

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

SUPPLEMENTAL MEMORANDUM #1

June 29, 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

P&Z Staff received comments from nearby residents regarding expansion of the manufactured home park, primarily focused on the proposed second access off North Smith Road. A summary of those comments is provided below; the 4 comments received by email are attached.

P&Z Staff communicated the concerns regarding a second access at North Smith Road to the petitioner. On June 27, 2017, Mike Friend, Engineer for the petitioner, proposed a compromise that would achieve the recommended first responder access to the park while limiting access to the park for other vehicles.

P&Z Staff also received comments from Edge-Scott Fire Protection District, Urbana Fire Department and the Champaign County Sheriff's Office; see First Responder Concerns below.

The following new documents were received on June 28, 2017:

- Email from Kevin Trapp, IDOT District 5 regarding IDOT's preferences for moving homes out of the I-74 right-of-way on the north side of Woodland Acres
  - *Note: Staff proposes a revised Special Condition F(2) regarding encroachment; see below*
- Email from petitioner Dax Nolan responding to IDOT's email regarding encroachment
- Email from Mike Friend regarding approval of the proposed 21 home site expansion by Illinois Department of Public Health

The following new documents were received on June 29, 2017:

- Email from Lorrie Pearson, Planning Manager and Zoning Administrator for City of Urbana. She said that the earliest the City could review case 869-AM-17 would be at the Urbana Plan Commission on July 20 and City Council on August 7. She indicated they are still researching whether part of Woodland Acres might need to be annexed into the city in the future.
- Email from David Willcox regarding the proposed waivers
- Email from Ellen Willcox regarding the proposed waivers
- Email from Mike Friend regarding a meeting he had with Urbana Fire Department Chief Brian Nightlinger and Assistant Chief Odle on June 29, 2017
- Letter from Edge-Scott Fire Protection District dated June 28, 2017

The 1973 aerial photography shows that Woodland Acres has the same extent along North Smith Road that it does now (see Attachment). This suggests that the Official Zoning Map adopted on October 10, 1973, might have been in error when the R-1 Single Family Residential zoning was assigned to the eastern 150 feet of the subject property.

## FIRST RESPONDER CONCERNS

Edge-Scott Fire Department was notified of the Woodland Acres zoning cases; on June 29, 2017, P&Z Staff received a letter from Edge-Scott FPD indicating their opposition to the proposed waivers. Unfortunately, they did not become aware of the extent of the proposed plans until this week; P&Z Staff supports their request to have more time to review the plan and make further comment as needed.

Allan Jones, Chief Deputy Sheriff for Champaign County, called P&Z Staff on June 28, 2017. He said that he is concerned about the proposed private accessway linking to North Smith Road because it is narrow. He said that even if no parking is allowed and signs are posted, some would still park on the street, which

may hinder access by emergency vehicles. Susan Burgstrom asked for his thoughts on a gated emergency access to Woodland Acres on North Smith Road, and he said he was fine with the idea.

Mike Friend met with representatives of the Urbana Fire Department on June 29, 2017. Chief Nightlinger and Assistant Chief Odle discussed the following with Mike (see Attachment):

- The Chief has been coordinating the discussions about this project from the beginning, as far back as 2015, with the Edge-Scott Fire Department, which is the fire department for Woodland Acres.
- Chief Nightlinger is greatly encouraged by the proposed project because it will provide new hydrants in the park and the proposed addition of a hydrant at the Dale Lane intersection with the expansion area will provide a fire hydrant for use inside the park near the existing underserved area.
- The source of the Chief's requirements for this project are found in 2 documents:
  - The City of Urbana 2009 Model Codes Adopting Ordinance- section F-506.4
  - The 2009 International Fire Code, Appendix D
- These references are the source of the requirement for a second entrance to the park - specifically section D106.1 of the 2009 IFC.
- "NO PARKING FIRE LANE" signs need to be posted in the park expansion area. If posted, law enforcement personnel can enforce the parking ban on the internal streets of the park.
- The Chief finds the use of a "siren actuated gate" acceptable for this situation, and he referenced section D103.5 of the 2009 IFC and section F-506.4 of the 2009 Urbana Model Codes Adopting Ordinance, in support of that position.

P&Z Staff have not yet drafted a special condition for these First Responder concerns.

## **PUBLIC COMMENT**

The following comments have been received since the Preliminary Memorandum dated June 22, 2017:

- (1) David Glass, 2302 Slayback St, Urbana, lives adjacent to the wooded area at the north terminus of North Smith Road. He visited the P&Z Department on June 19, 2017, because he was concerned that creating an access on North Smith Road would create trespassing issues on his property and on the township property to the west of his home. He requests that a barricade be placed so it is clear that the land north of Slayback Street, just east of the proposed access, should have no trespassing.
- (2) Joe Pisula, 304 Ira Street, Urbana, sent an email to IDOT District 5 staff; P&Z Staff received the email on June 26, 2017. He wanted to ensure that IDOT had information on the case because some of the existing home sites encroach upon the I-74 right-of-way, and he is concerned that the proposed detention basin may affect drainage along I-74 (see Attachment).
- (3) In an email received June 27, 2017, Tony and Jill Blanck, 301 Carrie Avenue, Urbana, had concerns about distance between manufactured homes; having a safe place for children to play within the park; having adequate parking close to the homes; and increased congestion on Smith Road (See Attachment).
- (4) Kevin Kingery, 2412 Slayback St, Urbana, former president of Edgewood Subdivision Homeowner's Association, visited the P&Z Department on June 27, 2017. He is concerned that property values in the Edgewood Subdivision will decrease due to the expansion of Woodland Acres.

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- (5) Barbara Payne, 2503 Slayback, is the current president of the Edgewood Subdivision Homeowner's Association. She called the P&Z Department on June 27, 2017, and had concerns about safety in and around Woodland Acres, making sure children in Woodland Acres have a well-maintained playground area, and mentioned installing security cameras in Woodland Acres.
  - (6) Bill Gordon, 2401 Edward Street, Urbana, visited the P&Z Department on June 27, 2017. He was concerned about the compliance issues with the existing home sites (the list of required waivers), and hoped that the natural screening along North Smith Road would remain.
  - (7) Don White, 1415 Raintree Woods Drive, Urbana, called the P&Z Department on June 27, 2017. He asked what would happen with the case when the ZBA finishes its determination. He was concerned about the ability of a snowplow to get through the manufactured home park. He is opposed to the waivers regarding setbacks and distance between homes. He is concerned for children living in Woodland Acres.
  - (8) David Willcox, 206 Ira Street, Urbana, sent an email to P&Z Staff, received June 29, 2017. He believes that all the proposed waivers should be denied.
  - (9) Ellen Willcox, address not given, sent an email to P&Z Staff, received June 29, 2017. She is concerned that allowing the waivers will set an undesirable precedent.

#### **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 throughout the park 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 are replaced, the replacement homes shall not encroach into the 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, and the Revised Expansion Permit Drawings for proposed new home sites received June 16, 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.**

**ATTACHMENTS**

- A Email from Joe Pisula to IDOT District 5 staff, received by P&Z Staff on June 26, 2017, with attachments:
- Map of IDOT right-of-way encroachment
  - Map of drainage basin adjacent to IDOT right-of-way
- B Email from Tony and Jill Blanck received June 27, 2017
- C Email from Kevin Trapp, IDOT District 5 received June 28, 2017 and email response from petitioner Dax Nolan received June 28, 2017
- D Email from Mike Friend received June 28, 2017, with attachment:
- Illinois Department of Public Health approval for the proposed 21 home site expansion
- E Email from Lorrie Pearson, City of Urbana, received June 29, 2017
- F Email from David Willcox received June 29, 2017
- G Email from Ellen Willcox received June 29, 2017
- H Email from Mike Friend received June 29, 2017
- I Letter from Edge-Scott Fire Protection District dated June 28, 2017
- J 1973 aerial photograph of subject property and Edgewood Subdivision

**Susan Burgstrom**

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**From:** Joseph Pisula <jnj.pisula@gmail.com>  
**Sent:** Sunday, June 25, 2017 12:30 PM  
**To:** kevin.Trapp@illinois.gov  
**Cc:** Susan Burgstrom; Barbara Payne; Rene Wahlfeldt; zoningdept  
**Subject:** Proposed Expansion of Woodland Acres Mobile Home Park  
**Attachments:** IDOT Encroachment Map.pdf; IDOT Drainage Map.pdf

RECEIVED

JUN 26 2017

CHAMPAIGN CO. P & Z DEPARTMENT

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

Kevin:

You may remember me from the stormwater design work that Donohue & Associates, Inc. has done in Oakwood ... but I am contacting you as a private individual on a matter in northeast Urbana. As you may know, a developer (Stonetown Woodland Acres, LLC) is proposing to expand an existing mobile home park that is located north of University Avenue (U.S. Rte 150) and east of Smith Road.

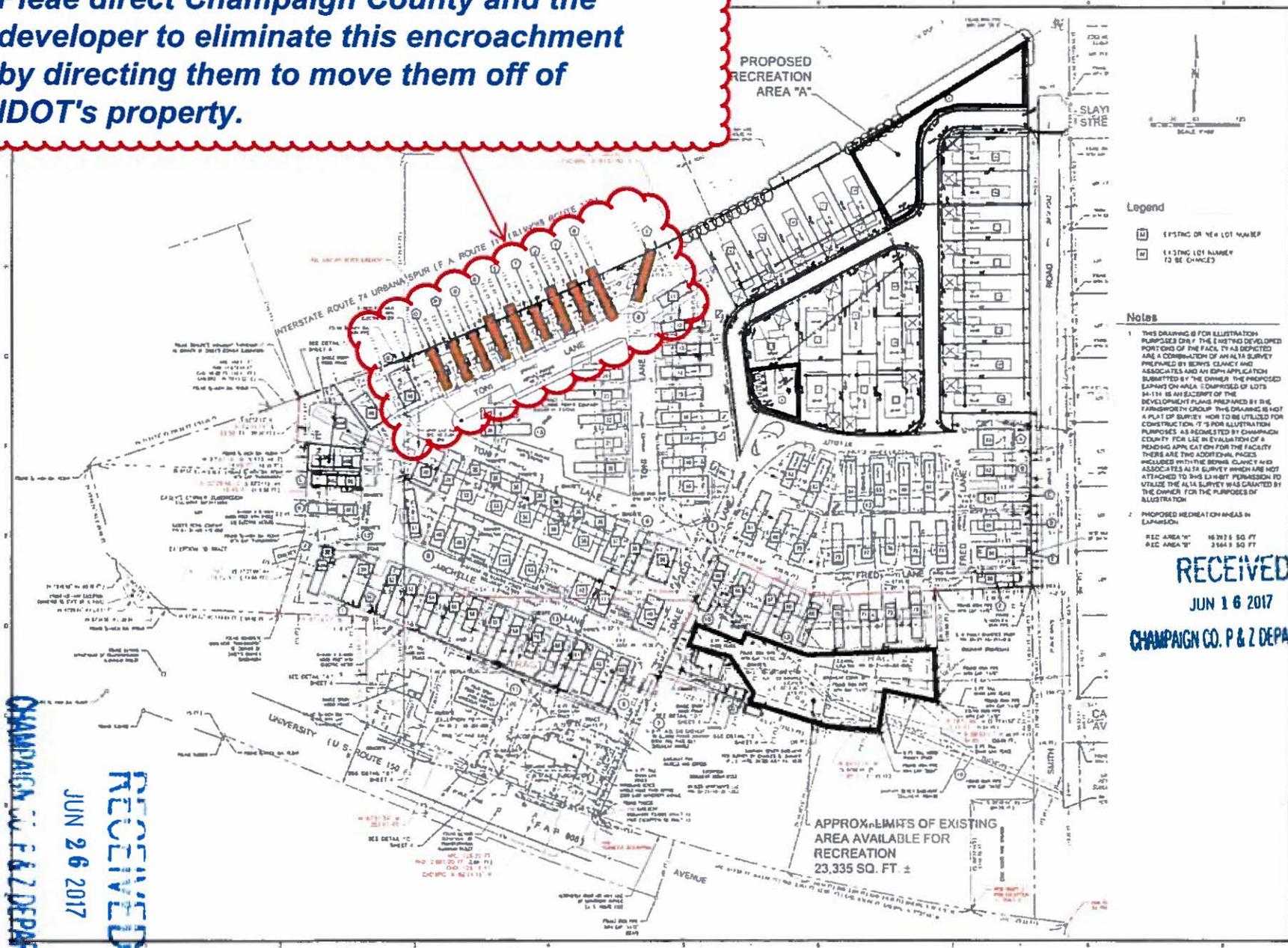
My understanding is that Champaign County has previously contacted IDOT District 5 about about this proposed development. I am informally representing the Edgewood Homeowners' Association, which is the residential subdivision east of the subject development. I live at 304 Ira Street, Urbana.

I have two areas of concern that I believe IDOT should become involved in, as follows:

- **Existing encroachments on IDOT's right-of-way.** The 1st attachment is a site map provided in the current zoning packet. If you look at this 1st attachment, you will see that there are several existing mobile homes that currently encroach on IDOT's right-of-way. These are shown in orange highlighting. We at the Association believe that this is a unique opportunity to correct this infringement on the State's right-of-way. The developer should be required to re-configure the mobile homes in the existing site, in a manner to get them off of the State's property. I have copied Susan Chavarria at Champaign County on this so that she is aware of my concern. Most landowners will not correct these encroachments unless there is a compelling reason to do so, and the proposed expansion should not be approved if these significant property encroachments go unresolved.
- **New Stormwater Discharge:** The 2nd attachment shows the drainage plan map from Farnsworth Group, the developer's engineer. Farnsworth has apparently modeled the development, based on the content of the ZBA packet. Has IDOT been provided with these files? If so, has IDOT formally approved this new stormwater discharge onto its right-of-way? We believe that the development should not be approved by the County if IDOT has not formally approved this storm discharge.

Joe Pisula  
304 Ira Street  
Urbana  
Home: 217-367-4505  
Cell: 217-621-4747

Kevin: All of these mobile homes in orange encroach on the State of Illinois' property.  
 Please direct Champaign County and the developer to eliminate this encroachment by directing them to move them off of IDOT's property.



**Farnsworth GROUP**  
 221 N. 10th Street, Suite 100  
 Champaign, IL 61821  
 217.352.7478

Project Status  
**NOT FOR CONSTRUCTION**

WOODLAND ACRES  
 STONETOWN MICROLE HOME PARK

**RECEIVED**  
 JUN 16 2017

**CHAMPAIGN CO. P & Z DEPARTMENT**

CHAMPAIGN COUNTY  
 URBANA, ILLINOIS

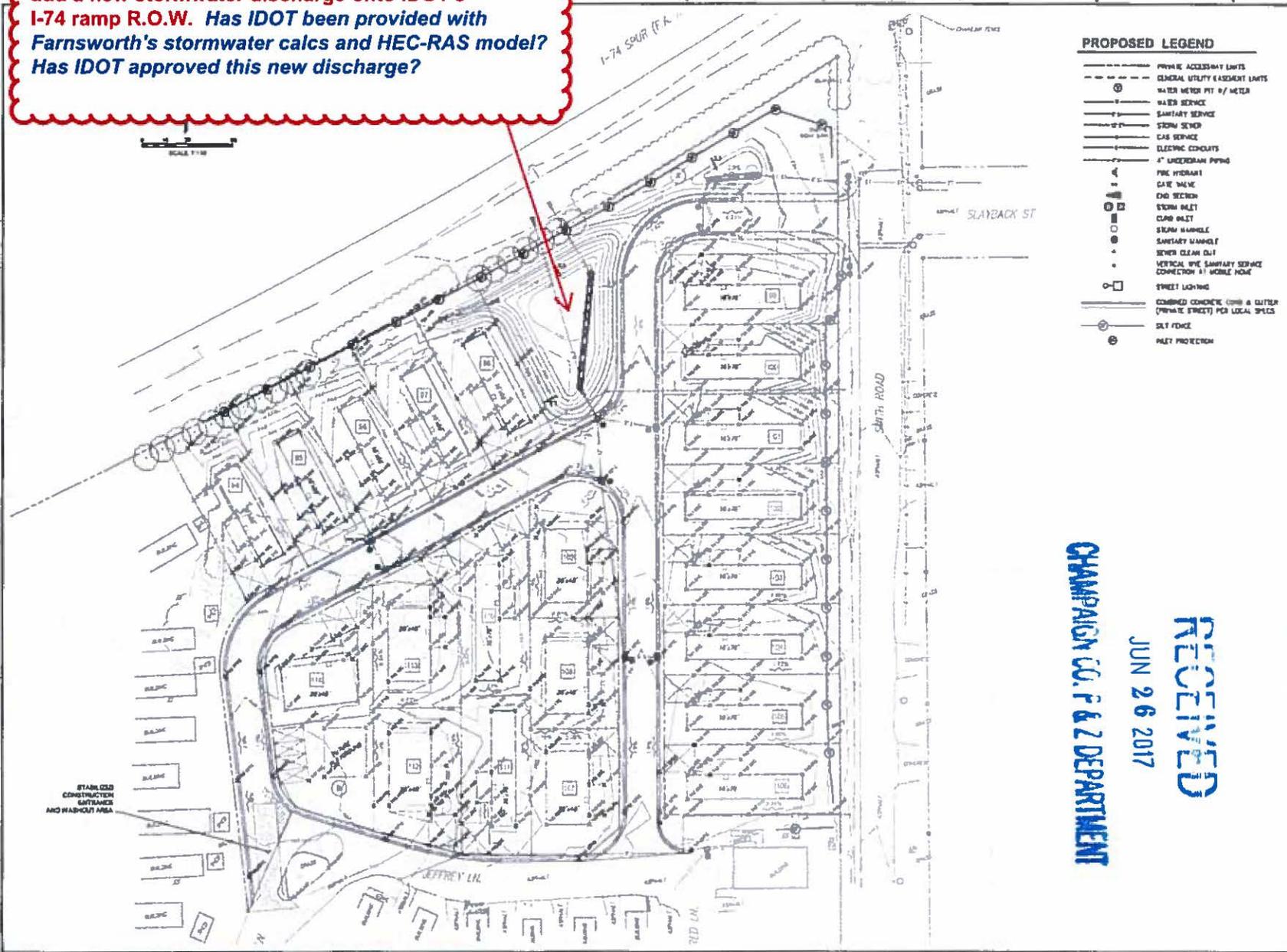
Date	06-16-17
Design/Drawn	SDS
Reviewed	MC
Field Book No.	

**OVERALL LAYOUT PLAN**

1

**RECEIVED**  
 JUN 26 2017  
 CHAMPAIGN CO. P & Z DEPARTMENT

Kevin: This development has proposed to add a new stormwater discharge onto IDOT's I-74 ramp R.O.W. Has IDOT been provided with Farnsworth's stormwater calcs and HEC-RAS model? Has IDOT approved this new discharge?



**PROPOSED LEGEND**

---	PRIVATE ACCESSORY LIMITS
---	GENERAL UTILITY EASEMENT LIMITS
○	WATER METER PIT 4' METER
— —	WATER SERVICE
— —	SANITARY SERVICE
— —	STORM SERVICE
— —	GAS SERVICE
— —	ELECTRIC CONDUITS
— —	4" UNDERDRAIN PIPING
— —	FIRE HYDRANT
— —	GATE VALVE
— —	END SECTION
— —	STORM SILET
— —	CURB SILET
— —	STORM MANHOLE
— —	SANITARY MANHOLE
— —	SEWER CLEAN OUT
— —	VERTICAL PIPE SANITARY SERVICE CONNECTION AT MOBILE HOME
— —	STREET LIGHTING
— —	COMBINED CONCRETE CURB & GUTTER (PRIVATE STREET) PER LOCAL SPECS
— —	SILT FENCE
— —	PILEY PROTECTION

**Farnsworth GROUP**  
 7711 WIS. HANLEY AVENUE  
 CHAMPAIGN, ILLINOIS 61821  
 217.242.7408 / info@fng.com

Project Status  
**NOT FOR CONSTRUCTION**

WOODLAND ACRES  
 STONETOWN MOBILE HOME PARK

CHAMPAIGN COUNTY  
 URBANA, ILLINOIS

Date: 01/09/17  
 Design/Drawn: BOB  
 Reviewed: AFJ  
 Plot Book No.:

**GRADING AND EROSION CONTROL PLAN**

**C5.0**

Project No. 0181332 01

**RECEIVED**  
 JUN 26 2017  
 CHAMPAIGN CO. F & Z DEPARTMENT

## Susan Burgstrom

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**From:** Jill Blanck <blanckSurbana@yahoo.com>  
**Sent:** Monday, June 26, 2017 10:19 PM  
**To:** Susan Burgstrom  
**Subject:** Case 869-AM-17, 870-S-17 and 871-V-17

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JUN 27 2017

CHAMPAIGN CO. P & Z DEPARTMENT

We received the notice of the above case dated June 14, 2017. We have reviewed the document and have the following comments and concerns:

- Each of these zoning amendments would certainly impact the people living in the Manufactured Home Park in a negative way. All current zoning regulations require the Park to provide space between each manufactured home. We feel it would certainly hinder quality of life for the residents by adding additional manufactured homes in the 1.66 acre area.
- Currently there is a play structure and safe grass area of children to play. With this park being so close to I-74 it is very important to maintain an area in the park that will be safe for children.
- Adding additional manufactured homes and not providing adequate parking spaces is not good for the residents or people living in the immediate neighborhood. If there is not parking close to their homes. Some issues to consider:
  - Carrying groceries
  - If you have a health issue that requires use of crutches or a wheelchair
  - Bad weather
  - Safety - walking a distance after dark.
  - Potential risk for it being difficult to emergency vehicles to access areas where there are no road improvements.
- Smith Road is already a very narrow road and allows just two vehicles to drive down the road. MTD and school buses use Smith Road frequently. This will certainly increase congestion and put people departing the buses potentially at risk if someone tries to pass a stopped MTD bus.

The clear goal for this case is to allow for increase revenue for the owners of the manufactured home park. Please consider the impact on the neighborhood and current residents of the park.

Thank you.

Tony and Jill Blanck  
301 Carrie Ave.  
Urbana, IL 61802

## Susan Burgstrom

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**From:** Dax Nolen <dn@stonetowncapital.com>  
**Sent:** Wednesday, June 28, 2017 1:04 PM  
**To:** Susan Burgstrom; 'Friend, Mike'  
**Subject:** RE: Champaign County Zoning Cases for Woodland Acres

We are obviously fine with adhering to this rule over time as homes are removed.  
Thanks Susan

RECEIVED

JUN 28 2017

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**From:** Susan Burgstrom [mailto:sburgstrom@co.champaign.il.us]  
**Sent:** Wednesday, June 28, 2017 8:20 AM  
**To:** 'Friend, Mike'; Dax Nolen  
**Subject:** FW: Champaign County Zoning Cases for Woodland Acres

CHAMPAIGN CO P & Z DEPARTMENT

FYI

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**From:** Trapp, Kevin J [mailto:Kevin.Trapp@illinois.gov]  
**Sent:** Wednesday, June 28, 2017 9:17 AM  
**To:** Susan Burgstrom <sburgstrom@co.champaign.il.us>  
**Cc:** Trygg, Brian K <Brian.Trygg@illinois.gov>  
**Subject:** RE: Champaign County Zoning Cases for Woodland Acres

Yes IDOT is ok with the homes being removed from right-of-way as they are replaced over time.

Once an existing home is moved out, is demolished, or changes ownership, no right-of-way encroachment shall be allowed with any subsequent home or new ownership.

Any questions or issues, feel free to contact me.

Kevin Trapp, P.E.  
Region 3/District 5  
Acting Operations Plans and Design Engineer  
217.466.7233

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**From:** Susan Burgstrom [mailto:sburgstrom@co.champaign.il.us]  
**Sent:** Thursday, June 22, 2017 12:11 PM  
**To:** Trapp, Kevin J  
**Cc:** Trygg, Brian K  
**Subject:** [External] RE: Champaign County Zoning Cases for Woodland Acres

To clarify, would IDOT be ok with the homes being removed from the right-of-way as they are replaced over time, rather than requiring their immediate removal?

Thanks,  
Susan

**From:** Trapp, Kevin J [<mailto:Kevin.Trapp@illinois.gov>]  
**Sent:** Thursday, June 22, 2017 11:10 AM  
**To:** Susan Burgstrom <[sburgstrom@co.champaign.il.us](mailto:sburgstrom@co.champaign.il.us)>  
**Cc:** Trygg, Brian K <[Brian.Trygg@illinois.gov](mailto:Brian.Trygg@illinois.gov)>  
**Subject:** RE: Champaign County Zoning Cases for Woodland Acres

Hello Susan,

Thank you for reaching out. The Department of Transportation would like all encroachments removed from right-of-way at the subject location.

Thank you for your assistance in this matter.

Kevin Trapp, P.E.  
Region 3/District 5  
Acting Operations Plans and Design Engineer  
217.466.7233

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**From:** Susan Burgstrom [<mailto:sburgstrom@co.champaign.il.us>]  
**Sent:** Wednesday, June 21, 2017 9:49 AM  
**To:** Trapp, Kevin J  
**Subject:** [External] Champaign County Zoning Cases for Woodland Acres

Hi Kevin,

I wanted to check with you about the Woodland Acres manufactured home park that sits between the I-74/IL130/E University Avenue spur and US150/IL130/E University Avenue. We notified you about the 6/29 public hearing for the cases, but wanted to provide more specific information to see if IDOT has concerns.

There are 13 manufactured homes that encroach on the I-74/IL130/E University Avenue ROW, shown in the attached 2014 aerial photo. The encroachment of these homes has been present since at least 1988. Measuring via aerial photos, it looks like the closest home is about 30 feet from your pavement.

We can create a special condition of approval stipulating that any replacement homes placed in the future 1) cannot exceed the current encroachment, or 2) must be completely removed from the IDOT ROW, or some other language if you have a suggestion.

Could you please respond with your thoughts on this concern, and whether you would want a special condition about encroachment?

Thanks,  
Susan

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

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

## Susan Burgstrom

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**From:** Friend, Mike <mfriend@F-W.com>  
**Sent:** Wednesday, June 28, 2017 1:21 PM  
**To:** Susan Burgstrom  
**Cc:** Dax Nolen; Jansen, Anthony; Dabrowski, John  
**Subject:** FW: Stonetown Woodland Acres LLC - Revised ILDH Permit Application  
**Attachments:** woodland acres add 21 sites A-3-17 6-28-17.docx

Susan,

Attached please find approval from IDPH in Springfield for the proposed expansion plans. Anthony Jansen responded in a timely manner to Mr. Reilly's initial review and provided additional information along with a few minor additions to notes and details on the plans. Mr. Reilly was gracious enough to review the documentation and has issued the attached approval. In the event we secure approvals from Zoning and the County Board we have a proposed set of plans which are pre-approved by IDPH.

Mike

**Michael C. Friend PE** | Engineering Manager  
Farnsworth Group, Inc.  
2211 West Bradley Avenue | Champaign, IL 61821  
P 217-352-7408, ext. 249 | f 217-352-7409 | c 815-510-2090  
[www.f-w.com](http://www.f-w.com) | [www.greennavigation.com](http://www.greennavigation.com)

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JUN 28 2017

CHAMPAIGN CO. P & Z DEPARTMENT



A Certified Great  
Workplace  
Culture!

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**From:** Reilly, John D. [mailto:John.D.Reilly@Illinois.gov]  
**Sent:** Wednesday, June 28, 2017 1:12 PM  
**To:** Jansen, Anthony <ajansen@F-W.com>; Hawkins, Bruce M. <Bruce.M.Hawkins@Illinois.gov>; Dax Nolen <dn@stonetowncapital.com>  
**Cc:** Friend, Mike <mfriend@F-W.com>; Jenkins, Emily <ejenkins@F-W.com>; Rannebarger, Dirk <drannebarger@F-W.com>  
**Subject:** RE: Stonetown Woodland Acres LLC - Revised ILDH Permit Application

See attached

John D. Reilly, Jr., P.E.  
Illinois Department of Public Health  
Division of Environmental Health  
General Engineering Section  
525 West Jefferson Street  
Springfield, IL 62761  
217-785-3043  
[john.d.reilly@illinois.gov](mailto:john.d.reilly@illinois.gov)



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

June 28, 2017

Urbana/Champaign  
Woodland Acres MHC  
Permit to Alter No. A-3-2017

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

RECEIVED

JUN 28 2017

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 21 sites numbered 94-114 for a total of 114 sites located at Woodland Acres Manufactured Home Community, Urbana, Champaign County, Illinois. This is in accordance with plans, specifications and information received June 16, 23 and 26, 2017 prepared by Farnsworth Group.

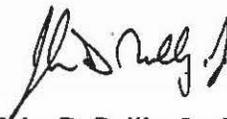
General Conditions

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

**Susan Burgstrom**

---

**From:** Pearson, Lorrie <lpearson@urbanaininois.us>  
**Sent:** Thursday, June 29, 2017 9:51 AM  
**To:** Susan Burgstrom  
**Cc:** Schneider, John; Gray, William; Garcia, Kevin; Bennett, Brad  
**Subject:** Cases 869-AM-17 and 870-S-17

Susan,

We are in receipt of the Preliminary Memorandum for Case 869-AM-17, the proposed Zoning Map Amendment. Consistent with our typical process for County Zoning Map and Text Amendments, staff plans to bring the item to the Urbana Plan Commission and City Council to consider whether the City should submit a protest. The earliest the schedule would allow for that processing is Plan Commission on July 20 and City Council on August 7.

We are also in the process of verifying which portions of the property would be subject to annexation should new connections to the sanitary sewer be required. A portion of the park is exempt from that requirement, but it appears that some of the park may be subject to the annexation requirement.

City staff respectfully requests time to process the Zoning Map Amendment through our customary process and to examine if annexation would be required.

Lorrie

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

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CHAMPAIGN CO P & Z DEPARTMENT

**David Willcox**

206 Ira Urbana IL 61802  
Phone: 217-384-9059 • E-Mail: daw30410@yahoo.com

Date: 29 June 2017

Champaign County Department of Planning and Zoning  
1776 E Washington St  
Urbana IL 61802

Dear Members of the Board:

I would like to comment on cases 869-AM-17 and 870-S-17 from Stonetown Woodland Acres LLC that will be considered by the Zoning Board of Appeals this evening.

I've heard of a number of technical issues with this request for variances that I find very troubling, but since that's not my area of expertise, I'll leave it to others to raise them.

I want to speak to the question of consistency and impact on existing land uses.

If I owned a house that was old and didn't comply with existing codes, I assume that I would not (could not?) be forced to bring that house up to code, at least as long I was still living there.

If, however, I planned a major remodel (renovating the kitchen, for example), or a new addition (such as an added room), I'd expect at least the modified portions (renovated kitchen, added room) to be required to conform to current codes. The kitchen outlets would need to be GFI protected. An added bathroom might require a septic system upgrade.

And if I was building a new house on my sufficiently-large lot, I wouldn't think of arguing that it was an extension of the old house and therefore should be given waivers for current codes.

The proposed development is much the same. The owners want to build what is essentially a new park tacked onto the back of an existing park, and are arguing that since what they already own is badly non-compliant, the new park should be allowed to enjoy the same non-compliance. That's just unacceptable.

It's unfair to another developer who might want to build another park, but would be required to conform to existing codes.

It's unfair to neighboring property owners who will see a significant reduction of their home values.

I urge you to deny all of the requested variances for this new development.

Sincerely,



David Willcox

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**CHAMPAIGN CO P & Z DEPARTMENT**

**Susan Burgstrom**

---

**From:** Lori Busboom  
**Sent:** Thursday, June 29, 2017 11:31 AM  
**To:** Susan Burgstrom; John Hall  
**Subject:** FW: cases 869-AM-17 and 870-S-17

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

-----Original Message-----

**From:** ellen Willcox [mailto:lnwill60@yahoo.com]  
**Sent:** Thursday, June 29, 2017 11:24 AM  
**To:** zoningdept <zoningdept@co.champaign.il.us>  
**Subject:** cases 869-AM-17 and 870-S-17

To the Members of the Board,

I'm very troubled by the laundry lists of requested variances by the new owner of the trailer park. If these laws/rules are bad - they should be changed, not merely ignored. I suspect they were put in place by people who wanted to keep the residents of the trailer park safe.

I understand that there are some existing trailers that are not compliant. Is this the basis for agreeing to change the rules for proposed new trailers? That's like not punishing one child for punching a sibling because you didn't see an older sibling do the same years before. Wrong is wrong -

Why did the new owner purchase the Park without understanding the laws that govern the management of the Park? He/She could of easily explored the possibility of variance requests before purchase. Will all developers in the future be able to look at the codes and laws that govern our County and ignore them? What precedent are you being asked to set?

Sincerely,

Ellen Willcox

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CHAMPAIGN CC P & Z DEPARTMENT

## Susan Burgstrom

---

**From:** Friend, Mike <mfriend@F-W.com>  
**Sent:** Thursday, June 29, 2017 11:55 AM  
**To:** Susan Burgstrom  
**Cc:** Dax Nolen; Jansen, Anthony; Jenkins, Emily  
**Subject:** meeting with Chief Nightlinger- re: Stonetown Expansion  
**Attachments:** SKMBT\_C45217062911440.pdf

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

All:

I met with Chief Nightlinger of the Urbana Fire Protection District this morning. It was a good meeting. Assistant chief Odle was also present. Key takeaways are:

1. The Chief has been coordinating the discussions about this project from the beginning, as far back as 2015, with the Edge- Scott Fire Department. Initially with Mark McDuffy who is the president of the department and was acting Chief for a time, and since then with Chief Steve Thuney. They have been consulted by Chief Nightlinger throughout. Chief Nightlinger is having lunch today with Chief Thuney to further discuss the project. He anticipates Chief Thuney will be in attendance tonight.
2. Chief Nightlinger is greatly encouraged by the proposed project because currently when they are required to fight a fire they need to block both University avenue and Dale lane to string a 5" hose across University to fight the fire in the park. This project will provide new hydrants in the park and our proposed addition of a hydrant at the Dale lane intersection with the expansion area will provide a fire hydrant for use inside the park near the existing underserved area.
3. The source of the Chief's requirements for this project are found in 2 documents (excerpts attached):
  - a. The City of Urbana 2009 Model Codes Adopting Ordinance- section F-506.4
  - b. The 2009 International Fire Code, Appendix D
4. The references listed in Number 3 above are the source of the requirement for a 2<sup>nd</sup> entrance to the park- specifically section D106.1 of the 2009 IFC
5. We need to be sure that the "NO PARKING FIRE LANE" signs are posted in the park expansion area. If posted, law enforcement personnel can enforce the parking ban on the internal streets of the park.
6. The Chief finds the use of a "siren actuated gate" acceptable for this situation, and he referenced section D103.5 of the 2009 IFC and section F-506.4 of the 2009 Urbana Model Codes Adopting Ordinance, in support of that position.

Mike

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

**Farnsworth Group, Inc.**

2211 West Bradley Avenue | Champaign, IL 61821

P 217-352-7408, ext. 249 | f 217-352-7409 | c 815-510-2090

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# City of Urbana

## 2009 MODEL CODES ADOPTING ORDINANCE

Article I	General	5
Article II	Building Official	7
Article III	Building Code	9
Article IV	Residential Code	27
Article V	Reserved	33
Article VI	Electrical Code	35
Article VII	Plumbing Code	49
Article VIII	Mechanical Code	53
Article IX	Property Maintenance Code** (with amendments from Ordinance 2013-09-082)	57
Article X	Reserved	77
Article XI	Flood Hazard Areas** (with amendments from Ordinance 2013-09-079)	79
Article XII	Mobile Home Parks and Mobile Homes	95
Article XIII	Fire Prevention Code	105



Section F-506.4 "Motorized Gates" shall be added to read as follows:

**Section F-506.4 Motorized Gates:** All electrically operated gates or barriers used for vehicle access shall be equipped with siren operated sensor approved by the fire code official.

Section F-506.4.1 "Existing Gates" shall be added to read as follows:

**Section F-506.4.1 Existing Gates:** Properties with existing motorized gates or barriers used for vehicle access shall be equipped with siren operated sensors approved by the fire code official and shall have the siren operated sensors installed no later than July 1, 2012.

Section F-802.1 entitled "Definitions" shall have "Open Porch" added as follows:

**Section F-802.1 Definitions:** "Open Porch" shall mean any part of a house or building that is not fully enclosed and shielded from the elements on all sides by roof and walls as determined by the fire code official.

Section F-809.1 "Outdoor Storage" shall be added to read as follows:

**Section F-809.1 Outdoor Storage:** No person shall place, use, keep, store, or maintain any upholstered furniture not manufactured for outdoor use, including, without limitation, upholstered chairs, upholstered couches, and any mattresses on any open porch, yard, or exterior area of structures, nor suffer or permit such to occur. This shall not apply during a lawful yard sale or garage sale while such furniture is offered for sale; nor shall it apply while such furniture is otherwise lawfully held for garbage collection.

Section F-901.8.1.1 entitled "Connection to Public Water System" is added and reads as follows:

**Section F-901.8.1.1 Connection to Public Water System:** Water meters and valves on fire service water mains, on the exterior of a building, where required by the water company, shall be located within a vault and the valves shall be locked in the open position. The locks shall be that of the Knox Company and shall be approved by the Fire Code Official. Thus, allowing the Urbana Fire Department the ability to maintain control of the valves. The vault used shall be equipped with a keyed lock and a key shall be kept in the required Knox Box for this property.

Section F-902 entitled "Definitions," is modified as follows:

The following definitions are added:

**Automatic Fire-Extinguishing System** is an approved system of devices and equipment which automatically detects a fire and discharges an approved fire-extinguishing agent onto or in the area of a fire.

**Fire Chief** means the Fire Chief of the Urbana Fire Rescue Services or said Fire Chief designee.

**High-Rise Buildings** shall mean buildings having occupied floors located more than four stories or 75 feet above the lowest level of fire department vehicle access.

**Impaired Evacuation Capability**, for the purpose of this Article, shall mean an occupant that cannot reliably evacuate a building in a timely manner because of that occupant's physical and/or mental limitations or disabilities. The Fire Chief, or his/her designee, shall have the authority to determine whether a person is an occupant with an impaired evacuation capability as defined herein, and to conduct a timed evacuation drill to determine the extent to which an apartment building may contain occupants with impaired evacuation capabilities as defined herein.

A MEMBER OF THE INTERNATIONAL CODE FAMILY



# IFC

## INTERNATIONAL FIRE CODE

2009

## APPENDIX D FIRE APPARATUS ACCESS ROADS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

### SECTION D101 GENERAL

**D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

### SECTION D102 REQUIRED ACCESS

**D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

### SECTION D103 MINIMUM SPECIFICATIONS

**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

**D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade.

**Exception:** Grades steeper than 10 percent as *approved* by the fire chief.

**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

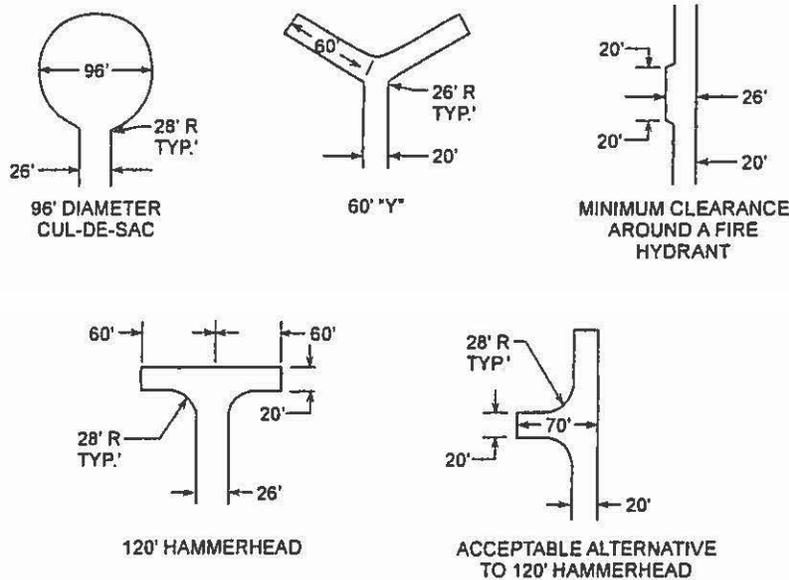
**TABLE D103.4  
REQUIREMENTS FOR DEAD-END FIRE  
APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.



For SI: 1 foot = 304.8 mm

**FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

3. Construction of gates shall be of materials that allow manual operation by one *person*.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the *fire code official*.
8. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

**D103.6 Signs.** Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

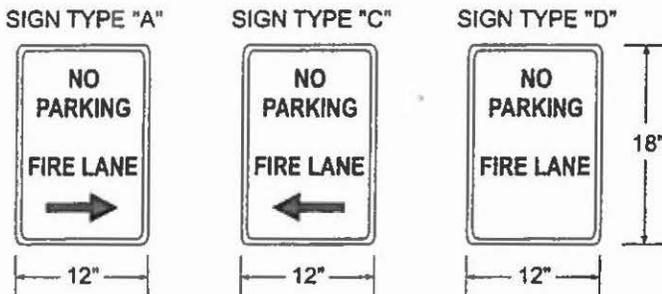


FIGURE D103.6  
FIRE LANE SIGNS

**D103.6.1 Roads 20 to 26 feet in width.** Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.

**D103.6.2 Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

**SECTION D104  
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**

**D104.1 Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9144 mm) or

three stories in height shall have at least two means of fire apparatus access for each structure.

**D104.2 Buildings exceeding 62,000 square feet in area.** Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m<sup>2</sup>) shall be provided with two separate and *approved* fire apparatus access roads.

**Exception:** Projects having a gross *building area* of up to 124,000 square feet (11 520 m<sup>2</sup>) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems*.

**D104.3 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**SECTION D105  
AERIAL FIRE APPARATUS ACCESS ROADS**

**D105.1 Where required.** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

**D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

**D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

**SECTION D106  
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**

**D106.1 Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

**Exception:** Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

**D106.2 Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

**SECTION D107  
ONE- OR TWO-FAMILY RESIDENTIAL  
DEVELOPMENTS**

**D107.1 One- or two-family dwelling residential developments.** Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with separate and *approved* fire apparatus access roads and shall meet the requirements of Section D104.3.

**Exceptions:**

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

**D108  
REFERENCED STANDARDS**

ASTM F 2200-05	Standard Specification for Automated Vehicular Gate Construction	D103.5
ICC	IFC-09 International Fire Code	D101.5, D107.1
UL	325-02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with revisions through February 2006	D103.5

# EDGE-SCOTT FIRE PROTECTION DISTRICT



“SERVING OTHERS”

Steve Thuney, Chief  
P.O. Box 17335  
Urbana, Illinois 61803

Phone (217) 328-1911

June 28, 2017

Champaign County  
Department of Planning and Zoning  
1776 E. Washington St.  
Urbana, IL 61802

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CHAMPAIGN CO. P & Z DEPARTMENT

RE: Cases: 869-AM-17; 870-S-17; 871-V-17

Dear Sir,

This letter is to place in writing the Edge-Scott Fire Protection District’s opposition to Case 869-AM-17; Case 870-S-17 and Case 871-V-17. The Fire District has fire and life safety concerns with the variances that have been requested. Champaign County Ordinances governing Mobile Home Parks are consistent with the Fire District’s expectations, the National Fire Protection Association standards, and are consistent with communities across the nation. There appears to be no compelling reason or reasonable alternatives suggested by the petitioner as presented.

The Edge-Scott Fire Protection District would remain neutral for the expansion of the mobile home park provided the appropriate Champaign County ordinances are followed and additional concerns for fire hydrants being installed in the mobile park were agreed to as part of the expansion.

It is our understanding because the property is located within 1.5 miles of the City of Urbana, the property developer would also need to abide by City of Urbana codes or seek waivers from the City as well. If this is the case, it would be our intention to file an objection with the City of Urbana should the same waivers be requested of the City.

Respectfully Submitted

Stephen E. Thuney  
Fire Chief

Proud.....Progressive.....Professional



Champaign County GIS Consortium

290



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