

## **CASES 869-AM-17 and 870-S-17**

SUPPLEMENTAL MEMORANDUM #3

August 17, 2017

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

### **Case 869-AM-17**

**Request:** Amend the Zoning Map to change the zoning district designation in order to operate the proposed Special Use with waivers in related Zoning Case 870-S-17 for the following portions of the subject property:

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.

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.

### **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**

In an email received August 10, 2017, Mike Friend responded to an email from Susan Burgstrom in which she asked if the proposed private road would comply with the *Champaign County Subdivision Ordinance*, per Section 6.2.2 F.6. of the *Zoning Ordinance*. Attachment A is the email with Mr. Friend's response.

In an email received August 10, 2017, Dax Nolan responded to an email from Susan Burgstrom in which she asked if the petitioner has information on the electrical distribution system's compliance with the National Electric Code, which is the reason for proposed waiver Part Q. Attachment B is the email with Mr. Nolan's response.

In an email received August 11, 2017, Dax Nolan submitted a letter from Illinois Department of Public Health giving permission to construct home sites 49A and 49B, and to eliminate existing home sites 30 and 31. He also submitted the current Illinois Department of Public Health Permit for the existing 93 home sites in the park. Attachment C is the email with the two submittals.

In an email received August 15, 2017, Jared Lofrano, President of the Beringer Commons Homeowners Association Board, communicated residents' concerns about increased traffic going through Beringer Commons. Members of the HOA in attendance at their July 26, 2017 annual meeting unanimously supported a letter opposing the opening of Slayback Road onto Smith Road from Stonetown Woodland Acres. Attachment D is the email from Jared Lofrano.

In an email received August 16, 2017, Joe Pisula, speaking on behalf of the Edgewood Subdivision Homeowners Association, proposed design concepts for the fencing that will be required between Stonetown Woodland Acres and Edgewood Subdivision. Several attachments show preferred materials, boundaries, and height the HOA would like to have for the fencing. Attachment E is the email with Mr. Pisula's comments and attachments.

In an email received August 17, 2017, Mike Friend submitted a draft Memorandum of Understanding between Stonetown Woodland Acres LLC, and Edgewood Subdivision Homeowners Association. The Memorandum includes fire protection and safety matters, and privacy screening fence along Smith Road. Mr. Friend also included 2 exhibits for the record: Sheet D1 depicts the proposed location of an extension to the 6 inch water main and an additional 2 fire hydrants to serve the existing park; and Sheets E1/E2, which depict the proposed location of the proposed privacy fencing. Attachment F is the email from Mr. Friend with attachments. A new special condition has been proposed to ensure completion of the fence to agreed upon specifications.

In an email received August 17, 2017, Edge-Scott Fire Protection District Chief Steve Thuney conveyed his and the Edge-Scott FPD Board's support of the expansion of Woodland Acres and agreement with the terms in the Memorandum created by Mike Friend, also received August 17, 2017.

Case 870-S-17 did not include a waiver for fencing as required by Section 6.2.2 C.3. of the *Zoning Ordinance*. Discussions to date have resulted in the petitioner proposing to install the majority of required screening; however, there are several gaps. If the petitioner agrees to place fencing in these gap areas, no waiver will be needed. If the petitioner does not agree, a waiver will be needed, which requires re-publication of the legal notice for this case. Please see the "Required Screening" section below.

There are several edits to the Revised Summary of Evidence and Finding of Fact that were sent as attachments to Supplemental Memorandum #2 dated August 10, 2017. Please see the “Revisions to Summary of Evidence and Finding of Fact” section below.

### **CHANGES IN DECISION POINTS FOR CASE 869-AM-17**

Staff recommends the following changes to the Finding of Fact based on updated evidence and testimony:

- Item 16 – LRMP Goal 7 Transportation: change all decision points to **will HELP ACHIEVE**
- Item 20.H. - Sinclair Factor: change decision point to **will HELP ACHIEVE**
- Item 21 – Purpose of the Zoning Ordinance: change overall decision point to **will HELP ACHIEVE**
  - Item 21.C – Purpose 2.0(c) regarding congestion in public streets: change decision point to **will HELP ACHIEVE**

### **REQUIRED SCREENING**

Section 6.2.2 C.3. of the Zoning Ordinance states: “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.”

The gaps in fencing identified by staff as of August 17, 2017, are the following:

- It appears that Casey’s has installed fencing along its rear yard; if there are any gaps along the shared Stonetown/Casey’s property line, additional screening will need to be installed.
- Screening will be needed along the southeast property line adjacent to the Mercer Apartments and the abandoned residential property owned by Henri Merkelo to the east of Mercer Apartments. In regard to the Merkelo property, the ZBA could find there is adequate visual screening now but replacement screening will be necessary should the vegetation on that property disappear. In regards to Mercer Apartments, if that owner waives the need for visual screening then no screening will be necessary.
- It is not known if the convenience store (formerly the old Casey’s) next to the resale shop has screening. Screening will be necessary if none exists at this location.
- Visual screening is really not necessary behind the resale shop since the resale shop property is owned by Stonetown and that building acts as screening.
- The dwelling at the southwest corner along US150 is also owned by Stonetown and also acts as screening for that portion of the park.

P&Z Staff recommend adding new Special Condition K for the fencing.

### **REVISIONS TO SUMMARY OF EVIDENCE AND FINDING OF FACT**

The following revisions will be added to the Finding of Fact in Case 869-AM-17:

**1. Add the following as new item 8.C.:**

C. Regarding possible errors in the existing Champaign County Zoning Map:

(1) Regarding Part A of this Case 869-AM-17:

- a. On the Zoning Map, the east 150 feet of the subject property (fronting on North Smith Road for approximately 740 feet) is in the R-1 Single Family Residence Zoning District.

- 
- b. The 1973 aerial photography shows that Woodland Acres had the same extent along North Smith Road in 1973 as it does currently, with approximately 240 feet of developed frontage with manufactured homes and approximately 500 feet of undeveloped frontage under the same ownership.
  - c. It is not clear why the Zoning Map does not indicate the R-5 Manufactured Home Park Zoning District for the approximately 740 feet of frontage on the west side of North Smith Road.
- (2) Regarding Part B of this Case 869-AM-17:
- a. On the Zoning Map, the R-5 Manufactured Home Park Zoning District extends 820 feet west of the centerline of North Smith Road.
  - b. The 1973 aerial photography shows that the developed portion of Woodland Acres extended about 950 feet west of the centerline of North Smith Road.
  - c. It is not clear why the Zoning Map does not indicate the R-5 Manufactured Home Park Zoning District extending at least 950 feet west of the centerline of North Smith Road, which is the extent of the developed portion of Woodland Acres in 1973.
2. **Revise/update 16.A.(1)c. regarding the new information about the gated access and make similar changes to 8.B.(4)c. for Case 870:**
- \*(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. The petitioner submitted Sheets A1 and A2 on June 29, 2017, which indicate more specific information about the proposed gate.
3. **Revise/update 21.A. regarding new hydrants and gated access and coordinate with 14.B. regarding Objective 5.3 and make similar changes to 8.C. for Case 870:**
- \*(e) The petitioner submitted Sheet B1 on June 29, 2017, which indicates the location of the proposed 4<sup>th</sup> hydrant in addition to the 3 hydrants proposed for the expansion area.

Case 870-S-17 only

1. **Add a new special condition requiring a 6 feet high privacy fence:**
- K. **A minimum 6-foot high/maximum 8-foot high privacy fence made of either wood or PVC/vinyl 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.**

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.**

2. **Revise special condition D regarding “No Parking” signs.**
  - D. **On-street parking shall be allowed only when there is at least 24 feet in unobstructed pavement width for travel, and ~~shall be clearly marked with signs at each entrance to the development or sufficiently~~ “No Parking” signs will be posted throughout the park as shown in Sheet B1 received June 29, 2017; and 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.**

3. **Revise Item 9.B.(6)a.(a)i., which states that proposed home sites 94 through 98 encroach into the IDOT right-of-way.**
  - 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 do not encroach into the IDOT right-of-way, but they are proposed to be only 35 feet from the IDOT right-of-way rather than 45 feet, which is the reason for waiver Part B.
4. **Revise Item 9.B.(7) to indicate that an existing 23,335 square feet open space will be used as recreation space:**
  - (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 in the northeast corner of the subject property will be removed to make space for the proposed expansion area. An existing 23,335 square feet open space in the southeastern part of the subject property will be considered recreation space.

## **PROPOSED SPECIAL CONDITIONS - REVISED**

There are no proposed special conditions for Case 869-AM-17.

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. **That the petitioners 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 ~~shall be clearly marked with signs at each entrance to the development or sufficiently~~ “No Parking” signs will be posted throughout the park as shown in Sheet B1 received June 29, 2017; ~~and~~ 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. **Replacement homes shall conform to setback and yard requirements established in Zoning Ordinance Section 6.2.2, unless larger replacement homes occupy more than one of the existing home sites.**

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 home 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.**

- G. **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.**

- H. **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.**

- I. **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.**

- J. **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.**

**K. A minimum 6-foot high/maximum 8-foot high privacy fence made of either wood or PVC/vinyl 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.**

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.**

**L. 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 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
  - 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

**Susan Burgstrom**

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**From:** Friend, Mike <mfriend@F-W.com>  
**Sent:** Thursday, August 10, 2017 5:22 PM  
**To:** Susan Burgstrom  
**Cc:** Dax Nolen (dn@stonetowncapital.com)  
**Subject:** RE: documents - 1 more question

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AUG 10 2017

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

CHAMPAIGN CO. P & Z DEPARTMENT

Susan,

An important distinction here is that this is a private access way, not a public street. The Champaign County Subdivision Ordinance references the IDOT standard specifications for road and bridge construction as well as the horizontal and vertical alignment standards of the IDOT bureau of design, Design Manual. The subdivision ordinance is actually a bit more restrictive than the IDOT standards, in that it limits vertical alignment grades to 5% maximum and 0.4% minimum.

1. Our grades fall clearly within this range as the Maximum is 4.21% and the minimum is 1%. Sheet C5.0 depicts the referenced grades.
2. With regard to the materials of construction, sheet C2.0, and sheet C8.4 reference the required IDOT specifications for materials as required.
3. Since this is not a public Road, the ROW width requirements are not applicable. We have designed for a 30 foot wide " private Access- Way limit" which is *similar* to a ROW in this case, and held our lot setbacks off of this self-imposed restriction. This is conservative , as it means the front setback is essentially 18 feet from the edge of our paved street crosssection, 3 feet more than the minimum 15 feet required in section 6.2.2)E2)a of the zoning ordinance.

In summary, as I review the Champaign County Subdivision Ordinance , section 14.2, our design meets the required standards.

Mike

**Michael C. Friend PE / Engineering Manager**

2211 West Bradley Avenue / Champaign, IL 61821

o / 217.352.7408

c / 815.510.2090

e / [mfriend@f-w.com](mailto:mfriend@f-w.com)

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**From:** Susan Burgstrom [<mailto:sburgstrom@co.champaign.il.us>]  
**Sent:** Thursday, August 10, 2017 12:46 PM  
**To:** Friend, Mike <mfriend@F-W.com>  
**Subject:** RE: documents - 1 more question

Hi again,

If possible, by the meeting can you provide documentation showing the proposed expansion private street will comply with the Champaign County Subdivision Ordinance?

**Susan Burgstrom**

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**From:** Dax Nolen <dn@stonetowncapital.com>  
**Sent:** Thursday, August 10, 2017 12:25 PM  
**To:** Susan Burgstrom  
**Cc:** Friend, Mike  
**Subject:** Re: documents

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We have a current license with ILDH permitting us for the current 93 sites. I can send that over tomorrow.

We do not have documentation of electrical inspections. We encompass this with our typical property condition assessment in which no electrical repairs were required. I good deal of the wires/poles are technically maintained and kept to code by Ameren.

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AUG 10 2017

CHAMPAIGN CO. P & Z DEPARTMENT

## Susan Burgstrom

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**From:** Friend, Mike <mfriend@F-W.com>  
**Sent:** Friday, August 11, 2017 12:28 PM  
**To:** Susan Burgstrom  
**Subject:** FW: Docs Requested  
**Attachments:** IDPH for Woodland Acres.pdf; Dept Of Health Approval Letter 4-19-17.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Susan,

As previously requested attached please find the facility IDPH permit as well as recent IDPH correspondence confirming a total of 93 sites are permitted for the facility.

Mike

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**From:** Dax Nolen [mailto:dn@stonetowncapital.com]  
**Sent:** Friday, August 11, 2017 12:17 PM  
**To:** Friend, Mike <mfriend@F-W.com>  
**Subject:** Docs Requested

Mike,

Attached is:

- 1.) Most current and active license from ILDH
- 2.) Approval letter for interior reconfiguration (keeping site count at 93)

-Dax

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AUG 11 2017

CHAMPAIGN CO P & Z DEPARTMENT



Dax Nolen | +1.303.407.3003

720 S. Colorado Blvd., Suite 1150-N  
Glendale, Colorado 80246



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

April 19, 2017

Urbana/Champaign  
Woodland Acres MHC  
Permit to Alter No. A-2-2017

Stonetown Woodland Acres, LLC  
720 S. Colorado Boulevard #1150 N  
Glendale, CO 80246

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CHAMPAIGN CO. P & Z DEPARTMENT

Dear Sirs:

Based on the recent information provided, a construction permit is hereby issued as authorized by Section 5 of the Mobile Home Park Act for the following:

Permission subject to the following conditions is hereby granted to construct sites 49A and 49B and eliminate 30 and 31, for a total 93 sites located at Woodland Acres Manufactured Home Community, Urbana, Champaign County, Illinois. This is in accordance with plans, specifications and information received April 12, 2017.

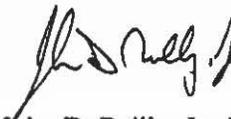
General Conditions

1. This permit does not relieve the applicant from securing any required local or state building permits or complying with any municipal or county zoning or other ordinances applicable thereto. Construction shall not commence until the applicant has received any required municipal or county building and zoning approvals.
2. **Manufactured homes must be installed in accordance with the Manufactured Home Quality Assurance Act (430 ILCS 117) and the Manufactured Home Installation Code (77 Ill. Admin. Code 870). Installation of the homes must be performed under the direct supervision of an Illinois Department of Public Health licensed manufactured home installer.**
3. The local office of the Illinois Department of Public Health shall be notified when construction, as authorized herein, is completed and ready for inspection. Notify the Regional Office at 2125 South First Street, Champaign, 61820, 217-278-5900. No homes shall be located on any newly constructed site until written approval from the Department is received and local zoning issues have been approved. This permit does not authorize occupancy.

4. The Illinois Department of Public Health or any person duly authorized by it, shall at any time during the progress of the construction or the installation of these improvements or any part thereof under authority hereof have the right and authority to inspect such work during the progress thereof; and such Department or its duly authorized agent shall have the authority any time and all times after the erection or completion of these improvements to inspect the same or the operation thereof.
5. The Illinois Department of Public Health, in issuing this permit, has relied upon the statements and representations made by the permittee in the application herefore; and in the event any statement or representation in said application is found to be incorrect, this permit may be revoked without further notice, and the permittee thereupon waives all rights thereunder.
6. There shall be no deviations from the plans and specifications submitted with the application for this permit unless revised plans and specifications are submitted to the Illinois Department of Public Health and approval issued.
7. This permit shall not be considered in any manner effecting the title to the premises upon which any of the proposed improvements are to be located.
8. This permit does not in any way release the permittee from any liability for damage to any person or property caused by or resulting from installations, maintenance, or operation of these improvements, located and constructed in accordance with the approved plans and specifications.
9. This permit shall expire 3 years from the date of issuance. One three year extension may be granted upon written request.

If you have any questions concerning this permit, contact the Division of Environmental Health, 525 West Jefferson, Springfield, Illinois 62761, telephone 217/782-5830 (TTY number 1-800-547-0466 for hearing impaired use only).

Sincerely,



John D. Reilly, Jr., P.E.  
Plan Review Engineer  
Division of Environmental Health

cc: Champaign

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AUG 11 2017

CHAMPAIGN CO. P & Z DEPARTMENT

← DISPLAY THIS PART IN A CONSPICUOUS PLACE



**Illinois Department of PUBLIC HEALTH** **EH0133428**

**LICENSE, PERMIT, CERTIFICATION, REGISTRATION**

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

Issued under the authority of the Illinois Department of Public Health

4/30/2018	659	05905454
WOODLAND ACRES MOBILE HOME PARK MANUFACTURED HOME COMMUNITY 93 LICENSED SPACES		

WOODLAND ACRES MOBILE HOME PARK  
2200 E UNIVERSITY AVENUE  
URBANA, IL 61802

COUNTY CHAMPAIGN                      REGION CHAMPAIGN

The face of this license has a colored background. Printed by Authority of the State of Illinois • P.O. #48240 5M 5/16

06/14/2017  
STONETOWN WOODLAND ACR  
720 SOUTH COLORADO BOULE  
GLENDALE, CO 80246

FEE RECEIPT NO.

**Susan Burgstrom**

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**From:** Jared Lofrano <jared.lofrano@gmail.com>  
**Sent:** Tuesday, August 15, 2017 2:14 PM  
**To:** Susan Burgstrom  
**Subject:** Stonetown Woodland Acres Expansion

**Follow Up Flag:** Follow up  
**Due By:** Wednesday, August 16, 2017 1:00 PM  
**Flag Status:** Flagged

Ms. Burgstrom and Members of the Champaign County Zoning Board:

At the Beringer Commons Home Owner's Association annual meeting on Wednesday 26th of July, the residents unanimously supported a letter on their behalf to the Zoning Board opposing the opening of Slayback Road through Smith Road as part of the proposed expansion of the mobile home park now owned by Stonetown Woodland Acres. The residents believe that this would substantially increase traffic through the Beringer Commons subdivision. Beringer Commons residents have already noted that many people travelling east-west avoid the Rt. 150/130 intersection by driving through Beringer Commons to Slayback and then Smith Rd. Opening Slayback would likely further increase traffic, with those travelling through Beringer Commons to High Cross Road again in order to avoid the Rt. 150/130 intersection. Beringer Commons has many young children, pets, and residents who enjoy walking, jogging, playing, biking, etc. along that route. There is a great deal of concern for those Beringer Commons residents and their safety should Slayback be opened up through Edgewood.

Thank you very much for your time.

Jared Lofrano  
Beringer Commons Homeowners Association Board President

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AUG 15 2017

CHAMPAIGN CO. P & Z DEPARTMENT

**Susan Burgstrom**

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**From:** Pisula, Joe <jpisula@donohue-associates.com>  
**Sent:** Wednesday, August 16, 2017 10:41 AM  
**To:** Susan Burgstrom  
**Cc:** Barbara Payne; Rene Wahlfeldt; benihana00@gmail.com; murph\_1\_86@yahoo.com; Dax Nolen; Friend, Mike  
**Subject:** FW: Meeting with Dax Nolen  
**Attachments:** Sim-Tek Hoover Fence.pdf; MHP Fence Align - Aerial.pdf; Suggested Fence Align Photo.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Due By:** Wednesday, August 16, 2017 3:30 PM  
**Flag Status:** Flagged

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AUG 16 2017

CHAMPAIGN CO P &amp; Z DEPARTMENT

Susan:

As a follow-up to our call just now, I am forwarding an email that I had sent to Dax Nolen and Mike Friend last Sunday. It outlines some suggestions that HOA has made for the proposed fence along Smith Road. As I mentioned to you, the Edgewood HOA held a meeting with the general membership last evening at the Edge Scot FPD fire house and the Woodland Acres MHP was the sole topic of discussion. We used a projector to briefly review the info from Stonetown that was given to your office last week and we noted that the siren actuated gate and 8' vinyl fence is being proposed. We also reviewed the "counter-offer" on the fencing ... that I had issued to Dax on Sunday, as attached to this email.

During last night's meeting, Dax informed that Edgewood HOA that he is still doing his due diligence on the affordability of the fence we suggested and that they will likely counter-propose a more affordable fence. (Dax indicated that the Sim-Tek fence suggested in the 1<sup>st</sup> attachment is cost-prohibitive.) So we are receptive to their counter-offer and once he selects something and has some color selections, we would like to be able to give input on that. The extent of fence's placement and length, as we have suggested is shown in attachments #2 and #3. Dax did not agree to the 100' long section on the south property line, but seems receptive to some sort of modification to that.

**Bottom line is the majority of the Edgewood HOA members voted last night to be generally in favor of the Special Use Permit being issued – assuming the addition of the 8' vinyl fence and siren actuated only motorized gate. As I indicated to you just now (and which I indicated to the Edgewood HOA last night), we think that a "Memo of Understanding" should be compiled and signed by both the Edgewood HOA and Stonetown Capital. The memo would document these items and the other yet-to-be resolved details on that fence. We think this would be an appropriate piece of documentation of what we have agreed to. FYI ... There is still some concern within the HOA about storm water drainage, but those appear to stem from off-site problems east of the MHP, not within the MHP itself.**

I believe I will again be speaking on behalf of the HOA at tomorrow night's ZBA.

**Joseph V. Pisula, P.E. | Donohue & Associates, Inc.**  
 1605 South State Street, Suite 1C - Champaign, IL 61820-7240  
 Office: 217.352.9990 Cell: 217.621.4747

---

**From:** Pisula, Joe  
**Sent:** Sunday, August 13, 2017 9:41 PM

To: Dax Nolen <dn@stonetowncapital.com>; 'Friend, Mike' <mfriend@F-W.com>  
Cc: Barbara Payne <bjpayne1@comcast.net>; murph\_1\_86@yahoo.com; Rene Wahlfeldt <renewahl43@gmail.com>;  
benihana00@gmail.com  
Subject: RE: Meeting with Dax Nolen  
Importance: High

Dax and Mike:

I just wanted to follow-up with some dialogue from our FaceTime meeting at Barbara's house on Friday afternoon, August 11th. It appears that Stonetown Woodland Acres, LLC is attempting to make a good faith effort to address the Edgewood HOA's concerns that were expressed during the June 29<sup>th</sup> ZBA meeting. You are to be commended for that. Amongst other things, Stonetown is offering the following, based on the August 8, 2017 packet submitted to Susan Burgstrom at the County Planning & Zoning Department:

1. Stonetown proposes to construct a 8-foot tall vinyl privacy fence along the west side of Smith Road to the extent shown in Exhibit "C" in the packet, plus additional fence along the north side of the MHP along the I-74 exit frontage road for a distance southwesterly of about 170 lineal feet. Article 8 on page 3 of the August 8<sup>th</sup> Farnsworth letter indicates that the fence on Smith Road would be in "combination of maintaining the existing established tree line along the west side of Smith Road."
2. Stonetown proposes to construct the new northeast road entrance into the Slayback/Smith Road intersection, but as Exhibit "C" indicates, that entrance is to be gated and the gate is to be set up for "siren actuated" opening only, with the gate to be normally closed to regular vehicular traffic. This gate would also overlap and match the 8' tall fence.

The August 8<sup>th</sup> Farnsworth letter also addresses other County concerns but I choose to not address them herein. In our FaceTime call on Friday, we addressed certain details of these proposed measures BUT ... I wish to elaborate on them with new comments that I am providing below:

- A. At this time, it is unknown to the Edgewood HOA what the character and quality of the 8 ft. tall vinyl fence would be. To ensure that we have a "meeting of the minds" in this matter, I am proposing on behalf of the HOA that Stonetown consider agreeing to construct and maintain (for the duration of the MHP's existence) a fence that is the **SimTek EcoStone Fence** or equal. This fence is shown in the **1<sup>st</sup> attachment** to this email. It is a high quality fence that is readily available. It is aesthetically pleasing and it has a 25 year manufacturer's warranty. As you know, the Edgewood HOA members have agreed to meet with you at the Edge-Scott FPD firehouse at 7 PM on August 15<sup>th</sup> and in advance of that meeting, I have distributed several copies of this cut sheet to various HOA members (including several folks along Smith Road) to poll their views on this product. In addition, HOA President Barbara Payne has also e-mailed this brochure to our entire membership for their input as well. So the HOA is now having the chance to see this product info and they should be able to render their opinions on it. Please consider this proposal for incorporation into the project scope. I propose to show this SimTek fence brochure to the membership on Tuesday night, so that they can see what the HOA Board has suggested to you.
- B. I believe that the 170 feet of privacy fence along the interstate ramp to be of minimal importance to the Edgewood HOA members. However, the extent of the fence on the south end of the site is very important, based on the outreach I have done with the members. The **2<sup>nd</sup> attachment** shows a County GIS map that I have marked up to what I believe the extent of the fencing should be. As you can see, I am suggesting that a 100' section extend back westward from Smith Road, in order to provide visual screening on the south end, but yet still provide pedestrian access from the MHP to the MTD bus stop on Smith Road. We believe this approach to be more cost-effective to you since it reduces the fence length by 70' yet still provides a visual barrier of the south end of the MHP. Please consider this alignment. I plan on showing this exhibit to the Edgewood HOA members during our August 15<sup>th</sup> meeting.

- C. The **3<sup>rd</sup> attachment** to this email shows a photo of the southeast corner of the MHP site, with my proposed change to the fence alignment shown in **red lines**. Please confirm if Stonetown is agreeable or not to this alignment of the fence. I think it is important that the HOA attendees coming to the August 15<sup>th</sup> meeting be able to visualize ahead of time on how this will look BEFORE anyone agrees to it. Therefore, I propose to show this exhibit to the membership as well. If this does not represent your wishes as well as mine, then please advise. Please note that this photo assumes that the fence will be west of the west line of the Smith Road R.O.W. and behind the mature trees there. Obviously the HOA has not surveyed this area, but the fate of the trees will be a concern of the residents along Smith Road.

Thanks for working with us on this important issue.

**Joseph V. Pisula, P.E. | Donohue & Associates, Inc.**  
1605 South State Street, Suite 1C - Champaign, IL 61820-7240  
Office: 217.352.9990 Cell: 217.621.4747

---

**From:** Friend, Mike [<mailto:mfriender@f-w.com>]  
**Sent:** Thursday, August 10, 2017 4:32 PM  
**To:** Pisula, Joe <[jpisula@donohue-associates.com](mailto:jpisula@donohue-associates.com)>  
**Cc:** Barbara Payne <[bjpayne1@comcast.net](mailto:bjpayne1@comcast.net)>; [murph\\_1\\_86@yahoo.com](mailto:murph_1_86@yahoo.com); Rene Wahlfeldt <[renewahl43@gmail.com](mailto:renewahl43@gmail.com)>; [benihana00@gmail.com](mailto:benihana00@gmail.com); Dax Nolen <[dn@stonetowncapital.com](mailto:dn@stonetowncapital.com)>  
**Subject:** RE: Meeting with Dax Nolen  
**Importance:** High

Joe,  
Here is the link to the document we submitted to Susan. This will be in the board member packets and represents our response to the requests for additional information which we received from the ZBA at the first hearing. There will be more information as the meeting approaches- but this is pertinent for our meeting Friday. I will bring some hard copies of what I believe are pertinent drawings.

[https://farnsworthgroup-my.sharepoint.com/personal/mfriend\\_f-w\\_com/\\_layouts/15/guestaccess.aspx?folderid=118846dcc93e7465694208b618e743a1f&authkey=ARVRQqYNTzz5UYFKMedIEWw&expiration=2017-09-08T14%3a11%3a10.000Z](https://farnsworthgroup-my.sharepoint.com/personal/mfriend_f-w_com/_layouts/15/guestaccess.aspx?folderid=118846dcc93e7465694208b618e743a1f&authkey=ARVRQqYNTzz5UYFKMedIEWw&expiration=2017-09-08T14%3a11%3a10.000Z)

Mike  
**Michael C. Friend PE / Engineering Manager**  
2211 West Bradley Avenue / Champaign, IL 61821  
o / 217.352.7408  
c / 815.510.2090  
e / [mfriender@f-w.com](mailto:mfriender@f-w.com)

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**SimTek Stone Fence**  
**PRICING & ORDERING**

**Black Granite**  
Choose height:  
3' high | 4' high  
6' high | 8' high

**Desert Granite**  
Choose height:  
3' high | 4' high  
6' high | 8' high

**Brown Granite**  
Choose height:  
3' high | 4' high  
6' high | 8' high

**Gray Granite**  
Choose height:  
3' high | 4' high  
6' high | 8' high

**Beige Granite**  
Choose height:  
3' high | 4' high  
6' high | 8' high

**White Granite**  
Choose height:  
3' high | 4' high  
6' high | 8' high

- SimTek Information
- Specifications
- Features
- Brochure
- Installation Instructions
- FAQ's
- Warranty



**Style: SimTek™ EcoStone™ Fence**

**Section Width:** Choice of 6'W (3'H & 6'H) or 8'W (4'H & 8'H)

**Heights:** 3', 4', 6', and 8'

**Picket Size:** N/A, single 2" thick panel, 8'H = (2) 4' x 8' panels stacked)

**Picket Spacing:** N/A

**Rails:** Integrated in panel

**Steel Rail Channel:** All rails

**Post Size:** 5"x 5"

**Average cost/foot:** 3'H = \$ 31.92 4'H = \$ 31.92 6'H = \$ 42.56 8'H = \$ 65.17

**FREE SHIPPING** (based on purchase price and ship zone)



*EcoStone™ Fence Panels are made of recycled polyethylene skin materials. This environmentally friendly product comes with a **Manufacturer's 25 year Warranty!***

**Photos:**  
**Photo Gallery**



**More Info:** The SimTek EcoStone simulated stone fence has one full length panel with steel reinforced rails built into the panel. This style provides total privacy. Available in 3', 4', 6', and 8' heights. The 8' height features two stacked 4' panels. Gates are not available for the 3' height fence. Authentic looking stone or rock surface adds to the attractive appearance. Sections can not be raked, stepping is the technique used to follow grades. Matching posts and post caps sold separately. Colors have a granite textured finish and are available in black, desert, brown, gray, beige, and white colors.



SimTek Caps

**Gates/Hardware:** Gates have an galvanized steel frame to prevent sagging. Preassembled gates are available in 36", 48", 60", and 72" widths in the 6' height. 4' and 8' heights have gates available in 48" widths only. Two gates can be used to provide twice the opening. Gates include hinges, latches, and a striker bar. Drop rods can be ordered for double gates. Click photos at right for more information on our gate hardware. Still can't find the gate hardware you prefer or want more choices? Click here for our complete line of vinyl gate hardware.



SimTek Gate Hardware

**Superior Wind Rating:** EcoStone Stone Fence can withstand constant hurricane force winds up to 110 mph and 130 mph gusts. Certified to Dade County, Florida hurricane requirements. For more information, click here.

**Sound Barrier:** SimTek fence blocks out 98% of direct sound with a sound transmission class (STC) rating of 26. Wood fence blocks out 75%, concrete 100%. For SimTek test results, click here.

**Graffiti Resistant:** Easily remove graffiti with a high powered pressure washer.

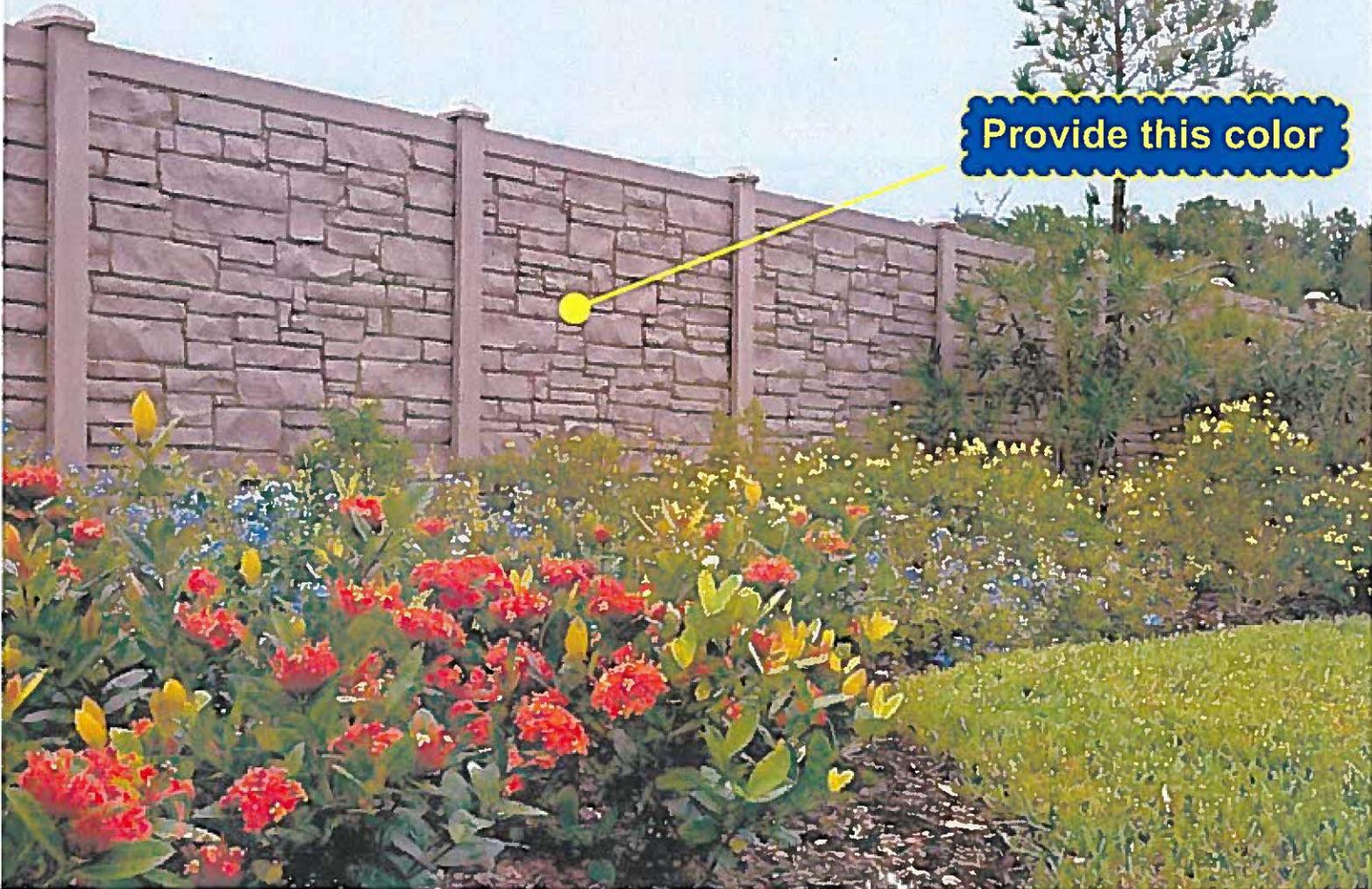
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AUG 16 2017

CHAMPAIGN CO. F & Z DEPARTMENT

# *The Beauty of Stone*

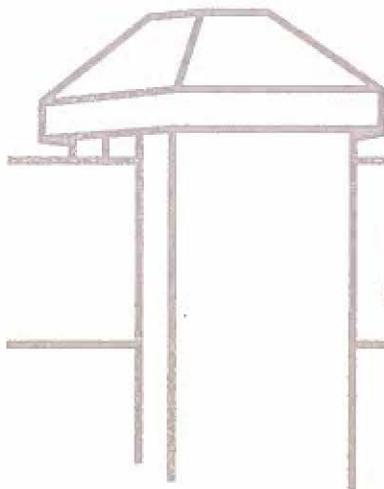
*- without the expense*



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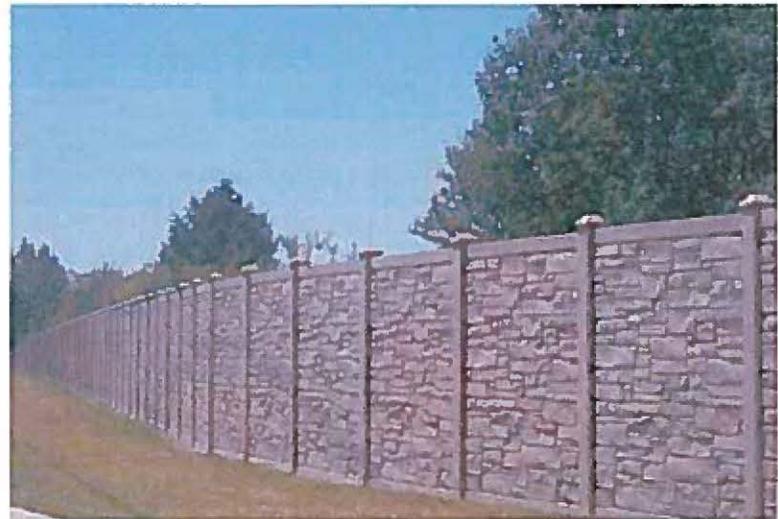
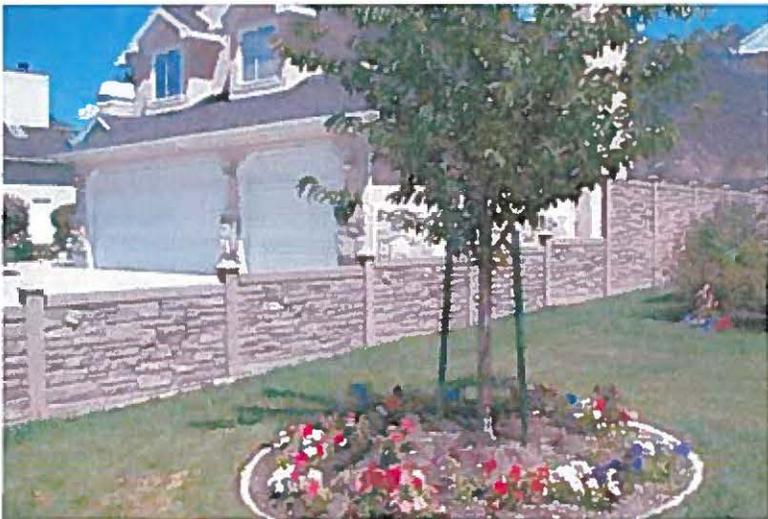
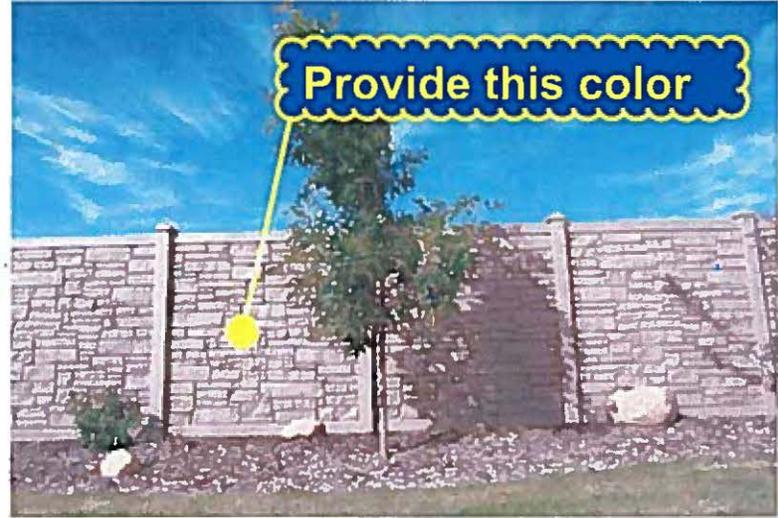
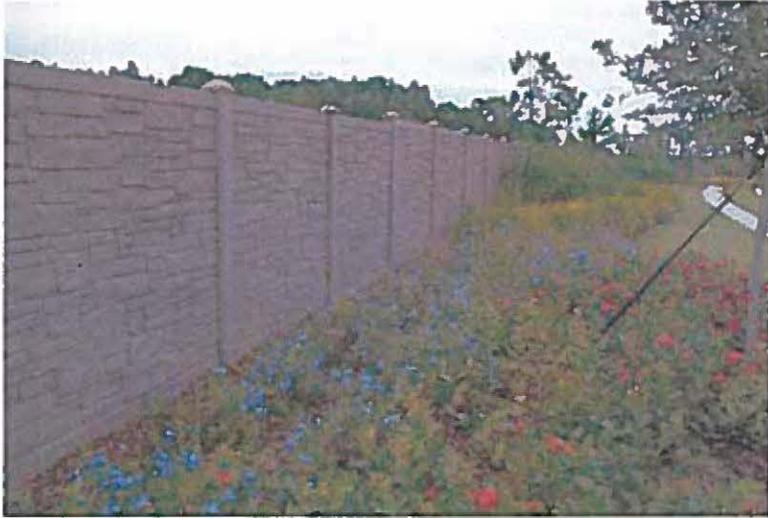
AUG 16 2017

CHAMPAIGN CO. P & Z DEPARTMENT

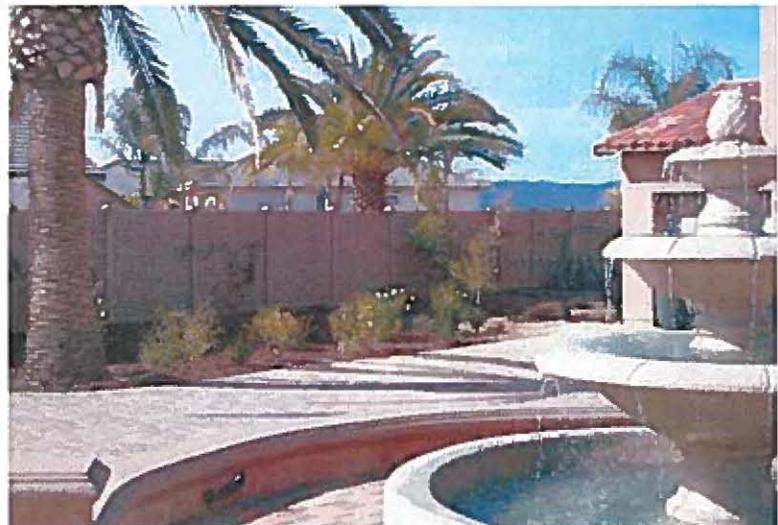


# SimTek™

FENCE



Take a look at SimTek's revolutionary "rock-look" fence. The closer you look, the more you'll want SimTek. Get the look of natural stone with a **Lifetime Warranty**.





**Authentic** - Granite-look walls and gates.

**Durable** - Molded of exceptionally tough polyethylene, reinforced with galvanized steel.

**Impact** - Superior strength - baseballs, golf balls, and rocks bounce off.

**Temperature** - Stable in hot and cold weather extremes. Withstands tests at  $-40^{\circ}$  to  $+140^{\circ}$  F.

**Wind** - Superior wind resistance, 110 mph sustained, 130 mph gusts, certified to Dade County, Florida hurricane requirements.

**Fade Resistant** - UV stabilized for a lifetime of vibrant color.

**Sound Barrier** - Blocks 98% of direct sound. Wood fences block 75%, concrete 100%.

**Graffiti Resistant** - Easily remove graffiti using a high powered pressure washer.

**Maintenance Free** - Install and enjoy.

**Warranty** - Manufacturer's Lifetime Warranty.

**Made in the USA** - out of recycled and new materials.

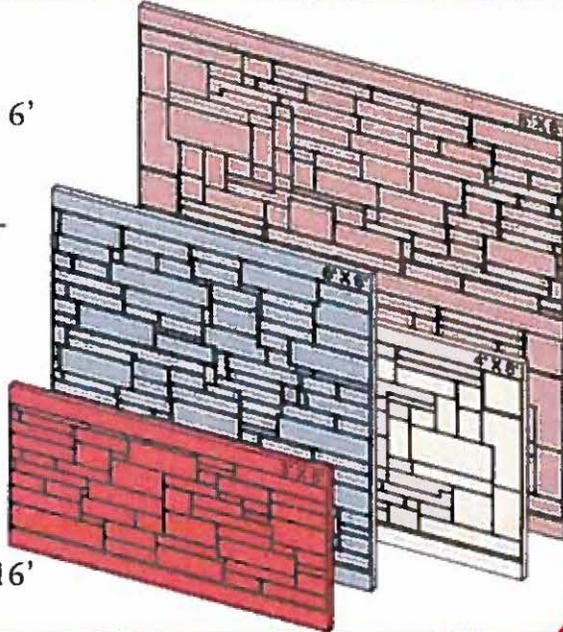


# The Sizes and Colors You Want



## Panels:

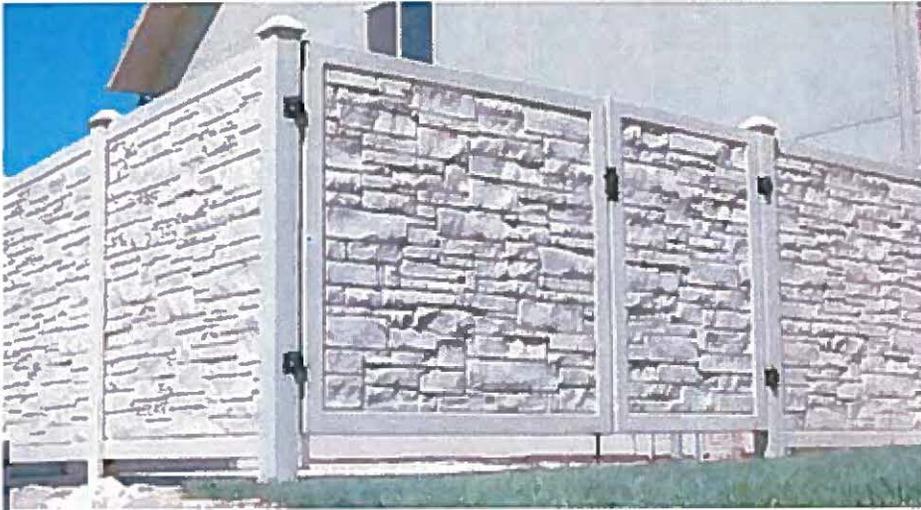
- Panels come in 3' and 6' heights by 6' width or 4' height by 8' width.
- All panels contain high-grade galvanized steel in both top and bottom rails.
- Panel heights cannot be modified, however, panels can be cut to any custom width.
- 4' panels have been engineered to allow stacking to create 8', 12' or 16' walls on 8' centers.



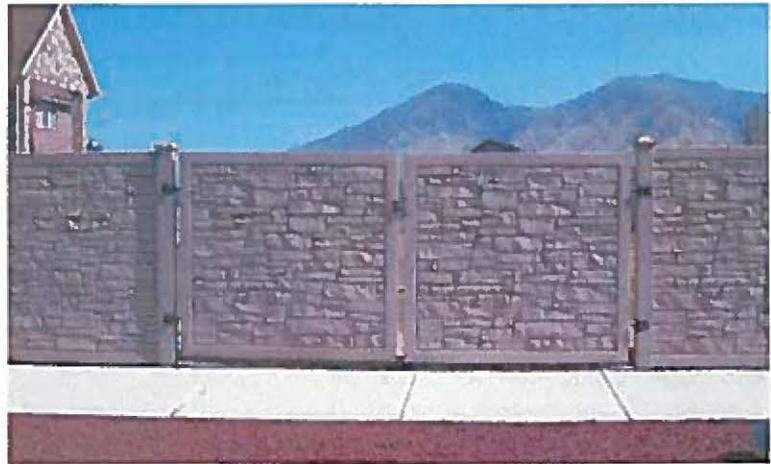
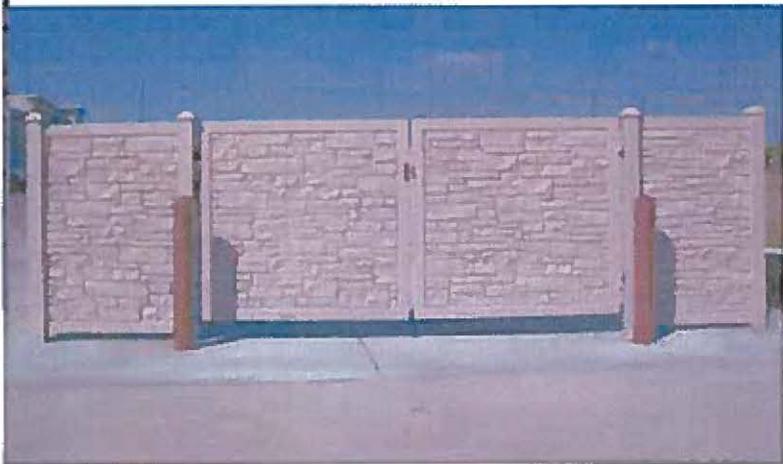
## Posts:

- Posts come in 8.5' and 12' heights and have a five-inch outer diameter.
- All posts contain full-length internally molded steel stiffeners for optimum strength.
- Posts are made from 50% recycled polyethylene.





- Gates come in 4' and 6' widths and may be double hung for 8', 10' or 12' openings
- Internal steel frame provides an extra rigid structure.
- All hardware mounts "steel on steel" for excellent thread engagement.
- 6-foot gates have an internal diagonal steel cable providing extra strength.
- Hinges are adjustable, spring-loaded and made of stainless steel.
- Option to integrate your own ornamental metal gates with the SimTek gate post.



### Gate Hardware

### Accessories



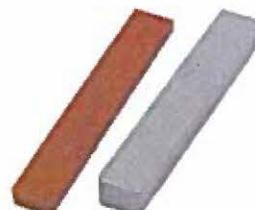
Drop Rod



Hinge



Latch



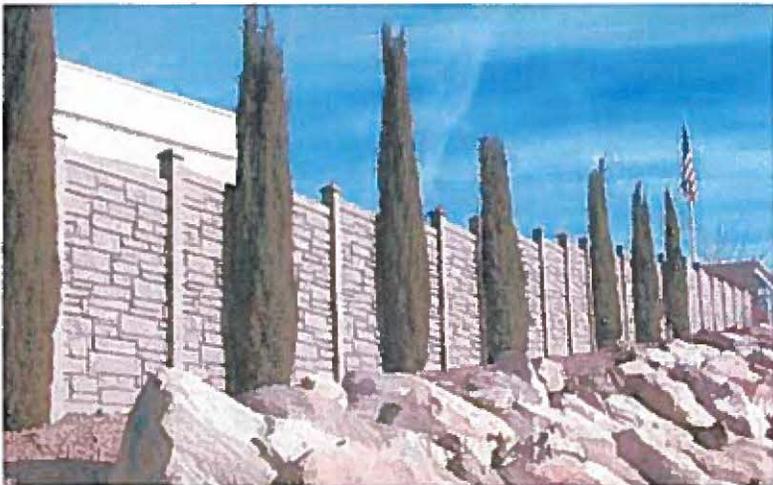
Gap Fillers

A cosmetic channel filler, typically used when transitioning from 3' to 6' heights.



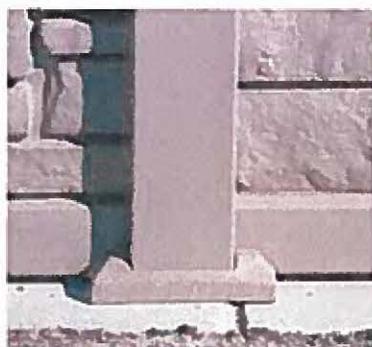
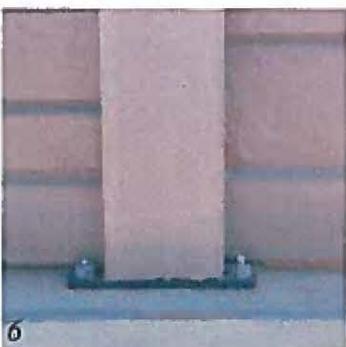
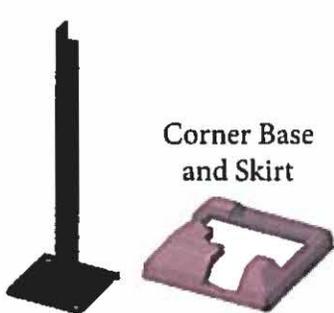
Double Caps

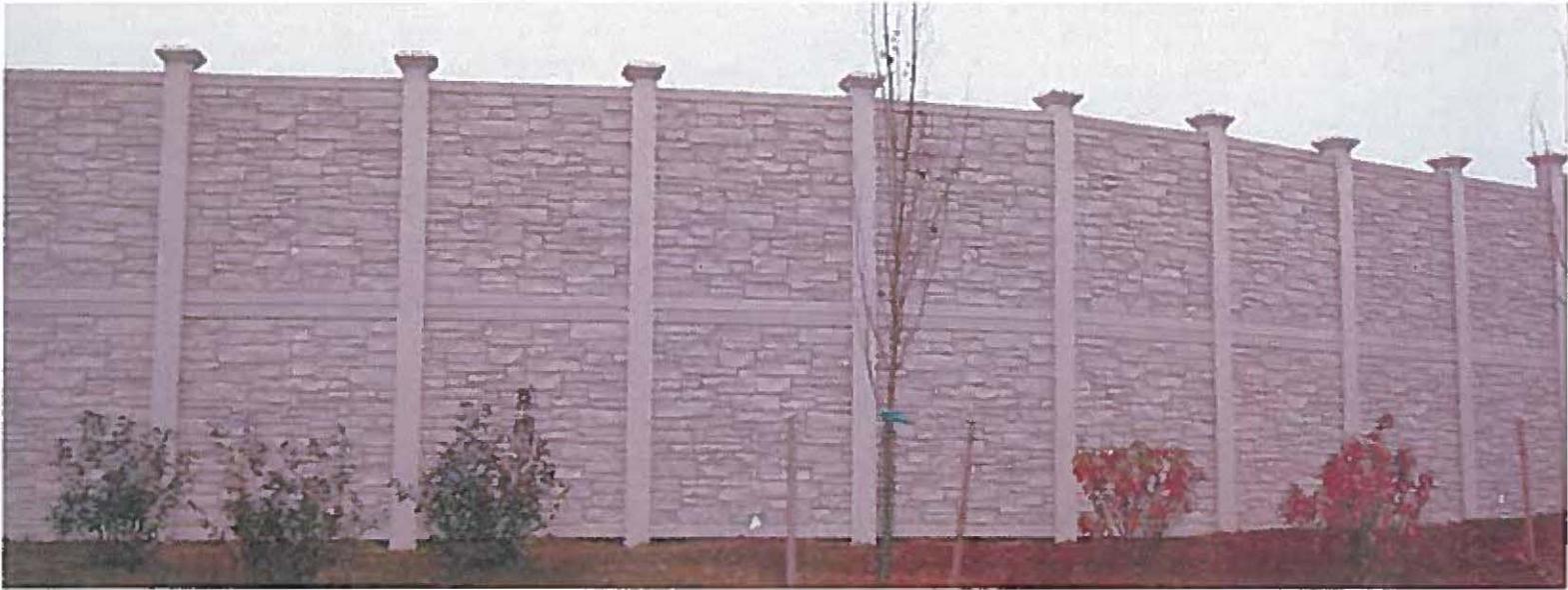
Straight line and 45 degree angle



### Post Installation Options

- Standard SimTek installations begin by setting posts in-ground with wet-mix or dry-mix concrete. Holes should meet local regulations for depth and consider frost lines.
- Optionally SimTek may be surface mounted on a concrete wall or flat driveway surface using our engineered Surface Mount Bases and decorative skirts. A minimum 8" wide poured concrete wall is required.



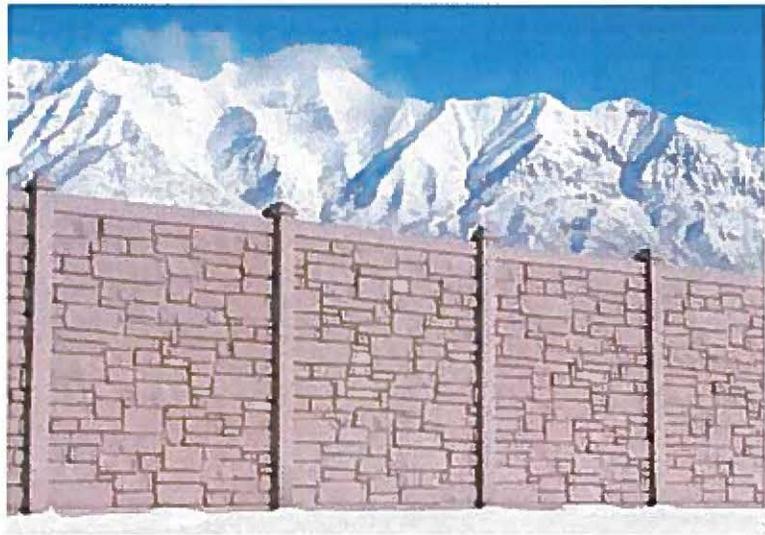


### SimTek is very adaptable

- Easily conforms to varying terrain and surroundings.
- Panels may be cut to any width.
- Engineered for sub-zero cold and searing desert heat.
- Combine 3' SimTek with 3' ornamental metal for a truly unique look.
- Design your own utility or dumpster enclosures.
- SimTek accommodates ornamental gates and fence combinations and other special applications.

Create the yard of your dreams





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FENCE

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phone: 801-655-5236

fax: 801-655-5240

[www.simtekfence.com](http://www.simtekfence.com)

[info@simtekfence.com](mailto:info@simtekfence.com)



U.S. Patents:

7,478,797 / 7,635,114

Foreign Patents Pending



# GIS Webmap Public Interface Champaign County, Illinois



Provide motorized gate across entrance, siren activated only.

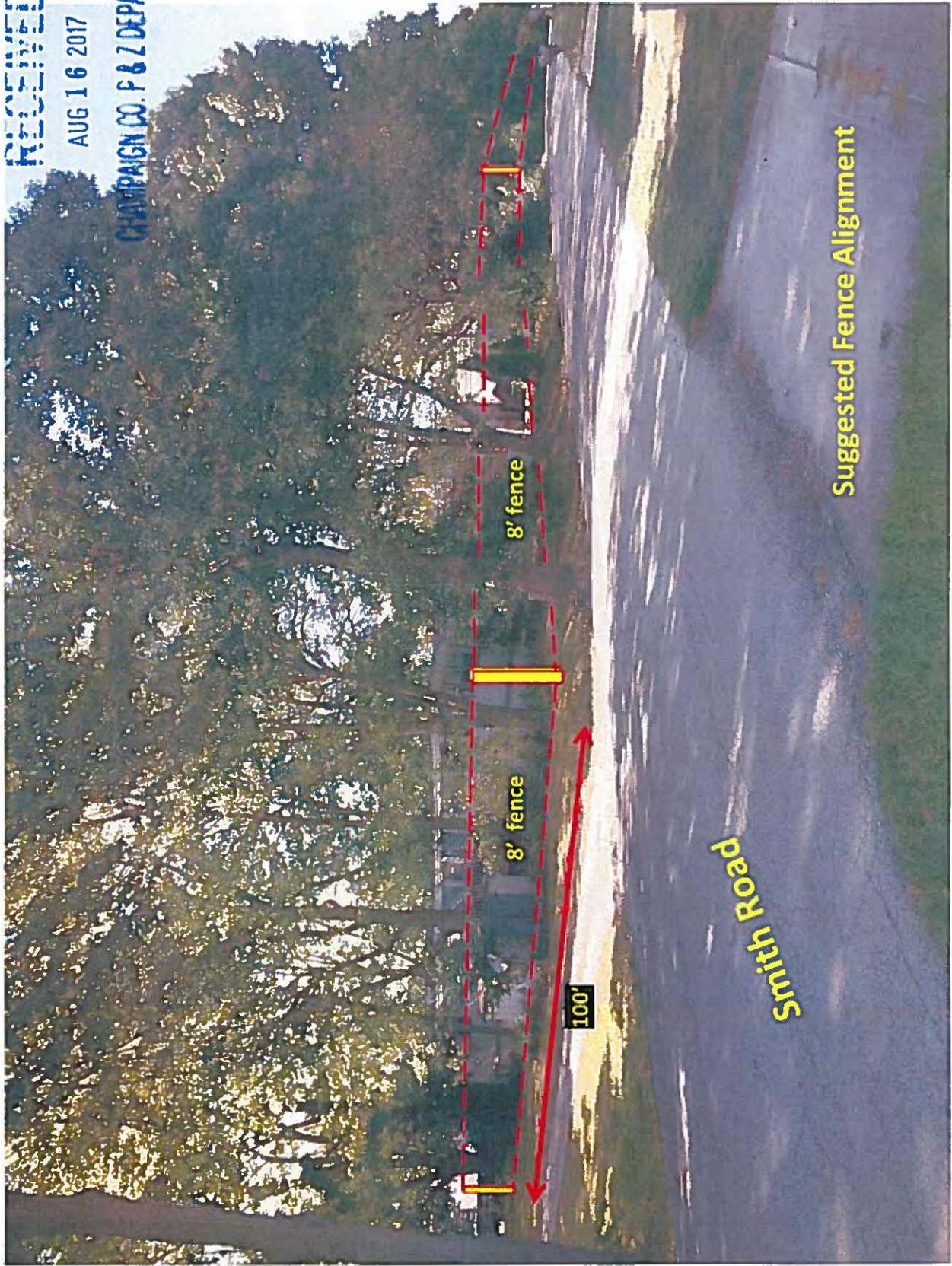
Provide 8' tall Sim Tek EcoStone vinyl fence inside the east property line that is contiguous with the Smith Road R.O.W. (the 170' of fence along the I-74 frontage is not needed.)

Pisula Comments  
August 13, 2017

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CGISC), another CGISC member agency. These entities do not warrant or guarantee the accuracy or reliability of GIS data for any purpose. The data without warranty is provided to be used as a general guide for informational purposes only and not intended for official, site specific, analysis or evaluation of legal matter. Users assume all risk arising from the use, misuse, or reliance on this map, and information contained herein. The use of this map constitutes acknowledgment of the disclaimer.



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AUG 16 2017  
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Smith Road

Suggested Fence Alignment

8' fence

8' fence

100'

**Susan Burgstrom**

---

**From:** Friend, Mike <mfriend@F-W.com>  
**Sent:** Thursday, August 17, 2017 11:36 AM  
**To:** Pisula, Joe; Susan Burgstrom  
**Cc:** Barbara Payne; Rene Wahlfeldt; benihana00@gmail.com; murph\_1\_86@yahoo.com; Dax Nolen; Steve Thuney (steve.thuney@gmail.com)  
**Subject:** RE: Meeting with Dax Nolen  
**Attachments:** Memoof understanding 81717.docx; exhibit D only.pdf; exhibit E only.pdf  
**Importance:** High

**All:**  
 As requested by Mr. Pisula, we have prepared a memorandum of understanding which summarizes the agreements in principle in matters between the Edge-Scott Fire Protection District and The Edgewood Subdivision Homeowners Association, and Stonetown Woodland Acres LLC.

This Memorandum references 2 additional exhibits (D and E) which Stonetown is placing in the record for tonight's meeting, also attached, which depict components of the agreed upon principles. Note that the limits of the east-west portion of the proposed screening fence at the south limits of the adjoining Smith Road frontage, as depicted on Exhibit E, are set at a distance of +/- 24 feet. This is Dax Nolen's response to the request for inclusion of additional fencing in this area of an additional 100 feet by the HOA. The agreements in principal as enumerated in the attached memorandum of understanding are the result of all 3 interested parties pro-actively engaging, listening by Stonetown, and response to the stated concerns. The meetings have been professional and resulted in a positive response from the parties involved.

Please note this memorandum is generated based upon the understanding of matters by myself and Dax Nolen , and is submitted without review by either The Edgewood Subdivision Homeowners Association nor the Edge Scott Fire Protection District. The memorandum does accurately reflect, to the best of our knowledge and belief, the matters at hand and the agreements in principle which have been discussed with the parties listed. It is also noted that absent a special meeting by the Edge-Scott Fire Protection District, that no formal position by the District board can be made. At the time of this correspondence no such meeting has occurred. I do not intend to misrepresent the matter in that regard. Chief Thuney has clearly articulated this procedural matter and has been clear that while he is offering opinions and concerns, until such time as the entire Board meets and takes action, that the discussions are not to be construed as a formal position by the Edge-Scott Fire Protection District. Formal agreement regarding matters associated with the Edge-Scott Fire Protection District will be subject to a meeting by the Board. Hence the " Agreement in Principle" language utilized in this document. We have listened carefully to the Chief's concerns and responded by including additional commitments to the proposed project design , and procedures for construction approvals.

If you have any questions please feel free to contact me.

Mike

**Michael C. Friend PE / Engineering Manager**  
 2211 West Bradley Avenue / Champaign, IL 61821  
 o / 217.352.7408  
 c / 815.510.2090  
 e / [mfriend@f-w.com](mailto:mfriend@f-w.com)

**RECEIVED**  
 AUG 17 2017  
 CHAMPAIGN CO P & Z DEPARTMENT

**MEMORANDUM OF UNDERSTANDING**

**RECEIVED**

**AUG 17 2017**

**CHAMPAIGN CC P & Z DEPARTMENT**

**TO:** EDGEWOOD SUBDIVISION HOMEOWNERS ASSOCIATION  
**FROM:** STONETOWN WOODLAND ACRES LLC – DAX NOLEN  
**SUBJECT:** AGREEMENTS IN PRINCIPLE FOR PROPOSED EXPANSION  
**DATE:** AUGUST 17, 2017  
**CC:** Barbara Payne- President of Edgewood Subdivision Homeowners Association  
Susan Burgstom- Champaign County Planning and Zoning

This memorandum of understanding is prepared to document agreements in principle between the Edgewood Subdivision Homeowners Association (HOA) and Stonetown Woodland Acres LLC (Stonetown) as it regards the proposed expansion of the existing Stonetown Woodland Acres LLC Manufactured home facility. The expansion is currently under review by the Champaign County Zoning Board of Appeals, (ZBA) under cases 869-AM-17, 870-S-17, and 871-V-17. Following are the key items which are documented by this memorandum of understanding:

1. Subsequent to the initial meeting of the ZBA on 6/29/2017, several meetings have been held to allow interested parties to discuss the proposed project. These have included:
  - a. A meeting with Chief Steve Thuney of the Edge-Scott Fire Protection District(ESFPD) and Mike Friend of the Farnsworth Group on Wednesday August 9<sup>th</sup>.
  - b. A meeting with Barbara Payne, president of the HOA, their informal representative Joe Pisula, other interested members of the HOA, Mike Friend of the Farnsworth Group, and via “Facetime” connection Dax Nolen of Stonetown, on 8/11/2017.
  - c. A large meeting of the HOA hosted at the ESFPD Building with numerous residents of the HOA, Joe Pisula, and Dax Nolen of Stonetown. The meeting was chaired by Barbara Payne, president of the HOA.
  
2. The above listed meetings as well as numerous telephone calls and e-mails have afforded clear communication of concerns by The ESFPD and the HOA as it relates to the proposed expansion. During the course of these communications essential agreement in principal has been arrived at for several matters. As a means of documentation of these areas of agreement, Mr. Pisula has suggested a Memorandum of Understanding which clearly summarizes these matters. Listed below are the areas of agreement which have been reached in principle between the involved parties.
  - a. **Fire Protection and Safety Matters:**
    - i. Agreement to utilize a siren actuated gate which remains normally closed at the Smith Road entrance to the facility. Approvals of the specific gate, mechanisms, compatibility with METCAD and ESFPD equipment and approval by Champaign County Planning and Zoning are required for the gate, all of which shall be evaluated

and agreed upon prior to installation. The gate shall be maintained in perpetuity by Stonetown and will be subject to any current and future conditions imposed by METCAD for operation within their system. The gate shall include a full height Vinyl/PVC fencing which shall be consistent in appearance with the proposed screening fence along Smith Road. There shall be an overlap of the gate end post structures and the proposed privacy screening fence, which prevents pedestrian passage between the proposed gate and fencing. This gate is depicted on Exhibit E, which is submitted as a portion of the hearing for this proposed expansion at the 8/17/2017 meeting.

- ii. Posting of Type D signs which state “No Parking – Fire Lane” at strategic locations throughout the proposed expansion area. Suggested locations are depicted on Exhibit B, which was placed into the record at the 6/29/2017 ZBA meeting by Stonetown. It is understood that posting of these signs accompanied by a request for enforcement by local Law Enforcement personnel will result in the ability to enforce the no-parking requirements. These signs were depicted on the previously submitted Exhibit B entered into the record at the 6/29/2017 meeting.
  - iii. Within 6 months of approval of the proposed expansion Stonetown shall transition a similar no-parking policy in the existing developed portion of the facility. This will include an evaluation of parking space requirements and communication with residents of the new policy and posting of type D “No Parking-Fire Lane” signs. This proposed activity is documented under the response to Question 9 from the ZBA which was submitted on 8/08/2017 to the ZBA.
  - iv. Extension of the large 6” diameter watermain from the proposed expansion into the existing developed area, approximately 380 LF, and provision of 2 fire hydrants at the intersections of Dale/ Toni Lane and Dale/Michelle Lane. These improvements are depicted on Exhibit D which is being submitted at the ZBA meeting on 8/17/2017.
  - v. Inclusion of the location of any accessory outbuildings in the approval process for new homes and replacement homes, and a request for review by ESFPD staff to approve the locations, to minimize fire hazards associated with placement of these structures.
- b. **Privacy Screening Fence along Smith Road-** substantial feedback regarding control of pedestrian traffic out of the Stonetown facility onto the Smith Road ROW was received at the above-listed meetings. In response, an initial proposal for fencing was proposed by Stonetown in the 8/8/2017 submittal to the ZBA, noted as exhibit C. Subsequent meetings, as detailed above, have resulted in additional feedback. Subsequent iterations of various options has resulted in a revised fencing proposal, depicted on

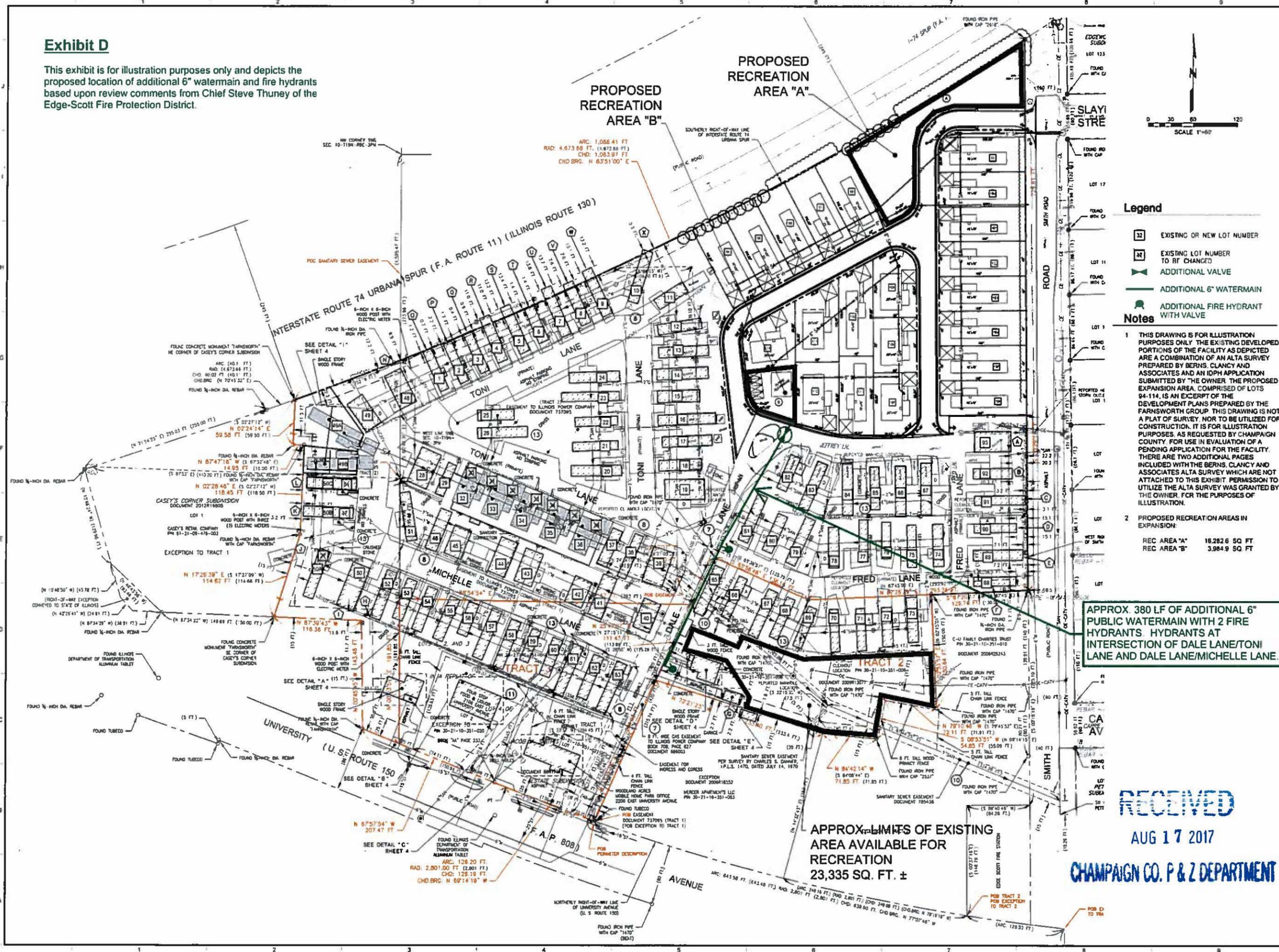
Exhibit E, which is submitted for the 8/17/2017 ZBA meeting by Stonetown. Items of agreement in principal regarding these matters are as follows:

- i. The proposed screening fence shall be 8 feet in height and provide full screening- i.e. shall block all view into the facility through the fence.
- ii. The fence shall be either Vinyl or PVC
- iii. The fence color shall be earth tone in color, brown, tan, etc...
- iv. The fence shall be constructed on or near the ROW line of Smith Road from the NE corner of the property, approximately 720 feet to the south, near the property corner of the facility along Smith road, and return to the west approximately 24 feet (4 panels at 6 feet each). The proposed approximate location is depicted on Exhibit E. The Fence shall overlap the proposed Siren actuated Gate at the Smith Road facility entrance as detailed in item a) above.
- v. It is understood that the precise location of the fence will be determined upon performance of a field boundary survey and that the fence shall be placed to the greatest extent possible behind the existing tree line, to preserve this existing tree line, on or near the property/ROW line. In areas where existing homes are in close proximity or on the ROW line of Smith Road, the alignment shall be modified to ensure a continuous privacy screening fence. It is not the intention to relocate existing occupied homes to accommodate the fence installation. The final alignment shall be subject to approval by the Champaign County Planning and Zoning Department and the Township Roadway Commissioner.
- vi. The specific style and brand of the fence shall be selected by Stonetown.
- vii. Stonetown shall enter into agreement to maintain the fence in proper condition in perpetuity. The Champaign County Planning and Zoning department shall be the entity which formally relays any concerns relative to the condition of the fence and responses and compliance shall be under the jurisdiction of the Champaign County Planning and Zoning Department. It is clearly the intent of Stonetown to construct a fence which meets the requirements listed, is aesthetically pleasing, and well maintained.

**END OF MEMORANDUM**

**Exhibit D**

This exhibit is for illustration purposes only and depicts the proposed location of additional 6" watermain and fire hydrants based upon review comments from Chief Steve Thuney of the Edge-Scott Fire Protection District.



**Legend**

- 12 EXISTING OR NEW LOT NUMBER
- M EXISTING LOT NUMBER TO BE CHANGED
- + ADDITIONAL VALVE
- ADDITIONAL 6" WATERMAIN
- ADDITIONAL FIRE HYDRANT WITH VALVE

**Notes**

- 1 THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. THE EXISTING DEVELOPED PORTIONS OF THE FACILITY AS DEPICTED ARE A COMBINATION OF AN ALTA SURVEY PREPARED BY BERNIS, CLANCY AND ASSOCIATES AND AN IDPH APPLICATION SUBMITTED BY THE OWNER. THE PROPOSED EXPANSION AREA, COMPRISED OF LOTS 94-114, IS AN EXCERPT OF THE DEVELOPMENT PLANS PREPARED BY THE FARNSWORTH GROUP. THIS DRAWING IS NOT A PLAT OF SURVEY, NOR TO BE UTILIZED FOR CONSTRUCTION. IT IS FOR ILLUSTRATION PURPOSES AS REQUESTED BY CHAMPAIGN COUNTY FOR USE IN EVALUATION OF A PENDING APPLICATION FOR THE FACILITY. THERE ARE TWO ADDITIONAL PAGES INCLUDED WITH THE BERNIS, CLANCY AND ASSOCIATES ALTA SURVEY WHICH ARE NOT ATTACHED TO THIS EXHIBIT. PERMISSION TO UTILIZE THE ALTA SURVEY WAS GRANTED BY THE OWNER FOR THE PURPOSES OF ILLUSTRATION.
- 2 PROPOSED RECREATION AREAS IN EXPANSION:

REC AREA "A"	16,282.6 SQ. FT.
REC AREA "B"	3,984.9 SQ. FT.

APPROX. 380 LF OF ADDITIONAL 6" PUBLIC WATERMAIN WITH 2 FIRE HYDRANTS. HYDRANTS AT INTERSECTION OF DALE LANE/TONI LANE AND DALE LANE/MICHELLE LANE.

APPROXIMATE LIMITS OF EXISTING AREA AVAILABLE FOR RECREATION  
23,335 SQ. FT. ±

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

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Eng. Arch. | Architects | Surveyors | Scientists

Date: Description:

**Project Status NOT FOR CONSTRUCTION**

WOODLAND ACRES  
STONETOWN MOBILE HOME PARK

CHAMPAIGN COUNTY  
URBANA, ILLINOIS

Date: 06-16-17

Design/Drawn: SDS

Reviewed: MCF

Field Book No.:

Exhibit D

**D1**

Project No. 0161332.01



**Farnsworth**  
GROUP

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ISSUE # Date: Description:

**Project Status**  
NOT FOR CONSTRUCTION

PROJECT  
WOODLAND ACRES  
STONETOWN MOBILE HOME PARK

CHAMPAIGN COUNTY  
URBANA, ILLINOIS

Date: 06-16-17

Design/Drawn:

Reviewed: MCF

Field Book No.:

SHEET TITLE

Exhibit E

SHEET NUMBER

**E1**

Project No: 0161332.01

**Exhibit E**

This exhibit is for illustration purposes only and depicts the proposed location of:

- 1) A +/- 40' Siren actuated normally closed automatic gate with full height privacy screening
- 2) A full height privacy screening fence

**NOTE**

PVC / Vinyl fencing will be utilized.

OVERLAP FENCE AND GATE TO PROVIDE SECURITY AND FULL SCREENING TYPICAL EACH SIDE

PROPOSED "SIREN ACTUATED GATE". FULL HEIGHT WITH PRIVACY SCREENING. TO BE APPROVED BY METCAD AND CHAMPAIGN COUNTY PLANNING & ZONING. GATE TO REMAIN NORMALLY CLOSED UNTIL ACTUATED BY METCAD SIREN (SECTIONS 6.2.2.A.3 AND 6.2.2.C.3 OF ZONING ORDINANCE)

PROPOSED PRIVACY SCREENING FENCE SEE ATTACHED TYPICAL DETAIL, EXHIBIT A-1 TO BE APPROVED BY CHAMPAIGN COUNTY DEPARTMENT OF PLANNING AND ZONING (SECTION 6.2.2.C.3 OF ZONING ORDINANCE)

APPROX. 24' FENCE RETURN

**Proposed Legend**

- PRIVATE ACCESSWAY LIMITS
- GENERAL UTILITY EASEMENT LIMITS
- ⊙ WATER METER PIT W/ METER
- WATER SERVICE
- SANITARY SERVICE
- 12" ST. STORM SEWER
- GAS SERVICE
- ELECTRIC CONDUITS
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- END SECTION
- ⊕ STORM INLET
- ⊕ CURB INLET
- ⊕ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ SEWER CLEAN OUT
- ⊕ VERTICAL WYE SANITARY SERVICE CONNECTION AT MOBILE HOME
- ⊕ STREET LIGHTING
- COMBINED CONCRETE CURB & GUTTER (PRIVATE STREET) PER LOCAL SPECS

**Notes**

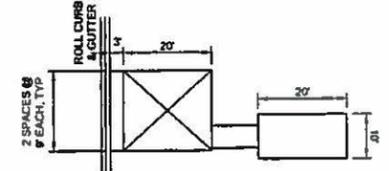
1. SIDEWALK AND PATIOS TO BE 4" THICK PORTLAND CEMENT CONCRETE ON A COMPACTED EARTH BASE
2. PARKING AREAS TO BE 5" THICK PORTLAND CEMENT CONCRETE ON 4" AGGREGATE BASE - IDOT CA-6, TY. B
3. AREAS:
 

TOTAL	159,334.5 SQ. FT.
REC. AREA 'A'	16,282.6 SQ. FT.
REC. AREA 'B'	3,984.9 SQ. FT.
REC. AREA IS 12.7% OF TOTAL AREA.	

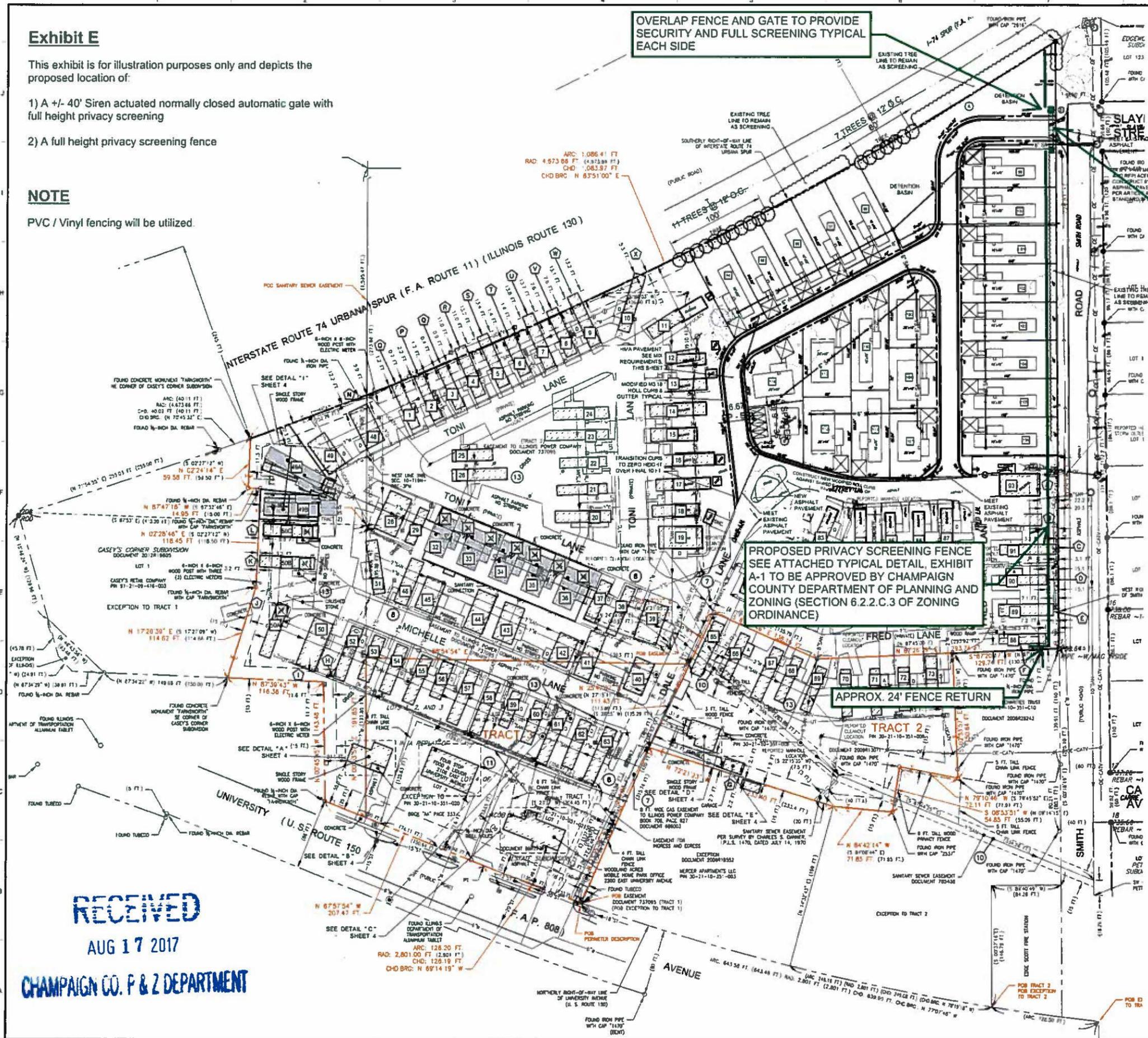
**HOT MIX ASPHALT REQUIREMENTS**

MIXTURE USE	BINDER COURSE	SURFACE COURSE
AC/PG	PG 64-22	PG 70-22
DESIGN AIR VOIDS	4% @ Ndes=50	4% @ Ndes=50
MIX COMP. (GRADATION)	IL - 9.5	IL - 9.5
FRICTION AGGREGATE	N/A	MIX C

NOTE SEE TYPICAL PAVEMENT SECTION ON SHEET C8.3.



Typical Parking and Patio Detail



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#	Date	Description
1	01/27/2017	COUNTY REVIEW
2	08/16/2017	PERMIT DRAWINGS
3	08/22/2017	PERMIT DRAWINGS - REV 1

**Project Status**  
**NOT FOR CONSTRUCTION**

PROJECT  
WOODLAND ACRES  
STONETOWN MOBILE HOME PARK

CHAMPAIGN COUNTY  
URBANA, ILLINOIS

Date: 08/22/17

Design/Drawn: SDS

Reviewed: AFJ

Field Book No.:

Exhibit E

SHEET NUMBER

**E2**

Project No.: 0181332.01



Typical PVC/Vinyl fence



PVC/Vinyl fence with siren actuated gate

Privacy screening fence will be PVC/Vinyl  
subject to approval by Champaign County  
Zoning and Planning

The depicted fence and gates are conceptual for  
the purpose of illustration

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AUG 17 2017

CHAMPAIGN CO. P & Z DEPARTMENT

**Susan Burgstrom**

---

**From:** steve.thuney@gmail.com  
**Sent:** Thursday, August 17, 2017 1:42 PM  
**To:** Friend, Mike  
**Cc:** Pisula, Joe; Susan Burgstrom; Barbara Payne; Rene Wahlfeldt; benihana00@gmail.com; murph\_1\_86@yahoo.com; Dax Nolen  
**Subject:** Re: Meeting with Dax Nolen

Good Afternoon,

I have read through the documents attached and can say with confidence the Edge-Scott Fire Protection District is in agreement with the terms in the memorandum.

There are some remaining "housekeeping" issues but none of these would prohibit forward movement on the expansion of the Woodlands Acres project.

Please accept this email as official acceptance of the terms in the memorandum.

Thank you for involving the District in the planning and we look forward to working further with Dax and his team.

Steve Thuney  
Fire Chief  
Edge-Scott Fire Protection District

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AUG 17 2017

CHAMPAIGN CO. P & Z DEPARTMENT

On Aug 17, 2017, at 11:35, Friend, Mike <[mfriender@F-W.com](mailto:mfriender@F-W.com)> wrote:

All:

As requested by Mr. Pisula, we have prepared a memorandum of understanding which summarizes the agreements in principle in matters between the Edge-Scott Fire Protection District and The Edgewood Subdivision Homeowners Association, and Stonetown Woodland Acres LLC.

This Memorandum references 2 additional exhibits (D and E) which Stonetown is placing in the record for tonight's meeting, also attached, which depict components of the agreed upon principles. Note that the limits of the east-west portion of the proposed screening fence at the south limits of the adjoining Smith Road frontage, as depicted on Exhibit E, are set at a distance of +/- 24 feet. This is Dax Nolen's response to the request for inclusion of additional fencing in this area of an additional 100 feet by the HOA. The agreements in principal as enumerated in the attached memorandum of understanding are the result of all 3 interested parties pro-actively engaging, listening by Stonetown, and response to the stated concerns. The meetings have been professional and resulted in a positive response from the parties involved.

Please note this memorandum is generated based upon the understanding of matters by myself and Dax Nolen, and is submitted without review by either The Edgewood Subdivision Homeowners Association nor the Edge Scott Fire Protection District. The memorandum does accurately reflect, to the best of our knowledge and belief, the matters at hand and the agreements in principle which have been discussed with the parties listed. It is also noted that absent a special meeting by the Edge-Scott Fire Protection District, that no formal position by the District board can be made. At the time of this correspondence no such meeting has occurred. I do not intend to misrepresent the matter in that regard. Chief Thuney

has clearly articulated this procedural matter and has been clear that while he is offering opinions and concerns, until such time as the entire Board meets and takes action, that the discussions are not to be construed as a formal position by the Edge-Scott Fire Protection District. Formal agreement regarding matters associated with the Edge-Scott Fire Protection District will be subject to a meeting by the Board. Hence the "Agreement in Principle" language utilized in this document. We have listened carefully to the Chief's concerns and responded by including additional commitments to the proposed project design, and procedures for construction approvals.

If you have any questions please feel free to contact me.

Mike

**Michael C. Friend PE / Engineering Manager**

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---

**From:** Pisula, Joe [<mailto:jpisula@donohue-associates.com>]

**Sent:** Wednesday, August 16, 2017 10:41 AM

**To:** [sburgstrom@co.champaign.il.us](mailto:sburgstrom@co.champaign.il.us)

**Cc:** Barbara Payne <[bjpayne1@comcast.net](mailto:bjpayne1@comcast.net)>; Rene Wahlfeldt <[renewahl43@gmail.com](mailto:renewahl43@gmail.com)>; [benihana00@gmail.com](mailto:benihana00@gmail.com); [murph\\_1\\_86@yahoo.com](mailto:murph_1_86@yahoo.com); Dax Nolen <[dn@stonetowncapital.com](mailto:dn@stonetowncapital.com)>; Friend, Mike <[mfriender@F-W.com](mailto:mfriender@F-W.com)>

**Subject:** FW: Meeting with Dax Nolen

**Importance:** High

Susan:

As a follow-up to our call just now, I am forwarding an email that I had sent to Dax Nolen and Mike Friend last Sunday. It outlines some suggestions that HOA has made for the proposed fence along Smith Road. As I mentioned to you, the Edgewood HOA held a meeting with the general membership last evening at the Edge Scot FPD fire house and the Woodland Acres MHP was the sole topic of discussion. We used a projector to briefly review the info from Stonetown that was given to your office last week and we noted that the siren actuated gate and 8' vinyl fence is being proposed. We also reviewed the "counter-offer" on the fencing ... that I had issued to Dax on Sunday, as attached to this email.

During last night's meeting, Dax informed that Edgewood HOA that he is still doing his due diligence on the affordability of the fence we suggested and that they will likely counter-propose a more affordable fence. (Dax indicated that the Sim-Tek fence suggested in the 1<sup>st</sup> attachment is cost-prohibitive.) So we