

CASES 035-AM-21, 036-S-21 & 041-V-22

SUPPLEMENTAL MEMORANDUM #2

February 8, 2023

Petitioner: Jeffrey Jenkins, d.b.a. Walnut Grove MHP

Request:

Case 035-AM-21

Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the R-5 Manufactured Home Park Zoning District in order to operate the proposed Special Use with waivers in related Zoning Case 036-S-21

Case 036-S-21

Authorize the expansion and use of an existing nonconforming manufactured home park with 12 existing plus 8 proposed manufactured home sites in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the subject property in related case 035-AM-21 and including the waivers of standard conditions as listed on the legal advertisement (other waivers may be necessary).

Case 041-V-22

Authorize a variance for a 9.68-acre lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance.

Location: A 9.68-acre tract in the Northwest Quarter of the Northwest Quarter of Section 10, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as Walnut Grove MHC with an address of 1513 CR 2300N, Urbana.

Site Area: 9.68 acres

Time Schedule for Development: Already in use

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

STATUS

In an email received February 6, 2023, the petitioner requested a continuance of these cases so that he has more time to gather the information requested of him at the December 1, 2022 ZBA meeting.

These cases were continued from the December 1, 2022 ZBA meeting. At that hearing, the Board asked Mr. Jenkins to provide the following information for the February 16, 2023 ZBA meeting:

1. Certification from a licensed professional engineer that the hook-up of the electrical system for the proposed home sites will comply with the NEC and Section 6.2.3D. of the Zoning Ordinance.
2. Certification from licensed professional that there is ample water supply of a minimum of 150 gallons per day and a minimum pressure of 20 lbs per square inch for existing and proposed home sites.

3. Certification from licensed professional that the septic system can accommodate all existing and proposed home sites.
4. Have Farnsworth map the existing and proposed electrical, water and septic lines on the site plan or on a separate map if necessary.
5. Revise the footing detail on the site plan to 32" frost depth (City of Urbana and City of Champaign both use a frost depth of 32" below grade).
6. Revise the parking along the east access drive to ensure that parking spaces are at least 9' x 20' each, and that there are two spaces for every home without overlapping the east access drive. Indicate the parking areas on the site plan.
7. Add a note on the site plan that the east access drive will be improved with oil and chip to IDOT specifications.
8. Add a 3-foot-wide pedestrian walkway on the site plan from the cul-de-sac to the recreation area and from the south end of the east road to the recreation area.

The petitioner submitted a revised Site Plan received February 6, 2023. The Site Plan provided information for items 5 and 8 above as follows:

- Item 5: the footing detail at the bottom of the site plan now shows a 32" footing rather than the 27 inches shown in the November 22, 2022 site plan.
- Item 8: the petitioner has added a 20-foot-wide drive leading to the proposed recreation area rather than a 3-foot-wide sidewalk. Note that no sidewalk has been added between the cul-de-sac and the recreation area.

No other documentation was received.

ILLINOIS REGULATIONS FOR MANUFACTURED HOME PARKS

Several Documents of Record have been added that provide clarity into what is required for manufactured home parks, manufactured home installation, and expanding manufactured home park communities. These documents are available on the ZBA meetings website:

http://www.co.champaign.il.us/CountyBoard/meetings_ZBA.php.

- IDPH handout *Expanding or Constructing a Manufactured Home Community*
- Mobile Home Park Act (210 ILCS 115/1)
- Manufactured Home Community Code (77 IAC Part 860)
- Manufactured Home Installation Code (77 IAC Part 870)
- Application to alter a Manufactured Home Park

PROPOSED SPECIAL CONDITIONS

The following are special conditions proposed for Map Amendment Case 035-AM-21:

- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

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

Conformance with Policy 4.2.3 of the Land Resource Management Plan.

B. The Map Amendment is contingent upon approval of Case 036-S-21.

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

That the Special Use is consistent with the Zoning Ordinance and ZBA recommendations.

The following are special conditions proposed for Special Use Permit Case 036-S-21:

A. 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.

B. No parking signs shall be posted along all streets in the manufactured home park.

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

That there is always adequate emergency vehicle access.

C. Each new home on proposed sites 15 through 20 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.

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.

D. Certification from the County Health Department or the Illinois Department of Public Health that the septic system on the subject property has sufficient capacity for the existing and proposed homes is a requirement for approval of the Zoning Use Permit.

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

That the solid waste system conforms to the requirements of the Zoning Ordinance and any applicable health regulations.

E. The manufactured home park shall be compliant at all times with the requirement for licensing from the Illinois Department of Public Health and relevant government entity. A copy of the license for 20 home sites shall be submitted to the P&Z Department within one year of approval of Zoning Case 036-S-21.

The special condition stated above is required 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.

- F. **Within two years, the petitioner shall develop the recreation area 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 (77 Ill. Adm. Code 860)*.**

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

That the manufactured home park conforms to State of Illinois requirements.

- G. **The east road in the manufactured home park shall connect to the existing interior road between home sites 16 and 17.**

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

To provide efficient and safe traffic circulation.

- H. **Homes on sites 17 through 20 shall meet the following requirements:**
(1) Homes shall be no larger than 16 feet by 68 feet.
(2) Homes shall be at least 15 feet from the eastern interior road.
~~(3) Homes shall be set on concrete pads.~~

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

That new home sites meet the requirements of the Zoning Ordinance.

- I. **Within one year of the approval of Case 036-S-21, the petitioner shall construct a monolithically paved outdoor area of a minimum 160 square feet in area with a minimum dimension of 8 feet and a two-foot wide monolithically paved sidewalk to the entrance of each home.**

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

That all home sites meet the requirements of the Zoning Ordinance.

- J. **Within one year of the approval of Case 036-S-21, the petitioner shall construct a three-foot wide monolithically paved sidewalk from the existing cul-de-sac to the recreation area.**

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

That the required recreation area meets the requirements of the Zoning Ordinance.

There are no proposed special conditions for Variance Case 041-V-22.

ATTACHMENTS

- A Legal advertisement
 B Revised Site Plan received February 6, 2023
 C Email from Jeff Jenkins received February 6, 2023

LEGAL PUBLICATION: WEDNESDAY, AUGUST 31, 2022

CASES 035-AM-21, 036-S-21 & 041-V-22

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

Jeffrey Jenkins, 13426 Maverick, Marion, IL, d.b.a. Walnut Grove MHC, 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, September 15, 2022, at 6:30 p.m.** prevailing time in the Shields-Carter 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 035-AM-21

Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the R-5 Manufactured Home Park Zoning District in order to operate the proposed Special Use with waivers in related Zoning Case 036-S-21, on the subject property described below.

CASE 036-S-21

Authorize the expansion and use of an existing nonconforming manufactured home park with 12 existing plus 8 proposed manufactured home sites in the R-5 Manufactured Home Park Zoning District, contingent upon the rezoning of the subject property in related case 035-AM-21 and including the following waivers of standard conditions (other waivers may be necessary):

Part A: Authorize a waiver from Section 6.2.2. B. for having 20 home sites in lieu of the minimum required 24 home sites in an existing manufactured home park.

Part B: 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 C: Authorize a waiver from Section 6.2.2 C.3. for not providing screening along all boundary lines abutting existing residential development.

Part D: Authorize a Manufactured Home Park with recreation space totaling less than the minimum required 8 percent of gross site area, per Section 6.2.2 D.

Part E: 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 F: Authorize a minimum setback (yard) of 11 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 sites 15 through 20.

Part G: Authorize a minimum setback (yard) of 15 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 site 2.

Part H: Authorize a minimum side yard of 9 feet in lieu of 10 feet, per Section 6.2.2 E.2.c. for existing home site 3.

Part I: Authorize a waiver from having a manufactured home stand or pad on each home site made of concrete slabs or runways with ground anchors, per Section 6.2.2 E.4.

Part J: 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 and proposed home sites.

Part K: Authorize a minimum pavement width of 19 feet for existing private accessways in lieu of the minimum required 24 feet for minor streets, per Section 6.2.2 F.5.

Part L: 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 M: Authorize a waiver from Section 6.2.2 H.1., for not having individual walks to each manufactured home stand that are paved and a minimum of two feet in width.

Part N: Authorize a waiver from Section 6.2.3 A., for having a private water system that can furnish a minimum of 150 gallons per day per manufactured home at a minimum pressure of 20 pounds per square inch.

Part O: Authorize a waiver for the electrical system to comply with the latest edition of the National Electric Code, per Section 6.2.3 D.1.

CASE 041-V-22

Authorize a variance for a 9.68 acres lot in lieu of the maximum allowed 3 acres in area for a lot with soils that are best prime farmland in the AG-1 Agriculture Zoning District, per Section 5.3 of the Champaign County Zoning Ordinance, on the subject property described below:

SUBJECT PROPERTY

A 9.68-acre tract in the Northwest Quarter of the Northwest Quarter of Section 10, Township 20 North, Range 9 East of the Third Principal Meridian in Somer Township and commonly known as Walnut Grove MHC with an address of 1513 CR 2300N, Urbana.

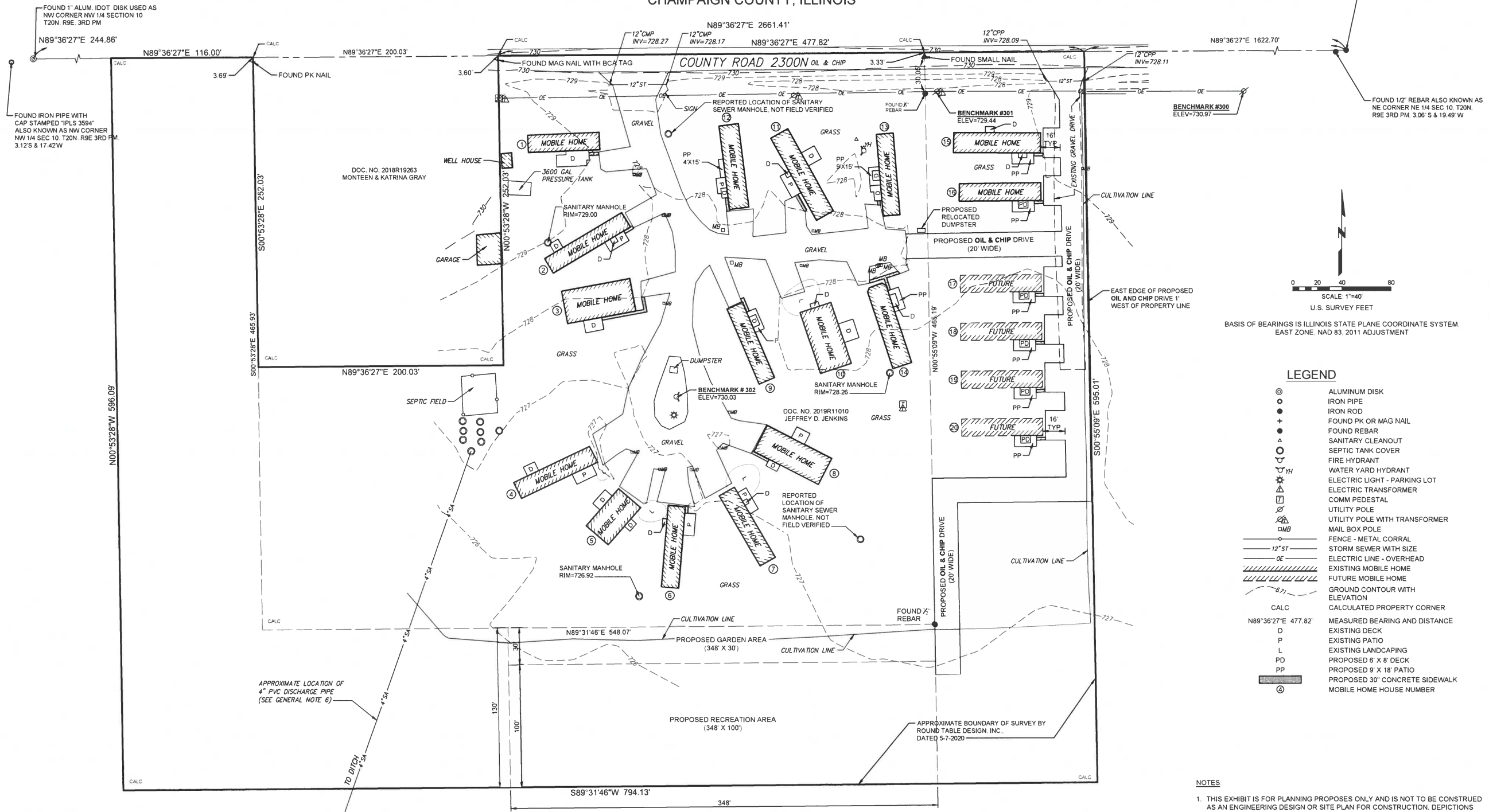
All persons interested are invited to attend said hearing and be heard. If you would like to submit comments or questions before the meeting, please call the P&Z Department at 217-384-3708 or email zoningdept@co.champaign.il.us no later than 4:30 pm the day of the meeting. The hearing may be continued and reconvened at a later time.

Ryan Elwell, Chair

Champaign County Zoning Board of Appeals

TOPOGRAPHIC CONCEPT PLAN AND EXHIBIT OF WALNUT GROVE MHC

PART OF THE NW 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS

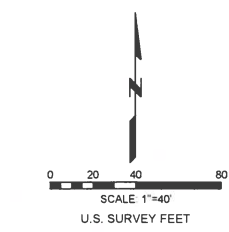


FOUND 1" ALUM. IDOT DISK USED AS NW CORNER NW 1/4 SECTION 10 T20N. R9E. 3RD PM
N89°36'27"E 244.86'

FOUND IRON PIPE WITH CAP STAMPED "IPLS 3594" ALSO KNOWN AS NW CORNER NW 1/4 SEC 10, T20N. R9E. 3RD PM 3.12S & 17.42W

FOUND 1/2" REBAR USED AS NE CORNER NE 1/4 SEC 10, T20N. R9E. 3RD PM.

FOUND 1/2" REBAR ALSO KNOWN AS NE CORNER NE 1/4 SEC 10, T20N. R9E. 3RD PM. 3.06' S & 19.49' W



BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 2011 ADJUSTMENT

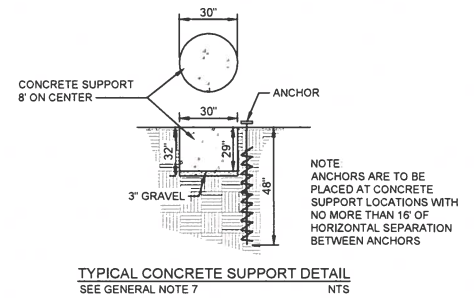
LEGEND

⊙	ALUMINUM DISK
○	IRON PIPE
●	IRON ROD
+	FOUND PK OR MAG NAIL
+	FOUND REBAR
○	SANITARY CLEANOUT
○	SEPTIC TANK COVER
⊕	FIRE HYDRANT
⊕	WATER YARD HYDRANT
⊕	ELECTRIC LIGHT - PARKING LOT
⊕	ELECTRIC TRANSFORMER
⊕	COMM PEDESTAL
⊕	UTILITY POLE
⊕	UTILITY POLE WITH TRANSFORMER
⊕	MAIL BOX POLE
○	FENCE - METAL CORRAL
○	STORM SEWER WITH SIZE
○	ELECTRIC LINE - OVERHEAD
○	EXISTING MOBILE HOME
○	FUTURE MOBILE HOME
○	GROUND CONTOUR WITH ELEVATION
○	CALCULATED PROPERTY CORNER
○	MEASURED BEARING AND DISTANCE
○	EXISTING DECK
○	EXISTING PATIO
○	EXISTING LANDSCAPING
○	PROPOSED 6' X 8' DECK
○	PROPOSED 9' X 18' PATIO
○	PROPOSED 30" CONCRETE SIDEWALK
○	MOBILE HOME HOUSE NUMBER

- NOTES**
- THIS EXHIBIT IS FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS AN ENGINEERING DESIGN OR SITE PLAN FOR CONSTRUCTION. DEPICTIONS OF PROPOSED FEATURES ARE SHOWN HEREON BASED ON CLIENT'S DIRECTION.
 - THIS TOPOGRAPHIC PLAN OF THE EXISTING WALNUT GROVE MOBILE HOME COMMUNITY WAS PREPARED FROM FIELD DATA OBTAINED ON JUNE 6, 2022 BY FARNSWORTH GROUP, INC.
 - THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY IN ACCORDANCE WITH ILLINOIS ADMINISTRATIVE CODE MINIMUM STANDARDS.
 - BEARINGS SHOWN ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 2011 ADJUSTMENT.
 - WALNUT GROVE MOBILE HOME COMMUNITY IS LOCATED WITHIN CHAMPAIGN COUNTY, ILLINOIS AND HAS A STREET ADDRESS OF 1513 COUNTY ROAD 2300 NORTH, URBANA, ILLINOIS 61802.
 - LOCATION OF THE 4" PVC DISCHARGE PIPE WAS PROVIDED BY OWNER. NO SURFACE EVIDENCE WAS FOUND TO VERIFY THIS LOCATION.
 - FUTURE HOMES 17 THROUGH 20 WILL HAVE CONCRETE SUPPORTS WITH NO MORE THAN 8" OF SEPARATION. SEE DETAIL FOR CONSTRUCTION DIMENSIONS. ANCHORS WILL BE INSTALLED ON SAID SUPPORTS WITH NO MORE THAN 16" OF SEPARATION. THESE SUPPORT LOCATIONS AND THE TYPICAL CONCRETE SUPPORT DETAIL SHOWN HEREON ARE BASED SOLELY ON CLIENT'S SPECIFICATIONS.

EXISTING TAX ID NO.
PARCEL 25-15-10-100-015
NW 1/4, SEC 10, T20N. R9E. 3RD PM

- BENCHMARKS:**
- BM #300: RAILROAD SPIKE IN WEST FACE OF FIRST POWER POLE EAST OF EAST ENTRANCE TO MOBILE HOME PARK ELEV=730.97
 - BM #301: RAILROAD SPIKE IN WEST FACE OF FIRST POWER POLE WEST OF EAST ENTRANCE TO MOBILE HOME PARK ELEV=729.44
 - BM #302: TOP OF OPERATING NUT ON FIRE HYDRANT AT CIRCLE DRIVE IN CENTER OF MOBILE HOME PARK ELEV=730.03



ADDRESS	EXISTING DECK SF	PROPOSED DECK SF	EXISTING PATIO SF	PROPOSED PATIO SF	PROPOSED WALK LENGTH
1	298	0	0	0	8
2	89	0	137	0	9
3	150	0	0	0	47
4	80	0	162	0	0
5	168	0	0	0	0
6	18	0	162	0	6
7	16	0	144	0	0
8	32	0	120	0	15
9	54	0	90	0	12
10	228	0	0	0	0
11	160	0	154	0	15
12	40	0	80	60	11
13	137	0	0	83	4
14	50	0	0	112	36
15	63	0	0	134	8
16 & FUTURE 17, 18, 19, 20	0 (TYP)	48 (TYP)	0 (TYP)	114 (TYP)	8 (TYP)

*INCLUDES HANDICAP RAMP

Farnsworth GROUP
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

1531E

#	DATE	DESCRIPTION
1	08/09/2022	ADDED CLIENT'S COMMENTS
2	08/18/2022	ADDED RECREATION AREA
3	11/22/2022	ADDED ITEMS PER CLIENT REVIEW
4	02/06/2023	ADDED ITEMS PER CLIENT REVIEW

RECEIVED
FEB 06 2023
CHAMPAIGN COUNTY & Z DEPARTMENT

PROJECT
Jeff Jenkins

Walnut Grove MHC

1513 County Rd 2300 N
Urbana, IL 61802

DATE: 07/18/2022
DESIGNED: WJM
DRAWN: PDM
REVIEWED: JDA
FIELD BOOK NO.: CHA 190/08

TOPOGRAPHIC CONCEPT PLAN AND EXHIBIT OF WALNUT GROVE MHC

SHEET NUMBER
1
OF 1

PROJECT NO.: 0221011.00

I:\projects\1531E\0221011.00 - cell - sheet - Walnut Grove MHC\Survey\07_Drawings\1531E\12/27/2023 11:38 AM

Susan Burgstrom

From: siecenter <siecenter@gmail.com>
Sent: Monday, February 6, 2023 10:17 AM
To: Susan Burgstrom

CAUTION: External email, be careful when opening.

Good morning Susan,
Im sorry but retaining all the information from proper authorities takes longer then I expected. We will have to reschedule, so sorry.
Sincerely
Jeff Jenkins

Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

RECEIVED

FEB 06 2023

CHAMPAIGN CO. P & EE DEPARTMENT