himself, that says it looks good. He said he takes no exception that there is something in the MOU that does not reflect what was talked about. Mr. Pisula said that the HOA is appreciative that the petitioners look out for the neighbors' interests. Mr. Pisula stated that he had made a comment about picking out the color of the fence; he says a lot of this gets back to communication. He said let's say that the ZBA moves forward and the development gets approval from the County Board, he would like to be able to tell those residents on Smith Road, before it happens, what the development is going to look like; will it be a gray fence, a white fence, etc. He said that there would not be the outrage and folks won't get upset, which were his reasons for the proposed color selection – they talked with the petitioners and they have hit the ball back in their court, and will go from there. He said the HOA is pleased the petitioners have been receptive to them, they have not told them to go take a hike. Mr. Pisula stated again, the majority of the members are in favor, not all are, but they have the ability tonight to express their concerns. Mr. Pisula stated that the HOA's biggest concern was the increased traffic coming out onto Smith Road, utilizing that signalized intersection. He said the siren-actuated gate addresses a lot of those concerns, and the visuals have been covered by the vinyl fence. He said he thinks they are all in pretty good shape.

- b. Kevin Kingery, 2412 Slayback, Urbana, stated that an agreement is being made between the County and Mr. Nolan's company, and his question is, in the event that Mr. Nolan's company divests itself of the property somewhere down the road, will the new owner be held to the same agreement that's being made tonight. For example, if the new owner said

that they did not have any agreement about a fence and they are not going to maintain it.

- (a) Mr. Hall responded yes, any subsequent owner would be held to the same standards. He added that the Memorandum of Understanding (MOU) is between the Edgewood Subdivision HOA and Mr. Nolan's company. The special conditions on the Special Use Permit are enforceable parts of the Special Use, so attention should be given to when the Board goes over that special condition related to fencing. He said that we cannot enter the MOU as part of the approval for the Special Use, but we can incorporate as many elements of the agreement as the Board sees as reasonable. He said that he thinks earth-tone coloring is a reasonable thing, as is the height and material; he hopes that the Board will see fit to make that a standard that any subsequent owner would be held to.
- c. Barbara Payne, 2503 Slayback Street, Urbana, is the President of the Edgewood Sub HOA. She said that she was appalled when this first came up; they met with Mrs. Burgstrom and she knows. Mrs. Payne said she would like to compliment Edgewood homeowners and also the developers; she thinks they worked together pretty well. She said they are a pretty tight little community in a good little neighborhood. She said that Beringer Commons Sub was notified; she had emailed its president and told him about the meeting they had with Mr. Friend, Mr. Pisula, Mr. Kingery and some others from Edgewood Sub. She said that Mr. Nolan was on Skype at her house. She said that the Beringer HOA president had sent her a copy of the letter he sent to P&Z Staff. She said there are still concerns, she trusts the County Board to take care of those, and they are sort of not our jurisdiction. She said that the sanitary, the drainage, that type of stuff have some people trying to second guess, but the developers have come through to meet their needs and have been very good to work with. She said they are pleased and to not let them down.

UPDATED HOME SITE DIMENSIONS

On September 5, 2017, Mike Friend submitted a memorandum with attachments regarding home site dimensions and non-conformities. The following summary by staff has been added under Item 5.F. in the Summary of Evidence dated September 14, 2017:

- *F. Farnsworth Group submitted a memorandum with attachments regarding home site dimensions and non-conformities received September 5, 2017.
- * (1) Sheet C1 Existing Conditions included updated home site dimensions such as setbacks, side yards, rear yards, annotated parking spaces.
- * (2) Sheet C2 is a spreadsheet listing each existing home site by number, home size, setbacks and yards. Staff summarized the following in Supplemental Memo #4 dated September 7, 2017:

- a. Overall, there are only 4 home sites with dimensions that would change from conforming to non-conforming with a proposed home replacement: sites 66, 67, 88 and 89.
 - (a) For home sites 66 and 67, the proposed homes would be 4.1 feet closer to each other than what is required, for a variance of 14%.
 - (b) For home sites 88 and 89, the proposed home would be 0.4 feet closer to each other than what is required, for a variance of 2%.
- b. There are 10 home sites which would improve their non-conformity by at least one dimension: 54, 55, 56, 57, 58, 61, 62, 63, 80, and 88.
- c. Existing homes on home sites 25, 26, 37, 38, 41, 42, 76, and 86 do not meet the minimum 10 feet separation. A special condition has been proposed to ensure that all replacement homes meet this minimum separation.
- d. Home sites 29, 65, 74, and 88 have more significant width limitations. Staff recommends allowing replacement homes no greater than 14 feet on these sites and a special condition has been proposed reflecting this.
- e. There are 7 sites where replacement of existing nonconforming homes will become more nonconforming with respect to separation to the private accessway or separation to the boundary of the MHP: 6, 56, 59, 60, 74, 90, and 92. A special condition has been proposed requiring a Change of Use Permit for these replacement homes.

PROPOSED SPECIAL CONDITIONS - REVISED

The following special conditions are proposed for Case 870-S-17:

- A. Within 30 days of approval of Case 869-AM-17 by the Champaign County Board, the petitioner shall file a miscellaneous document with the Champaign County Recorder of Deeds stating the Stonetown Woodland Acres Manufactured Home Park was authorized subject to special conditions in Case 870-S-17, and the document shall contain all of the special conditions of approval for Case 870-S-17. A copy of the recorded document shall be given to the Zoning Administrator after filing with the Recorder of Deeds.**

The special condition stated above is required to ensure the following:

That any prospective purchaser of the subject property is aware of all of the special conditions of approval.

- B. The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioners have demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special condition stated above is required to ensure the following:

That any proposed exterior lighting is in compliance with the Zoning Ordinance.

- C. **The petitioners shall develop the recreation areas within two years and in accordance with the most recent version of the *Illinois Mobile Home Park Act (210 ILCS 115)* and the *Illinois Department of Public Health Manufactured Home Community Code (860 ILCS 220)*.**

The special condition stated above is required to ensure the following:

That Stonetown Woodland Acres conforms to State of Illinois requirements.

- D. **On-street parking shall be allowed only when there is at least 24 feet in unobstructed pavement width for travel, and “No Parking” signs will be posted throughout the park as shown in Sheet B1 received June 29, 2017; these signs shall be in place before any replacement of homes occurs and shall be verified in all inspections by the Zoning Administrator.**

The special condition stated above is required to ensure the following:

That there is always adequate emergency vehicle access.

Staff proposes combining and amending to previous conditions E and F, creating revised condition E and re-lettering subsequent conditions.

- E. Any proposed new construction and/ or proposed new use shall be authorized and established as follows:**

- (1) Replacement of existing homes shall result in a minimum 10 feet separation provided between adjacent homes. Existing homes on home sites 25, 26, 37, 38, 41, 42, 76, and 86 do not meet that minimum 10 feet separation and a Change of Use Permit shall be required for each of these replacements to ensure compliance with the minimum 10 feet separation.**
- (2) In general, the width of a replacement home shall be such that there is at least 10 feet separation between adjacent homes and the replacement shall not cause the loss of any off-street parking space.**
- (3) The width of a replacement home shall not be greater than 14 feet on home sites 29, 65, 74, and 88. A Change of Use Permit shall be required for each of these replacements to ensure compliance.**
- (4) A Change of Use Permit shall be required for replacement of existing nonconforming homes that will become more nonconforming with respect to separation to the private accessway or separation to the boundary of the MFH Park. This condition applies to homes on sites 6, 56, 59, 60, 74, 90, and 92.**
- (5) As existing homes that are encroaching on the IDOT right-of way change ownership, those homes must either be relocated or replaced with new homes that do not encroach into the IDOT right-of-way, and the as-built location of each replacement home shall be documented in an as-built site plan prepared by an Illinois Professional Engineer or Illinois Licensed Land Surveyor. The**

existing home sites are numbered 4, 5, 7, 8, 9 and 10 on the Overall Site Plan received June 16, 2017.

- (6) If a site is not specifically referred to in the other subparagraphs of this Special Condition, a replacement home is not required to be documented in a permit; however, all of the conditions must still be met (i.e., min. 10 feet separation and no closer to the property boundary or to a private accessway).
- (7) Each replacement home shall be inspected by the Zoning Administrator prior to occupancy and if the replacement home is in compliance with the approval in Case 870-S-17, then the Zoning Administrator shall authorize occupancy in a Zoning Compliance Certificate. The total fee for a Change of Use Permit for replacement of existing nonconforming structures, including the Zoning Compliance Certificate, shall be \$66 per home site.
- (8) Each new home on proposed sites 94 through 114 shall be established pursuant to a Zoning Use Permit that may include all homes on one combined permit or individual homes on individual permits at a fee of \$33 per each site plus a Zoning Compliance Certificate fee of \$33 per each site.
- (9) New off-street parking spaces shall be constructed by way of a Change of Use Permit within one year of approval of Case 870-S-17.
- (10) Development of the proposed recreation areas shall be authorized either under a Change of Use Permit for a fee of \$65 or may be combined for no fee with any other required Change of Use Permit or Zoning Use Permit.
- (11) All outbuildings shall be reviewed by the Fire Protection District within 6 months of approval of Case 870-S-17.

The special condition stated above is required to ensure the following:

To clarify the permits that are required to ensure conformance with the Zoning Ordinance.

~~E. Waivers notwithstanding, replacement homes shall be placed such that any deviation from the minimum setback and yard requirements are not increased from those of the manufactured home being replaced.~~

~~The special condition stated above is required to ensure the following:~~

~~That replacement homes do not make the manufactured home park more nonconforming with Zoning Ordinance requirements.~~

~~F. Any proposed new construction and/or proposed new use shall be authorized and established as follows:~~

- ~~(1) A Change of Use Permit shall be required for any replacement of existing nonconforming structures. The replacement structure shall be inspected by the Zoning Administrator prior to occupancy and if the replacement structure is in~~

~~compliance with the approval in Case 870-S-17, then the Zoning Administrator shall authorize occupancy in a Zoning Compliance Certificate. The total fee for a Change of Use Permit for replacement of existing nonconforming structures, including the Zoning Compliance Certificate, shall be \$66 per home site.~~

- ~~(2) As existing homes that are encroaching on the IDOT right-of-way change ownership, those homes must either be relocated or replaced with new homes that do not encroach into the IDOT right-of-way, and the as-built location of each replacement home shall be documented in an as-built site plan prepared by an Illinois Professional Engineer or Illinois Licensed Land Surveyor. The existing home sites are numbered 4, 5, 7, 8, 9 and 10 on the Overall Site Plan received June 16, 2017.~~
- ~~(3) Each new home on proposed sites 94 through 114 shall be established pursuant to a Zoning Use Permit that may include all homes on one combined permit or individual homes on individual permits at a fee of \$33 per each site plus a Zoning Compliance Certificate fee of \$33 per each site.~~
- ~~(4) Development of the proposed recreation areas shall be authorized either under a Change of Use Permit for a fee of \$65 or may be combined for no fee with any other required Change of Use Permit or Zoning Use Permit.~~

~~The special condition stated above is required to ensure the following:~~

- ~~——— To clarify the permits that are required to ensure conformance with the Zoning Ordinance.~~

- FG.** The Overall Layout Plan by Farnsworth Group, received June 16, 2017; the Revised Expansion Permit Drawings for proposed new home sites received June 16, 2017; Sheets A1, A2, B1, and C1 by Farnsworth Group, received August 8, 2017, and Sheets D1, E1 and E2 by Farnsworth Group, received August 17, 2017, comprise the official site plan for approval in Case 870-S-17.

The above special condition is necessary to ensure the following:

That it is clear which version of the Site Plan submitted by the petitioners is the approved Site Plan.

- GH.** The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has provided the Zoning Administrator a copy of the written approval by the Edge-Scott Fire Protection District Chief for the location, purchase, and installation of the 4 proposed fire hydrants shown on Exhibit B: Sheet B1 received June 29, 2017; 2 additional fire hydrants shown on Exhibit D: Sheet D1 received August 17, 2017, and the as-built drawings of the siren actuated gate.

The above special condition is necessary to ensure the following:

That public safety in the existing and proposed areas of Woodland Acres meet local fire protection standards.

- HI.** The petitioner shall provide the Zoning Administrator a copy of the written approval by the City of Urbana Plumbing Inspector of the inspection of any sanitary sewer

laterals installed for the properties per an intergovernmental agreement between the City and UCSD (Ordinance 9192-110).

The above special condition is necessary to ensure the following:

That new sewer connections are compliant with local regulations and agreements.

- IJ. The Zoning Administrator shall not authorize a Zoning Compliance Certificate on the subject property until the petitioners submit as-built drawings of the streets, fire hydrants, siren-actuated gate, and detention basins.**

The special condition stated above is required to ensure the following:

That proposed construction reflects what was included in the Approved Site Plan for Case 870-S-17.

- JK. ~~A minimum 6-foot high/maximum~~ An 8-foot high privacy fence made of ~~either wood or PVC/vinyl~~ in an earth tone color shall be installed as detailed on Sheets E1 and E2 received August 17, 2017, as a condition of Zoning Compliance. In addition, gaps in fencing along the south and west sides of the subject property must be filled with a ~~minimum 6-foot high privacy fence made of either wood or PVC/vinyl~~ visual screen of minimum 6 feet height, which can be natural vegetative screening or made of wood or PVC/vinyl. All fences shall be maintained by the owner of the manufactured home park in perpetuity.**

The special condition stated above is required to ensure the following:

To ensure compliance with Section 6.2.2 C.3. of the Zoning Ordinance.

- KL. The manufactured home park shall be compliant at all times with the requirement for licensing from the Illinois Department of Public Health.**

The above special condition is necessary to ensure the following:

To ensure compliance with IDPH regulations and licensing that provide a greater assurance of public health and safety and ensure that County regulations and IDPH regulations are coordinated in a reasonable manner.

ATTACHMENTS

- A Full legal description for Case 870-S-17
- B Memo from Mike Friend to Susan Burgstrom received September 5, 2017, with attachments:
 - 1 Revised Sheet C1: Existing Conditions and Sheet C2: Conceptual Home Replacement Layouts
 - 2 Detailed spreadsheet of dimensions by home site
- C Email string between Lorrie Pearson and Susan Burgstrom dated August 30-31, 2017
- D Summary of Evidence, Finding of Fact and Final Determination dated September 14, 2017

LEGAL PUBLICATION: WEDNESDAY, JUNE 14, 2017

CASES 869-AM-17, 870-S-17, AND 871-V-17

NOTICE OF A PUBLIC HEARING IN REGARD TO A REZONING ON PROPERTY IN UNINCORPORATED CHAMPAIGN COUNTY, A SPECIAL USE PERMIT WITH WAIVERS, AND A VARIANCE UNDER THE PROVISIONS OF THE CHAMPAIGN COUNTY ZONING ORDINANCE.

Stonetown Woodland Acres LLC, 720 S Colorado Blvd, Suite 1150-N, Glendale, CO 80246, includes Principals Dax Nolen, Vice President, 720 S Colorado Blvd, Suite 1150-N, Glendale, CO 80246; Roy Lapidus, Manager, 1 Alexander Lane, Greenwood Village, CO 80121; and Adam Minnick, Manager, 452 Leyden St, Denver, CO 80220. Michael Friend, Engineering Manager for Farnsworth Group, 2211 W Bradley Ave, Champaign, is the agent working on behalf of Stonetown Woodland Acres LLC for these zoning cases, and has filed petitions for a Zoning Map Amendment, a Special Use Permit with Waivers, and a Variance under the provisions of the Champaign County Zoning Ordinance on property in unincorporated Champaign County. The petitions are on file in the office of the Champaign County Department of Planning and Zoning, 1776 East Washington Street, Urbana, Illinois.

A public hearing will be held **Thursday, June 29, 2017, at 7:00 p.m.** prevailing time in the John Dimit Meeting Room, Brookens Administrative Center, 1776 East Washington Street, Urbana, at which time and place the Champaign County Zoning Board of Appeals will consider petitions for the following:

CASE 869-AM-17

Amend the Zoning Map to change the zoning district designation to accommodate the proposed Special Use with waivers in related Zoning Case 870-S-17 and subject to the variance requested in related Case 871-V-17 for the following portions of the subject property described below:

Part A: Change the zoning district designation from the R-1 Single Family Residence Zoning District to the R-5 Manufactured Home Park Zoning District for the eastern 150 feet of the subject property described below.

Part B: Change the zoning district designation from the B-2 Neighborhood Business Zoning District to the R-5 Manufactured Home Park Zoning District for the 1.66 acre lot on the west end of the subject property described below.

CASE 870-S-17

Authorize the expansion and use of an existing, nonconforming manufactured home park with 93 existing and an additional 21 proposed manufactured home sites in the R-5 Manufactured Home Park Zoning District, contingent upon rezoning two parts of the subject property in related case 869-AM-17 and subject to the variance requested in related Case 871-V-17 and also subject to the following required waivers on the subject property described below:

Part A: Authorize a waiver from Section 6.2.1 C.2., for a Site Plan that does not include the number, location, and size of all Manufactured Home Sites.

Part B: Authorize a waiver for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a state or US highway or a major street in lieu of the minimum required 45 feet, per Section 6.2.2 C.1.a. for certain existing and proposed manufactured home sites.

Part C: Authorize a waiver for 9 Manufactured Home Sites for each gross acre of land in lieu of the maximum allowed 8 Manufactured Home Sites for each gross acre of land, per Section 6.2.2 B.

Part D: Authorize a waiver for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a township road or minor street in lieu of the minimum required 25 feet, per Section 6.2.2 C.1.c. for certain existing manufactured home sites.

Part E: Authorize a minimum rear yard of 0 feet in lieu of the minimum required 15 feet, per Section 6.2.2 C.2. for certain existing manufactured home sites.

Part F: Authorize a Manufactured Home Park with recreation space totaling 3 percent of the gross site area in lieu of the minimum required 8 percent of gross site area in recreation space and parcels (individual areas) of recreation space that are at least 3,985 square feet in area in lieu of the minimum required 6,000 square feet, per Section 6.2.2 D.

Part G: Authorize a waiver from Section 6.2.2 E.1., for a Site Plan that does not include the limits of each Manufactured Home Site.

Part H: Authorize a minimum setback (yard) of 2 feet in lieu of 15 feet between the manufactured home and the manufactured home site boundary adjacent to private accessways, per Section 6.2.2 E.2.a. for certain existing and proposed manufactured home sites.

Part I: Authorize a minimum setback (yard) of 8 feet in lieu of 20 feet between the entrance side of the manufactured home and the manufactured home site boundary, per Section 6.2.2 E.2.b. for certain existing manufactured home sites.

Part J: Authorize a minimum setback (rear and side yards) of 0 feet in lieu of the minimum required 10 feet, per Section 6.2.2 E.2.c. for certain existing manufactured home sites.

Part K: Authorize a minimum manufactured home site of 1,600 square feet in area in lieu of the minimum required 3,200 square feet, per Section 6.2.2 E.3. for certain existing manufactured home sites.

Part L: Authorize no outdoor paved living space in lieu of an outdoor living space of at least 160 square feet with a minimum dimension of 8 feet, per Section 6.2.2 E.5. for all existing manufactured home sites.

Part M: Authorize no improved off-street parking spaces for each existing manufactured home site in lieu of the minimum required two improved off-street parking spaces, per Section 6.2.2 E.7. for certain existing manufactured home sites.

Part N: Authorize a minimum pavement width of 18 feet for existing private accessways in lieu of the minimum required 24 feet for minor streets, per Section 6.2.2 F.5.

Part O: Authorize a waiver from Section 6.2.2 F.6., with respect to paving materials, curbs and gutters, grading, intersections, offsets, and radii of curvature, that the provisions of the Subdivision Ordinance shall apply to existing private accessways.

Part P: Authorize electrical service to the existing street lighting system to be located above ground in lieu of underground, per Section 6.2.2 G.2.

Part Q: Authorize a waiver for the electrical system for all existing homes and any used homes that will replace existing homes, and for the electrical distribution system to existing homes, to comply with the latest edition of the National Electric Code, per Section 6.2.3 D.1.

Part R: Authorize a waiver for a Manufactured Home Park that provides an off-site Management Office in lieu of an on-site Management Office, per Section 6.2.4 A.



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September 5, 2017



Ms. Susan Burgstrom, AICP, PCED
Senior Planner
Champaign County Department of Planning and Zoning
1776 E. Washington St.
Urbana, IL 61802

Re: Supplementary Data for Stonetown Woodland Acres LLC
Champaign County Zoning Board of Appeals Cases: 869-AM-17 and 870-S-17

Dear Ms. Burgstrom:

In support of the above noted cases, I am writing to provide additional information and responses to your emailed requests which included summarization and clarification of requests presented by members of the Champaign County Zoning Board of Appeals (the "ZBA") at the latest meeting for these cases which was conducted on August 17, 2017.

The specific requests are summarized below in **bold text** with the response, including references to attachments, in plain text.

1. **Provide a site plan showing the distance between all homes, and the dimensions of all existing homes. – See Sheet C-1, Attachment 1**
2. **Identify on that plan which homes are only 10 or 12 feet wide and will need to be replaced with larger homes. – See Sheet C-1, Attachment 1**
3. **Identify sites in which a replacement home is likely to have any of the following effects:**
 - a. **to reduce an existing conforming separation such that it will be less than the minimum required separation, which is:**
 - i. **a minimum of 15 feet at side and rear property lines, 25 feet along a township road (Smith), and 45 feet along an interstate; or**
 - ii. **a minimum 15 feet separation to an adjacent private accessway, or**
 - iii. **a minimum 20 feet separation between the entrance side of a home and the home site boundary, which means a minimum 30 feet separation between two homes when you have an entrance side facing a non-entrance side, and a minimum of 40 feet separation when you have two entrance sides facing one another; or**

Ms. Susan Burgstrom, AICP, PCED
September 5, 2017
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- iv. a minimum of 10 feet setback (yard) in any other situation; and/or
- v. to cause the loss of an existing required parking space of minimum dimensions; or

- b. to reduce an existing nonconforming separation from the property line or separation to an adjacent private accessway or separation to an adjacent manufactured home.

See Sheets C-1 and C-2, Attachment 1, and the detailed spreadsheet included in Attachment 2

- 4. **Identify any lots that will not be able to have a replacement home put on them due to size constraints.** – No lots are to be eliminated with the proposed plans, see Attachments 1 and 2
- 5. **Delineate all off-street parking spaces that are at least 9 feet by 20 feet and number them.** – See Sheet C-1 Attachment 1. Note that we have proposed the addition of 7 spaces which brings the total on the existing site to 186, 2 per each home site.
- 6. **Delineate all on-street parking spaces that conform with the regulations (at least 24' unobstructed travel way excluding parking, at least 9x20) and number them.** – See Sheet C-1 Attachment 1. Note that we have proposed the addition of 7 spaces which brings the total on the existing site to 186, 2 per each home site.

Summary: To the best of our knowledge and belief, this additional information addresses all requested items resultant from the most recent ZBA meeting for the subject cases.

If you have any questions or require any additional information, please feel free to contact me.

Very Truly Yours,

FARNSWORTH GROUP, INC



Michael G. Friend, P.E.
Engineering Manager

adh

Enclosures

cc: Dax Nolen

ATTACHMENT 1

NOTES

- 1 THE 7 SHADED STRUCTURES SHOWN. STONETOWN CAPITAL IS CURRENTLY CONSTRUCTING THE IDPH APPROVED UPDATES TO IMPROVE PARKING AND INCREASE SPACING
- 2 THIS ACTIVITY INCREASED THE OVERALL NUMBER OF PARKING SPACES BY 11
- 3 THE DIMENSION AND RELATIVE LOCATIONS OF STRUCTURES DEPICTED ON THIS DOCUMENT ARE DERIVED FROM AN ALTA SURVEY PERFORMED BY BERNS, CLANCY AND ASSOCIATES ON BEHALF OF STONETOWN WOODLAND ACRES, LLC DATED 8/28/2016. THE ALTA SURVEY WAS PROVIDED IN DIGITAL FORMAT FOR THE PURPOSE OF DEPICTING EXISTING CONDITIONS AT THE FACILITY, AS REQUESTED BY THE FACILITY OWNER. MODIFICATIONS TO REFLECT MINOR CHANGES (SEE NOTE 1) HAVE BEEN MADE BY THE FARNSWORTH GROUP. THIS EXHIBIT IS NOT A PLAT OF SURVEY AND IS FOR ILLUSTRATION PURPOSES ONLY.
- 4 THERE ARE CURRENTLY 21 HOMES LESS THAN 14' WIDE. DIMENSIONS BASED UPON THE PROVIDED ALTA SURVEY. STRUCTURE NUMBERS 1, 2, 3, 21, 22, 23, 29, 38, 59, 68, 68, 69, 70, 71, 75, 76, 77, 85, 88, 89 AND 91
- 5 EXACT LOCATION OF ADDITIONAL PARKING SPACES TO BE DETERMINED BY OWNER



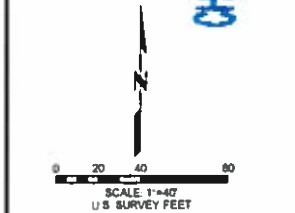
Farnsworth GROUP

2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-gr.com

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Engineers | Architects | Surveyors | Scientists

#	Date	Description
---	------	-------------

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 SEP 05 2017
 CHAMPAIGN COUNTY Z DEPARTMENT



PROJECT:
STONETOWN CAPITAL

**WOODLAND ACRES
STONETOWN MOBILE HOME PARK**

CITY OF URBANA
CHAMPAIGN CO., ILLINOIS

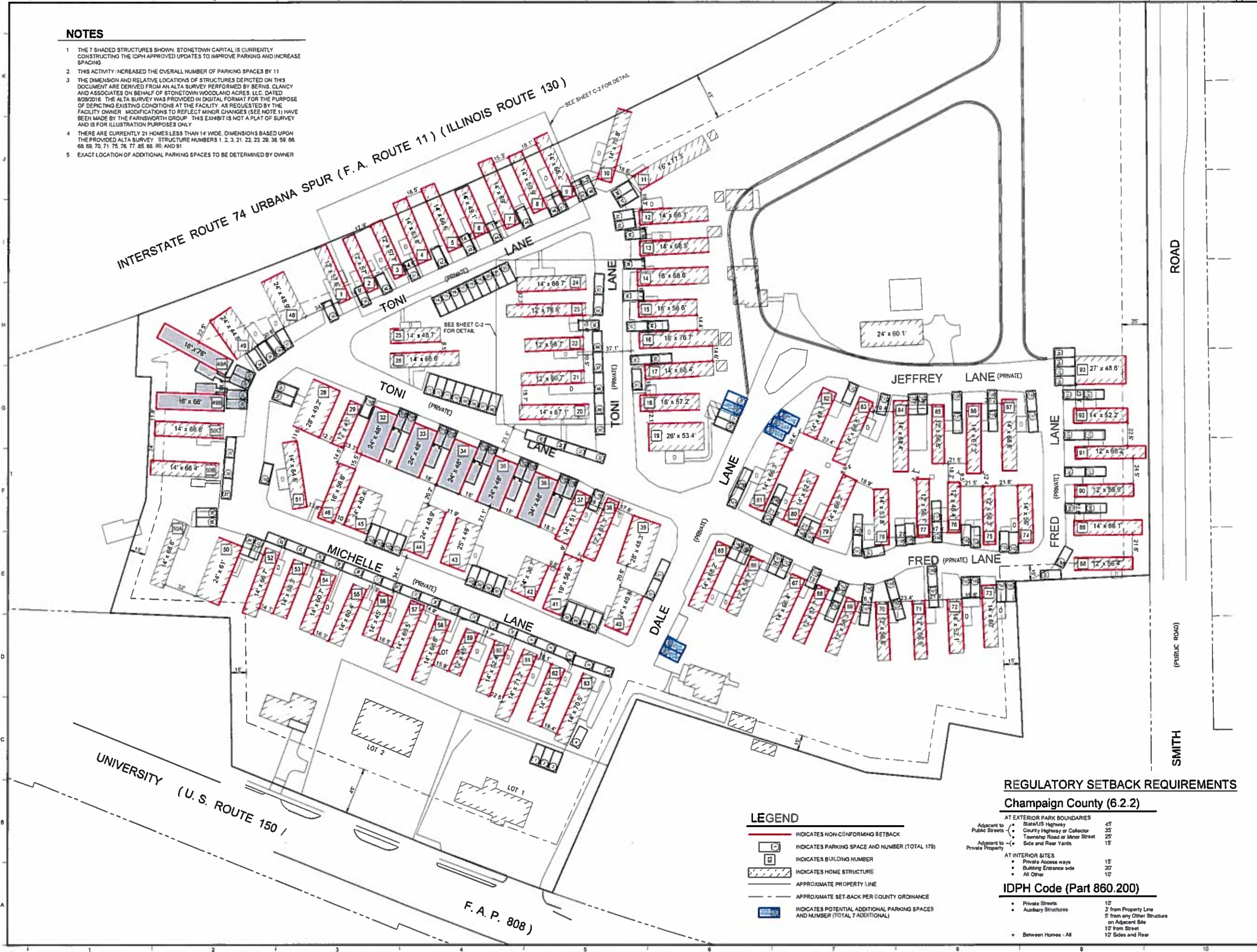
Date:	09/05/2017
Design/Drawn:	GAB
Reviewed:	MCF
Field Book No.:	

EXISTING CONDITIONS

SHEET NUMBER

C-1

Project No.: 0161332.01



LEGEND

- INDICATES NON-COMPLYING SETBACK
- INDICATES PARKING SPACE AND NUMBER (TOTAL 178)
- INDICATES BUILDING NUMBER
- INDICATES HOME STRUCTURE
- APPROXIMATE PROPERTY LINE
- APPROXIMATE SET-BACK PER COUNTY ORDINANCE
- INDICATES POTENTIAL ADDITIONAL PARKING SPACES AND NUMBER (TOTAL 7 ADDITIONAL)

REGULATORY SETBACK REQUIREMENTS

Champaign County (6.2.2)

AT EXTERIOR PARK BOUNDARIES	
Adjacent to Public Streets	45'
State/US Highway	45'
County Highway or Collector	35'
Township Road or Minor Street	25'
Side and Rear Yards	15'
Adjacent to Private Property	
Private Access ways	15'
Building Entrance side	20'
All Other	10'

IDPH Code (Part 860.200)

Private Streets	10'
Auxiliary Structures	3' from Property Line
	5' from any Other Structure on Adjacent Site
	10' from Street
	10' Sides and Rear
Between Homes - All	

Date: 11/14/2017 10:52:21 AM - Stonetown Capital - Woodland Acres Mobile Home Park - Final - 11/14/2017 2:08 PM

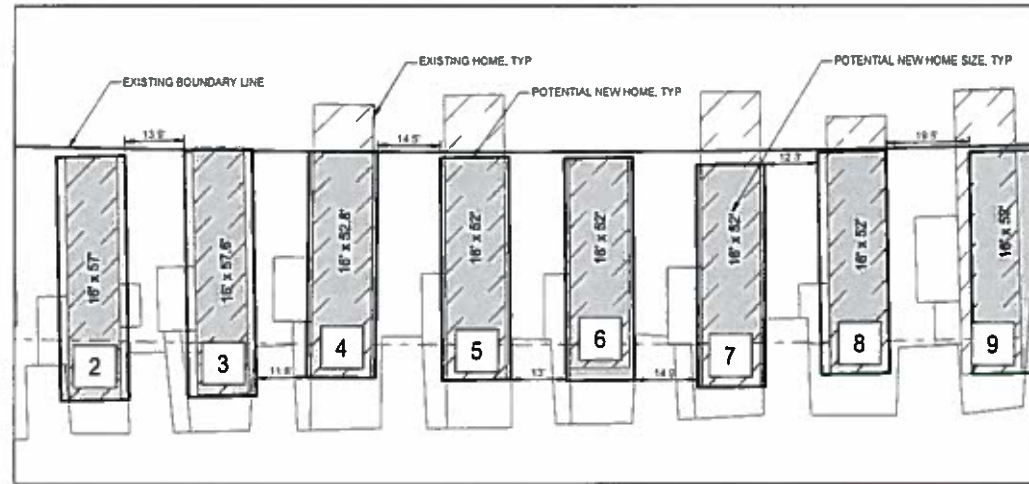


Farnsworth GROUP

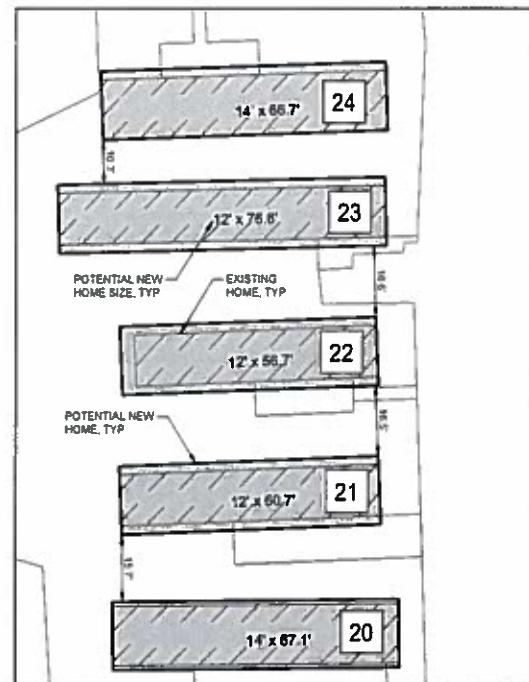
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Date	Description



DETAIL AREA 1
SHOWING POTENTIAL NEW HOMES



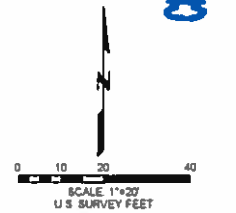
DETAIL AREA 2
SHOWING POTENTIAL NEW HOMES

- THE PROPOSED MINIMUM REPLACEMENT HOMES DEPICTED OR SELECTED USING THE FOLLOWING METHODOLOGY:
 - ENCROACHMENTS ON THE STATE R.O.W. OR OTHER PROPERTY LINES WERE ELIMINATED.
 - EXISTING 16 FOOT WIDE HOMES OR PROPOSE TO REMAIN 16 FT WIDE.
 - MAINTAINING THE EXISTING NUMBER OF PARKING SPACES WAS PRIORITIZED, AND PROVIDED TWO SPACES PER HOME IS PROPOSED.
 - ATTEMPTS TO REPLACE EXISTING 12' WIDE AND 14' WIDE HOMES WITH 16' WIDE HOMES WAS PRIORITIZED.
 - MINIMUM HOME WIDTH OF 14' WAS MAINTAINED.
 - MINIMUM IDPH SPACING STANDARDS OF 10F' WIDE WERE MAINTAINED.
 - REDUCTION IN SIDE-SIDE SPACING WAS DEEMED AN IMPROVEMENT DUE TO NEW HOMES COMPLYING WITH HUD STANDARDS. A SIGNIFICANT INCREASE IN QUALITY AND SAFETY OF HOMES OCCURS.
- GIVEN THAT THE AVAILABILITY OF HOME SITES FOR REPLACEMENT AT ANY GIVEN TIME IS AN UNKNOWN, EACH REPLACEMENT SCENARIO STANDS INDEPENDENTLY. IN THE EVENT MULTIPLE ADJOINING SITES BECOME AVAILABLE SIMULTANEOUSLY, THE OWNER RESERVES THE RIGHT TO DEVIATE FROM THE PROPOSED MINIMUM REPLACEMENT HOMES SUGGESTED, WHEN A MORE BENEFICIAL MULTIPLE SITE REPLACEMENT PLAN WHICH IS IN CONFORMANCE WITH IDPH CODE AND APPROVED BY THE COUNTY CAN BE ENACTED. (SIMILAR TO THE RECENT PLANS ENACTED BY STONETOWN FOR SITES 32, 33, 34, 35, 36, 49B, AND 49A) SEE SHEET C-1, NOTE 1.
- THE OWNER INTENDS TO PROVIDE TWO PARKING SPACES PER HOME IN THE OVERALL SITE PLAN. EXACT LOCATIONS TO BE DETERMINED BY THE OWNER AND APPROVED BY THE COUNTY. SHEET C-1 DEPICTS POSSIBLE LOCATIONS FOR SEVEN ADDITIONAL SPACES, BRINGING THE TOTAL FOR THE EXISTING 93 HOME SITES TO 186 (2 PER HOME).

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SEP 05 2017

CHAMPAIGN CO. P & Z DEPARTMENT



PROJECT
STONETOWN CAPITAL

WOODLAND ACRES
STONETOWN MOBILE
HOME PARK

CITY OF URBANA
CHAMPAIGN CO. ILLINOIS

Date: 09/05/2017

Design/Drawn: GAB

Reviewed: MCF

Field Book No:

SHEET TITLE
CONCEPTUAL
HOME REPLACEMENT
LAYOUTS

SHEET NUMBER

C-2

Project No. 0161332.01

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ATTACHMENT 2

Stonetown - Existing and Proposed Conceptual Home Replacements- Sites 1-93							
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
1		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 57.6'	10.6'	34.2'	16.9'	0.7'	38	-
		15'	30'	30'	45'	76	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 57'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
	10.6'	32.2'	12.9'	1.2'	38	-	
	15'	30'	30'	45'	76	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
2		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 57'	7.9'	16.9'	17.9'	1.7'	39	-
		15'	30'	30'	45'	77	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 57'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
	7.9'	12.9'	13.9'	1.7'	39	-	
	15'	30'	30'	45'	77	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
3		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 57.7'	8.7'	17.9'	14.6'	-0.9'	40	-
		15'	30'	30'	45'	78	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 57'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
	8.7'	13.9'	11.8'	0'	40	-	
	15'	30'	30'	45'	78	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
4		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 63.8'	11.9'	14.6'	16.5'	-11'	41	-
		15'	30'	30'	45'	79	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 52'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
	11.9'	11.8'	14.5'	0'	41	-	
	15'	30'	30'	45'	79	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
5		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.6'	11.2'	16.5'	14.9'	-13'	42	-
		15'	30'	30'	45'	80	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 52'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
		11.9'	14.5'	13.0'	1.1'	42	-
		15'	30'	30'	45'	80	-
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
6		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 49.1'	13'	14.9'	17'	1.4'	43	-
		15'	30'	30'	45'	81	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 52'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
		10.1'	13.0'	14.9'	1.4'	43	-
		15'	30'	30'	45'	81	-
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
7		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 69'	6.6'	17'	15.3'	-13.7'	44	-
		15'	30'	30'	45'	82	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 52'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
		6.6'	14.9'	12.3'	3.2'	44	-
		15'	30'	30'	45'	82	-
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
8		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 59.9'	9.8'	15.3'	16.1'	-7.6'	45	-
		15'	30'	30'	45'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 52'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
		9.8'	12.3'	19.5'	0'	45	-
		15'	30'	30'	45'	-	-

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
9		Actual	Actual	Actual	Actual	46	-
		Required	Required	Required	Required		
	14' x 66.4'	9.2'	16.1'	25.2'	-13.2'	46	-
		15'	30'	30'	45'	47	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	46	-
	Required	Required	Required	Required			
	16' x 52'	9.2'	19.5'	20.5'	1.3'	46	-
15'		30'	30'	45'	47	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
10		Actual	Actual	Actual	Actual	48	-
		Required	Required	Required	Required		
	14' x 70.8'	10.5'	25.2'	18.6'	-5.3'	48	-
		15'	30'	30'	45'	49	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	48	-
	Required	Required	Required	Required			
	16' x 60'	10.5'	20.5'	16.6'	2.8'	48	-
15'		30'	30'	45'	49	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
11		Actual	Actual	Actual	Actual	50	-
		Required	Required	Required	Required		
	16' x 77.3'	24.2'	18.6'	19.3'	322.4'	50	-
		15'	30'	30'	25'	51	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	50	-
	Required	Required	Required	Required			
	16' x 77'	24.2'	16.6'	18.3'	322.4'	50	-
15'		30'	30'	25'	51	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
12		Actual	Actual	Actual	Actual	52	-
		Required	Required	Required	Required		
	14' x 66.1'	14.1'	19.3'	15.8'	16.9'	52	-
		15'	30'	30'	15'	53	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	52	-
	Required	Required	Required	Required			
	16' x 66'	14.1'	18.3'	13.8'	16.9'	52	-
15'		30'	30'	15'	53	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
13		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.5'	8.1'	15.8'	13.1	16.1'	54	-
		15'	30'	30'	15'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 66'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
	8.1'	13.8'	12.1'	16.1'	54	-	
	15'	30'	30'	15'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
14		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 68.6'	6.5'	13.1	14.7'	19.6'	55	-
		15'	30'	30'	15'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 68'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
	-	-	-	20'	55	-	
	-	-	-	15'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
15		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 56.6'	8'	14.7'	14.4'	34.2'	56	-
		15'	30'	30'	15'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 68'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
	-	-	-	20.8'			
	-	-	-	15'			
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
16		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 76.7'	8.6'	14.4'	14.6'	17'	57	-
		15'	30'	30'	15'	58	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
	16' x 76'	Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
	-	-	-	17.7'	57	-	
	-	-	-	15'	58	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
17		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.4'	12.6'	14.6'	15.1'	25.6'	59	-
		15'	30'	30'	15'	60	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	12.6'	14.6'	13.1'	25.6'	59	-
15'		30'	30'	15'	60	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
18		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 57.2'	6.6'	15.1'	12.1'	38.4'	61	-
		15'	30'	30'	15'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 57'	6.6'	13.1'	12.1'	38.4'	61	-
15'		30'	30'	15'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
19		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	26' x 53.4'	13.4'	18.5'	12.1'	18.5'	120	-
		15'	30'	20'	15'	121	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	26' x 53'	-	-	-	18.9'	120	-
-		-	-	15'	121	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
20		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 67.1'	15.1'	8.9'	18.7'	15'	66	62
		15'	30'	30'	15'	-	63
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 67'	15.1'	7.9'	15.7'	15'	66	62
15'		30'	30'	15'	-	63	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
21		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 60.7'	18.4'	18.7'	20.5'	45.7'	67	89
		15'	30'	30'	20'	-	90
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 60'	18.4'	15.7'	16.5'	41.7'	67	89
15'		30'	30'	20'	-	90	
22		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 56.7'	18.1'	20.5'	20.6'	62.8'	68	87
		15'	30'	30'	20'	-	88
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	18.1'	16.5'	16.6'	59.5'	68	87
15'		30'	30'	20'	-	88	
23		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 76.6'	17.1'	20.6'	12.3'	64.7'	85	-
		15'	30'	20'	20'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 76'	17.1'	16.6'	10.3'	65.3'	85	-
15'		30'	20'	20'	-	-	
24		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.7'	18.1'	17.5'	12.3'	50'	-	83
		15'	30'	20'	15'	-	84
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	18.1'	15.6'	12.3'	50.7'	-	83
15'		30'	20'	15'	-	84	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
25		Actual	Actual	Actual	Actual	74	-
		Required	Required	Required	Required		
	14' x 48.7'	10.4'	10.4'	9.5'	64.7'	74	-
		15'	30'	20'	20'	75	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	74	-
Required		Required	Required	Required			
16' x 66'	7.7'	7.7'	10'	46.8'	74	-	
	15'	30'	20'	20'	75	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
26		Actual	Actual	Actual	Actual	72	-
		Required	Required	Required	Required		
	14' x 66.6'	6.8'	6.8'	9.5'	65.7'	72	-
		15'	30'	20'	20'	73	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	72	-
Required		Required	Required	Required			
16' x 66'	5.5'	5.5'	10'	65.7'	72	-	
	15'	30'	20'	20'	73	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
28		Actual	Actual	Actual	Actual	106	-
		Required	Required	Required	Required		
	28' x 49.2'	4.5'	19.6'	12.7'	11.6'	106	-
		15'	30'	30'	20'	107	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	-	-
Required		Required	Required	Required			
28' x 49'	-	-	10.7'	-	-	-	
	-	-	30'	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
29		Actual	Actual	Actual	Actual	108	-
		Required	Required	Required	Required		
	12' x 45'	10.1'	12.7'	13.3'	14.5'	108	-
		15'	30'	20'	20'	71	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	108	-
Required		Required	Required	Required			
14' x 45'	10.1'	10.7'	13.3'	14.5'	108	-	
	15'	30'	20'	20'	71	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
32		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 48'	8'	18'	13.3'	15.5'	109	-
		15'	30'	20'	20'	110	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
N/A	-	-	-	-	-	-	
33		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 48'	8'	18'	18'	28.8'	111	-
		15'	30'	30'	20'	112	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
N/A	-	-	-	-	-	-	
34		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 48'	8'	18'	18'	20.2'	113	-
		15'	30'	30'	20'	114	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
N/A	-	-	-	-	-	-	
35		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 48'	8'	18'	18'	21.1'	115	-
		15'	30'	30'	20'	116	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
N/A	-	-	-	-	-	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
36		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 48'	8'	18.3'	18'	30.6'	117	-
		15'	30'	30'	20'	118	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
N/A	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
37		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 51.7'	9.2'	16.1'	18.3'	9'	119	-
		15'	30'	30'	20'	70	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
16' X 52'	9.2'	14.1'	18.3'	9'	119	-	
	15'	30'	30'	20'	70	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
38		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 61.3'	3.1'	17.6'	16.1'	4.2'	69	64
		15'	30'	30'	20'	-	65
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
16' x 60'	3.1'	13.6'	14.1'	5.5'	69	64	
	15'	30'	30'	20'	-	65	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
39		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	28' x 48.3'	8.9'	16.5'	17.6'	20.6'	-	91
		15'	30'	30'	20'	-	92
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
28' x 48'	-	-	13.6'	-	-	-	
	-	-	30'	-	-	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
40		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 40.8'	8.9'	41.6'	8.8'	20.6'	93	-
		15'	40'	20'	20'	94	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
24' x 41'	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
41		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	19' x 56.8'	3.7'	41.6'	9.5'	5.5'	95	-
		15'	40'	20'	20'	96	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
19' x 57'	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
42		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 36.7'	6.8'	48.6'	9.6'	26.1'	97	-
		15'	40'	20'	20'	98	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
24' x 37'	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
43		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	25' x 46'	7.7'	48.6'	11.9'	21.1'	99	-
		15'	40'	20'	20'	100	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
N/A	-	-	-	-	-	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
44		Actual	Actual	Actual	Actual	101	-
		Required	Required	Required	Required		
	24' x 48.9'	6.1'	39.3'	11.9'	20.2'	101	-
		15'	40'	20'	20'	102	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
24' x 49'	-	-	-	-	-	-	
	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
45		Actual	Actual	Actual	Actual	103	-
		Required	Required	Required	Required		
	24' x 40.4'	6.1'	39.3'	10.1'	28.7'	103	-
		15'	40'	20'	20'	104	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
24' x 40'	-	-	-	-	-	-	
	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
46		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 56.6'	6.5'	13.4'	10.1'	14.5'	-	21
		15'	30'	20'	20'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
16' x 56'	6.5'	12'	10.1'	14.5'	-	21	
	15'	30'	20'	20'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
48		Actual	Actual	Actual	Actual	36	-
		Required	Required	Required	Required		
	24' x 48.9'	14.9'	30.6'	34.2'	9.9'	36	-
		15'	40'	30'	45'	37	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
24' x 49'	14.9'	30.6'	32.2'	9.9'	36	-	
	15'	40'	30'	45'	37	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
49		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 44.8'	20.1'	30.6'	2.8'	23.8'	34	-
		15'	40'	20'	45'	35	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
24' x 45'	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
49A		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 76'	24.7'	18.4'	5.5'	16.1'	32	-
		15'	40'	20'	45'	33	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
N/A	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
49B		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	21.8'	18.4'	11.8'	6'	30	-
		15'	40'	20'	15'	31	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
N/A	-	-	-	-	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
50		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	24' x 61'	11.4'	22'	32'	11.7'	23	-
		15'	30'	30'	15'	24	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
24' x 61'	11.4'	21'	31'	11.7'	23	-	
	15'	30'	30'	15'	24	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
50A		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.6'	29.3'	32'	28.2'	25.5'	25	-
		15'	30'	15'	15'	26	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
16' x 66'	29.3'	31'	27.2'	26.1'	25	-	
	15'	30'	15'	15'	26	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
50B		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.4'	21.8'	41.4'	24'	3.2'	27	-
		15'	40'	30'	15'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
16' x 66'	20.2'	40.7'	21'	3.6'	27	-	
	15'	40'	30'	15'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
50C		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.6'	20.2'	24'	11.8'	5.8'	28	-
		15'	30'	20'	15'	29	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	Actual	Actual
Required		Required	Required	Required	Required	Required	
16' x 66'	18.2'	21'	11.8'	6.4'	28	-	
	15'	30'	20'	15'	29	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
51		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 64.6'	5.8'	19.2'	11.6'	11.6'	-	105
		15'	30'	20'	20'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
16' x 64'	6.3'	19.2'	10.5'	10.5'	-	105	
	15'	30'	20'	20'	-	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
52		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.7'	15.1'	14.1'	22'	12.6'	-	22
		15'	30'	30'	15'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 66'	15.1'	12.1'	21'	12.6'	-	22
15'		30'	30'	15'	-	-	
53		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 56.3'	15.6'	15.5'	14.1'	12.5'	-	19
		15'	30'	30'	10'	-	20
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 56'	15.6'	13.5'	12.1'	12.5'	-	19
15'		30'	30'	10'	-	20	
54		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 60.7'	15.8'	16.3'	15.5'	8.3'	-	17
		15'	30'	30'	10'	-	18
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 60'	15'	15.8'	13.5'	10'	-	17
15'		30'	30'	10'	-	18	
55		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 60.4'	16.9'	11.9'	16.3'	7.4'	-	15
		15'	30'	30'	10'	-	16
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 60'	15'	11'	15.8'	10.2'	-	15
15'		30'	30'	10'	-	16	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
56		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 45'	14.8'	16.5'	11.9'	25.9'	-	13
		15'	30'	30'	10'	-	14
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	15'	15.9'	11'	10.5'	-	13
15'		30'	30'	10'	-	14	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
57		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 69.5'	11.4'	14.9'	16.5'	5'	-	11
		15'	30'	30'	10'	-	12
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	15'	12.9'	15.9'	11'	-	11
15'		30'	30'	10'	-	12	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
58		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.6'	16.2'	15.9'	14.9'	3.6'	-	9
		15'	30'	30'	10'	-	10
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	16.2'	12.9'	12.9'	10.2'	-	9
15'		30'	30'	10'	-	10	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
59		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 45'	17.1'	17.7'	15.9'	24.6'	-	8
		15'	30'	30'	10'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	16.7'	14.7'	12.9'	10'	-	8
15'		30'	30'	10'	-	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
60		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 52.4'	17.9'	12.5'	17.7'	16.6'	-	7
		15'	30'	30'	10'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	16.9'	10.5'	14.7'	10'	-	7
15'		30'	30'	10'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
61		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 71.2'	15.1'	16.1'	12.5'	0.4'	1	6
		15'	30'	30'	10'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	15.1'	14.1'	10.5'	11.6'	1	6
15'		30'	30'	10'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
62		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 60.1	18.5'	16.4'	16.1'	8.5'	2	5
		15'	30'	30'	10'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	17'	14.9'	14.1'	10.1'	2	5
15'		30'	30'	10'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
63		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 70.5'	15.2'	11.3'	16.4'	1.2'	3	-
		15'	30'	30'	10'	4	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 60'	15.2'	10.3'	14.9'	11.7'	3	-
15'		30'	30'	10'	4	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
65		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 68.2'	9.8'	21.4'	4.6'	51.7'	149	-
		15'	30'	30'	10'	150	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
14' x 68'	-	20.4'	-	-	149	-	
	-	30'	-	-	150	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
66		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 58.7'	9.2'	30.9'	21.4'	58.2'	151	-
		15'	30'	30'	10'	152	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
16' x 66'	9.2'	25.9'	20.4'	50.9'	151	-	
	15'	30'	30'	10'	152	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
67		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.4'	9.6'	13'	30.9'	76.9'	153	-
		15'	30'	30'	10'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	Actual	Actual
Required		Required	Required	Required	Required	Required	
16' x 66'	9.6'	11'	25.9'	76.9'	153	-	
	15'	30'	30'	10'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
68		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 57.7'	10.3'	19.3'	13'	99.8'	154	-
		15'	30'	30'	10'	155	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
Required		Required	Required	Required			
16' x 66'	10.3'	15.3'	11'	91.5'	154	-	
	15'	30'	30'	10'	155	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
69		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 56.3'	12.6'	16.1'	19.3'	98.5'	156	-
		15'	30'	30'	10'	157	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	12.3'	12.3'	15.3'	88.8'	156	-
15'		30'	30'	10'	157	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
70		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' 56.6'	17.3'	23.4'	16.1'	108.4'	158	-
		15'	30'	30'	10'	159	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	17'	19.4'	12.3'	97.8'	158	-
15'		30'	30'	10'	159	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
71		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 56.5'	30.2'	21.9'	23.4'	112.9'	160	-
		15'	30'	30'	10'	161	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	29.8'	17.9'	19.4'	102.4'	160	-
15'		30'	30'	10'	161	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
72		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 52.1'	23.9'	19.8'	21.9'	66.1'	162	-
		15'	30'	30'	10'	163	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	23.9'	19.8'	17.9'	52.2'	162	-
15'		30'	30'	10'	163	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
73		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 60'	8'	19.3'	19.8'	78.1'	164	-
		15'	30'	30'	10'	165	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 66'	8'	18.4'	18.8'	72.1'	164	-
15'		30'	30'	10'	165	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
74		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 56'	6'	21.8'	7.6'	14.1'	132	-
		15'	30'	30'	20'	133	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 56'	5.4'	18.8'	6.6'	16.8'	132	-
15'		30'	30'	20'	133	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
75		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 56.3'	5.2'	21.5'	21.8'	12.4'	134	-
		15'	30'	30'	20'	135	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 56'	4.9'	19.5'	18.8'	12.4'	134	-
15'		30'	30'	20'	135	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
76		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 48.4'	10.3'	17.8'	21.5'	8.5'	136	-
		15'	30'	30'	20'	137	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 48'	10.3'	13.8'	19.5'	10.2'	136	-
15'		30'	30'	20'	137	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
77		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 56.1'	4.9'	27'	17.8'	7.1'	138	-
		15'	30'	30'	20'	139	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 56'	4.9'	22'	13.8'	11.7'	138	-
15'		30'	30'	20'	139	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
78		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 53.8'	4.5'	18.9'	27'	16.8'	141	140
		15'	30'	30'	20'	142	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 56'	4.5'	15.1'	22'	14.6'	141	140
15'		30'	30'	20'	142	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
79		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.2'	6'	21.2'	18.9'	8.6'	143	-
		15'	30'	30'	20'	144	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 66'	6'	20.2'	15.1'	8.6'	143	-
15'		30'	30'	20'	144	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
80		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 52.5'	9.8'	21.3'	21.2'	19.7'	145	-
		15'	30'	30'	20'	146	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 52'	9.8'	19.3'	20.2'	20.3'	145	-
15'		30'	30'	20'	146	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
81		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.3'	8'	18'	21.3'	18.4'	147	-
		15'	30'	30'	20'	148	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	8'	17'	19.3'	14.9'	147	-
15'		30'	30'	20'	148	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
82		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 48.1'	8'	22.4'	8'	18.4'	122	-
		15'	30'	15'	20'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 52'	7.2'	20.4'	7.2'	14.9'	122	-
15'		30'	15'	20'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
83		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 66.5'	9.7'	19.4'	22.4'	8.6'	123	-
		15'	30'	30'	20'	-	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 66'	9.7'	17.5'	20.4'	8.6'	123	-
15'		30'	30'	20'	-	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
84		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 68.4'	4.2'	22.8'	19.4'	7.1'	124	-
		15'	30'	30'	20'	125	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	16' x 64'	4.2'	19.8'	17.5'	11.7'	124	-
15'		30'	30'	20'	125	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
85		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 56.6'	10.2'	21.5'	22.8'	18.2'	126	-
		15'	30'	30'	20'	127	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 56'	10.2'	18.5'	19.8'	18.2'	126	-
15'		30'	30'	20'	127	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
86		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 67.3'	11.2'	20.2'	21.5'	8.5'	128	-
		15'	30'	30'	20'	129	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 66'	11.2'	18.2'	18.5'	10.2'	128	-
15'		30'	30'	20'	129	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
87		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	14' x 68.6'	8.7'	21.4'	20.2'	14.1'	130	-
		15'	30'	30'	20'	131	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	16' x 66'	8.7'	20.4'	18.2'	16.8'	130	-
15'		30'	30'	20'	131	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
88		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	12' x 56.4'	13.6'	6.2'	21.6'	16.5'	166	-
		15'	15'	20'	25'	167	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
	Required	Required	Required	Required			
	14' x 60'	15.9'	5'	19.6'	10'	166	-
15'		15'	20'	25'	167	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
89		Actual	Actual	Actual	Actual	168	-
		Required	Required	Required	Required		
	14' x 66.1'	7.9'	22.8'	21.6'	7.2'	168	-
		15'	30'	20'	25'	169	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	168	-
	Required	Required	Required	Required			
	16' x 60'	11.1'	19.8'	19.6'	10'	168	-
15'		30'	20'	25'	169	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
90		Actual	Actual	Actual	Actual	170	-
		Required	Required	Required	Required		
	12' x 56.9'	9.5'	24.5'	22.8'	15.1'	170	-
		15'	30'	30'	25'	171	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	170	-
	Required	Required	Required	Required			
	16' x 60'	11.5'	20.5'	19.8'	10'	170	-
15'		30'	30'	25'	171	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
91		Actual	Actual	Actual	Actual	172	-
		Required	Required	Required	Required		
	12' x 68.2'	10.5'	22.6'	24.5'	3.1'	172	-
		15'	30'	30'	25'	173	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	172	-
	Required	Required	Required	Required			
	16' x 60'	11.9'	19.5'	20.5'	10'	172	-
15'		30'	30'	25'	173	-	
Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
92		Actual	Actual	Actual	Actual	174	-
		Required	Required	Required	Required		
	14' x 52.2'	9.9'	23.3'	22.6'	20.3'	174	-
		15'	30'	30'	25'	175	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual	174	-
	Required	Required	Required	Required			
	16' x 60'	12.4'	22.3'	19.5'	10'	174	-
15'		30'	30'	25'	175	-	

Exist. Site #	Exist. Home Size	Exist. Front Setback to Private Accessway	Exist. Entrance Side-Side Spacing to Adjoining Home	Exist. Non-Entrance Side-Side Spacing to Adjoining Home	Exist. Rear Spacing to Adjoining Home / Boundary	Exist. Off-Street Parking Spaces #	Exist. On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
93		Required	Required	Required	Required		
		12.5'	402.9'	23.3'	21.7'		
	27' x 48.6'	15'	30'	30'	25'	176	-
						177	-
						178	-
						179	-
	Proposed Replacement Home Size	Proposed Front Setback to Private Accessway	Proposed Entrance Side-Side Spacing to Adjoining Home	Proposed Non-Entrance Side-Side Spacing to Adjoining Home	Proposed Rear Spacing to Adjoining Home / Boundary	Proposed Off-Street Parking Spaces #	Proposed On-Street Parking Spaces #
		Actual	Actual	Actual	Actual		
		Required	Required	Required	Required		
	27' x 48'	-	-	-	-	-	-
-		-	-	-	-	-	
-		-	-	-	-	-	
-		-	-	-	-	-	

Note:

- 1) Designation of parking spaces is assumed based upon field observations, formal assignment of spaces is determined by owner.
- 2) The "Proposed Replacement Home" spacings are conceptual and approximate and assume replacement of adjoining homes. As such they reflect the theoretical spacing when all homes have been replaced. These proposed replacements will be evaluated on a case by case basis, and may change dependent upon when home sites become available. See notes accompanying sheets C-1 and C-2 of Attachment 1.

Conforming Rear Spacing Scenarios (Required Spacing) Per Cham. Cnty. Zoning 6.2.2

- Rear - Rear of Home Required Spacing = 20'
- Rear - Exterior Boundary Line = 45' State Highway
= 35' County Highway
= 25' Collector Road
= 15' Adjoining Private Property

Conforming Side - Side Spacing Scenarios (Required Spacing) Per Cham. Cnty. Zoning 6.2.2

- Entrance Side - Entrance Side = 40'
- Entrance Side - Non-Entrance Side = 30'
- Non-Entrance Side - Non-Entrance Side = 20'

Susan Burgstrom

From: Pearson, Lorrie <lpearson@urbanainlinois.us>
Sent: Thursday, August 31, 2017 3:26 PM
To: Susan Burgstrom
Subject: RE: Woodland Acres annexation

Susan,

I just received confirmation that Plan Commission review is not needed for the Special Use Permit; we can include it in the annexation agreement. Provided the rezoning can occur in the County, then we'd take the annexation agreement straight to Committee of the Whole. That should speed things up a bit.

I will now email Dax and Michael and ask them to call when they are available.

Lorrie

RECEIVED

AUG 31 2017

CHAMPAIGN CO. F & Z DEPARTMENT

Susan Burgstrom

From: Pearson, Lorrie <lpearson@urbanailinois.us>
Sent: Thursday, August 31, 2017 12:49 PM
To: Susan Burgstrom
Subject: RE: Woodland Acres annexation

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AUG 31 2017

CHAMPAIGN CO P & Z DEPARTMENT

Follow Up Flag: Follow up
Flag Status: Flagged

Susan,

I'm waiting on confirmation that we can include the Special Use Permit for a Mobile Home Park in the Annexation Agreement and go straight to Committee and Council and not need to process it through Plan Commission first. Hopefully I'll have confirmation of that before 3pm.

In terms of the motivation: We based our determination that annexation was not required on a faulty map. The map was drawn from a list of subdivisions exempt from the annexation requirement but included the whole subdivision rather than just the part that was on the exempt list. It was an unfortunate mapping error.

If we only have to take an annexation agreement to Committee and Council, I would hope we could agree on agreement language over the next few weeks and go to Committee and Council for approval in October. I am interested in making this a smooth and efficient process as well and the work that's already been done will help expedite the process here, too.

Lorrie

From: Susan Burgstrom [mailto:sburgstrom@co.champaign.il.us]
Sent: Thursday, August 31, 2017 12:31 PM
To: Pearson, Lorrie
Subject: RE: Woodland Acres annexation

Hi Lorrie,

Dax has requested that John and I call him at 3pm this afternoon to help explain what this new direction means for Stonetown. I would appreciate any updates you can provide prior to this call, if possible. He specifically mentioned wanting to know more about motive for this change and how annexing relates to the time everyone has put into this county process.

Thanks,
Susan

From: Pearson, Lorrie [mailto:lpearson@urbanailinois.us]
Sent: Thursday, August 31, 2017 10:12 AM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: RE: Woodland Acres annexation

Thank you.

From: Susan Burgstrom [mailto:sburgstrom@co.champaign.il.us]
Sent: Thursday, August 31, 2017 10:11 AM

To: Pearson, Lorrie
Subject: RE: Woodland Acres annexation

The entire park would be R-5, excluding the parcel that contains the park's mgmt. office/thrift store and the parcel that contains the convenience store.

From: Pearson, Lorrie [<mailto:lpearson@urbanaininois.us>]
Sent: Thursday, August 31, 2017 10:09 AM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>
Subject: RE: Woodland Acres annexation

Susan,
Could you confirm if ALL of the park would result in County R-5 zoning should the rezoning be approved, or is the rezoning just for a portion?

Thank you,
Lorrie

From: Susan Burgstrom [<mailto:sburgstrom@co.champaign.il.us>]
Sent: Wednesday, August 30, 2017 4:32 PM
To: Pearson, Lorrie; John Hall
Cc: Gray, William; Bennett, Brad
Subject: RE: Woodland Acres annexation

Thanks Lorrie. Dax Nolan and Mike Friend are the contacts.

Dax Nolen <dn@stonetowncapital.com>
Friend, Mike <mfriend@F-W.com>

I'm not sure the City is aware of a significant amount of public input that has occurred since these cases started. The Edgewood Subdivision had major issues with the idea of rezoning and allowing all those waivers for the yet-to-be-approved Special Use Permit. Dax, Mike, the Edgewood Sub, and Edge-Scott Fire/Urbana Fire have worked A LOT of things out to the point of having a MOE. I'm not sure if the City has a process by which, if we stop our cases and hand this over, that those concerns and the special conditions created to mitigate them could be integrated into your annexation of these properties. If not, I can say with certainty that there will be some extremely upset neighbors from the surrounding unincorporated area that will not go away easily.

Supplemental Memorandum #3 for these cases, attached again for reference, has a fairly good summary of where things have progressed.

The Zoning Department is willing to continue with our process and then have it ready for annexation to the City if that is something you would like to consider. The rezoning was recommended for approval by the ZBA and will go to ELUC on 9/7 and the full County Board on 9/21. I am preparing the packet for the 9/14 ZBA hearing for the SUP with waivers; the mailing will go out next Thursday. Due to these upcoming events, I would really appreciate a response on how you want to proceed as soon as possible. Of course we want to be as cooperative and efficient as possible no matter what direction this goes.

Thanks,
Susan

Susan Burgstrom, AICP, PCED
Senior Planner
Champaign County Department of Planning & Zoning
1776 East Washington Street
Urbana, IL 61802

P: 217-384-3708
F: 217-819-4021

From: Pearson, Lorrie [<mailto:llpearson@urbanaininois.us>]
Sent: Wednesday, August 30, 2017 4:07 PM
To: Susan Burgstrom <sburgstrom@co.champaign.il.us>; John Hall <jhall@co.champaign.il.us>
Cc: Gray, William <wrgray@urbanaininois.us>; Bennett, Brad <bmbennett@urbanaininois.us>
Subject: RE: Woodland Acres annexation

Susan,
These are all good questions.

I am not aware of any policy about the City not wanting to annex MHPs. City AG zoning allows the mobile home parks with a special use permit, and we have development regulations for them just as we do for other uses.

The issue in this case does not have to do with the fact that it is a MHP but rather that we mistakenly thought the entire subdivision, which runs all the way north to Barr Avenue was exempt from the requirement to annex if new sanitary sewer connections are needed. We based that decision on incomplete information and told the owner annexation is not required. Only a small part of that subdivision is actually exempt, however, making annexation a requirement for the new sanitary sewer connections.

I cannot think of a benefit to continue to process the rezoning and the SUP cases as they would be moot upon annexation. Is there a benefit you are considering?

The City-UCSD agreement indicates that the "property to be served" is to be the subject of a written annexation or development agreement. "Property" is not defined in the agreement, but as the park operates as one unit, it makes sense to annex the entire park, which appears to be made up of 3 lots. I was under the impression that they intended to add a unit or two in the area directly behind Casey's, too. Perhaps that is no longer the case.

I wish we would have been able to make this correction earlier in your process. I do recognize the extraordinary amount work that County staff has put into processing these applications and would of course have preferred to prevent that unnecessary work.

Who would be the best person to contact on the applicant team to discuss the need to annex? Michael Friend?

Thank you, Susan.

Lorrie

Lorrie Pearson, AICP, LEED AP

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AUG 30 2017

CHAMPAIGN CO. P & Z DEPARTMENT

Planning Manager and Zoning Administrator
City of Urbana
400 South Vine Street
Urbana IL 61801
lpearson@urbanaillinois.us
(217) 328-8262

From: Susan Burgstrom [<mailto:sburgstrom@co.champaign.il.us>]
Sent: Wednesday, August 30, 2017 11:34 AM
To: Pearson, Lorrie; John Hall
Cc: Rick Manner; Mark Radi (mlradi@u-csd.com); Gray, William; Bennett, Brad
Subject: RE: Woodland Acres annexation

Hi Lorrie,

I have several questions. I have been under the impression that the City does not, from a land use perspective, want manufactured home parks; is there a trigger the County should know about that would send a MHP directly your way rather than going through our zoning hearing process? Second, is it correct that the City wants the County to proceed with its rezoning and Special Use Permit cases that have their 3rd ZBA hearing on 9/14? Third, are you looking to annex only the 3 acre expansion area with the 21 new homes, or are you annexing the entire 14+ acre MHP?

Thanks,
Susan

Susan Burgstrom, AICP, PCED
Senior Planner
Champaign County Department of Planning & Zoning
1776 East Washington Street
Urbana, IL 61802

P: 217-384-3708
F: 217-819-4021

From: Pearson, Lorrie [<mailto:lpearson@urbanaillinois.us>]
Sent: Wednesday, August 30, 2017 11:25 AM
To: John Hall <jjhall@co.champaign.il.us>; Susan Burgstrom <sburgstrom@co.champaign.il.us>
Cc: Rick Manner <rmanner@u-csd.com>; Mark Radi (mlradi@u-csd.com) <mlradi@u-csd.com>; Gray, William <wgray@urbanaillinois.us>; Bennett, Brad <bmbennett@urbanaillinois.us>
Subject: Woodland Acres annexation

John and Susan,
Upon further review of the 1992 intergovernmental Agreement Concerning Sanitary Sewers between the City of Urbana, the City of Champaign, the Village of Savoy, and Urbana-Champaign Sanitary District, the City of Urbana has determined that the planned expansion of the Woodland Acres mobile home park would not be exempt

from the requirement to annex to the City should new service connections or new sewer connections be requested.

The letter dated September 22, 2016, addressed to Dax Nolen of Stonetown Capital, and co-authored by the City of Urbana Director of Public Works and Rick Manner, Executive Director of the Urbana-Champaign Sanitary District, incorrectly stated that the property is located in a subdivision that does not require the properties to annex into the City of Urbana to connect to the public sanitary sewer system. We regret that error.

We will contact the property owner to begin the discussion of entering into an annexation agreement for the property. Please contact me if you have any questions.

Lorrie Pearson, AICP, LEED AP
Planning Manager and Zoning Administrator
City of Urbana
400 South Vine Street
Urbana IL 61801
lpearson@urbanaininois.us
(217) 328-8262

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Case 870-S-17

**SUMMARY OF EVIDENCE, FINDING OF FACT
AND FINAL DETERMINATION**

**of
Champaign County Zoning Board of Appeals**

Final Determination: ***{GRANTED/GRANTED WITH SPECIAL CONDITIONS/DENIED}***

Date: ***{September 14, 2017}***

Petitioners: **Stonetown Woodland Acres LLC, via agent Michael Friend**

Request: **CASE 870-S-17**

Authorize the establishment and use of a manufactured home park with 93 existing and an additional 21 proposed manufactured home sites in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the eastern 150 feet of the subject property from R-1 Single Family Residence to R-5 Manufactured Home Park and from B-2 Neighborhood Business to R-5 Manufactured Home Park for the 1.66 acre lot on the west end of the subject property in related case 869-AM-17, and also subject to the following required waivers on the subject property described below:

Part A: Authorize a waiver from Section 6.2.1 C.2., for a Site Plan that does not include the number, location, and size of all Manufactured Home Sites.

Part B: Authorize a waiver for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a state or US highway or a major street in lieu of the minimum required 45 feet, per Section 6.2.2 C.1.a. for existing home sites 1 through 10, 48, and 49, and proposed home sites 94 through 98.

Part C: Authorize a waiver for 9 Manufactured Home Sites for each gross acre of land in lieu of the maximum allowed 8 Manufactured Home Sites for each gross acre of land, per Section 6.2.2 B.

Part D: Authorize a waiver for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a township road or minor street in lieu of the minimum required 25 feet, per Section 6.2.2 C.1.c. for existing home sites 88 through 93.

Part E: Authorize a minimum rear yard of 0 feet in lieu of the minimum required 15 feet, per Section 6.2.2 C.2. for existing home sites 1 through 10, 47, 48, 50, 52, 55, 57, 58, 64, 89, and 91.

Part F: Authorize a Manufactured Home Park with 3 percent of the gross site area in lieu of the minimum required 8 percent and parcels of recreation space that are at least 3,985 square feet in lieu of the minimum required 6,000 square feet, per Section 6.2.2 D.

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Part G: Authorize a waiver from Section 6.2.2 E.1., for a Site Plan that does not include the limits of each Manufactured Home Site.

Part H: Authorize a minimum setback (yard) of 2 feet in lieu of 15 feet between the manufactured home and the manufactured home site boundary adjacent to private accessways, per Section 6.2.2 E.2.a. for proposed home site 114 and existing home sites 1 through 93 except home sites 27, 48, 64, 70, 71, and 72.

Part I: Authorize a minimum setback (yard) of 8 feet in lieu of 20 feet between the entrance side of the manufactured home and the manufactured home site boundary, per Section 6.2.2 E.2.b. for existing home sites 1 through 93 except home sites 1, 19, 27, 28, 39 through 44, 47, 66, 73, 74, 75, 77, 79, and 81.

Part J: Authorize a minimum setback (rear and side yards) of 0 feet in lieu of the minimum required 10 feet, per Section 6.2.2 E.2.c. for existing home sites 1 through 93 except home sites 11, 27, 47, 65, and 74.

Part K: Authorize a minimum manufactured home site of 1,600 square feet in area in lieu of the minimum required 3,200 square feet, per Section 6.2.2 E.3. for existing home sites 1 through 9, 13 through 18, 21, 29 through 38, 40, 41, 45, 46, 52 through 64, 67, 68, 74 through 77, 80, 85 and 86.

Part L: Authorize no outdoor paved living space in lieu of an outdoor living space of at least 160 square feet with a minimum dimension of 8 feet, per Section 6.2.2 E.5. for existing home sites 1 through 93.

Part M: Authorize no improved off-street parking spaces for each existing manufactured home site in lieu of the minimum required two improved off-street parking spaces, per Section 6.2.2 E.7. for existing home sites 7, 8, 13, 14, 15, 18, 29, 30, 33, 34, 37, 38, 46, 53, 54, and 67.

Part N: Authorize a minimum pavement width of 18 feet for existing private accessways in lieu of the minimum required 24 feet for minor streets, per Section 6.2.2 F.5.

Part O: Authorize a waiver from Section 6.2.2 F.6., with respect to paving materials, curbs and gutters, grading, intersections, offsets, and radii of curvature, that the provisions of the Subdivision Ordinance shall apply to existing private accessways.

Part P: Authorize electrical service to the existing street lighting system to be located above ground in lieu of underground, per Section 6.2.2 G.2.

Part Q: Authorize a waiver for the electrical system for all existing homes, any used homes that will replace existing homes, and for the electrical distribution system to existing homes, to comply with the latest edition of the National Electric Code, per Section 6.2.3 D.1.

Part R: Authorize a waiver for a Manufactured Home Park that provides an off-site Management Office in lieu of an on-site Management Office, per Section 6.2.4 A.

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SUMMARY OF EVIDENCE

From the documents of record and the testimony and exhibits received at the public hearing conducted on **June 29, 2017, August 17, 2017, and September 14, 2017**, the Zoning Board of Appeals of Champaign County finds that:

- *1. Stonetown Woodland Acres LLC, 720 S Colorado Blvd #1150N, Glendale, CO 80246, is the owner of Woodland Acres Manufactured Home Park. Dax Nolan, Vice President of the LLC, 720 S Colorado Blvd #1150N, Glendale, CO 80246, represents the LLC for this zoning case. The managers of Stonetown Woodland Acres LLC are Roy Lapidus, 1 Alexander Lane, Greenwood Village, CO 80121, and Adam Minnick, 452 Leyden St, Denver, CO 80220. Michael Friend, Engineering Manager for Farnsworth Group in Champaign, is the local agent for this zoning case.
- *2. The subject property is comprised of three tracts of land totaling 13.37 acres, generally south and east of the Urbana spur of I-74 (University Avenue/IL Route 130), north of US Route 150 (University Avenue) and west of Smith Road, in the Southeast Quarter of the Southeast Quarter of Section 9 and the West Half of the Southwest Quarter of Section 10 of Township 19 North, Range 9 East of the Third Principal Meridian in Urbana Township and commonly known as Woodland Acres Manufactured Home Park, with an address of 2200 East University, Urbana.
- *3. Regarding municipal extraterritorial jurisdiction and township planning jurisdiction:
 - *A. The subject property is located within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Municipalities with Planning Commissions are notified of Special Use Permit cases, but do not have protest rights in these cases.
 - *(1) In a letter dated September 22, 2016, from the City of Urbana to Dax Nolen, the City indicated that annexation would not be necessary in order for Woodland Acres to expand with additional home sites (*see report from Mike Friend received August 8, 2017, which is Attachment B to Supplemental Memorandum #2 dated August 10, 2017*).
 - *B. The subject property is located within Urbana Township, which does not have a Planning Commission.

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 subject property is a 13.37 acre tract with a land use of Manufactured Home Park, and is currently in 3 different zoning districts:
 - (1) The eastern 150 feet is zoned R-1 Single Family Residence.
 - (2) The west 1.66 acre lot is zoned B-2 Neighborhood Business.
 - (3) The remainder is in the appropriate R-5 Manufactured Home Park Zoning District.
 - *B. Land to the north and northeast of the subject property is zoned R-5 Manufactured Home Park and is residential in use; to the northwest is R-4 Multiple Family Residence, and is vacant land owned by Flex-N-Gate.
 - *C. Land to the east is zoned R-1 Single Family Residence and is residential in use.

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- *D. Land to the south is zoned B-2 Neighborhood Business, R-5 Manufactured Home Park, and R-1 Single Family Residence, and is commercial and residential in use.
 - * (1) The petitioners also own the 1.29 acre lot zoned B-2 Neighborhood Business south of the subject properties, which houses the Manufactured Home Park's office and shares a building with a thrift shop.
- *E. Land to the west is zoned B-2 Neighborhood Business, and is commercial in use.

GENERALLY REGARDING THE PROPOSED SPECIAL USE

- 5. Regarding the site plan and proposed operations of the subject property:
 - *A. The ALTA Survey created by Berns, Clancy and Associates, received January 27, 2017, indicates the following existing improvements and the Stonetown Woodland Acres Mobile Home Park Expansion County Review Drawings received January 27, 2017, indicates the following proposed improvements:
 - * (1) Existing buildings and structures on the ALTA Survey include:
 - *a. 93 manufactured home sites;
 - *b. A non-conforming single family residence in the southwest corner of the subject property;
 - *c. An empty site in the northwest corner of the subject property that was previously a single family residence (demolished in 2016);
 - *d. A non-conforming single family residence south of home sites east of Dale Lane and northeast of the existing Woodland Acres office;
 - *e. A non-conforming single family residence in the proposed expansion area, to be demolished;
 - *f. A detached shed in the proposed expansion area, to be demolished;
 - *g. A wood barn in the proposed expansion area, to be demolished;
 - *h. A playground area in the proposed expansion area, to be removed; and
 - *i. The subject properties are connected to public water and sewer.
 - *j. The petitioners also own the 1.29 acre lot zoned B-2 Neighborhood Business south of the subject properties, which houses the Manufactured Home Park's office and shares a building with a thrift shop.
 - * (a) A "Variety Store" is authorized in the B-2 Zoning District, but not at all in the R-5 Zoning District. The petitioners indicated in a meeting with Susan Burgstrom on February 1, 2017, that ultimately they would like to rezone the thrift shop property with the knowledge that it cannot be extended, altered, or replaced if destroyed. The petitioners do not yet have a plan for future use on that lot, but indicated that any use they propose would be allowed in the proposed R-5 Zoning District. The

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petitioners stated that they would address the rezoning and redevelopment of the B-2 zoned property at a later date.

- * (2) Proposed improvements according to the Stonetown Woodland Acres Mobile Home Park Expansion County Review Drawings received January 27, 2017 include:
- *a. Combining two existing home sites into one larger site in several locations; the petitioners have not yet identified which existing sites would be combined, but they have stated verbally that this would create a net zero change in the number of existing home sites. Existing home sites 27, 47, 50, and 64 were constructed without authorization and will be maintained, which would balance out the reduction in home sites due to combining sites.
 - *b. 21 new home sites in the northeast corner of the property, with related road and utility infrastructure;
 - *c. A new entrance to the park off North Smith Road at the intersection of Slayback Street;
 - *d. A dry detention basin in the northeast corner of the property; and
 - *e. A playground area with four parking spaces near the location of the wood barn that will be demolished.
 - *f. The Expansion County Review Drawings received January 27, 2017, includes the following sheets:
 - (a) C1.0 Cover Sheet
 - (b) C2.0 General Notes and Legends
 - (c) C3.0 Existing Topography and Demolition Plan
 - (d) C4.0 Grading Plan
 - (e) C5.0 Utility Plan/Sanitary and Storm
 - (f) C6.0 Utility Plan/Water, Gas and Electric
 - (g) C6.1 Plan and Profile – Sanitary
 - (h) C7.0 Plan and Profile – Sanitary
 - (i) C7.1 Plan and Profile – Sanitary
 - (j) C7.2 Plan and Profile – Sanitary
 - (k) C7.3 Plan and Profile – Sanitary and Sanitary Details
 - (l) C8.0 Standard Sanitary Sewer Details
 - (m) C8.1 Standard Storm Sewer Details
 - (n) C8.2 Standard Water Main Details
 - (o) C8.3 Pavement and Erosion Control Details
 - (q) C8.4 Landscape Details and Notes
- *B. The Revised Stonetown Woodland Acres Mobile Home Park Expansion County Review Drawings received June 5, 2017, includes the following changes on the same sheets listed above plus Sheet C8.3 (a second sheet with additional Standard Water Main Details), which in turn rennumbers the Pavement sheet to C8.4 and the Landscape sheet to C8.5.
- (1) Proposed home sites that were numbered 1 through 21 on the January 27, 2017, Expansion County Review Drawings are now numbered 94 through 114.

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- (2) On Sheet C4.0, contour lines have been added as well as more detail on the proposed detention basin.
 - (3) Sheets C5.0 and C6.0 also have more details on the proposed basin.
 - (4) Remaining Sheets have additional details and annotations.
- *C. The Overall Layout Plan dated June 16, 2017, and received on the same day, is the official Site Plan for approval. It contains the following revisions and clarifications:
- * (1) Michael Friend, Engineer for Farnsworth Group, submitted the revised drawing in an email dated June 16, 2017. He indicated that the drawing is for illustration purposes only, as it is a PDF which merges several other drawings together, with some parts of it created by others.
 - * (2) All existing and proposed home sites have been numbered and included in one drawing rather than having separate drawings for existing and proposed home sites.
 - * (3) Existing home sites 30 through 36 (7 sites) have been reconfigured to create 5 larger home sites numbered 32, 33, 34, 35, and 36 (site numbers 30 and 31 are no longer used).
 - * (4) New sites 49A and 49B have been added to the northwest corner of the subject property.
 - *a. The petitioners note that there will be a net zero change in the number of existing home sites by reconfiguring sites 30 through 36 and adding sites 49A and 49B.
 - * (5) Existing sites 27, 47 and 64 have been renumbered to 50A, 50B, and 50C, respectively.
 - * (6) An existing open space in the southeastern part of the subject property has been designated as an additional recreation area of approximately 23,335 square feet and will be referred to as Recreation Area C in discussion.
 - a. Total proposed square footage for recreational areas would include:
 - (a) Area A (northeast corner proposed dry detention area): 16,282.6 square feet;
 - (b) Area B (southwest corner of proposed expansion area): 3984.9 square feet; and
 - (c) Area C (south of home sites 65 through 73): 23,335 square feet.
 - (d) The total of the 3 areas is 43,602.5 square feet, which is 7.5% of the 13.37 acre subject property.
 - (e) In order to meet the Zoning Ordinance minimum of 8%, there would need to be a total of 46,592 square feet in recreation areas, which is 2,989 square feet more than proposed. Waiver Part F requested as

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part of Special Use Permit Case 870-S-17 would still be necessary for compliance with the Zoning Ordinance.

- *D. The Revised Stonetown Woodland Acres Mobile Home Park Expansion Permit Drawings received June 16, 2017, will also be included in the official Site Plan for approval and include the following revisions:
- * (1) The Permit Drawings set includes the following sheets:
 - a. C1.0 Cover Sheet
 - b. C2.0 General Notes and Legends
 - c. C3.0 Existing Topography and Demolition Plan
 - d. C4.0 Grading Plan
 - e. C5.0 Utility Plan/Sanitary and Storm
 - f. C6.0 Utility Plan/Water, Gas and Electric
 - g. C6.1 Plan and Profile – Sanitary
 - h. C7.0 Plan and Profile – Sanitary
 - i. C7.1 Plan and Profile – Sanitary
 - j. C7.2 Plan and Profile – Sanitary
 - k. C7.3 Plan and Profile – Sanitary and Sanitary Details
 - l. C8.0 Standard Sanitary Sewer Details
 - m. C8.1 Standard Storm Sewer Details
 - n. C8.2 Standard Water Main Details
 - o. C8.3 Standard Water Main Details
 - p. C8.4 Pavement and Erosion Control Details
 - q. C8.5 Landscape Details and Notes
 - * (2) Sheet C7.3 Sanitary Sewer Plan Profile has replaced the “Typical Riser Detail for Deep Service Lateral” and the “Shallow Service Lateral Detail” shown in the June 5, 2017 revision, with a “Typical Sanitary Sewer Riser Detail” in the June 16, 2017 revision.
 - * (3) Sheet C8.0 Standard Sanitary Sewer Details has replaced Typical Sanitary Sewer Details shown in the June 5, 2017 revision with a blank area.
- *E. The Farnsworth Group report received August 8, 2017, included the following sheets, which will become part of the Official Site Plan for these zoning cases:
- * (1) Sheet A1 showing proposed siren actuated gate at North Smith Road;
 - * (2) Sheet A2 showing conceptual design of a siren actuated gate;
 - * (3) Sheet B1 showing proposed location of an additional fire hydrant;
 - * (4) Sheet C1 showing proposed location of siren actuated gate and a full height privacy screening fence along North Smith Road; and
 - * (5) Sheet C2 showing conceptual design of a siren actuated gate and side detail.
- *F. Farnsworth Group submitted a memorandum with attachments regarding home site dimensions and non-conformities received September 5, 2017.

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- *(1) Sheet C1 Existing Conditions included updated home site dimensions such as setbacks, side yards, rear yards, annotated parking spaces.
- *(2) Sheet C2 is a spreadsheet listing each existing home site by number, home size, setbacks and yards. Staff summarized the following in Supplemental Memo #4 dated September 7, 2017:
- a. Overall, there are only 4 home sites with dimensions that would change from conforming to non-conforming with a proposed home replacement: sites 66, 67, 88 and 89.
 - (a) For home sites 66 and 67, the proposed homes would be 4.1 feet closer to each other than what is required, for a variance of 14%.
 - (b) For home sites 88 and 89, the proposed home would be 0.4 feet closer to each other than what is required, for a variance of 2%.
 - b. There are 10 home sites which would improve their non-conformity by at least one dimension: 54, 55, 56, 57, 58, 61, 62, 63, 80, and 88.
 - c. Existing homes on home sites 25, 26, 37, 38, 41, 42, 76, and 86 do not meet the minimum 10 feet separation. A special condition has been proposed to ensure that all replacement homes meet this minimum separation.
 - d. Home sites 29, 65, 74, and 88 have more significant width limitations. Staff recommends allowing replacement homes no greater than 14 feet on these sites and a special condition has been proposed reflecting this.
 - e. There are 7 sites where replacement of existing nonconforming homes will become more nonconforming with respect to separation to the private accessway or separation to the boundary of the MHP: 6, 56, 59, 60, 74, 90, and 92. A special condition has been proposed requiring a Change of Use Permit for these replacement homes.
- *G. The following are previous Zoning Use Permits on the subject property:
- *(1) The following information was provided by the Illinois Department of Public Health:
 - a. 43 home sites were constructed under an Illinois Department of Public Health permit issued May 10, 1960.
 - b. Another 32 home sites were permitted on January 5, 1970, for a total of 75 home sites.
 - c. No information was available from Public Health to confirm when the remaining 18 home sites were constructed that would comprise the 93 existing home sites.
 - (a) Aerial photography from 1973 shows 91 home sites.
 - (b) Aerial photography from 2014 and before does not show the other 2 home sites, which are located east of the Casey's General Store.

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- * (2) ZUP #087-74-01 was approved on March 28, 1974, to open a Bakery Thrift Store in the Wilson Trailer Park; staff believes this was located on part of what are now 2 lots housing the Casey's General Store and the western lot of the subject property.
- * (3) ZUP #323-74-01 was approved on November 19, 1974, for a change of use to re-open a restaurant and install a 24 square feet sign, on what is now the MHP office lot.
- * (4) Change of Use Permit #94-85-02 was approved on April 8, 1985, for a change of use for a craft shop, on what is now the MHP office lot.
- * (5) Change of Use Permit #157-86-03 was approved on June 11, 1986, for a change of use for an insurance office, on what is now the MHP office lot.
- * (6) ZUP #205-87-01 was approved on July 24, 1987, for construction of a retail storage building for the Champaign County Power Equipment Co., on what are now 2 lots housing the Casey's General Store and the western lot of the subject property.
- * (7) Change of Use Permit #292-89-02 was approved on October 19, 1989, for a change of use for a siding and window company in the east half of an existing building, on what is now the MHP office lot.
- * (8) Change of Use Permit #157-90-01 was approved on June 8, 1990, for a change of use for a portion of the building with the existing siding and Window Company to house a toning center, on what is now the MHP office lot.
- * (9) ZUP #58-92-02 was approved on February 28, 1992, for an addition to an existing warehouse for the Champaign County Power Equipment Co., on what are now 2 lots housing the Casey's General Store and the western lot of the subject property.
- * (10) Change of Use Permit #346-94-01 was approved on December 12, 1994, for a change of use for an antique sales and gift shop, on what is now the MHP office lot.
- * (11) ZUP #06-97-01 was approved on January 6, 1997, for an addition to an existing building for the Champaign County Power Equipment Co., on what are now 2 lots housing the Casey's General Store and the western lot of the subject property.
- * (12) Change of Use Permit #311-97-02 was approved on November 12, 1997, for a change of use for a beauty shop, on what is now the MHP office lot.
- * (13) ZUP #316-97-05 was approved on November 13, 1997, for 6 wall signs for the Champaign County Power Equipment Co., on what are now 2 lots housing the Casey's General Store and the western lot of the subject property.
- * (14) ZUP #152-98-02 was approved on June 3, 1998, for the construction of a freestanding sign by Premier Hospitality Management Group, on what is now the MHP office lot.
- * (15) Change of Use Permit #363-06-01 was approved on February 9, 2007, for a change of use to establish a church, on what is now the MHP office lot.

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- *(16) Change of Use Permit #277-08-01 was approved on November 13, 2008, for a change of use to establish a resale (variety store) shop and to install a wall sign, on what is now the MHP office lot.

GENERALLY REGARDING SPECIFIC ORDINANCE REQUIREMENTS

6. Regarding the requested Special Use in the R-5 Manufactured Home Park Zoning District:
- A. The following definitions from the *Zoning Ordinance* are especially relevant to the requested Special Use Permit (capitalized words are defined in the Ordinance):
- (1) "AREA, LOT" is the total area within the LOT LINES.
 - (2) "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) "FRONTAGE" is that portion of a LOT abutting a STREET or ALLEY.
 - (4) "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.
 - (5) "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.
 - (6) "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.
 - (7) "LOT LINES" are the lines bounding a LOT.
 - (8) "MANUFACTURED HOME" is a factory assembled DWELLING UNIT designed and constructed to be transported in one or more parts by truck or by towing on wheels temporarily or permanently attached to its frame. This definition shall include mobile homes and modular homes or housing units and shall exclude MOTOR VEHICLES and TRAVEL TRAILERS.
 - (9) "MANUFACTURED HOME PARK" is a designated contiguous parcel of land planned and improved for the placement of five or more MANUFACTURED HOMES.
 - (10) "MANUFACTURED HOME PARK SERVICE BUILDING" is a permanent STRUCTURE housing laundry, recreation, office, sanitation or other community

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facilities as required in MANUFACTURED HOME PARKS for use by MANUFACTURED HOME PARK occupants.

- (11) “MANUFACTURED HOME SITE” is a designated parcel of land in a MANUFACTURED HOME PARK intended for the placement of an individual MANUFACTURED HOME, for the exclusive use of its occupants.
- (12) “MANUFACTURED HOME STAND” is that part of an individual MANUFACTURED HOME SITE which has been constructed for the placement of a MANUFACTURED HOME.
- (13) “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.
- (14) “OPEN SPACE” is the unoccupied space open to the sky on the same LOT with a STRUCTURE.
- (15) “PARKING SPACE” is a space ACCESSORY to a USE or STRUCTURE for the parking of one vehicle.
- (16) “PUBLIC SANITARY SEWER SYSTEM” is any system, other than an individual septic tank or tile field, that is operated by a municipality, governmental agency, or a public utility for the collection, treatment, and disposal of liquid and solid sewage wastes, other than stormwaters.
- (17) “PUBLIC WATER SUPPLY SYSTEM” is any system, other than an individual well, that is operated by a municipality, governmental agency, or a public utility for the purpose of furnishing potable water.
- (18) “SCREEN” is a STRUCTURE or landscaping element of sufficient opaqueness or density and maintained such that it completely obscures from view throughout its height the PREMISES upon which the screen is located.
- (19) “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.
- (20) SIDEWALK: That paved portion of the RIGHT-OF-WAY designed and intended for the movement of and use of pedestrian traffic.
- (21) “SPECIAL CONDITION” is a condition for the establishment of a SPECIAL USE.
- (22) “SPECIAL USE” is a USE which may be permitted in a DISTRICT pursuant to, and in compliance with, procedures specified herein.

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- (23) “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.
- (24) “USE” is the specific purpose for which land, a STRUCTURE or PREMISES, is designed, arranged, intended, or for which it is or may be occupied or maintained. The term “permitted USE” or its equivalent shall not be deemed to include any NONCONFORMING USE.
- (25) “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.
- (26) “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.
- (27) “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 abut a STREET RIGHT-OF-WAY both such YARDS shall be classified as FRONT YARDS.
- (28) “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.
- (29) “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. Subsection 6.1 contains standard conditions that apply to all SPECIAL USES, standard conditions that may apply to all SPECIAL USES, and standard conditions for specific types of SPECIAL USES. Relevant requirements from Subsection 6.1 are as follows:
- (1) Paragraph 6.1.2 A. indicates that all Special Use Permits with exterior lighting shall be required to minimize glare on adjacent properties and roadways by the following means:

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- a. All exterior light fixtures shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass. Full cutoff means that the lighting fixture emits no light above the horizontal plane.
 - b. No lamp shall be greater than 250 watts and the Board may require smaller lamps when necessary.
 - c. Locations and numbers of fixtures shall be indicated on the site plan (including floor plans and building elevations) approved by the Board.
 - d. The Board may also require conditions regarding the hours of operation and other conditions for outdoor recreational uses and other large outdoor lighting installations.
 - e. The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all exterior light fixtures.
- C. Current Zoning Ordinance regulations for Section 6.2: Manufactured Home Parks are provided as an attachment to this Summary of Evidence.
- D. Section 8 of the Zoning Ordinance contains a general provision that states that NONCONFORMING USES of land shall not be enlarged, expanded, or extended after October 10, 1973 or the effective date of an amendment.
- E. Section 9.1.11 requires that a Special Use Permit shall not be granted by the Zoning Board of Appeals unless the public hearing record and written application demonstrate the following:
- (1) That the Special Use is necessary for the public convenience at that location;
 - (2) That the Special Use is so designed, located, and proposed as to be operated so that it will not be injurious to the DISTRICT in which it shall be located or otherwise detrimental to the public welfare except that in the CR, AG-1, and AG-2 DISTRICTS the following additional criteria shall apply:
 - a. The property is either BEST PRIME FARMLAND and the property with proposed improvements in WELL SUITED OVERALL or the property is not BEST PRIME FARMLAND and the property with proposed improvements is SUITED OVERALL.
 - b. The existing public services are available to support the proposed SPECIAL USE effectively and safely without undue public expense.
 - c. The existing public infrastructure together with proposed improvements is adequate to support the proposed development effectively and safely without undue public expense.

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- (3) That the Special Use conforms to the applicable regulations and standards of and preserves the essential character of the DISTRICT in which it shall be located, except where such regulations and standards are modified by Section 6.
 - (4) That the Special Use is in harmony with the general purpose and intent of this ordinance.
 - (5) That in the case of an existing NONCONFORMING USE, it will make such USE more compatible with its surroundings.
- F. Paragraph 9.1.11.D.1. states that a proposed Special Use that does not conform to the standard conditions requires only a waiver of that particular condition and does not require a variance. Regarding standard conditions:
- (1) The Ordinance requires that a waiver of a standard condition requires the following findings:
 - a. That the waiver is in accordance with the general purpose and intent of the ordinance; and
 - b. That the waiver will not be injurious to the neighborhood or to the public health, safety, and welfare.
 - (2) However, a waiver of a standard condition is the same thing as a variance and Illinois law (55ILCS/ 5-12009) requires that a variance can only be granted in accordance with general or specific rules contained in the Zoning Ordinance and the VARIANCE criteria in paragraph 9.1.9 C. include the following in addition to criteria that are identical to those required for a waiver:
 - a. Special conditions and circumstances 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.
 - b. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied will prevent reasonable or otherwise permitted use of the land or structure or construction.
 - c. The special conditions, circumstances, hardships, or practical difficulties do not result from actions of the applicant.
- G. Paragraph 9.1.11 D.2. states that in granting any SPECIAL USE permit, the BOARD may prescribe SPECIAL CONDITIONS as to appropriate conditions and safeguards in conformity with the Ordinance. Violation of such SPECIAL CONDITIONS when made a party of the terms under which the SPECIAL USE permit is granted, shall be deemed a violation of this Ordinance and punishable under this Ordinance.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS NECESSARY FOR THE PUBLIC CONVENIENCE AT THIS LOCATION

- 7. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use is necessary for the public convenience at this location:

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- A. The Petitioners testified on the application, **“The subject over +/- 14.16 acres property is owned by Stonetown Woodland Acres LLC. The proposed project is in an undeveloped +/- 3.66 acre located in the northeast portion of the existing manufactured home park. This project will develop the area for additional housing at the existing facility.”**
- B. Regarding the existing manufactured homes:
- (1) Most of the existing home sites in Woodland Acres are occupied.
 - (2) Site visits by staff indicate that homes range from older to new, and fair to good condition.
 - (3) All existing manufactured homes are “nonconforming structures” and cannot be replaced without the necessary variance and/or waiver.
- C. Stonetown Woodland Acres is located within one block of the Edge-Scott Fire Protection District station.
- D. Stonetown Woodland Acres is located on the Champaign-Urbana Mass Transit District line, which middle and high school youth use as their transportation to and from school.

GENERALLY REGARDING WHETHER THE SPECIAL USE WILL BE INJURIOUS TO THE DISTRICT OR OTHERWISE INJURIOUS TO THE PUBLIC WELFARE

8. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use be designed, located, and operated so that it will not be injurious to the District in which it shall be located, or otherwise detrimental to the public welfare:
- A. The Petitioner has testified on the application, **“See attached plans for the proposed facility. The expansion of this existing facility will provide needed economical housing by completing the development of an existing manufactured home park. The development of this remaining 3.66+/- acres will be in accordance with Section 6.2 of the Champaign County Zoning Ordinance on an existing manufactured home facility property.”**
- B. Regarding traffic, the following evidence is provided:
- * (1) The subject property is off East University Avenue/IL 130/US 150, approximately 1 mile west of High Cross Road/IL 130 and 1.3 miles east of US 45 North (Cunningham Avenue) in Urbana.
 - a. East University Avenue in the vicinity of the subject property is a 3-lane concrete urban cross section with curb and gutter. The pavement width is about 40 feet.
 - b. North Smith Road to the north of University Avenue is a 2 lane collector with no shoulders, curb or gutter, which ranges from 22 to 28 feet wide.
 - * (2) The Illinois Department of Transportation measures traffic on various roads throughout the County and determines the annual average 24-hour traffic volume for those roads and reports it as Average Daily Traffic (ADT). The most recent ADT data is from 2015-2016 in the vicinity of the subject property.

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- *a. East University Avenue had an ADT of 13,100 east of North Smith Road in 2015.
 - *b. North Smith Road to the north of University Avenue had an ADT of 800 in 2016. North Smith Road to the south of University Avenue had an ADT of 5,900 in 2016.
 - *c. The traffic generated by the proposed use will increase with the addition of 21 home sites.
 - (a) Generally, the Zoning Department assumes 10 vehicle trips per day for a residence. The proposed 21 new home sites would thus increase traffic by about 210 trips per day.
 - (b) The petitioners propose opening a second access on North Smith Road, which would increase traffic at the intersection of East University Avenue and North Smith Road.
- * (3) The Illinois Department of Transportation's *Manual of Administrative Policies of the Bureau of Local Roads and Streets* provides ideal design criteria for new construction/reconstruction.
- *a. Regarding East University Avenue:
 - * (a) The 40 feet width for an existing urban two-way, two lane arterial would equate to a maximum recommended two-way design hourly volume (DHV) of no more than 1,250, roughly equivalent to an ADT of 10,400. However, this section of University Avenue has a dual left middle turn lane, which increases traffic flow so that it functions more like a 4-lane cross section. A 4-lane cross section would be designed for an ADT of 10,400 to 17,000.
 - * (b) P&Z Staff believe that East University Avenue operates within its design capacity, and that the proposed increase would still function at an acceptable level, although no formal Traffic Impact Analysis has been done.
 - *b. Regarding North Smith Road:
 - * (a) Rural two-lane collectors with an ADT of 800 should have a minimum 4 feet wide shoulder. North Smith Road does not have shoulders but does have wide grass areas on both sides.
 - * (b) A 22 feet wide pavement width with a minimum 4 feet wide shoulder would be designed for an ADT of 400 to 2000.
 - * (c) P&Z Staff believe that North Smith Road operates within its design capacity, and that the proposed increase would still function at an acceptable level, although no formal Traffic Impact Analysis has been done.

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- * (4) The petitioners propose opening a second access on North Smith Road, which would increase traffic at the intersection of East University Avenue and North Smith Road.
 - * a. The Urbana Township Highway Commissioner has been notified of this case:
 - * (a) Jim Prather called the P&Z Department on June 21, 2017, to express opposition to the new road access to North Smith Road at Slayback Street. He asked if parking would be allowed on the 20 feet wide proposed private access drive; Susan Burgstrom told him that the Zoning Ordinance does not allow on-street parking for a 20 feet wide street.
 - * (b) At the June 29, 2017 public hearing, Mr. Prather stated that one of his concerns is the proposed entrance off Slayback Street to North Smith Road. He said he understands the safety reason for the new access, and maybe the gated entrance activated by fire and police only would be the way to go. Mr. Prather said that he is concerned about more traffic on Slayback Street at Smith Road; he said that Smith Road is really not a wide street, and he is afraid the residents in the park will use Smith Road more often. He said that people travel the fastest, easiest way, so there is going to be a lot more traffic on Smith Road. Mr. Prather said that it is sometimes hard to get onto University Avenue from North Smith Road with the traffic in the mornings and evenings. He said that earlier someone mentioned going to the Apple Dumplin'. He said that people will head east to Wal-Mart, Aldi, etc.
 - * b. Mr. Tim Johnson called the P&Z Department on June 21, 2017 on behalf of some residents in the Edgewood Subdivision (east of the subject property). They are opposed to the proposed road connecting to North Smith Road at Slayback Street.
 - * c. Based on comments received prior to and during the June 29, 2017, public hearing, the petitioner proposes adding a siren actuated gate at the proposed north entrance, which will be closed except when an emergency siren opens the gate; this will mitigate increased traffic concerns at North Smith Road.
- * C. Regarding fire protection on the subject property, the subject property is located within the Edge-Scott Fire Protection District. The Fire Chief has been notified of this case and made the following comments:
 - * (1) In a phone call with Susan Burgstrom, Chief Thuney discussed the following:
 - * a. He has not seen any plan from the petitioner's engineer, Farnsworth Group.
 - * b. He is opposed to the waivers, with one reason being that recent fires took out 3 trailers based on their proximity to one another.
 - * (2) In a letter received June 29, 2017, and distributed as an attachment to Supplemental Memorandum #1 at the June 29, 2017 public hearing, Chief Thuney expressed his opposition to approval of the current zoning cases. He also stated, "the Edge-Scott Fire Protection District would remain neutral for the expansion of the mobile home park provided the appropriate Champaign County ordinances are followed and

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additional concerns for fire hydrants being installed in the mobile park were agreed to as part of the expansion.”

- * (3) During the June 29, 2017 public hearing, Chief Thuney testified the following:
 - * a. Chief Thuney stated that he came into this case pretty late in the process, and that the Edge-Scott Fire Protection District was not included in many of the discussions that occurred. He said that he feels he is way behind and has not had a chance to review all the materials that were provided. He stated that he would like to point out that his concerns for the trailer park go beyond the new expansion; they go to the trailer park as a whole. He stated that in discussions with the board members for the District, they are not in favor of allowing the variances on the older section of the park. He said that with a new water main proposed, it would be a perfect time to extend that into the rest of the park to provide adequate water supply for fire protection for the entire park, not just the new section. He stated that the fire hydrants actually have to be approved by the Edge-Scott Fire Protection District Board of Trustees, because they pay the bill for those hydrants. He stated the Board of Trustees has not been approached about whether they are willing to pay for new hydrants. He said that he needs further time to study this to come back to the ZBA with areas of concern, possibly areas of agreement. He stated that he thinks Mike Friend’s consultations with City of Urbana Fire Chief Nightlinger have been productive, but Edge-Scott Fire Protection District is the primary first responder for Woodland Acres. Edge-Scott will respond for medical, fires, gas leaks, whatever, and will be the first out the door and hopefully the first ones there working fires, and they do get assistance from the City of Urbana and Carroll Fire Protection District when needed. He stated he thinks it was a huge misstep on the part of the petitioner to not include Edge-Scott FPD in the decision-making process.

- * (4) The City of Urbana Fire Chief was contacted by Farnsworth Group engineer Mike Friend; in an email received June 29, 2017, Mike Friend communicated the following information from his meeting with Chief Nightlinger:
 - * a. The Chief has been coordinating the discussions about this project from the beginning, as far back as 2015, with the Edge-Scott Fire Department, which is the fire department for Woodland Acres.

 - * b. Chief Nightlinger is greatly encouraged by the proposed project because it will provide new hydrants in the park and the proposed addition of a hydrant at the Dale Lane intersection with the expansion area will provide a fire hydrant for use inside the park near the existing underserved area.

 - * c. The source of the Chief’s requirements for this project are found in 2 documents:
 - * (a) The City of Urbana 2009 Model Codes Adopting Ordinance- section F-506.4

 - * (b) The 2009 International Fire Code, Appendix D

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- *d. These references are the source of the requirement for a second entrance to the park - specifically section D106.1 of the 2009 IFC.
 - *e. “NO PARKING FIRE LANE” signs need to be posted in the park expansion area. If posted, law enforcement personnel can enforce the parking ban on the internal streets of the park.
 - *f. The Chief finds the use of a “siren actuated gate” acceptable for this situation, and he referenced section D103.5 of the 2009 IFC and section F-506.4 of the 2009 Urbana Model Codes Adopting Ordinance, in support of that position.
- *D. Regarding stormwater management on the subject property:
- * (1) A Storm Water Drainage Plan with detention is required because there is more than one acre of impervious area added in the new development.
 - * (2) The Storm Water Drainage Plan completed by Farnsworth Group and received January 27, 2017, includes one Large and one Small detention basin in the northeast corner of the subject property.
 - *a. Farnsworth Group concluded, “The results of the analysis demonstrate that adequate detention storage volume is provided for the proposed expansion of the Woodland Acres Mobile Home Site. The results of the storm routing indicates that the allowable peak discharges required by both IDOT and Champaign County will not be exceeded once the site has been constructed as proposed.”
 - *b. The Department of Planning and Zoning contracted with independent engineering consultant Berns, Clancy and Associates to review the drainage plan. They concluded, “The volume of storm water detention required for the expansion of Woodland Acres Mobile Home Park was correctly determined using a critical duration analysis. An area of the proposed development will be rerouted from draining to an existing storm sewer, to draining through a detention basin before the water outlets to a roadside ditch, which may ease the pressure on the existing system. The outlet pipes for each basin appear to have been sized correctly, as long as the clogging issue is properly dealt with for the 5-inch diameter outlet of the Small Basin. The overall proposed plan does appear to benefit the community. At this time, the plan needs a few changes or further explanations to meet the Champaign County Storm Water Management Regulations.”
 - * (3) The Storm Water Pollution Prevention Plan (SWPPP) received January 27, 2017, indicates the following:
 - *a. The subject property is not in the mapped floodplain, per FEMA FIRM panel 17019C0431D.
 - *b. “The critical area of the site is the existing drainage ditch within the IDOT right-of-way to the north of the project site. This ditch must remain clean and active at all times.”

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- *c. The project will require a Land Disturbance and Erosion Control Permit from the P&Z Department; a storm water discharge permit from the Illinois Department of Transportation; and a NPDES permit from the Illinois Environmental Protection Agency.
 - i. Farnsworth Group has completed a LDEC permit for the P&Z Department, the IDOT permit, and a Notice of Intent for the IEPA NPDES permit.

- * (4) The Erosion and Sediment Control Plan (ESCP) received January 27, 2017, indicates what measures will be taken during construction to ensure that neighboring land will not be impacted by runoff and erosion.

- * (5) At the June 29, 2017 public hearing, Jim Prather, Urbana Township Highway Commissioner, testified that his biggest concern is the drainage and storm retention. He asked if the petitioners planned to drain out on the state highway right-of-way. Mr. Prather stated that some of the drainage goes out toward I-74 and there is a big issue that it drains down the state's right-of-way to a catch basin at John Street and McGee Street. He said there is a 3 foot wall there, and the tile on the State's right-of-way cannot handle the storm water and it overflows over the 3 foot wall into McGee Street in Edgewood. He said it has overflowed many times. Mr. Prather stated that another concern he has is that there is another storm drain at Smith Road and Slayback Street, at the dead-end of North Smith Road. He said that as far as he is concerned, that is the west end of Edgewood's storm drain, and they do not need anything else hooked on to cause a problem of improper drainage in the subdivision.

- E. The subject property is not considered to be BEST PRIME FARMLAND. The soils on the subject property consist of 618B Senachwine silt loam, 171B Catlin silt loam, and 154A Flanagan silt loam. The property has an average LE of 79.
 - (1) The property has not been in agricultural production for decades.
 - (2) Future development will not change the use of the property.

- F. Regarding outdoor lighting on the subject property:
 - (1) There are proposed street lamps on Sheet C6.1: Utility Plan received June 5, 2017.
 - (2) There is a note on Sheet C2.0: General Notes of the revised Expansion County Review Drawings received June 5, 2017, which states, "13. Street lighting will be provided at a minimum at locations depicted on the plans. Lighting shall meet the requirements of Section 6.2.2.G of the Champaign County Zoning Ordinance. A photometric plan verifying that a minimum of 0.1 footcandles throughout the street system and 0.3 footcandles at potentially hazardous locations will be provided."

- G. Regarding wastewater treatment and disposal on the subject property:
 - (1) All existing home sites have a private sanitary sewer system, which connects to the Urbana-Champaign Sanitary District public system. Proposed home sites will connect to the existing system.

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- (2) No information has been provided regarding current status and maintenance of the private system.
- H. Regarding life safety considerations related to the proposed Special Use:
- (1) Champaign County has not adopted a building code. Life safety considerations are considered to a limited extent in Champaign County land use regulation as follows:
 - a. The Office of the State Fire Marshal has adopted the Code for Safety to Life from Fire in Buildings and Structures as published by the National Fire Protection Association (NFPA 101) 2000 edition, Life Safety Code, as the code for Fire Prevention and Safety as modified by the Fire Prevention and Safety Rules, 41 Ill. Adm Code 100, that applies to all localities in the State of Illinois.
 - b. The Office of the State Fire Marshal is authorized to enforce the Fire Prevention and Safety Rules and the code for Fire Prevention and Safety and will inspect buildings based upon requests of state and local government, complaints from the public, or other reasons stated in the Fire Prevention and Safety Rules, subject to available resources.
 - c. The Office of the State Fire Marshal currently provides a free building plan review process subject to available resources and subject to submission of plans prepared by a licensed architect, professional engineer, or professional designer that are accompanied by the proper Office of State Fire Marshal Plan Submittal Form.
 - d. Compliance with the Code for Fire Prevention and Safety is mandatory for all relevant structures anywhere in the State of Illinois whether or not the Office of the State Fire Marshal reviews the specific building plans.
 - e. Compliance with the Office of the State Fire Marshal's code for Fire Prevention and Safety is not required as part of the review and approval of Zoning Use Permit Applications.
- *I. Regarding public comments on the proposed rezoning and special use permit with waivers:
- * (1) Fred Wahlfeldt, who resides at 208 Ira Street, called on June 19, 2017, to express opposition to the proposed plans.
 - * (2) Mr. Tim Johnson called the P&Z Department on June 21, 2017 on behalf of some residents in the Edgewood Subdivision (east of the subject property). They are opposed to the proposed road connecting to North Smith Road at Slayback Street.
 - * (3) The Urbana Township Highway Commissioner has been notified of this case. He called the P&Z Department on June 21, 2017, to express opposition to the new road access to North Smith Road at Slayback Street.
 - * (4) The following testimony was received at the June 29, 2017 public hearing:
 - *a. Mr. Joe Pisula, on behalf of the Edgewood Subdivision Homeowners' Association, gave a presentation using PowerPoint slides. The presentation

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was handed out at the hearing and was submitted as a Document of Record. The presentation will also be described in the minutes of the June 29, 2017 ZBA meeting. Generally, he discussed their concerns about increased traffic, improving the aesthetic of the park, encroachments on other properties, decreasing property values, maintaining a visual barrier between their subdivision and Woodland Acres, potential drainage problems, potential damage from severe storms, and how the HOA generally opposes the rezoning and special use/waivers requests.

- *b. Sue Moody, 2405 Elizabeth Street, Urbana, stated that she fully agrees with Mr. Pisula's presentation, and that her biggest concern is the street that connects to Slayback Street.
- *c. Mark Moody, 706 McGee Road, stated that Mr. Pisula's presentation pretty much said it for him. He said that he would add that, like his mom Sue said, regarding connecting the two streets, we have a lot of kids and retirees riding bikes, and people come from other neighborhoods to ride bikes. He said the neighborhood is very peaceful, everyone drives slowly, and they want to keep it that way.
- *d. Katherine Schneider, 208 Carrie Avenue, Urbana, stated that a big concern of hers is the traffic along Smith Road, because there is an MTD bus stop close to the end of Carrie Avenue on Smith Road. She said the stop is on the east side of Smith Road, where there is no sidewalk, and that the stop is there for middle-schoolers to catch the bus. She said there are groups of kids in the mornings on the street. Mrs. Schneider stated that the stop is on a regular schedule in the mornings and in the afternoon, and it is a deviated schedule from a regular route.

(5) The following testimony was received at the August 17, 2017 public hearing:

- a. Joe Pisula, 304 Ira St, Urbana, stated as he testified on June 29th, he has been asked by the Edgewood Subdivision Homeowners Association (HOA) to speak on its behalf. He said the HOA had several meetings, on August 11, 2017, with the Board; and at the Edge-Scott Fire Protection District station on August 15, 2017. He thought that they had approximately 40 members of the Edgewood HOA at the fire station. The HOA also did a lot of outreach; Mr. Pisula himself visited houses and spoke to homeowners along the east side of Smith Road to make sure they were involved and knew what was going on. He stated that at the June 29, 2017 ZBA meeting, there was a litany of concerns, i.e. traffic, drainage, sewage, and those kinds of things. He said that the submittal that Mr. Friend had put together for August 8, 2017, addressed many of those concerns – traffic, drainage, visuals and those kinds of things. Mr. Pisula stated that the general comment is that they are pleased that the petitioners have been receptive to their concerns and have addressed many of the concerns. He said that at the meeting on August 15, 2017, some residents had concerns about drainage; he said that as one of the speakers at that meeting, he told them that the developer has pretty much played by the rules. Mr. Nolan has hired an engineer to do stormwater modeling, and the County has hired Berns, Clancy and Associates to

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do a quality-control check. He said what he calls the standard of care within engineering has been fulfilled on the part of the developer, and his engineer and the County have done their due diligence in looking that over. He said that Barbara Payne, President of the Edgewood Sub HOA, asked for a show of hands at the meeting on August 15, 2017, to see reactions of the 40 people who attended the meeting whether they were all in favor of the proposed changes. He said at least from his perspective, the majority were in favor of withdrawing their concerns and expressing approval or endorsement of the petitioner's proposal. Mr. Pisula said that the petitioner's proposal includes the 8-foot high vinyl fence, referring to the Supplemental Memorandum #3 and the attachments showing cut sheets of the different types of fences. He said that was offered up as a negotiation counterproposal, Mr. Pisula requested an admittedly expensive fence, and to Mr. Nolan's credit, they did come back with a fence proposal that is a compromise of cost and aesthetics. Mr. Pisula said the Edgewood HOA is pleased with that. Mr. Pisula said that he had issued a memo earlier today, personally speaking on behalf of the HOA that the Memorandum of Understanding (MOU) Mr. Friend put together generally does reflect what the intent is. He said he is not an attorney, but he has looked at it and it looks pretty good; the MOU does not have any signatures at the bottom of it. He said it is up to the Board whether approval needs the endorsement of the Edgewood HOA. He said we have one member of the HOA, himself, that says it looks good. He said he takes no exception that there is something in the MOU that does not reflect what was talked about. Mr. Pisula said that the HOA is appreciative that the petitioners look out for the neighbors' interests. Mr. Pisula stated that he had made a comment about picking out the color of the fence; he says a lot of this gets back to communication. He said let's say that the ZBA moves forward and the development gets approval from the County Board, he would like to be able to tell those residents on Smith Road, before it happens, what the development is going to look like; will it be a gray fence, a white fence, etc. He said that there would not be the outrage and folks won't get upset, which were his reasons for the proposed color selection – they talked with the petitioners and they have hit the ball back in their court, and will go from there. He said the HOA is pleased the petitioners have been receptive to them, they have not told them to go take a hike. Mr. Pisula stated again, the majority of the members are in favor, not all are, but they have the ability tonight to express their concerns. Mr. Pisula stated that the HOA's biggest concern was the increased traffic coming out onto Smith Road, utilizing that signalized intersection. He said the siren-actuated gate addresses a lot of those concerns, and the visuals have been covered by the vinyl fence. He said he thinks they are all in pretty good shape.

- b. Kevin Kingery, 2412 Slayback, Urbana, stated that an agreement is being made between the County and Mr. Nolan's company, and his question is, in the event that Mr. Nolan's company divests itself of the property somewhere down the road, will the new owner be held to the same agreement that's being made tonight. For example, if the new owner said that they did not have any agreement about a fence and they are not going to maintain it.
- (a) Mr. Hall responded yes, any subsequent owner would be held to the same standards. He added that the Memorandum of Understanding

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(MOU) is between the Edgewood Subdivision HOA and Mr. Nolan's company. The special conditions on the Special Use Permit are enforceable parts of the Special Use, so attention should be given to when the Board goes over that special condition related to fencing. He said that we cannot enter the MOU as part of the approval for the Special Use, but we can incorporate as many elements of the agreement as the Board sees as reasonable. He said that he thinks earth-tone coloring is a reasonable thing, as is the height and material; he hopes that the Board will see fit to make that a standard that any subsequent owner would be held to.

c. Barbara Payne, 2503 Slayback Street, Urbana, is the President of the Edgewood Sub HOA. She said that she was appalled when this first came up; they met with Mrs. Burgstrom and she knows. Mrs. Payne said she would like to compliment Edgewood homeowners and also the developers; she thinks they worked together pretty well. She said they are a pretty tight little community in a good little neighborhood. She said that Beringer Commons Sub was notified; she had emailed its president and told him about the meeting they had with Mr. Friend, Mr. Pisula, Mr. Kingery and some others from Edgewood Sub. She said that Mr. Nolan was on Skype at her house. She said that the Beringer HOA president had sent her a copy of the letter he sent to P&Z Staff. She said there are still concerns, she trusts the County Board to take care of those, and they are sort of not our jurisdiction. She said that the sanitary, the drainage, that type of stuff have some people trying to second guess, but the developers have come through to meet their needs and have been very good to work with. She said they are pleased and to not let them down.

- J. Other than as reviewed elsewhere in this Summary of Evidence, there is no evidence to suggest that the proposed Special Use will generate either nuisance conditions such as odor, noise, vibration, glare, heat, dust, electromagnetic fields or public safety hazards such as fire, explosion, or toxic materials release, that are in excess of those lawfully permitted and customarily associated with other uses permitted in the zoning district.

GENERALLY REGARDING WHETHER THE SPECIAL USE CONFORMS TO APPLICABLE REGULATIONS AND STANDARDS AND PRESERVES THE ESSENTIAL CHARACTER OF THE DISTRICT

9. Generally regarding the *Zoning Ordinance* requirement that the proposed Special Use conform to all applicable regulations and standards and preserve the essential character of the District in which it shall be located, except where such regulations and standards are modified by Section 6 of the Ordinance:
- A. The Petitioner has testified on the application: **“Yes. This proposed expansion is prepared in accordance with 6.2 of the Champaign County Zoning Ordinance, for “Manufactured Home Parks”, with only minor variances. The previously developed portion of the facility will also become compliant with issuance of a special use permit, variances and map amendment for the facility.”**
- B. Regarding compliance with the *Zoning Ordinance*:

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- (1) Expansion of Manufactured Home Parks is allowed in the R-5 Manufactured Home Park Zoning District with a Special Use Permit.
- (2) Section 6.2.1 states that it shall be unlawful to construct, alter, or expand any manufactured home park unless a valid permit is issued by the Zoning Administrator for the specific construction, alteration, or expansion proposed. It also states that all applications for permits should include the following:
 - (a) **Name and address of the applicant.**
 - (b) **Location and legal description of the proposed manufactured home park.**
 - (c) **Plans and specifications of the proposed manufactured home park development including but not limited to the following:**
 - i. **A map indicating the area and dimensions of the tract of land;**
 - ii. **The number, location, and size of all manufactured home sites;**
 - iii. **The location of all water, storm sewer, and sanitary sewer lines, water supply, and refuse and sewage disposal facilities;**
 - iv. **All buildings existing or to be constructed within the manufactured home park; and**
 - v. **The location of internal lighting and electrical systems.**
 - a. Waiver Part A for Section 6.2.1.C.2. is necessary because the size of all manufactured home sites was not provided for existing home sites 1 through 93; proposed home sites have dimensions on the Site Plan received June 5, 2017.
 - b. The existing Manufactured Home Park is a non-conforming use; therefore, a more specific site plan will not change what is already in place.
- (4) Paragraph 6.2.2.A. provides General Provisions for locating MANUFACTURED HOME PARKS on suitable sites, as follows:
 - a. No MANUFACTURED HOME PARK shall be located in an area where the conditions of soil, groundwater level, drainage or topography may cause hazard to the property, health, or safety of the occupants.
 - (a) A waiver from Section 6.2.2.A.1. is not required because the Petitioners have completed a Stormwater Drainage Plan that proposes a dry detention basin to improve drainage for the park.
 - b. No MANUFACTURED HOME PARK shall be located such that it is exposed to objectionable smoke, dust, noise, odors, vibrations or other adverse influences.
 - (a) A waiver from 6.2.2.A.2. is not required because there is no evidence that any smoke, dust, noise, odors, vibrations, or other adverse influences exist at objectionable levels on the subject property.
 - c. ACCESS to a MANUFACTURED HOME PARK shall be provided in such a manner to facilitate ACCESS by emergency vehicles, and should be designed to provide efficient and safe traffic circulation in the vicinity.
 - (a) A waiver from Section 6.2.2.A.3. does not appear to be necessary because of the following:

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- (i) The petitioner proposes to install a siren actuated gate at the proposed entrance on North Smith Road.
 - (ii) The Farnsworth Group report received August 8, 2017, provides the following information:
 - a. Page 2, Item 3 states that the petitioner proposes placing “No parking – Fire Lane” signs that “will allow law enforcement personnel to enforce the no parking designation, which will assure that the interior streets will remain free from parked vehicles and thus accommodate the passage of fire protection equipment and trucks.”
 - b. Page 4, Item 9 states, “As existing homes are replaced each site will be designed with the minimum required 2 parking spaces. In addition, Stonetown Woodland Acres LLC staff will communicate to residents in the existing facility that a policy of no on-street parking will be phased in over a 6 month period beginning after approval of the proposed expansion. An evaluation of the need for additional parking will be included with the process, and within 6 months of approval of the facility expansion, "Type D" "No Parking - Fire Lane" signs will be posted on the existing streets which will allow for local law enforcement to enforce the parking restrictions. This time period will allow for transition and evaluation of the need for additional parking.”
 - d. No part of any MANUFACTURED HOME PARK shall be used for non-residential purposes except ACCESSORY USES that are required to directly serve MANUFACTURED HOME PARK residents and for management and maintenance of the MANUFACTURED HOME PARK.
 - (a) A waiver from Section 6.2.2.A.4. is not required because there are no non-residential uses within the subject property. A building housing the MHP management office and a non-conforming thrift store has been excluded from subject property for these cases while owners plan future redevelopment of that parcel.
- (5) Paragraph 6.2.2.B. regulates the Size and Density of MANUFACTURED HOME PARKS, as follows:
- a. No MANUFACTURED HOME PARK shall contain an area of less than five acres, nor less than 40 MANUFACTURED HOME SITES provided.
 - b. MANUFACTURED HOME PARKS which predate the adoption of zoning may continue to operate.

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- c. Any alterations or expansions of existing MANUFACTURED HOME PARKS must conform to the *Zoning Ordinance*; after the alteration or expansion the MANUFACTURED HOME PARK must be at least three acres in area or provide at least 24 MANUFACTURED HOME SITES; and must not include more than eight MANUFACTURED HOME SITES per gross acre.
- (a) Waiver Part C is necessary because there are 9 home sites per gross acre in the Manufactured Home Park, rather than the maximum allowed 8 home sites per gross acre.
- i. The existing 93 home sites on 13.37 acres have a density of 6.96 home sites per gross acre, in conformance with the Zoning Ordinance.
- ii. The proposed 21 home sites on the undeveloped 3.66 acres have a density of 5.74 home sites per gross acre, in conformance with the Zoning Ordinance.
- iii. The combined 114 home sites on the 13.37 acre subject property have a density of 8.53 home sites per gross acre.
- (6) Paragraph 6.2.2.C. provides Required Setbacks and Screening for MANUFACTURED HOME PARK exterior boundaries, as follows:
- a. Setback from State or U.S. Highways or MAJOR STREETS - 45 feet: this setback applies to the East University Avenue corridor to the north, and the IL130/ US150/ East University Avenue corridor to the south of the subject property.
- (a) Waiver Part B (Section 6.2.2.C.1.c.) for East University Avenue to the north is necessary because of the following:
- i. The Overall Layout Plan received on June 16, 2017, indicates that existing home sites 1 through 10, 48, 49, and to the north and 50 and 52 on the southwest corner of the subject property encroach into the IDOT right-of-way. Proposed sites 94 through 98 also encroach into the IDOT right-of-way.
- ii. The existing homes on these home sites are non-conforming.
- iii. There is a special condition to prohibit the replacement of homes which encroach on the East University Avenue setback.
- b. Setback from COUNTY Highways or COLLECTOR STREETS - 35 feet: not applicable for the subject property.
- c. Setback from Township Road or MINOR STREETS - 25 feet: this setback applies to North Smith Road on the east side of the subject property.
- (a) Waiver Part D (Section 6.2.2.C.1.a.) is necessary because of the Overall Layout Plan received on June 16, 2017, indicates that existing home sites 88 through 93 are within the required setback from North Smith Road.

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- d. The Manufactured Home Park must have minimum SIDE and REAR YARDS of 15 feet:
- (a) Waiver Part E (Section 6.2.2.C.2.) is necessary due of the following:
 - i. 20 of the 93 existing home sites have a rear yard that is less than 15 feet.
 - ii. These home sites are non-conforming; they existed prior to the adoption of the Zoning Ordinance on October 10, 1973.
- e. All MANUFACTURED HOME PARKS shall be provided with visual screening such as fences or SCREEN PLANTING along all boundary lines abutting existing residential, commercial, or industrial development. Such fences or SCREEN PLANTING shall be of sufficient height and density to adequately filter from view the MANUFACTURED HOMES, ACCESSORY STRUCTURES, and other USES in the MANUFACTURED HOME PARK.

No waiver of Section 6.2.2.C.3. is necessary because the Farnsworth Group report received August 8, 2017, page 3, Item 8 states that the petitioner proposes to construct an 8 feet tall privacy fence within its property line along North Smith Road. This fence would be in addition to the existing vegetative screening. Exhibit C: Sheet C1 of the same report illustrates the proposed privacy fence.

- (7) Paragraph 6.2.2.D. provides for Required Recreation Space of not less than eight percent of the gross site area of the MANUFACTURED HOME PARK. Such facilities shall be centrally located on the site and readily accessible to all MANUFACTURED HOME occupants. Recreation areas may include park space, play lots, swimming pools, and community buildings (exclusive of laundry and administrative offices). Recreation areas may be de-centralized provided that no single parcel of outdoor recreation space contains less than 6,000 square feet nor has a minimum average width of less than thirty feet.
- a. Waiver Part F (Section 6.2.2.D.) is necessary because of the following:
 - (a) The petitioners have proposed two new recreational areas as part of the expansion, which total 20,268 square feet (.47 acre), or 3.5% of the entire 13.77 acre manufactured home park. The proposed recreational areas total 12.7% of the 3.66 acre proposed expansion area.
 - (b) The playground (Recreation Area B) is 3,984.9 square feet rather than the minimum 6,000 square feet.
 - (c) The existing recreational area is non-conforming; it was built prior to adoption of the Zoning Ordinance on October 10, 1973. Further, the existing playground and rec space will be removed to make space for the proposed expansion area.
- (8) Paragraph 6.2.2.E. provides MANUFACTURED HOME SITE REQUIREMENTS, as follows:

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- a. The limits of each MANUFACTURED HOME SITE shall be designated in accordance with the approved plan required by Section 6.2.1.C of the *Zoning Ordinance*.
 - (a) Waiver Part G Section 6.2.2.E.1. is necessary because of the following:
 - (i) The Overall Layout Plan of the subject property received on June 16, 2017, is the proposed plan at this time.
 - (ii) The limits of each manufactured home sites were not designated for existing home sites 1 through 93; proposed home sites have dimensions on the Site Plan.
 - (iii) The existing Manufactured Home Park is a non-conforming use; therefore, a more specific site plan will not change what is already in place.

- b. Every MANUFACTURED HOME shall maintain a 15 foot minimum yard from the boundary abutting a PRIVATE ACCESSWAY or road.
 - (a) Waiver Part H (Section 6.2.2.E.2.a). is necessary due to the following:
 - i. The ALTA Land Use Survey received January 27, 2017, indicates that most of the existing MANUFACTURED HOME SITES in the park provide less than 15 feet of yard between the home and the private accessway.
 - ii. The existing home sites are non-conforming; they existed prior to the adoption of the Zoning Ordinance on October 10, 1973.

- c. Every MANUFACTURED HOME shall maintain a 20 foot minimum yard from the boundary facing the entrance of the MANUFACTURED HOME.
 - (a) Waiver Part I (Section 6.2.2.E.2.b.) is necessary due to the following:
 - i. The ALTA Land Use Survey received January 27, 2017, indicates that many of the existing MANUFACTURED HOME SITES in the park provide less than 20 feet of yard between the entrance side of the manufactured home and the home site boundary.
 - ii. The existing home sites are non-conforming; they existed prior to the adoption of the Zoning Ordinance on October 10, 1973.

- d. Every MANUFACTURED HOME shall maintain a 10 foot minimum yard from any boundary not specified above.
 - (a) Waiver Part J (Section 6.2.2.E.2.c.) is necessary because of the following:
 - i. The ALTA Land Use Survey received January 27, 2017, indicates that many of the existing MANUFACTURED HOME SITES in the park provide sometimes 0 feet between the home and the rear property line.

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- ii. The existing home sites are non-conforming; they existed prior to the adoption of the Zoning Ordinance on October 10, 1973.

- e. No MANUFACTURED HOME SITE shall consist of an area less than 3,200 square feet.
 - (a) Waiver Part K (Section 6.2.2.E.3.) is necessary due to the following:
 - i. No record has been found of home site dimensions for home sites 1 through 93. P&Z Staff estimated the existing home sites' dimensions in order to describe the necessary variances.
 - ii. The existing home sites are non-conforming; they existed prior to the adoption of the Zoning Ordinance on October 10, 1973.

- f. A MANUFACTURED HOME STAND or pad shall be provided on each MANUFACTURED HOME SITE of sufficient size to accommodate the MANUFACTURED HOME to be located thereon. MANUFACTURED HOME STANDS shall be concrete slabs, or runways, constructed so as not to shift or settle unevenly under the weight of a MANUFACTURED HOME or other forces due to frost, vibration, wind or water. Provisions shall be made for the use of ground anchors designed to withstand a minimum load of 4,800 pounds each. Four ground anchor connections shall be provided for each MANUFACTURED HOME of less than 51 feet in length and six ground anchor connections shall be provided for MANUFACTURED HOMES exceeding 50 feet in length.

No waiver of Section 6.2.2.E.4. is necessary because all sites are on slabs and have ground anchors which exceed Illinois Department of Public Health regulations.

- g. Each MANUFACTURED HOME SITE shall be provided with an outdoor living space to supplement the interior living space of the MANUFACTURED HOME. This outdoor living space must be paved monolithically or constructed of masonry or concrete moveable units placed sufficiently close together to create a single useable surface. The area of the outdoor living space shall be a minimum of 160 square feet with a minimum dimension of eight feet.
 - (a) Waiver Part L (Section 6.2.2.E.5.) is necessary because none of the existing home sites have an outdoor paved living space of at least 160 square feet.
 - (b) The existing home sites are non-conforming; they existed prior to the adoption of the Zoning Ordinance on October 10, 1973.

- h. The space between the MANUFACTURED HOME STAND and the floor of the MANUFACTURE HOME shall be enclosed with non-combustible skirting. The area thereby enclosed may be used for storage of ordinary household objects and material.

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No waiver of Section 6.2.2.E.6. is necessary because all existing homes are in compliance and proposed homes will be enclosed with non-combustible skirting.

- i. A minimum of two improved off-street PARKING SPACES shall be provided for each MANUFACTURED HOME SITE. One of these PARKING SPACES may be provided off the MANUFACTURED HOME SITE provided such PARKING SPACE is not located more than 200 feet from the MANUFACTURED HOME SITE served.
 - (a) ~~Waiver Part M is no longer necessary because the revised Sheet C1 received September 5, 2017, shows 7 additional off-street spaces that will allow 2 off-street spaces for each of the 93 existing sites. Waiver Part M is necessary because 16 of 93 existing home sites do not have the minimum required two improved off-street parking spaces.~~
 - (b) ~~The existing home sites are non-conforming; they existed prior to the adoption of the Zoning Ordinance on October 10, 1973.~~

- (9) Paragraph 6.2.2.F provides STREET Requirements, as follows:
 - a. All MANUFACTURED HOME PARKS shall be provided with adequate, safe, and convenient vehicular ACCESS from abutting public STREETS.
 - b. Public STREET dedications within or abutting MANUFACTURED HOME PARKS shall be made in accordance with the subdivision regulations. No MANUFACTURED HOME SITE shall have direct ACCESS onto a dedicated public STREET.

A waiver of Section 6.2.2.F.2. is not necessary because there are no home sites with direct access onto a public street.

- c. Entrance drives into MANUFACTURED HOME PARKS shall have direct ACCESS to a public STREET and shall be designed to have free traffic flow onto such public STREETS, and no parking or MANUFACTURED HOME SITE ACCESS driveway shall be permitted off an entrance drive for a distance of 50 feet from a public RIGHT-OF-WAY.

A waiver of Section 6.2.2.F.3. is not necessary because there are no existing or proposed home site driveways within 50 feet of a public right-of-way.

- d. The internal PRIVATE ACCESSWAY system serving MANUFACTURED HOME SITES shall provide convenient circulation by means of minor PRIVATE ACCESSWAYS and properly located COLLECTOR PRIVATE ACCESSWAYS. Cul-de-sac PRIVATE ACCESSWAYS shall be limited to a length of 300 feet.

A waiver of Section 6.2.2.F.4. is not necessary because there are no cul-de-sacs in Stonetown Woodland Acres.

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- e. Minimum pavement widths for PRIVATE ACCESSWAYS shall be as follows (all areas exclusive of parking areas):
- i. 30 feet for COLLECTOR STREETS;
 - ii. 24 feet for MINOR STREETS;
 - iii. 24 feet for Cul-de-sac STREETS; and
 - iv. 80 feet for Cul-de-sac Turnarounds
- (a) Waiver Part N is necessary because the existing Fred Lane is only 18 feet wide in lieu of the minimum required 24 feet wide, and the proposed private drive is 20 feet wide in lieu of 24 feet wide.
 - (b) The existing Manufactured Home Park and its private accessways are non-conforming; they existed prior to the adoption of the Zoning Ordinance on October 10, 1973.
- f. With respect to paving materials, curbs and gutters, grading, intersections, offsets, and radii of curvature, the provisions of the subdivision ordinance shall apply to PRIVATE ACCESSWAYS.
- (a) Waiver Part O is no longer necessary because the existing manufactured home park is non-conforming, and it existed prior to the adoption of the Subdivision Ordinance on May 17, 1977.
 - (b) Per Sheet C2.0 of the Stonetown Woodland Acres Mobile Home Park Expansion Plan received June 16, 2017, proposed streets will comply with the Illinois Department of Transportation “Standard Specifications for Road and Bridge Construction, latest edition.”
- g. PARKING SPACES perpendicular to PRIVATE ACCESSWAYS shall not be located within the required pavement width. Parallel parking on one side of a MINOR STREET is permitted provided the required 24 feet of pavement remains unobstructed for travel.

A waiver of Section 6.2.2.F.7. would be necessary if the parallel parking that has occurred in Woodland Acres continued; however, there is a special condition proposed to prohibit parallel parking and require signage to that effect throughout the park.

- (10) Paragraph 6.2.2.G. provides requirements for STREET Lighting, as follows:
- a. STREET lights shall be designed to produce a minimum of 0.1 footcandle throughout the STREET system. Potentially hazardous locations such as intersections, major pedestrian crossings, and portions of STREETS abutting service buildings and recreation areas shall be illuminated with a minimum of 0.3 footcandle.

No waiver of 6.2.2.G.1. is necessary because there is a note on Sheet C2.0: General Notes of the revised Expansion County Review Drawings received June 5, 2017, which states, “13. Street lighting will be provided at a minimum at locations depicted on the plans. Lighting shall meet the

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requirements of Section 6.2.2.G of the Champaign County Zoning Ordinance. A photometric plan verifying that a minimum of 0.1 footcandles throughout the street system and 0.3 footcandles at potentially hazardous locations will be provided.”

- b. All gas or electric service to the STREET lighting system shall be located underground.
 - (a) Waiver Part P is necessary because electrical service to street lighting is above ground rather than underground.
 - (b) The existing manufactured home park is non-conforming; it existed prior to the adoption of the Zoning Ordinance on October 10, 1973.
- (11) Paragraph 6.2.2.H. provides requirements for Pedestrian Walkways, as follows:
- a. Individual walks to each MANUFACTURED HOME STAND from paved STREETS or parking areas are required and shall be a minimum of two feet in width.

No waiver of Section 6.2.2.H.1. is necessary because onsite review by staff indicates that each MANUFACTURED HOME SITE is connected to their provided parking spaces with a paved surface.

- b. Common walks are required at locations where heavy pedestrian traffic is likely to occur such as at entrances, service facilities and recreation areas. Common walks should be located through interior areas removed from STREETS wherever possible.

No waiver of Section 6.2.2.H.2. is necessary because of the following:

- (a) The only place in the park where a common walk is currently provided is around the main office building on Dale Drive.
 - (b) The proposed playground has not yet been designed; future development of high-traffic areas in the park will need to comply with this section of the Zoning Ordinance.
- c. Individual and common walks shall be paved monolithically or constructed of masonry or concrete moveable units placed sufficiently close together to create a uniform surface. Individual walks shall not be less than two feet in width. Common walks shall not be less than three and one-half feet in width.

No waiver of Section 6.2.2.H.3. is necessary because all existing walks appear to meet this condition.

- d. No walk shall be used as a drainage way. Sudden changes in alignment and gradient shall be avoided.

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No waiver of Section 6.2.2.H.4. is necessary because there are no drainage ways running through the existing park, and there are no sidewalks in the proposed dry detention basin.

- (12) Paragraph 6.2.3.A. provides minimum requirements for a MHP's Water Supply and Distribution System, as follows:

- a. Where a public supply of water is reasonably available, connection shall be made thereto and its supply used exclusively.

A waiver from Section 6.2.3.A.1. is not necessary because the park is connected to the public water supply.

- b. Where a public supply of water is not reasonably available, a private water supply system shall be developed to furnish a minimum of 150 gallons per day per MANUFACTURED HOME at a minimum pressure of 20 pounds per square inch.

Section 6.2.3.A.2. does not apply to the subject property.

- c. All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

A waiver from Section 6.2.3.A.3. does not appear to be necessary because the existing park was permitted and approved by the Illinois Department of Public Health, and the proposed expansion has received approval for construction, per a letter received June 28, 2017 (Supplemental Memo #1, Attachment D dated June 29, 2017).

- (13) Paragraph 6.2.3.B. provides minimum requirements for a MHP's Sewage Systems, as follows:

- a. Where a public system of sewage collection and treatment is reasonably available, all sewage and water carried waste shall be disposed of into such public system.

A waiver from Section 6.2.3.B.1. is not necessary because of the following:

- (a) The ALTA Land Use Survey received January 27, 2017, shows existing sanitary sewer lines connected throughout the subject property.

- (b) The proposed expansion area will also connect to the public sanitary system.

- b. Where public sewage treatment facilities are not reasonably available, a private treatment system shall be designed to collect and treat a minimum of 225 gallons per day per MANUFACTURED HOME SITE.

Section 6.2.3.B.2. does not apply to the subject property.

- c. All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

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A waiver from Section 6.2.3.A.3. does not appear to be necessary because the existing park was permitted and approved by the Illinois Department of Public Health, and the proposed expansion has received approval for construction, per a letter received June 28, 2017 (Supplemental Memo #1, Attachment D dated June 29, 2017).

- (14) Paragraph 6.2.3.C. provides minimum requirements for a MHP's Solid Waste Disposal, as follows:

- a. All refuse shall be stored in water tight containers located on each MANUFACTURED HOME SITE or within 150 feet thereof.

A waiver from Section 6.2.3.C.1. does not appear to be necessary because there is no evidence that individual MANUFACTURED HOME SITES do not have trashcans.

- b. Refuse shall be collected regularly and transported to a disposal site in compliance with State Law. Incineration of any refuse or vegetation within a MANUFACTURED HOME PARK is prohibited.

A waiver from Section 6.2.3.C.2. does not appear to be necessary because site visits by staff found dumpsters from a local garbage collection service with no garbage or debris present. The brush pile near the garbage dumpsters shows no evidence of burning.

- c. All other applicable minimum requirements of the Illinois State Department of Public Health must be met.

A waiver from Section 6.2.3.A.3. does not appear to be necessary because the existing park was permitted and approved by the Illinois Department of Public Health, and the proposed expansion has received approval for construction, per a letter received June 28, 2017 (Supplemental Memo #1, Attachment D dated June 29, 2017). Receipt of the recent construction permit implies that IDPH has no issues with the park.

- (15) Paragraph 6.2.3.D. provides minimum requirements for a MHP's Electrical Distribution System, as follows:

- a. Electrical installations in MANUFACTURED HOME PARKS shall conform to the National Electric Code, latest edition.
- (a) Waiver Part Q is necessary because it is not clear if the electrical distribution system serving the existing home sites complies with the National Electric Code.
- (b) The existing manufactured home park is non-conforming; it existed prior to the adoption of the Zoning Ordinance on October 10, 1973.
- b. The electrical distribution system in all MANUFACTURED HOME PARKS shall be underground.

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A waiver from Section 6.2.3.D.2. does not appear to be necessary because the ALTA Survey received January 27, 2017, does not show overhead electric lines serving the individual home sites.

- c. MANUFACTURED HOME SITE feeder circuits shall be rated for a capacity of not less than 100 amperes of 120/240 volts. Additional secondary receptacles of not less than 50 amperes each may be provided at MANUFACTURED HOME SITES.

In an email received August 10, 2017, Dax Nolan states, "We do not have documentation of electrical inspections. We encompass this with our typical property condition assessment in which no electrical repairs were required. A good deal of the wires/poles are technically maintained and kept to code by Ameren."

- d. The total load for a MANUFACTURED HOME PARK shall be calculated on the basis of 16,000 watts per MANUFACTURED HOME SITE. The minimum allowable demand factors which may be used in the calculating load on feeders and service are as determined by the table in Subparagraph 6.2.3.D(4) of the *Zoning Ordinance*.

In an email received August 10, 2017, Dax Nolan states, "We do not have documentation of electrical inspections. We encompass this with our typical property condition assessment in which no electrical repairs were required. A good deal of the wires/poles are technically maintained and kept to code by Ameren."

- (16) Paragraph 6.2.3.E. provides minimum requirements for a MHP's Telephone Services and Television Systems, as follows:
- a. All telephone service to MANUFACTURED HOMES shall be underground.

A waiver from Section 6.2.3.E.1. does not appear to be necessary because the ALTA Survey received January 27, 2017, shows underground telephone lines that serve the individual home sites.

- b. Distribution of master television antenna service to MANUFACTURED HOME SITES shall be underground.

A waiver from Section 6.2.3.E.1. does not appear to be necessary because the ALTA Survey received January 27, 2017, shows underground cable television lines that serve the individual home sites.

- (17) Paragraph 6.2.3.F. provides minimum requirements for a MHP's Fire Protection, as follows:
- a. MANUFACTURED HOME PARKS shall be kept free of all litter, rubbish or other accumulated flammable materials.

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A waiver from Section 6.2.3.F.1. does not appear to be necessary because staff has visited the subject property several times and never noted any problems with litter, rubbish, or other accumulated flammable materials.

- b. If the MANUFACTURED HOME PARK is served by a public water system, approved fire hydrants shall be located throughout the MANUFACTURED HOME PARK and shall be located not more than 500 feet from any MANUFACTURED HOME. The hydrants shall deliver a minimum of 75 gallons of water per minute at a pressure of 20 pounds per square inch at the highest elevation point of the MANUFACTURED HOME PARK.

A waiver of Section 6.2.3.F.2. does not appear to be necessary because of the following:

- (a) P&Z Staff could find no on-site fire hydrants in the existing manufactured home park; however, there is one hydrant located on the south side of IL130/US150/E University Avenue across from the thrift store.
- (b) The petitioner is coordinating with Chief Thuney of Edge-Scott Fire Protection District regarding the 4 proposed hydrants in the proposed expansion area.
- (c) A special condition has been proposed to require the installation of the proposed fire hydrants in coordination with Edge-Scott Fire Protection District.
- c. Fire extinguishers shall be provided in accordance with the Illinois State Department of Public Health requirements.
- (18) Subsection 6.2.4 states that all manufactured home parks shall provide the following community facilities:
- a. A Management Office
- b. Management Storage Facilities
- c. Other facilities as may be required by Section 158, *Et. seq.*, Chapter 111 1/2, *Illinois Revised Statutes*.
- (a) Waiver Part R is necessary because the existing manufactured home park Management Office is located on a separate but adjacent lot that is within the B-2 Zoning District rather than the R-5 Zoning District.
- (b) The existing manufactured home park is non-conforming; it existed prior to the adoption of the Zoning Ordinance on October 10, 1973.
- (c) There is no regulation in the *Illinois Mobile Home Park Act (210 ILCS 115)* or in the Illinois Department of Public Health Manufactured Home Community Code stating that the park office must be located on-site.

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- (19) Other than as indicated in waiver Parts B and H, each site in the proposed expansion will comply with all setback, yard, and other requirements as established in Section 6.2.2.
- C. Regarding compliance with the *Stormwater Management and Erosion Control Ordinance*: A Storm Water Drainage Plan, Storm Water Pollution Prevention Plan, Erosion and Sediment Control Plan, and related permits have been filed with the appropriate agencies. An independent consultant determined that the Storm Water Drainage Plan would meet the drainage needs of the area when the manufactured home park expansion is complete.
- D. Regarding the *Special Flood Hazard Areas Ordinance*, no portion of the subject property is located within the mapped floodplain.
- E. Regarding the *Subdivision Regulations*, the subject property is located in the City of Urbana subdivision jurisdiction and the subject property conforms to City of Urbana subdivision regulations.
- F. Regarding the requirement that the Special Use preserve the essential character of the R-5 Manufactured Home Park Zoning District:
- (1) Manufactured homes in Manufactured Home Parks are acceptable and permitted uses in the R-5 District.
 - (2) The visual character of the subject property will not change.
 - (3) The proposed expansion is unlikely to create any significant traffic impacts but no Traffic Impact Assessment has been made.
- G. Regarding the *Illinois Mobile Home Park Act (210 ILCS 115)*:
- (1) In many cases, the Champaign County Zoning Ordinance is more stringent than the *Illinois Mobile Home Park Act*, and the more stringent code takes precedence.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE

10. Regarding the *Zoning Ordinance* requirement that the proposed Special Use is in harmony with the general intent and purpose of the Ordinance:
- A. Subsection 5.1.8 of the Zoning Ordinance states the general intent of the R-5 Manufactured Home Park and states as follows (capitalized words are defined in the Ordinance):
- (1) The R-5, MANUFACTURED HOME Park DISTRICT is intended to accommodate MANUFACTURED HOME PARKS and their associated USES in a medium density housing environment.
 - (2) The types of uses authorized in the R-5 District are in fact the types of uses that have been determined to be acceptable in the R-5 District. Uses authorized by Special Use Permit are acceptable uses in the district provided that they are determined by the ZBA to meet the criteria for Special Use Permits established in paragraph 9.1.11 B. of the Ordinance.

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B. Regarding whether the proposed Special Use Permit is in harmony with the general purpose of the Zoning Ordinance:

- (1) Paragraph 2.0 (a) of the Ordinance states that one purpose of the Ordinance is securing adequate light, pure air, and safety from fire and other dangers.

The setback waiver seeks to utilize the minimum standard adopted by the State of Illinois for Manufactured Home Parks. The State's regulations refer to the Office of the State Fire Marshal for fire safety in mobile home parks, as does the *Champaign County Zoning Ordinance*. Section 21 of *Illinois Mobile Home Park Act (210 ILCS 115)* states "the Department (Illinois Department of Public Health) shall enforce the provisions of this Act and the rules and regulations adopted pursuant thereto affecting health, sanitation, water supply, sewage, garbage, fire safety, and waste disposal, and the Department shall inspect, at least once each year, each mobile home park and all the accommodations and facilities therewith."

- * (2) Paragraph 2.0 (b) of the Ordinance states that one purpose of the Ordinance is conserving the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY. In regards to the value of nearby properties:
- *a. Provided that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent properties, there should be no significant effect on the value of nearby properties.
 - *b. At the June 29, 2017 public hearing, the Edgewood Subdivision Homeowners' Association presentation by Joe Pisula expressed concerns about diminished property values in their neighborhood if the rezoning and park expansion are approved.
 - (a) The presentation included current market values for homes along the east side of North Smith Road, but no other appraisal information has been provided to support the claim of diminished property values.
 - *c. In regards to the value of the subject property, it is not clear if the requested Special Use Permit would have any effect. Regarding the effect on the value of the subject property:
 - * (a) The subject property has been a manufactured home park since 1960; if the rezoning is denied, the existing home sites can continue to be used but no new sites will be permitted.
- * (3) Paragraph 2.0 (c) of the Ordinance states that one purpose of the Ordinance is lessening and avoiding congestion in the public STREETS. In regards to congestion in the public STREETS:
- a. Probable traffic impacts are reviewed under Item 8.B.
 - *b. Staff believes that area roads would still function at an acceptable level, although no formal Traffic Impact Analysis has been done.

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- * (4) Paragraph 2.0 (d) of the Ordinance states that one purpose of the Ordinance is lessening and avoiding the hazards to persons and damage to PROPERTY resulting from the accumulation of runoff from storm or flood waters.
- A Storm Water Drainage Plan, Storm Water Pollution Prevention Plan, Erosion and Sediment Control Plan, and related permits have been filed with the appropriate agencies. An independent consultant determined that the Storm Water Drainage Plan will meet the drainage needs of the area when the manufactured home park expansion is complete.
- * (5) Paragraph 2.0 (e) of the Ordinance states that one purpose of the Ordinance is promoting the public health, safety, comfort, morals, and general welfare.
- *a. In regards to public safety, this purpose is similar to the purpose established in paragraph 2.0 (a) and is in harmony to the same degree.
 - *b. In regards to public comfort and general welfare, this purpose is similar to the purpose of conserving property values established in paragraph 2.0 (b) and is in harmony to the same degree.
 - *c. Public comments received for this case are included under Item 8.I.
- (6) Paragraph 2.0 (f) states that one purpose of the Ordinance is regulating and limiting the height and bulk of BUILDINGS and STRUCTURES hereafter to be erected; and paragraph 2.0 (g) states that one purpose is establishing, regulating, and limiting the BUILDING or SETBACK lines on or along any STREET, trafficway, drive or parkway; and paragraph 2.0 (h) states that one purpose is regulating and limiting the intensity of the USE of LOT AREAS, and regulating and determining the area of OPEN SPACES within and surrounding BUILDINGS and STRUCTURES.
- a. These three purposes are directly related to the limits on building height and building coverage and the minimum setback and yard requirements in the Ordinance.
 - b. The existing home sites conform to the less stringent *Illinois Mobile Home Park Act (210 ILCS 115)*, which has similar intent to the *Champaign County Zoning Ordinance* regarding setbacks.
 - c. The setback and density requirements for Manufactured Home Parks have been part of the Zoning Ordinance since its adoption on October 10, 1973.
- * (7) Paragraph 2.0 (i) of the Ordinance states that one purpose of the Ordinance is classifying, regulating, and restricting the location of trades and industries and the location of BUILDINGS, STRUCTURES, and land designed for specified industrial, residential, and other land USES; and paragraph 2.0 (j.) states that one purpose is dividing the entire COUNTY into DISTRICTS of such number, shape, area, and such different classes according to the USE of land, BUILDINGS, and STRUCTURES, intensity of the USE of LOT AREA, area of OPEN SPACES, and other classification as may be deemed best suited to carry out the purpose of the ordinance; and paragraph 2.0 (k) states that one purpose is fixing regulations and

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standards to which BUILDINGS, STRUCTURES, or USES therein shall conform; and paragraph 2.0 (l) states that one purpose is prohibiting USES, BUILDINGS, OR STRUCTURES incompatible with the character of such DISTRICT.

Harmony with these four purposes requires that the special conditions of approval sufficiently mitigate or minimize any incompatibilities between the proposed Special Use Permit and adjacent uses, and that the special conditions adequately mitigate any problematic conditions.

- *(8) Paragraph 2.0 (m) of the Ordinance states that one purpose of the Ordinance is preventing additions to and alteration or remodeling of existing BUILDINGS, STRUCTURES, or USES in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

The Petitioners seek to bring the existing manufactured home park into compliance by applying for the rezoning and a Special Use Permit. They also seek waivers in order to bring the property into full compliance.

- *(9) Paragraph 2.0 (n) of the Ordinance states that one purpose of the Ordinance is protecting the most productive AGRICULTURAL lands from haphazard and unplanned intrusions of urban USES.
- a. The proposed Special Use meets the definition of “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.
 - b. The ZBA has recommended that the proposed rezoning will **NOT IMPEDE** Goal 4 Agriculture of the Champaign County Land Resource Management Plan.
 - c. The subject property has been a manufactured home park since the 1960s. No agricultural land will be taken out of production.

- *(10) Paragraph 2.0 (o) of the Ordinance states that one purpose of the Ordinance is protecting natural features such as forested areas and watercourses.

The subject property does not contain any natural features.

- *(11) Paragraph 2.0 (p) of the Ordinance states that one purpose of the Ordinance is encouraging the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.
- *a. The proposed Special Use meets the definition of either “urban development” or “urban land use” as defined in the Appendix to Volume 2 of the Champaign County Land Resource Management Plan.
 - *b. The proposed development will not require investment in additional public utilities other than the developer connecting to existing utility and transportation infrastructure and the purchase of fire hydrants, which will be coordinated between the petitioner and Edge-Scott Fire Protection District.

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- *(12) Paragraph 2.0 (q) of the Ordinance states that one purpose of the Ordinance is encouraging the preservation of AGRICULTURAL belts surrounding urban areas, to retain the AGRICULTURAL nature of the COUNTY, and the individual character of existing communities.
- *a. The property is residential, located in a residential area.
 - *b. The proposed use will not take any agricultural land out of production.
 - *c. The proposed use will maintain the character of the existing community.
- *(13) Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed rezoning and proposed Special Use will not hinder the development of renewable energy sources.

GENERALLY REGARDING WHETHER THE SPECIAL USE IS AN EXISTING NONCONFORMING USE

11. Regarding the *Zoning Ordinance* requirement that in the case of an existing NONCONFORMING USE the granting of the Special Use Permit will make the use more compatible with its surroundings:
- A. The Petitioner has testified on the application: **“The currently developed portion of the total +/- 14.16 acre property is an existing manufactured home park. The proposed +/- 3.66 expansion will be a special use under county zoning. The currently developed portion of the site is a pre-existing use.”**
 - B. The existing use on the property is a non-conforming use.

RELATED TO THE WAIVERS, GENERALLY REGARDING SPECIAL CONDITIONS THAT MAY BE PRESENT

12. 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. Regarding Part A of the proposed waivers, for a Site Plan that does not include the number, location, and size of all Manufactured Home Sites:
 - (1) No site plan showing the size of the existing home sites has been found through staff research or inquiries to other agencies such as Public Health.
 - (2) Staff created approximate site boundaries in order to estimate yards and setbacks.
 - B. Regarding Part B of the proposed waivers, for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a state or US highway in lieu of 45 feet:
 - (1) All other residential districts in the *Champaign County Zoning Ordinance* require no more than 35 feet between a residence and a property line, per Section 4.3.2.

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- C. Regarding Part C of the proposed waivers, for 9 Manufactured Home Sites for each gross acre of land in lieu of the maximum allowed 8 Manufactured Home Sites for each gross acre of land:
- (1) The existing 93 home sites on 13.37 acres have a density of 6.96 home sites per gross acre, in conformance with the Zoning Ordinance.
 - (2) The proposed 21 home sites on the undeveloped 3.66 acres have a density of 5.74 home sites per gross acre, in conformance with the Zoning Ordinance.
 - (3) The combined 114 home sites on the 13.37 acre subject property have a density of 8.53 home sites per gross acre.
- D. Regarding Part D of the proposed waivers, for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a township road or minor street in lieu of the minimum required 25 feet:
- (1) The original homes placed on existing home sites prior to 1973 were smaller and achieved the required 5 feet setback between the home stand and the manufactured home park exterior boundary established in *Illinois Mobile Home Park Act (210 ILCS 115)*.
 - (2) Larger homes have been placed on the property since then that have reduced the space between the home stand and the exterior boundary.
- E. Regarding Part E of the proposed waivers, for a minimum rear yard of 0 feet in lieu of the minimum required 15 feet:
- (1) The original homes placed on existing home sites prior to 1973 were smaller and achieved the required 5 feet setback between the home stand and the manufactured home park exterior boundary established in *Illinois Mobile Home Park Act (210 ILCS 115)*.
 - (2) Larger homes have been placed on the property since then that have reduced the space between the home stand and the exterior boundary.
- F. Regarding Part F of the proposed waivers, for a Manufactured Home Park with 3 percent of the gross site area in lieu of the minimum required 8 percent and parcels of recreation space that are at least 3,985 square feet in lieu of the minimum required 6,000 square feet:
- (1) There was no mention of required recreational area in the *Illinois Mobile Home Park Act (210 ILCS 115)*.
 - (2) The petitioners have proposed two new recreational areas as part of the expansion, which total 20,268 square feet (.47 acre), or 3.5% of the entire 13.77 acre manufactured home park. The proposed recreational areas total 12.7% of the 3.66 acre proposed expansion area.
- G. Regarding Part G of the proposed waivers, for a Site Plan that does not include the limits of each Manufactured Home Site:
- (1) No site plan showing the limits of the existing home sites has been found through staff research or inquiries to other agencies such as Public Health.

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- (2) Staff created approximate home site limits in order to estimate yards and setbacks.
- H. Regarding Part H of the proposed waivers, for a minimum setback (yard) of at least 2 feet in lieu of 15 feet between the manufactured home and the manufactured home site boundary adjacent to private accessways:
- (1) Homes placed prior to 1973 were only required to have 5 feet of space at the ends of a manufactured home, per the *Illinois Mobile Home Park Act* (210 ILCS 115/9.3).
 - (2) Larger homes have replaced the smaller homes that were on the property prior to 1973, which reduced the setback on existing home sites to as little as 2 feet.
 - (3) Proposed home site 114 is limited on two sides by the existing adjacent private accessway, which limits the west yard to 10 feet.
- I. Regarding Part I of the proposed waivers, for a minimum setback (yard) of 8 feet in lieu of 20 feet between the entrance side of the manufactured home and the manufactured home site boundary:
- (1) Homes placed prior to 1973 were only required to have “open space of at least 10 feet adjacent to the sides of every mobile home and at least 5 feet adjacent to the ends of every mobile home”, per the *Illinois Mobile Home Park Act* (210 ILCS 115/9.3).
- J. Regarding Part J of the proposed waivers, for a minimum setback (rear and side yards) of 0 feet in lieu of the minimum required 10 feet:
- (1) Homes placed prior to 1973 were only required to have “open space of at least 10 feet adjacent to the sides of every mobile home and at least 5 feet adjacent to the ends of every mobile home”, per the *Illinois Mobile Home Park Act* (210 ILCS 115/9.3).
 - (2) Larger homes have replaced the smaller homes that were on the property prior to 1973, which reduced the yards on existing home sites.
 - (3) Regarding side yard requirements, in the December 10, 2015, approved minutes for Case 818-S-15 for the Woods Edge MHP adjacent to Loral Park, Mr. Hall stated, “testimony is that they (Illinois Department of Public Health) have required no more than 5 feet, with 10 feet between buildings from day one. He added that we have had testimony that in our own Zoning Ordinance, in this same area, we would require no more than 5 feet separation if these were private homes in the R-3 District, and those homes would not meet any standard. He stated that these homes (the manufactured homes) are absolutely built to a standard and inspected.”
 - a. A special condition was added to Case 818-S-15 that stated, “There shall be a minimum separation distance of 10 feet between residential buildings. The special condition stated above is required to ensure compliance with IDPH standards.”
 - b. Per Case 818-S-15 Findings of Fact approved on December 10, 2015, the ZBA approved the waiver for side yards because it is in compliance with IDPH regulations and it is comparable to the standards that apply in the R-3 and R-4 zoning districts.

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- K. Regarding Part K of the proposed waivers, for a minimum manufactured home site of 1,600 square feet in area in lieu of the minimum required 3,200 square feet:
- (1) Section 9.3 of the *Illinois Mobile Home Park Act (210 ILCS 115)* states, “Each site on which a mobile home is accommodated shall have a minimum area of 2,500 square feet, provided that sites existing in parks or approved by the Department for construction prior to August 21, 1967, shall contain an area of not less than 1,000 square feet, and sites constructed between August 21, 1967 and the effective date of this amendatory Act of 1987 shall contain an area of not less than 2,100 feet.”
 - (2) No information was found showing the location of the first 45 home sites or how they correlate to the current home site numbering system.
 - (3) The 1970 permit application received November 10, 2016, for construction of 32 home sites stated that the area of the smallest trailer coach space was 2,625 square feet.
 - a. No information was found showing the location of these 32 home sites or how they correlate to the current home site numbering system.
 - (4) Proposed expansion sites 94 through 114 must meet the more stringent *Champaign County Zoning Ordinance* requirement of 3,200 square feet.
 - a. The Overall Layout Plan received June 16, 2017, shows all proposed home sites to be greater than 3,200 square feet in area.
- L. Regarding Part L of the proposed waivers, for no outdoor paved living space in lieu of an outdoor living space of at least 160 square feet with a minimum dimension of 8 feet:
- (1) There was no mention of required paved outdoor space in the *Illinois Mobile Home Park Act (210 ILCS 115)*.
- M. Regarding Part M of the proposed waivers, for no improved off-street parking spaces for each existing manufactured home site in lieu of the minimum required two improved off-street parking spaces:
- (1) The Illinois Department of Public Health *Manufactured Home Community Code (860 ILCS 220)* states, “at least two parking spaces shall be provided for each site constructed after July 1, 1998. At least one space shall be available for all other sites. Parking spaces on streets must be a minimum of 18 feet in length”.
 - (2) All existing home sites but 2 (sites 47 and 64) were constructed prior to adoption of the Zoning Ordinance on October 10, 1973. Sites 47 and 64 each have 2 off-street parking spaces.
 - (3) Staff analysis indicates that there is sufficient existing off-street and on-street space to provide 2 parking spaces for all but 16 home sites.
 - a. The on-street spaces included in the analysis are outside the 24 feet required unobstructed travel path; in some locations it is difficult to discern on-street versus off-street parking.
 - b. Staff allocated all available parking spaces to determine which home sites are at least 200 feet from available on or off street parking, and those are the 16 home sites listed in the waiver.

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- c. The Farnsworth Group report received August 8, 2017, provides the following information on Page 4, Item 9: “As existing homes are replaced each site will be designed with the minimum required 2 parking spaces. In addition, Stonetown Woodland Acres LLC staff will communicate to residents in the existing facility that a policy of no on-street parking will be phased in over a 6 month period beginning after approval of the proposed expansion. An evaluation of the need for additional parking will be included with the process, and within 6 months of approval of the facility expansion, "Type D" "No Parking - Fire Lane" signs will be posted on the existing streets which will allow for local law enforcement to enforce the parking restrictions. This time period will allow for transition and evaluation of the need for additional parking.”

(4) Revised Sheet C1 received September 5, 2017, shows 7 additional off-street parking spaces proposed, bringing the total to 186, or 2 per existing home site.

- N. Regarding Part N of the proposed waivers, for a minimum pavement width of 18 feet for existing private accessways in lieu of the minimum required 24 feet for minor streets:
- (1) Fred Lane is the only existing street with a width less than the required minimum.
 - (2) All existing streets in the Manufactured Home Park were constructed prior to adoption of the Zoning Ordinance on October 10, 1973.
 - (3) There was no mention of required street width in the *Illinois Mobile Home Park Act (210 ILCS 115)*.
- O. Regarding Part O of the proposed waivers, that the provisions of the Subdivision Ordinance shall apply to existing private accessways:
- (1) All streets in the Manufactured Home Park were constructed prior to adoption of the Zoning Ordinance on October 10, 1973. The Subdivision Ordinance was adopted on May 17, 1977.
 - (2) The proposed extension of private accessways must comply with current regulations.
- P. Regarding Part P of the proposed waivers, for above ground street lighting:
- (1) No street lighting information has been found regarding the existing system.
 - (2) The specifications and functionality of the existing street light system are unknown.
 - (3) The Illinois Department of Public Health *Manufactured Home Community Code (860 ILCS 220)* has street lighting requirements for communities constructed after July 1, 1998.
- Q. Regarding Part Q of the proposed waivers, for above ground electrical service:
- (1) No information was provided regarding the existing electrical system and whether it was installed in conformance to the National Electric Code or equivalent at the time.

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- (2) The proposed expansion must comply with the Illinois Department of Public Health *Manufactured Home Community Code (860 ILCS 220)*, which requires conformance to the National Electric Code.
- R. Regarding Part R of the proposed waivers, for an off-site Management Office:
- (1) The existing manufactured home park Management Office is located on a separate but adjacent lot.
- (2) There is no regulation in the *Illinois Mobile Home Park Act (210 ILCS 115)* or in the Illinois Department of Public Health *Manufactured Home Community Code (860 ILCS 220)* stating that the park office must be located on-site.

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

13. 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. Without Part A of the proposed waivers, for a Site Plan that does not include the number, location, and size of all Manufactured Home Sites: the petitioners are required to provide this information to the Illinois Department of Public Health as part of their application to alter the manufactured home park; the proposed expansion has received approval for construction, per a letter received June 28, 2017 (Supplemental Memo #1, Attachment D dated June 29, 2017).
- B. Without Part B of the proposed waivers, for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a state or US highway or a major street in lieu of the minimum required 45 feet: the petitioners would have to reconfigure and remove home sites along the north side.
- C. Without Part C of the proposed waivers, for 9 Manufactured Home Sites for each gross acre of land in lieu of the maximum allowed 8 Manufactured Home Sites for each gross acre of land: The petitioners would be limited to 13 proposed sites rather than 21 home sites.
- D. Without Part D of the proposed waivers, for a setback of 0 feet between a manufactured home site that faces a public street and the manufactured home park exterior boundary in lieu of the minimum required 25 feet: home sites 88 through 93 would have to be reconfigured and the petitioners would have to remove some of those sites.
- E. Without Part E of the proposed waivers, for a minimum rear yard of 0 feet in lieu of the minimum required 15 feet: 20 existing homes would have to be replaced with shorter homes or the sites would have to be reconfigured, which would force the petitioners to remove some of those sites.
- F. Without Part F of the proposed waivers, for less than 8% gross area set aside for recreation space, the petitioners would have to provide approximately 1 acre of recreation space (approximately 25,700 additional square feet). This would be equivalent to about 8 manufactured home sites measuring 3,200 square feet each.

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- G. Without Part G of the proposed waivers, for a Site Plan that does not include the limits of each Manufactured Home Site: The petitioners are required to provide this information to the Illinois Department of Public Health as part of their application to alter the manufactured home park; the proposed expansion has received approval for construction, per a letter received June 28, 2017 (Supplemental Memo #1, Attachment D dated June 29, 2017).
- H. Without Part H of the proposed waivers, a minimum setback (yard) of at least 2 feet in lieu of 15 feet between the manufactured home and the manufactured home site boundary adjacent to private accessways, the petitioners would need to install smaller manufactured homes, or reconfigure most of the existing home sites, as well as proposed home site 114.
- I. Without Part I of the proposed waivers, for a minimum setback (yard) of 8 feet in lieu of 20 feet between the entrance side of the manufactured home and the manufactured home site boundary: The petitioners would have to remove enough home sites to meet this requirement, which could make the expansion and improvements to the park financially infeasible.
- J. Without Part J of the proposed waivers, for a minimum setback (rear and side yards) of 0 feet in lieu of the minimum required 10 feet: The petitioners would have to remove enough sites and homes to meet this requirement, which could make the expansion and improvements to the park financially infeasible.
- K. Without Part K of the proposed waivers, for a minimum manufactured home site of 1,600 square feet in area in lieu of the minimum required 3,200 square feet: The petitioners would have to remove enough sites and homes, which could make the expansion and improvements to the park financially infeasible.
- L. Without Part L of the proposed waivers, for home sites without a 160 square feet paved outdoor space, most existing home sites would have to be reconfigured to include this space, and construction of the paved area would disrupt residents and in some cases require removal of other structures on home sites.
- M. Without Part M of the proposed waivers, for no improved off-street parking spaces for each existing manufactured home site, 16 existing home sites would have to be reconfigured to include additional parking, and construction of the paved area would disrupt residents and in some cases require removal of other structures on home sites.
- N. Without Part N of the proposed waivers, for a minimum pavement width of 18 feet for existing private accessways, Fred Lane would have to be widened, which would require reconfiguration or removal of adjacent home sites.
- O. Without Part O of the proposed waivers, with respect to paving materials, curbs and gutters, grading, intersections, offsets, and radii of curvature, for which the provisions of the Subdivision Ordinance shall apply:
- (1) There would be no change to the existing conditions because no changes are proposed for those streets, which were constructed prior to the adoption of the Zoning Ordinance on October 10, 1973.
 - (2) This waiver does not apply to the proposed expansion.

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- P. Without Part P of the proposed waivers, for the electrical service to the existing street lighting system located above ground in lieu of underground, the petitioners would have to invest in underground electrical service to the street lighting, which would be invasive to existing home sites and disruptive to residents.
- Q. Without Part Q of the proposed waivers, for the electrical system for all existing homes, any used homes that will replace existing homes, and for the electrical distribution system to existing homes, to comply with the latest edition of the National Electric Code: The petitioners would have to inspect the electrical systems of each home and the overall system in order to ensure compliance.
- R. Without Part R of the proposed waivers, for a Manufactured Home Park that provides an off-site Management Office in lieu of an on-site Management Office: The petitioners would have to provide an office on site, or they would have rezone the existing office lot and eliminate the unpermitted use (thrift store).

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

- 14. 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 Petitioner testified the following on the variance application, which is also applicable to the proposed waivers for the proposed expansion area: **“No, triangular shape of the portion of the site remaining to be developed is a function of the geometry of the site boundary.”**
 - B. The petitioner purchased the property in 2016; with the exception of waiver Parts B and H, all requested waivers are for existing conditions that were created when the park was constructed and expanded in the 1960s and 1970s.

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

- 15. Regarding the *Zoning Ordinance* requirement that the waivers of standard conditions of the Special Use will be in harmony with the general purpose and intent of the ordinance:
 - A. Regarding Part A of the proposed waivers, for a Site Plan that does not include the number, location, and size of all Manufactured Home Sites: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
 - B. Regarding Part B of the proposed waivers, for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a state or US highway or a major street in lieu of the minimum required 45 feet: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
 - C. Regarding Part C of the proposed waivers, for 9 Manufactured Home Sites for each gross acre of land in lieu of the maximum allowed 8 Manufactured Home Sites for each gross acre of land: The requested waiver (variance) is 108% of the minimum required, for a variance of 8%.
 - D. Regarding Part D of the proposed waivers, for a setback of 0 feet between a manufactured home site that faces a public street and the manufactured home park exterior boundary in

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- lieu of the minimum required 25 feet: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
- E. Regarding Part E of the proposed waivers, for a minimum rear yard of 0 feet in lieu of the minimum required 15 feet: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
- F. Regarding Part F of the proposed waivers, for less than 8% gross area set aside for recreation space: The requested waiver (variance) is 44% of the minimum required, for a variance of 56%.
- G. Regarding Part G of the proposed waivers, for a Site Plan that does not include the limits of each Manufactured Home Site: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
- H. Regarding Part H of the proposed waivers, for a minimum setback (yard) of 2 feet in lieu of 15 feet between the manufactured home and the manufactured home site boundary adjacent to private accessways: The requested waiver (variance) is 13% of the minimum required, for a variance of 87%.
- I. Regarding Part I of the proposed waivers, for a minimum setback (yard) of 8 feet in lieu of 20 feet between the entrance side of the manufactured home and the manufactured home site boundary: The requested waiver (variance) is 40% of the minimum required, for a variance of 60%.
- J. Regarding Part J of the proposed waivers, for a minimum setback (rear and side yards) of 0 feet in lieu of the minimum required 10 feet: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
- K. Regarding Part K of the proposed waivers, for a minimum manufactured home site of 1,600 square feet in area in lieu of the minimum required 3,200 square feet: The requested waiver (variance) is 50% of the minimum required, for a variance of 50%.
- L. Regarding Part L of the proposed waivers, for home sites without a 160 square feet paved outdoor space: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
- M. Regarding Part M of the proposed waivers, for no improved off-street parking spaces for each existing manufactured home site: When considered in terms of the number of existing home sites with less than 2 off-street parking spaces (16 of 93), the requested waiver (variance) is 83% of the minimum required, for a variance of 17%.
- N. Regarding Part N of the proposed waivers, for a minimum pavement width of 18 feet for existing private accessways: The requested waiver (variance) is 75% of the minimum required, for a variance of 25%.
- O. Regarding Part O of the proposed waivers, with respect to paving materials, curbs and gutters, grading, intersections, offsets, and radii of curvature, for which the provisions of

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the Subdivision Ordinance shall apply: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.

- P. Regarding Part P of the proposed waivers, for the electrical service to the existing street lighting system located above ground in lieu of underground: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
- Q. Regarding Part Q of the proposed waivers, for the electrical system for all existing homes, any used homes that will replace existing homes, and for the electrical distribution system to existing homes, to comply with the latest edition of the National Electric Code: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
- R. Regarding Part R of the proposed waivers, for a Manufactured Home Park that provides an off-site Management Office in lieu of an on-site Management Office: The requested waiver (variance) is 0% of the minimum required, for a variance of 100%.
- S. Regarding minimum site plan requirements, the Zoning Ordinance reflects the requirements of the *Illinois Mobile Home Park Act (210 ILCS 115)* and the Illinois Department of Public Health *Manufactured Home Community Code (860 ILCS 220)*.
- T. Regarding minimum setback and yard requirements, 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.
 - (3) Parking, where applicable.
 - (4) The proposed expansion, including the proposed new road within the manufactured home park, will not impact setbacks and yards.
- U. Regarding minimum street requirements referencing the *Champaign County Subdivision Ordinance*, the Zoning Ordinance does not clearly state the considerations that underlie pavement and other street specifications. Presumably, the street requirements are intended to ensure the following:
- (1) Conformance to state road specifications.
 - (2) Safe infrastructure for all users.
 - (3) Accessibility for persons with disabilities.
 - (4) Access for emergency vehicles.
 - (5) Adequate stormwater drainage.
 - (6) Logical and adequate connectivity to existing public streets.

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- V. Regarding minimum electrical system requirements, the Zoning Ordinance does not clearly state the considerations that underlie the electrical system. Presumably, the requirements are intended to ensure the following:
- (1) Conformance to National Electric Code.
 - (2) Consideration of life safety.

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

16. Regarding the Zoning Ordinance requirement for a finding that the granting of the waiver (variance) will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety, or welfare:
- *A. The Urbana Township Highway Commissioner has been notified of this case, and has provided the following comments:
 - * (a) Jim Prather called the P&Z Department on June 21, 2017, to express opposition to the new road access to North Smith Road at Slayback Street. He asked if parking would be allowed on the 20 feet wide proposed private access drive; Susan Burgstrom told him that the Zoning Ordinance does not allow on-street parking for a 20 feet wide street.
 - * (b) At the June 29, 2017 public hearing, Mr. Prather testified that one of his concerns is the proposed entrance off Slayback Street to North Smith Road. He said he understands the safety reason for the new access, and maybe the gated entrance activated by fire and police only would be the way to go. He stated that his biggest concern is the drainage and storm retention. He asked if the petitioners planned to drain out on the state highway right-of-way. Mr. Prather stated that some of the drainage goes out toward I-74 and there is a big issue that it drains down the state's right-of-way to a catch basin at John Street and McGee Street. He said there is a 3 foot wall there, and the tile on the State's right-of-way cannot handle the storm water and it overflows over the 3 foot wall into McGee Street in Edgewood. He said it has overflowed many times. Mr. Prather stated that another concern he has is that there is another storm drain at Smith Road and Slayback Street, at the dead-end of North Smith Road. He said that as far as he is concerned, that is the west end of Edgewood's storm drain, and they do not need anything else hooked on to cause a problem of improper drainage in the subdivision. Mr. Prather responded that he is concerned about more traffic on Slayback Street at Smith Road; he said that Smith Road is really not a wide street, and he is afraid the residents in the park will use Smith Road more often. He said that people travel the fastest, easiest way, so there is going to be a lot more traffic on Smith Road. Mr. Prather said that it is sometimes hard to get onto University Avenue from North Smith Road with the traffic in the mornings and evenings. He said that earlier someone mentioned going to the Apple Dumplin'. He said that people will head east to Wal-Mart, Aldi, etc.
 - B. The Edge-Scott Fire Protection District has been notified of this variance and Item 8.C. above includes comments provided by Chief Steve Thuney.
 - C. Considerations of public health, safety, and welfare for the proposed special use are discussed under Item 8 and are also applicable to the proposed waivers.

GENERALLY REGARDING PROPOSED SPECIAL CONDITIONS OF APPROVAL

17. Regarding proposed special conditions of approval for Special Use Permit Case 870-S-17:
- A. **Within 30 days of approval of Case 869-AM-17 by the Champaign County Board, the petitioner shall file a miscellaneous document with the Champaign County Recorder of Deeds stating the Stonetown Woodland Acres Manufactured Home Park was authorized subject to special conditions in Case 870-S-17, and the document shall contain all of the special conditions of approval for Case 870-S-17. A copy of the recorded document shall be given to the Zoning Administrator after filing with the Recorder of Deeds.**

The special condition stated above is required to ensure the following:

That any prospective purchaser of the subject property is aware of all of the special conditions of approval.

- B. **The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioners have demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special condition stated above is required to ensure the following:

That any proposed exterior lighting is in compliance with the Zoning Ordinance.

- C. **The petitioners shall develop the recreation areas within two years and in accordance with the most recent version of the *Illinois Mobile Home Park Act (210 ILCS 115)* and the Illinois Department of Public Health *Manufactured Home Community Code (860 ILCS 220)*.**

The special condition stated above is required to ensure the following:

That Stonetown Woodland Acres conforms to State of Illinois requirements.

- D. **On-street parking shall be allowed only when there is at least 24 feet in unobstructed pavement width for travel, and “No Parking” signs will be posted throughout the park as shown in Sheet B1 received June 29, 2017; these signs shall be in place before any replacement of homes occurs and shall be verified in all inspections by the Zoning Administrator.**

The special condition stated above is required to ensure the following:

That there is always adequate emergency vehicle access.

- E. Any proposed new construction and/ or proposed new use shall be authorized and established as follows:**

- (1) Replacement of existing homes shall result in a minimum 10 feet separation provided between adjacent homes. Existing homes on home sites 25, 26, 37, 38, 41, 42, 76, and 86 do not meet that minimum 10 feet separation and a Change of Use Permit shall be required for each of these replacements to ensure compliance with the minimum 10 feet separation.**
- (2) In general, the width of a replacement home shall be such that there is at least 10 feet separation between adjacent homes and the replacement shall not cause the loss of any off-street parking space.**

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- (3) The width of a replacement home shall not be greater than 14 feet on home sites 29, 65, 74, and 88. A Change of Use Permit shall be required for each of these replacements to ensure compliance.**
- (4) A Change of Use Permit shall be required for replacement of existing nonconforming homes that will become more nonconforming with respect to separation to the private accessway or separation to the boundary of the MFH Park. This condition applies to homes on sites 6, 56, 59, 60, 74, 90, and 92.**
- (5) As existing homes that are encroaching on the IDOT right-of way change ownership, those homes must either be relocated or replaced with new homes that do not encroach into the IDOT right-of-way, and the as-built location of each replacement home shall be documented in an as-built site plan prepared by an Illinois Professional Engineer or Illinois Licensed Land Surveyor. The existing home sites are numbered 4, 5, 7, 8, 9 and 10 on the Overall Site Plan received June 16, 2017.**
- (6) If a site is not specifically referred to in the other subparagraphs of this Special Condition, a replacement home is not required to be documented in a permit; however, all of the conditions must still be met (i.e., min. 10 feet separation and no closer to the property boundary or to a private accessway).**
- (7) Each replacement home shall be inspected by the Zoning Administrator prior to occupancy and if the replacement home is in compliance with the approval in Case 870-S-17, then the Zoning Administrator shall authorize occupancy in a Zoning Compliance Certificate. The total fee for a Change of Use Permit for replacement of existing nonconforming structures, including the Zoning Compliance Certificate, shall be \$66 per home site.**
- (8) Each new home on proposed sites 94 through 114 shall be established pursuant to a Zoning Use Permit that may include all homes on one combined permit or individual homes on individual permits at a fee of \$33 per each site plus a Zoning Compliance Certificate fee of \$33 per each site.**
- (9) New off-street parking spaces shall be constructed by way of a Change of Use Permit within one year of approval of Case 870-S-17.**
- (10) Development of the proposed recreation areas shall be authorized either under a Change of Use Permit for a fee of \$65 or may be combined for no fee with any other required Change of Use Permit or Zoning Use Permit.**
- (11) All outbuildings shall be reviewed by the Fire Protection District within 6 months of approval of Case 870-S-17.**

The special condition stated above is required to ensure the following:

To clarify the permits that are required to ensure conformance with the Zoning Ordinance.

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FG. The Overall Layout Plan by Farnsworth Group, received June 16, 2017; the Revised Expansion Permit Drawings for proposed new home sites received June 16, 2017; Sheets A1, A2, B1, and C1 by Farnsworth Group, received August 8, 2017, and Sheets D1, E1 and E2 by Farnsworth Group, received August 17, 2017, comprise the official site plan for approval in Case 870-S-17.

The above special condition is necessary to ensure the following:

That it is clear which version of the Site Plan submitted by the petitioners is the approved Site Plan.

GH. The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has provided the Zoning Administrator a copy of the written approval by the Edge-Scott Fire Protection District Chief for the location, purchase, and installation of the 4 proposed fire hydrants shown on Exhibit B: Sheet B1 received June 29, 2017; 2 additional fire hydrants shown on Exhibit D: Sheet D1 received August 17, 2017, and the as-built drawings of the siren actuated gate.

The above special condition is necessary to ensure the following:

That public safety in the existing and proposed areas of Woodland Acres meet local fire protection standards.

HI. The petitioner shall provide the Zoning Administrator a copy of the written approval by the City of Urbana Plumbing Inspector of the inspection of any sanitary sewer laterals installed for the properties per an intergovernmental agreement between the City and UCSD (Ordinance 9192-110).

The above special condition is necessary to ensure the following:

That new sewer connections are compliant with local regulations and agreements.

IJ. The Zoning Administrator shall not authorize a Zoning Compliance Certificate on the subject property until the petitioners submit as-built drawings of the streets, fire hydrants, siren-actuated gate, and detention basins.

The special condition stated above is required to ensure the following:

That proposed construction reflects what was included in the Approved Site Plan for Case 870-S-17.

JK. ~~A minimum 6-foot high/maximum~~ An 8-foot high privacy fence made of either wood or PVC/vinyl in an earth tone color shall be installed as detailed on Sheets E1 and E2 received August 17, 2017, as a condition of Zoning Compliance. In addition, gaps in fencing along the south and west sides of the subject property must be filled with a ~~minimum 6-foot high privacy fence made of either wood or PVC/vinyl~~ visual screen of minimum 6 feet height, which can be natural vegetative screening or made of wood or PVC/vinyl. All fences shall be maintained by the owner of the manufactured home park in perpetuity.

The special condition stated above is required to ensure the following:

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To ensure compliance with Section 6.2.2 C.3. of the Zoning Ordinance.

KL. The manufactured home park shall be compliant at all times with the requirement for licensing from the Illinois Department of Public Health.

The above special condition is necessary to ensure the following:

To ensure compliance with IDPH regulations and licensing that provide a greater assurance of public health and safety and ensure that County regulations and IDPH regulations are coordinated in a reasonable manner.

DOCUMENTS OF RECORD

1. Letter from Michael Friend, Engineering Manager, Farnsworth Group, received January 27, 2017, with attachments:
 - A Application for Map Amendment
 - B Application for Special Use Permit
 - C Application for Variance
 - D Land Disturbance and Zoning Use Permit Application
 - E Expansion County Review Drawings for proposed new home sites dated January 6, 2017
 - F ALTA/NSPS Land Title Survey for existing home sites created by Berns, Clancy and Associates, dated August 26, 2016
 - G EcoCAT online report dated January 24, 2017
 - H Storm Water Pollution Prevention Plan (SWPPP)
 - I IDOT Permit for Drainage Outlet
 - J Erosion and Sediment Control Plan (ESCP)
 - K Storm Water Drainage Plan

2. Email from Michael Friend received November 4, 2016, with attachment:
 - A Typical home site diagram

3. Email from Rick Hafer, Illinois Dept. of Public Health, received November 10, 2016, with attachments:
 - A Construction permit dated May 10, 1960, for 43 home sites in Wilson Trailer Park
 - B Construction permit dated January 5, 1970, for 32 home sites in Wilson Trailer Park

4. Revised Storm Water Drainage Plan received from Farnsworth Group on February 24, 2017

5. Drainage Plan Evaluation from Berns, Clancy and Associates received April 4, 2017

6. Revised Expansion County Review Drawings for proposed new home sites received June 5, 2017

7. Email from Michael Friend received June 16, 2017, with attachments:
 - A Revised Expansion Permit Drawings for proposed new home sites received June 16, 2017, which includes the following pages:
 - C1.0 Cover Sheet
 - C2.0 General Notes and Legends
 - C3.0 Existing Topography and Demolition Plan
 - C4.0 Grading Plan
 - C5.0 Utility Plan/Sanitary and Storm
 - C6.0 Utility Plan/Water, Gas and Electric
 - C6.1 Plan and Profile – Sanitary
 - C7.0 Plan and Profile – Sanitary
 - C7.1 Plan and Profile – Sanitary
 - C7.2 Plan and Profile – Sanitary
 - C7.3 Plan and Profile – Sanitary and Sanitary Details
 - C8.0 Standard Sanitary Sewer Details
 - C8.1 Standard Storm Sewer Details
 - C8.2 Standard Water Main Details

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- C8.3 Standard Water Main Details
 - C8.4 Pavement and Erosion Control Details
 - C8.5 Landscape Details and Notes
- B Copy of Illinois Department of Public Health Permit Site Expansion Application packet received June 16, 2017
8. Email from Michael Friend received June 20, 2017, with attachment:
- A Preliminary response from Illinois Department of Public Health regarding Site Expansion Application
9. Email from Fred and Sharon Gerth received June 21, 2017
10. Preliminary Memorandum dated June 22, 2017, for Cases 869-AM-17 and 870-S-17, with attachments:
- A Full legal advertisement from June 14, 2017 *News Gazette*
- B Case Maps (Location, Land Use, Zoning)
- C Overall Layout Plan by Farnsworth Group, received June 16, 2017
- D Revised Expansion Permit Drawings for proposed new home sites received June 16, 2017
- E ALTA/NSPS Land Title Survey for existing home sites created by Berns, Clancy and Associates, received January 27, 2017
- F EcoCAT online report dated January 24, 2017
- G Storm Water Drainage Plan received January 27, 2017
- H Email from Michael Friend received November 4, 2016, with attachment:
- Typical home site diagram
- I Email from Rick Hafer, Illinois Department of Public Health, received November 10, 2016, with attachments:
- Construction permit dated May 10, 1960, for 43 home sites in Wilson Trailer Park
 - Construction permit dated January 5, 1970, for 32 home sites in Wilson Trailer Park
- J Email from Michael Friend received June 16, 2017, with attachment:
- Copy of Illinois Department of Public Health Permit Site Expansion Application packet received June 16, 2017
- K Email from Fred and Sharon Gerth received June 21, 2017
- L LRMP Land Use Goals, Objectives, and Policies
- M LRMP Appendix of Defined Terms
- N Site Images packet
- O Summary of Evidence, Finding of Fact, and Final Determination for Case 869-AM-17
- P Summary of Evidence, Finding of Fact, and Final Determination for Case 870-S-17
11. Supplemental Memorandum #1 dated June 29, 2017, for Cases 869-AM-17 and 870-S-17, with attachments:
- A Email from Joe Pisula to IDOT District 5 staff, received by P&Z Staff on June 26, 2017, with attachments:
- Map of IDOT right-of-way encroachment
 - Map of drainage basin adjacent to IDOT right-of-way
- B Email from Tony and Jill Blanck received June 27, 2017
- C Email from Kevin Trapp, IDOT District 5 received June 28, 2017 and email response from petitioner Dax Nolan received June 28, 2017

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- D Email from Mike Friend received June 28, 2017, with attachment:
- Illinois Department of Public Health approval for the proposed 21 home site expansion
- E Email from Lorrie Pearson, City of Urbana, received June 29, 2017
- F Email from David Willcox received June 29, 2017
- G Email from Ellen Willcox received June 29, 2017
- H Email from Mike Friend received June 29, 2017
- I Letter from Edge-Scott Fire Protection District dated June 28, 2017
- J 1973 aerial photograph of subject property and Edgewood Subdivision
12. Supplemental Memorandum #2 dated August 10, 2017, for Cases 869-AM-17 and 870-S-17, with attachments:
- A Full legal advertisement from June 14, 2017 *News Gazette*
- B Email received July 10, 2017 from Mike Friend, with attachment:
- approved IDOT permit for the expansion of the drainage system
- C Report from Mike Friend received August 8, 2017, with attachments
1. Stonetown Capital Group Other Community Examples
 2. Xi2 Foundation System specifications
 3. Email string between Edge-Scott Fire Protection District Chief Steve Thuney and Mike Friend dated August 2 through August 8, 2017 with Exhibits A and B
 - Exhibit A: Sheet A1 showing proposed siren actuated gate at North Smith Road, and Sheet A2 showing conceptual design of a siren actuated gate
 - Exhibit B: Sheet B1 showing proposed location of an additional fire hydrant
 4. Sheet C4.1 showing revised existing lots
 5. Letter from City of Urbana to Dax Nolen dated September 22, 2016, regarding annexation and sanitary sewer connectivity
 6. Exhibit C:
 - Sheet C1 showing proposed location of siren actuated gate and a full height privacy screening fence along North Smith Road
 - Sheet C2 showing conceptual design of a siren actuated gate and side detail
 7. Email string between Joe Pisula, Edgewood Sub resident, Dax Nolen, and Mike Friend dated August 3 through August 7, 2017
- D Revised Finding of Fact for Case 869-AM-17 dated August 17, 2017
- E Revised Summary of Evidence for Case 870-V-17 dated August 17, 2017
13. Supplemental Memorandum #3 dated August 17, 2017, for Cases 869-AM-17 and 870-S-17, with attachments:
- A Email received August 10, 2017 from Mike Friend
- B Email received August 10, 2017 from Dax Nolan
- C Email received August 11, 2017 from Dax Nolan, with attachments:
- Construction permit from IDPH dated April 19, 2017
 - Current IDPH permit for 93 home sites dated June 14, 2017
- D Email received August 15, 2017 from Jared Lofrano, President of the Beringer Commons Homeowners Association Board
- E Email received August 16, 2017 from Joe Pisula, with attachments:
- SimTek Fence specs proposed by the Edgewood HOA
 - Extent of the south fence proposed by the Edgewood HOA

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- Fence alignment for the southeast corner of Stonetown Woodland Acres proposed by the Edgewood HOA
 - F Email received August 17, 2017 from Mike Friend, with attachments:
 - Memorandum of Understanding between Edgewood Subdivision HOA and Stonetown Woodland Acres LLC
 - Sheet D1 depicting extension of water main and 2 additional hydrants
 - Sheets E1/E2 depicting proposed privacy fence
 - G Email received August 17, 2017 from Fire Chief Steve Thuney
14. Supplemental Memorandum #4 dated September 7, 2017, for Case 870-S-17, with attachments:
- A Full legal description for Case 870-S-17
 - B Memo from Mike Friend to Susan Burgstrom received September 5, 2017, with attachments:
 - 1 Revised Sheet C1: Existing Conditions and Sheet C2: Conceptual Home Replacement Layouts
 - 2 Detailed spreadsheet of dimensions by home site
 - C Email string between Lorrie Pearson and Susan Burgstrom dated August 30-31, 2017
 - D Summary of Evidence, Finding of Fact and Final Determination dated September 14, 2017

FINDINGS OF FACT

From the documents of record and the testimony and exhibits received at the public hearing for zoning Case **870-S-17** held on **June 29, 2017, August 17, 2017, and September 14, 2017**, the Zoning Board of Appeals of Champaign County finds that:

1. The requested Special Use Permit *{IS / IS NOT}* necessary for the public convenience at this location because:
2. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* is so designed, located, and proposed to be operated so that it *{WILL NOT / WILL}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare because:
 - a. The street has *{ADEQUATE / INADEQUATE}* traffic capacity and the entrance location has *{ADEQUATE / INADEQUATE}* visibility.
 - b. Emergency services availability is *{ADEQUATE / INADEQUATE} {because*}*:
 - c. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses *{because*}*:
 - d. Surface and subsurface drainage will be *{ADEQUATE / INADEQUATE} {because*}*:
 - e. Public safety will be *{ADEQUATE / INADEQUATE} {because*}*:
 - f. The provisions for parking will be *{ADEQUATE / INADEQUATE} {because*}*:

(Note the Board may include other relevant considerations as necessary or desirable in each case.)

*The Board may include additional justification if desired, but it is not required.

- 3a. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}* conform to the applicable regulations and standards of the DISTRICT in which it is located.
- 3b. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}* preserve the essential character of the DISTRICT in which it is located because:
 - a. The Special Use will be designed to *{CONFORM / NOT CONFORM}* to all relevant County ordinances and codes.
 - b. The Special Use *{WILL / WILL NOT}* be compatible with adjacent uses.
 - c. Public safety will be *{ADEQUATE / INADEQUATE}*.
4. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {IS / IS NOT}* in harmony with the general purpose and intent of the Ordinance because:
 - a. The Special Use is authorized in the District.
 - b. The requested Special Use Permit *{IS/ IS NOT}* necessary for the public convenience at this location.
 - c. The requested Special Use Permit *{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN}* is so designed, located, and proposed to be operated so that it *{WILL / WILL NOT}* be injurious to the district in which it shall be located or otherwise detrimental to the public health, safety, and welfare.

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- d. The requested Special Use Permit ***{SUBJECT TO THE SPECIAL CONDITIONS IMPOSED HEREIN} {DOES / DOES NOT}*** preserve the essential character of the DISTRICT in which it is located.
5. The requested Special Use ***IS*** an existing nonconforming use.
6. ***SUBJECT TO THE FOLLOWING WAIVERS OF STANDARD CONDITIONS:***

Per Section 7.15 of the Champaign County ZBA Bylaws, “**waivers may be approved individually or *en masse* by the affirmative vote of a majority of those members voting on the issue, and shall be incorporated into the Findings of Fact with the reason for granting each waiver described.**”

- A. Regarding Part A of the proposed waivers, for a Site Plan that does not include the number, location, and size of all Manufactured Home Sites:
- (1) The waiver ***{IS/ IS NOT}*** in accordance with the general purpose and intent of the Zoning Ordinance and ***{WILL/ WILL NOT}*** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties ***{DO / DO NOT}*** result from actions of the applicant because:
 - (5) The requested waiver ***{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}*** the minimum variation that will make possible the reasonable use of the land/structure because:
- B. Regarding Part B of the proposed waivers, for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a state or US highway in lieu of 45 feet:
- (1) The waiver ***{IS/ IS NOT}*** in accordance with the general purpose and intent of the Zoning Ordinance and ***{WILL/ WILL NOT}*** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:

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- (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- C. Regarding Part C of the proposed waivers, for 9 Manufactured Home Sites for each gross acre of land in lieu of the maximum allowed 8 Manufactured Home Sites for each gross acre of land:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- D. Regarding Part D of the proposed waivers, for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a township road or minor street in lieu of the minimum required 25 feet:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:

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- (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- E. Regarding Part E of the proposed waivers, for a minimum rear yard of 0 feet in lieu of the minimum required 15 feet:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- F. Regarding Part F of the proposed waivers, for a Manufactured Home Park with 3 percent of the gross site area in lieu of the minimum required 8 percent and parcels of recreation space that are at least 3,985 square feet in lieu of the minimum required 6,000 square feet:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:

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- G. Regarding Part G of the proposed waivers, for a Site Plan that does not include the limits of each Manufactured Home Site:
- (1) The waiver *{IS/ IS NOT}* in accordance with the general purpose and intent of the Zoning Ordinance and *{WILL/ WILL NOT}* be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because:
 - (5) The requested waiver *{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because:
- H. Regarding Part H of the proposed waivers, for a minimum setback (yard) of at least 2 feet in lieu of 15 feet between the manufactured home and the manufactured home site boundary adjacent to private accessways:
- (1) The waiver *{IS/ IS NOT}* in accordance with the general purpose and intent of the Zoning Ordinance and *{WILL/ WILL NOT}* be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because:
 - (5) The requested waiver *{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because:
- I. Regarding Part I of the proposed waivers, for a minimum setback (yard) of 8 feet in lieu of 20 feet between the entrance side of the manufactured home and the manufactured home site boundary:

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- (1) The waiver *{IS/ IS NOT}* in accordance with the general purpose and intent of the Zoning Ordinance and *{WILL/ WILL NOT}* be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because:
 - (5) The requested waiver *{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because:
- J. Regarding Part J of the proposed waivers, for a minimum setback (rear and side yards) of 0 feet in lieu of the minimum required 10 feet:
- (1) The waiver *{IS/ IS NOT}* in accordance with the general purpose and intent of the Zoning Ordinance and *{WILL/ WILL NOT}* be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because:
 - (5) The requested waiver *{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because:
- K. Regarding Part K of the proposed waivers, for a minimum manufactured home site of 1,600 square feet in area in lieu of the minimum required 3,200 square feet:
- (1) The waiver *{IS/ IS NOT}* in accordance with the general purpose and intent of the Zoning Ordinance and *{WILL/ WILL NOT}* be injurious to the neighborhood or to the public health, safety, and welfare because:

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- (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- L. Regarding Part L of the proposed waivers, for no outdoor paved living space in lieu of an outdoor living space of at least 160 square feet with a minimum dimension of 8 feet:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- M. Regarding Part M of the proposed waivers, for no improved off-street parking spaces for each existing manufactured home site in lieu of the minimum required two improved off-street parking spaces:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:

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- (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- N. Regarding Part N of the proposed waivers, for a minimum pavement width of 18 feet for existing private accessways in lieu of the minimum required 24 feet for minor streets:
- (1) The waiver **{IS / IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL / WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
 - (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- O. Regarding Part O of the proposed waivers, that the provisions of the Subdivision Ordinance shall apply to existing private accessways:
- (1) The waiver **{IS / IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL / WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
 - (2) 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:
 - (3) 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:
 - (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:

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- (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- P. Regarding Part P of the proposed waivers, for above ground street lighting:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
- (2) 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:
- (3) 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:
- (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
- (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- Q. Regarding Part Q of the proposed waivers, for above ground electrical service:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:
- (2) 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:
- (3) 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:
- (4) The special conditions, circumstances, hardships, or practical difficulties **{DO / DO NOT}** result from actions of the applicant because:
- (5) The requested waiver **{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}** the minimum variation that will make possible the reasonable use of the land/structure because:
- R. Regarding Part R of the proposed waivers, for an off-site Management Office:
- (1) The waiver **{IS/ IS NOT}** in accordance with the general purpose and intent of the Zoning Ordinance and **{WILL/ WILL NOT}** be injurious to the neighborhood or to the public health, safety, and welfare because:

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- (2) 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:
- (3) 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:
- (4) The special conditions, circumstances, hardships, or practical difficulties *{DO / DO NOT}* result from actions of the applicant because:
- (5) The requested waiver *{SUBJECT TO THE PROPOSED SPECIAL CONDITION} {IS / IS NOT}* the minimum variation that will make possible the reasonable use of the land/structure because:

7. ***{NO SPECIAL CONDITIONS ARE HEREBY IMPOSED / THE SPECIAL CONDITIONS IMPOSED HEREIN ARE REQUIRED TO ENSURE COMPLIANCE WITH THE CRITERIA FOR SPECIAL USE PERMITS AND FOR THE PARTICULAR PURPOSES DESCRIBED BELOW:***

- A. Within 30 days of approval of Case 869-AM-17 by the Champaign County Board, the petitioner shall file a miscellaneous document with the Champaign County Recorder of Deeds stating the Stonetown Woodland Acres Manufactured Home Park was authorized subject to special conditions in Case 870-S-17, and the document shall contain all of the special conditions of approval for Case 870-S-17. A copy of the recorded document shall be given to the Zoning Administrator after filing with the Recorder of Deeds.**

The special condition stated above is required to ensure the following:

That any prospective purchaser of the subject property is aware of all of the special conditions of approval.

- B. The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioners have demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.**

The special condition stated above is required to ensure the following:

That any proposed exterior lighting is in compliance with the Zoning Ordinance.

- C. The petitioners shall develop the recreation areas within two years and in accordance with the most recent version of the *Illinois Mobile Home Park Act (210 ILCS 115)* and the *Illinois Department of Public Health Manufactured Home Community Code (860 ILCS 220)*.**

The special condition stated above is required to ensure the following:

That Stonetown Woodland Acres conforms to State of Illinois requirements.

- D. On-street parking shall be allowed only when there is at least 24 feet in unobstructed pavement width for travel, and “No Parking” signs will be posted throughout the**

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park as shown in Sheet B1 received June 29, 2017; these signs shall be in place before any replacement of homes occurs and shall be verified in all inspections by the Zoning Administrator.

The special condition stated above is required to ensure the following:

That there is always adequate emergency vehicle access.

E. Any proposed new construction and/ or proposed new use shall be authorized and established as follows:

- (1) Replacement of existing homes shall result in a minimum 10 feet separation provided between adjacent homes. Existing homes on home sites 25, 26, 37, 38, 41, 42, 76, and 86 do not meet that minimum 10 feet separation and a Change of Use Permit shall be required for each of these replacements to ensure compliance with the minimum 10 feet separation.**
- (2) In general, the width of a replacement home shall be such that there is at least 10 feet separation between adjacent homes and the replacement shall not cause the loss of any off-street parking space.**
- (3) The width of a replacement home shall not be greater than 14 feet on home sites 29, 65, 74, and 88. A Change of Use Permit shall be required for each of these replacements to ensure compliance.**
- (4) A Change of Use Permit shall be required for replacement of existing nonconforming homes that will become more nonconforming with respect to separation to the private accessway or separation to the boundary of the MFH Park. This condition applies to homes on sites 6, 56, 59, 60, 74, 90, and 92.**
- (5) As existing homes that are encroaching on the IDOT right-of way change ownership, those homes must either be relocated or replaced with new homes that do not encroach into the IDOT right-of-way, and the as-built location of each replacement home shall be documented in an as-built site plan prepared by an Illinois Professional Engineer or Illinois Licensed Land Surveyor. The existing home sites are numbered 4, 5, 7, 8, 9 and 10 on the Overall Site Plan received June 16, 2017.**
- (6) If a site is not specifically referred to in the other subparagraphs of this Special Condition, a replacement home is not required to be documented in a permit; however, all of the conditions must still be met (i.e., min. 10 feet separation and no closer to the property boundary or to a private accessway).**
- (7) Each replacement home shall be inspected by the Zoning Administrator prior to occupancy and if the replacement home is in compliance with the approval in Case 870-S-17, then the Zoning Administrator shall authorize occupancy in a Zoning Compliance Certificate. The total fee for a Change of Use Permit for replacement of existing nonconforming structures, including the Zoning Compliance Certificate, shall be \$66 per home site.**

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- (8) Each new home on proposed sites 94 through 114 shall be established pursuant to a Zoning Use Permit that may include all homes on one combined permit or individual homes on individual permits at a fee of \$33 per each site plus a Zoning Compliance Certificate fee of \$33 per each site.**
- (9) New off-street parking spaces shall be constructed by way of a Change of Use Permit within one year of approval of Case 870-S-17.**
- (10) Development of the proposed recreation areas shall be authorized either under a Change of Use Permit for a fee of \$65 or may be combined for no fee with any other required Change of Use Permit or Zoning Use Permit.**
- (11) All outbuildings shall be reviewed by the Fire Protection District within 6 months of approval of Case 870-S-17.**

The special condition stated above is required to ensure the following:

To clarify the permits that are required to ensure conformance with the Zoning Ordinance.

- FG.** The Overall Layout Plan by Farnsworth Group, received June 16, 2017; the Revised Expansion Permit Drawings for proposed new home sites received June 16, 2017; Sheets A1, A2, B1, and C1 by Farnsworth Group, received August 8, 2017, and Sheets D1, E1 and E2 by Farnsworth Group, received August 17, 2017, comprise the official site plan for approval in Case 870-S-17.

The above special condition is necessary to ensure the following:

That it is clear which version of the Site Plan submitted by the petitioners is the approved Site Plan.

- GH.** The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has provided the Zoning Administrator a copy of the written approval by the Edge-Scott Fire Protection District Chief for the location, purchase, and installation of the 4 proposed fire hydrants shown on Exhibit B: Sheet B1 received June 29, 2017; 2 additional fire hydrants shown on Exhibit D: Sheet D1 received August 17, 2017, and the as-built drawings of the siren actuated gate.

The above special condition is necessary to ensure the following:

That public safety in the existing and proposed areas of Woodland Acres meet local fire protection standards.

- HI.** The petitioner shall provide the Zoning Administrator a copy of the written approval by the City of Urbana Plumbing Inspector of the inspection of any sanitary sewer laterals installed for the properties per an intergovernmental agreement between the City and UCSD (Ordinance 9192-110).

The above special condition is necessary to ensure the following:

That new sewer connections are compliant with local regulations and agreements.

- IJ. The Zoning Administrator shall not authorize a Zoning Compliance Certificate on the subject property until the petitioners submit as-built drawings of the streets, fire hydrants, siren-actuated gate, and detention basins.**

The special condition stated above is required to ensure the following:

That proposed construction reflects what was included in the Approved Site Plan for Case 870-S-17.

- JK. ~~A minimum 6-foot high/maximum 8-foot high privacy fence made of either wood or PVC/vinyl in an earth tone color~~ shall be installed as detailed on Sheets E1 and E2 received August 17, 2017, as a condition of Zoning Compliance. In addition, gaps in fencing along the south and west sides of the subject property must be filled with a minimum 6-foot high privacy fence made of either wood or PVC/vinyl visual screen of minimum 6 feet height, which can be natural vegetative screening or made of wood or PVC/vinyl. All fences shall be maintained by the owner of the manufactured home park in perpetuity.**

The special condition stated above is required to ensure the following:

To ensure compliance with Section 6.2.2 C.3. of the Zoning Ordinance.

- KL. The manufactured home park shall be compliant at all times with the requirement for licensing from the Illinois Department of Public Health.**

The above special condition is necessary to ensure the following:

To ensure compliance with IDPH regulations and licensing that provide a greater assurance of public health and safety and ensure that County regulations and IDPH regulations are coordinated in a reasonable manner.

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FINAL DETERMINATION FOR CASE 870-S-17

The Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, the requirements of Section 9.1.11B. for approval *{HAVE/ HAVE NOT}* been met, and pursuant to the authority granted by Section 9.1.6 B. of the Champaign County Zoning Ordinance, determines that:

The Special Use requested in Case **870-S-17** is hereby *{GRANTED/ GRANTED WITH SPECIAL CONDITIONS / DENIED}* to the applicant, **Stonetown Woodland Acres LLC, including Principals Dax Nolen, Vice President; Roy Lapidus, Manager; and Adam Minnick, Manager, via agent Mike Friend,** to authorize the following:

Authorize the establishment and use of a manufactured home park with 93 existing and an additional 21 proposed manufactured home sites in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the eastern 150 feet of the subject property from R-1 Single Family Residence to R-5 Manufactured Home Park and from B-2 Neighborhood Business to R-5 Manufactured Home Park for the 1.66 acre lot on the west end of the subject property in related case 869-AM-17; and

SUBJECT TO THE FOLLOWING WAIVERS OF STANDARD CONDITIONS FOR MANUFACTURED HOME PARKS:

Part A: Authorize a waiver from Section 6.2.1 C.2., for a Site Plan that does not include the number, location, and size of all Manufactured Home Sites.

Part B: Authorize a waiver for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a state or US highway or a major street in lieu of the minimum required 45 feet, per Section 6.2.2 C.1.a. for existing home sites 1 through 10, 48, and 49, and proposed home sites 1 through 5.

Part C: Authorize a waiver for 9 Manufactured Home Sites for each gross acre of land in lieu of the maximum allowed 8 Manufactured Home Sites for each gross acre of land, per Section 6.2.2 B.

Part D: Authorize a waiver for a setback of 0 feet between a manufactured home stand and a manufactured home park exterior boundary that faces a township road or minor street in lieu of the minimum required 25 feet, per Section 6.2.2 C.1.c. for existing home sites 88 through 93.

Part E: Authorize a minimum rear yard of 0 feet in lieu of the minimum required 15 feet, per Section 6.2.2 C.2. for existing home sites 1 through 10, 47, 48, 50, 52, 55, 57, 58, 64, 89, and 91.

Part F: Authorize a Manufactured Home Park with 3 percent of the gross site area in lieu of the minimum required 8 percent and parcels of recreation space that are at least 3,985 square feet in lieu of the minimum required 6,000 square feet, per Section 6.2.2 D.

Part G: Authorize a waiver from Section 6.2.2 E.1., for a Site Plan that does not include the limits of each Manufactured Home Site.

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Part H: Authorize a minimum setback (yard) of 2 feet in lieu of 15 feet between the manufactured home and the manufactured home site boundary adjacent to private accessways, per Section 6.2.2 E.2.a. for proposed home site 21 and existing home sites 1 through 93 except home sites 27, 48, 64, 70, 71, and 72.

Part I: Authorize a minimum setback (yard) of 8 feet in lieu of 20 feet between the entrance side of the manufactured home and the manufactured home site boundary, per Section 6.2.2 E.2.b. for existing home sites 1 through 93 except home sites 1, 19, 27, 28, 39 through 44, 47, 66, 73, 74, 75, 77, 79, and 81.

Part J: Authorize a minimum setback (rear and side yards) of 0 feet in lieu of the minimum required 10 feet, per Section 6.2.2 E.2.c. for existing home sites 1 through 93 except home sites 11, 27, 47, 65, and 74.

Part K: Authorize a minimum manufactured home site of 1,600 square feet in area in lieu of the minimum required 3,200 square feet, per Section 6.2.2 E.3. for existing home sites 1 through 9, 13 through 18, 21, 29 through 38, 40, 41, 45, 46, 52 through 64, 67, 68, 74 through 77, 80, 85 and 86.

Part L: Authorize no outdoor paved living space in lieu of an outdoor living space of at least 160 square feet with a minimum dimension of 8 feet, per Section 6.2.2 E.5. for existing home sites 1 through 93.

Part M: Authorize no improved off-street parking spaces for each existing manufactured home site in lieu of the minimum required two improved off-street parking spaces, per Section 6.2.2 E.7. for existing home sites 7, 8, 13, 14, 15, 18, 29, 30, 33, 34, 37, 38, 46, 53, 54, and 67.

Part N: Authorize a minimum pavement width of 18 feet for existing private accessways in lieu of the minimum required 24 feet for minor streets, per Section 6.2.2 F.5.

Part O: Authorize a waiver from Section 6.2.2 F.6., with respect to paving materials, curbs and gutters, grading, intersections, offsets, and radii of curvature, the provisions of the Subdivision Ordinance shall apply to existing private accessways.

Part P: Authorize electrical service to the existing street lighting system to be located above ground in lieu of underground, per Section 6.2.2 G.2.

Part Q: Authorize a waiver for the electrical system for all existing homes, any used homes that will replace existing homes, and for the electrical distribution system to existing homes, to comply with the latest edition of the National Electric Code, per Section 6.2.3 D.1.

Part R: Authorize a waiver for a Manufactured Home Park that provides an off-site Management Office in lieu of an on-site Management Office, per Section 6.2.4 A.

{SUBJECT TO THE FOLLOWING SPECIAL CONDITIONS:}

- A. Within 30 days of approval of Case 869-AM-17 by the Champaign County Board, the petitioner shall file a miscellaneous document with the Champaign County Recorder of Deeds stating the Stonetown Woodland Acres Manufactured Home Park was authorized subject to special conditions in Case 870-S-17, and the document shall**

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contain all of the special conditions of approval for Case 870-S-17. A copy of the recorded document shall be given to the Zoning Administrator after filing with the Recorder of Deeds.

- B. The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioners have demonstrated that any new or proposed exterior lighting on the subject property will comply with the lighting requirements of Section 6.1.2.
- C. The petitioners shall develop the recreation areas within two years and in accordance with the most recent version of the *Illinois Mobile Home Park Act (210 ILCS 115)* and the Illinois Department of Public Health *Manufactured Home Community Code (860 ILCS 220)*.
- D. On-street parking shall be allowed only when there is at least 24 feet in unobstructed pavement width for travel, and “No Parking” signs will be posted throughout the park as shown in Sheet B1 received June 29, 2017; these signs shall be in place before any replacement of homes occurs and shall be verified in all inspections by the Zoning Administrator.
- E. Any proposed new construction and/ or proposed new use shall be authorized and established as follows:**
- (1) Replacement of existing homes shall result in a minimum 10 feet separation provided between adjacent homes. Existing homes on home sites 25, 26, 37, 38, 41, 42, 76, and 86 do not meet that minimum 10 feet separation and a Change of Use Permit shall be required for each of these replacements to ensure compliance with the minimum 10 feet separation.**
 - (2) In general, the width of a replacement home shall be such that there is at least 10 feet separation between adjacent homes and the replacement shall not cause the loss of any off-street parking space.**
 - (3) The width of a replacement home shall not be greater than 14 feet on home sites 29, 65, 74, and 88. A Change of Use Permit shall be required for each of these replacements to ensure compliance.**
 - (4) A Change of Use Permit shall be required for replacement of existing nonconforming homes that will become more nonconforming with respect to separation to the private accessway or separation to the boundary of the MFH Park. This condition applies to homes on sites 6, 56, 59, 60, 74, 90, and 92.**
 - (5) As existing homes that are encroaching on the IDOT right-of way change ownership, those homes must either be relocated or replaced with new homes that do not encroach into the IDOT right-of-way, and the as-built location of each replacement home shall be documented in an as-built site plan prepared by an Illinois Professional Engineer or Illinois Licensed Land Surveyor. The existing home sites are numbered 4, 5, 7, 8, 9 and 10 on the Overall Site Plan received June 16, 2017.**

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- (6) If a site is not specifically referred to in the other subparagraphs of this Special Condition, a replacement home is not required to be documented in a permit; however, all of the conditions must still be met (i.e., min. 10 feet separation and no closer to the property boundary or to a private accessway).**
- (7) Each replacement home shall be inspected by the Zoning Administrator prior to occupancy and if the replacement home is in compliance with the approval in Case 870-S-17, then the Zoning Administrator shall authorize occupancy in a Zoning Compliance Certificate. The total fee for a Change of Use Permit for replacement of existing nonconforming structures, including the Zoning Compliance Certificate, shall be \$66 per home site.**
- (8) Each new home on proposed sites 94 through 114 shall be established pursuant to a Zoning Use Permit that may include all homes on one combined permit or individual homes on individual permits at a fee of \$33 per each site plus a Zoning Compliance Certificate fee of \$33 per each site.**
- (9) New off-street parking spaces shall be constructed by way of a Change of Use Permit within one year of approval of Case 870-S-17.**
- (10) Development of the proposed recreation areas shall be authorized either under a Change of Use Permit for a fee of \$65 or may be combined for no fee with any other required Change of Use Permit or Zoning Use Permit.**
- (11) All outbuildings shall be reviewed by the Fire Protection District within 6 months of approval of Case 870-S-17.**
- FG.** The Overall Layout Plan by Farnsworth Group, received June 16, 2017; the Revised Expansion Permit Drawings for proposed new home sites received June 16, 2017; Sheets A1, A2, B1, and C1 by Farnsworth Group, received August 8, 2017, and Sheets D1, E1 and E2 by Farnsworth Group, received August 17, 2017, comprise the official site plan for approval in Case 870-S-17.
- GH.** The Zoning Administrator shall not authorize a Zoning Compliance Certificate until the petitioner has provided the Zoning Administrator a copy of the written approval by the Edge-Scott Fire Protection District Chief for the location, purchase, and installation of the 4 proposed fire hydrants shown on Exhibit B: Sheet B1 received June 29, 2017; 2 additional fire hydrants shown on Exhibit D: Sheet D1 received August 17, 2017, and the as-built drawings of the siren actuated gate.
- HI.** The petitioner shall provide the Zoning Administrator a copy of the written approval by the City of Urbana Plumbing Inspector of the inspection of any sanitary sewer laterals installed for the properties per an intergovernmental agreement between the City and UCSD (Ordinance 9192-110).
- IJ.** The Zoning Administrator shall not authorize a Zoning Compliance Certificate on the subject property until the petitioners submit as-built drawings of the streets, fire hydrants, siren-actuated gate, and detention basins.

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JK. ~~A minimum 6-foot high/maximum 8-foot high privacy fence made of either wood or PVC/vinyl in an earth tone color~~ shall be installed as detailed on Sheets E1 and E2 received August 17, 2017, as a condition of Zoning Compliance. In addition, gaps in fencing along the south and west sides of the subject property must be filled with a ~~minimum 6-foot high privacy fence made of either wood or PVC/vinyl~~ visual screen of minimum 6 feet height, which can be natural vegetative screening or made of wood or PVC/vinyl. All fences shall be maintained by the owner of the manufactured home park in perpetuity.

KL. The manufactured home park shall be compliant at all times with the requirement for licensing from the Illinois Department of Public Health.

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

SIGNED:

ATTEST:

Eric Thorsland, Chair
Champaign County Zoning Board of Appeals

Secretary to the Zoning Board of Appeals

Date