

## CHAMPAIGN COUNTY BOARD ENVIRONMENT and LAND USE COMMITTEE (ELUC) AGENDA

County of Champaign, Urbana, Illinois

Thursday, September 7, 2017 - 6:30 p.m.

Lyle Shields Meeting Room

Brookens Administrative Center, 1776 E. Washington St., Urbana

### Committee Members:

Aaron Esry – Chair

Pattsi Petrie – Vice-Chair

Stephanie Fortado

Jim Goss

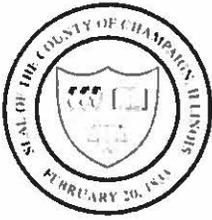
Robert King

Brooks Marsh

Kyle Patterson

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda/Addenda
- IV. Approval of Minutes
  - A. ELUC Committee meeting – August 10, 2017 1 - 3
- V. Public Participation
- VI. Communications
- VII. For Information Only
  - A. Online Registration Opens September 5, 2017 for October Residential Electronics Recycling Collection 4
- VIII. Items to be Recommended to the County Board
  - A. Zoning Case 869-AM-17. Requested by Stonetown Woodland Acres LLC, 720 S Colorado Blvd, Suite 1150-N, Glendale, CO 80246, represented by Dax Nolen, Vice President, 720 S Colorado Blvd, Suite 1150-N, Glendale, CO 80246 and agent Michael Friend, Engineering Manager for Farnsworth Group, 2211 W Bradley Ave, Champaign, to amend the Zoning Map to provide for related Special Use permit Zoning Case 870-S-17 that is still pending at the Zoning Board of Appeals for the expansion and use of an existing, nonconforming manufactured home park with 93 existing home sites and an additional 21 proposed manufactured home sites. The Zoning Map Amendment in Case 869-AM017 is 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 which is the eastern 2.410 acres.  
  
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 western (approximately) 160 feet of the subject property which is the western 1.660 acres.  
  
B. Authorization to seek various court orders against the property at 2218 East University Avenue, Urbana pursuant to Enforcement Case ZN-17-03/21. (to be distributed) 5 - 23

- IX. Other Business
  - A. Semi-Annual Review of Closed Session Minutes
- X. Chair's Report
- XI. Designation of Items to be Placed on Consent Agenda
- XII. Adjournment



**Champaign County Board  
Environment and Land Use Committee (ELUC)  
County of Champaign, Urbana, Illinois**

**MINUTES – SUBJECT TO REVIEW AND APPROVAL**

**DATE:** Thursday, August 10, 2017  
**TIME:** 6:30 p.m.  
**PLACE:** Lyle Shields Meeting Room  
 Brookens Administrative Center  
 1776 E Washington, Urbana, IL 61802

**Committee Members**

<b>Present</b>	<b>Absent</b>
Aaron Esry (Chair)	
Patti Petrie (Vice Chair)	
Stephanie Fortado	
Jim Goss	
Brooks Marsh	
Robert King	
Kyle Patterson	

**County Staff:** Rick Snider (County Administrator), John Hall (Zoning Administrator), Tammy Asplund (Recording Secretary)

**Others Present:** Pius Weibel (County Board Chair), Leanne Brehob-Riley (GIS Consortium)

**MINUTES**

**I. Call to Order**

Committee Chair Esry called the meeting to order at 6:32 p.m.

**II. Roll Call**

A verbal roll call was taken and a quorum was declared present.

**III. Approval of Agenda and Addendum**

**MOTION** by Mr. Patterson to approve the agenda as distributed; seconded by Mr. Goss. Upon vote, the **MOTION CARRIED** unanimously.

**IV. Approval of Minutes**

A. ELUC Committee meeting – June 8, 2017

**MOTION** by Mr. Goss to approve the minutes of the June 8, 2017 ELUC meeting; seconded by Mr. Patterson. Upon vote, the **MOTION CARRIED** unanimously.

**V. Public Participation**

Janet Scharlau stated she wants to see the road renamed “Squire Farm Road”, based on the history of the land. She requested assistance with the process of changing all the documents for residents.

Harold Scharlau stated he represents Shirley Squire (Janet Scharlau’s aunt) and her concerns over the impending name change of the road.

Joe Behrends commented he objects to the "Squire Farm Road" name due to the possibility of confusion because there are other existing forms of "Squire" used in road names.

**VI. Communications**

None

**VII. For Information Only**

**A. Anticipated Changes to Residential Electronics Recycling Collection Options**

Ms. Monte noted the weight-based goal will continue in 2018. According to Ms. Monte, she expects the Governor to sign Senate Bill 1417, which transfers responsibility of the cost of transportation and processing to manufacturers. She noted Champaign County must opt in by March 1, 2018.

**B. Opening of Online Registration for October Residential Electronics Recycling Collection**

Ms. Monte stated registration will open September 5, 2017. She noted the program for this year increases the capacity for participants.

**C. Champaign County Membership in Mahomet Aquifer Advocacy Alliance (MAAA) and Link to MAAA Website**

Ms. Monte stated Champaign County is officially a member. She is working to add information on the RPC website.

**VIII. Items to be Approved by ELUC**

**A. Authorization to Seek Requests for Proposal for Demolition or Enclosure for Property Located at 504 South Dodson Drive, Urbana pursuant to Enforcement Case ZN 12-31/21**

Mr. Hall stated this is officially an abandoned property. According to Mr. Hall, as of August 21, 2017 it will be County-owned property. The expected cost for cleanup is \$16,000.

**MOTION** by Mr. Marsh; seconded by Ms. Petrie. Upon vote, the **MOTION CARRIED** unanimously.

**IX. Items to be Placed on File by ELUC to Allow for 60 day Review Period**

**A. Draft Five-Year Update to Champaign County Solid Waste Management Plan**

Ms. Monte reviewed the history of the Solid Waste Management Plan. She noted the State mandates plan updates every five years.

**MOTION** by Mr. Goss; seconded by Mr. Patterson. Upon vote, the **MOTION CARRIED** unanimously.

**X. Items to be Recommended to the County Board**

**A. Proposed Change of Street Name for portion of North Lincoln Avenue**

Ms. Petrie asked Ms. Brehob-Riley to speak to the issues with regard to the County's 911 Dispatch Center, METCAD. Ms. Brehob-Riley encouraged discussion directly with METCAD. She stated she believed fire protection district response was less of a concern than the paramedic and ambulance service response. Mr. Hall reviewed METCAD's recommendation with the committee, which is to rename the North-South portions of old Lincoln Avenue to "Squire Farm Road" and the East-West portion of old Lincoln Avenue to "Centennial Farm Road".

**MOTION** by Mr. Marsh; seconded by Mr. King. Upon vote, the **MOTION CARRIED** unanimously. Per Ms. Petrie's request, this item will not be placed on the consent agenda.

**B. *Proposed FY2018 County Planning Contract***

Ms. Monte commented this was originally presented to this committee 60 days ago for review. She reviewed the changes, including funding and staff hours.

**MOTION** by Ms. Petrie; seconded by Mr. Marsh. Upon vote, the **MOTION CARRIED**.

**C. *Proposed Minor Amendments to the Champaign County Land Resource Management Plan***

Ms. Monte reviewed the changes.

**MOTION** by Ms. Petrie; seconded by Mr. Marsh. Upon vote, the **MOTION CARRIED** unanimously.

**XI. *Monthly Report***

- A. *May 2017*
- B. *June 2017*

Ms. Petrie asked for a definition of "courtesy permit". Mr. Hall responded that under State law, the County cannot charge a fee for agricultural permits. In response to a question from Mr. King, Mr. Hall replied the storm sewer map should be in place by the end of 2018.

**MOTION** by Mr. Esry to accept and place on file May and June 2017 Monthly Reports.

**XII. *Other Business***

- A. *Solar Developer*

Mr. Hall announced a solar power developer has expressed interest in Champaign County. He explained the amendment to the ordinance to address this is extensive and will require a minimum of five months to complete.

**XIII. *Chair's Report***

None

**XIV. *Designation of Items to be Placed on the Consent Agenda***

X. C.

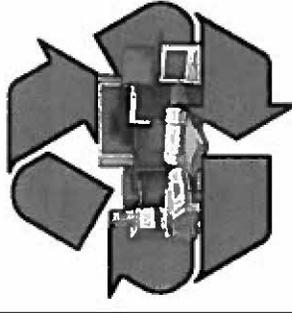
**XV. *Adjournment***

**MOTION** by Mr. Patterson to adjourn; seconded by Mr. King. There being no further business, Mr. Esry adjourned the meeting at 8:09 p.m.

# RESIDENTIAL ELECTRONICS COLLECTION EVENT

## FOR PARTICIPATING COMMUNITIES\*

### IN CHAMPAIGN COUNTY



#### **IMPORTANT EVENT INFORMATION:**

**Online registration opens:** Tues, Sept 5, 2017 @ 8am  
**Residents MUST register at:** [ecycle.simplybook.me](http://ecycle.simplybook.me)

**Event date & time:** Sat, October 14, 2017; 8am-12pm

**Event location:** Parkland College, 2400 W. Bradley Ave.,  
Champaign \*USE THE DUNCAN ROAD ENTRANCE & FOLLOW THE SIGNS\*

**2 TV limit!** ALL sizes, types, & models of TV's accepted.

**10-item total limit!** Other items accepted include: all computers & accessories, networking equipment, ink & toner cartridges, DVD/VHS players, radios, stereo equipment, remote controls, MP3 players, iPods, e-readers, projectors, hand-held gaming devices, video game consoles, digital cameras, camcorders, cable & satellite receivers, cash registers, credit card readers, typewriters, adding machines, calculators, cell phones & accessories, telephones, telecom equipment, chargers, microwaves, Christmas lights, rechargeable batteries

**There will be volunteers to help unload your items! Carpooling allowed & encouraged!**

**\*Participating communities include:** Bondville, Broadlands, Champaign, Gifford, Homer, Ivesdale, Ludlow, Mahomet, Ogden, Rantoul, Royal, Sadorus, Savoy, St. Joseph, Thomasboro, Urbana, & Unincorporated County

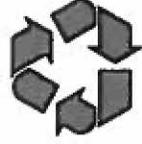


**Questions?**

City of Champaign: 217.403.4780

City of Urbana: 217.384.2302

Champaign County: 217.819.4035



Champaign County  
Department of



Brookens Administrative  
Center  
1776 E. Washington Street  
Urbana, Illinois 61802

(217) 384-3708  
[zoningdept@co.champaign.il.us](mailto:zoningdept@co.champaign.il.us)  
[www.co.champaign.il.us/zoning](http://www.co.champaign.il.us/zoning)

To: Champaign County Environment & Land Use Committee  
From: John Hall, Zoning Administrator  
Susan Burgstrom, Senior Planner  
Date: August 31, 2017  
RE: Recommendation for rezoning Case 869-AM-17  
Request: Amend the Zoning Map to change the zoning district designation to accommodate the proposed Special Use with waivers in related Zoning Case 870-S-17 for the following portions of the subject property described below:

**Part A: Change the zoning district designation from the R-1 Single Family Residence Zoning District to the R-5 Manufactured Home Park Zoning District for the eastern 150 feet of the subject property which is the eastern 2.410 acres.**

**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 which is the western 1.660 acres.**

**On the following subject property:**

The overall subject property is 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 totaling 13.37 acres and commonly known as Woodland Acres Manufactured Home Park, with an address of 2200 East University, Urbana.

**Petitioners: Stonetown Woodland Acres LLC, including Principals Dax Nolen, Vice President; Roy Lapidus, Manager; and Adam Minnick, Manager, 452 Leyden St, Denver, CO 80220, represented by agent Michael Friend, Engineering Manager for Farnsworth Group Champaign office**

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***STATUS***

The Zoning Board of Appeals (ZBA) voted 5-0 with two members absent to “RECOMMEND ENACTMENT” of this map amendment at its August 17, 2017 meeting. The ZBA found that the rezoning achieved all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan. No special conditions were recommended.

The subject property is within the one and one-half mile extraterritorial jurisdiction of the City of Urbana, a municipality with zoning. Zoned municipalities have protest rights in Map Amendment cases. Notice of the public hearing was sent to the City. The Urbana Plan Commission will discuss this rezoning at its September 7, 2017 meeting, followed by consideration by the Urbana City Council on September 18, 2017.

The subject property is located within Urbana Township, which does not have a Planning Commission. The township has been notified of the case, and comments were received from Urbana Township Highway Commissioner Jim Prather. Mr. Prather was primarily concerned with the increased traffic due to the proposed new access onto Slayback Drive at its intersection with North Smith Road. The petitioners have agreed to install a siren-actuated gate at the new entrance so that only emergency vehicles can access the park from North Smith Road.

Fire Chief Steve Thuney of the Edgewood-Scott Fire Protection District was also opposed to the rezoning and Special Use Permit due to public safety concerns. On August 17, 2017, staff received an email from Chief Thuney offering his support for the approval of both zoning cases on behalf of the Edge-Scott FPD Board of Trustees. His email is included as an attachment.

There were numerous comments from nearby residents, especially from the Edgewood Subdivision east of Woodland Acres. Primary concerns were increased traffic due to the manufactured home park expansion, and making sure the park property is maintained/kept clean. At the beginning of the hearing process, most comments focused on how the rezoning and special use permit should be denied. The petitioners met with residents on several occasions and worked through these issues. These discussions resulted in a Memorandum of Understanding between the petitioners and the Edgewood Subdivision Homeowners Association to ensure their concerns would be mitigated. At the August 17, 2017, public hearing, Joe Pisula, representative for the Edgewood Subdivision Homeowners Association, said that it appeared that most residents in the subdivision agree with the approval of Case 870-S-17, contingent upon the Memorandum of Understanding and the special conditions included by the ZBA in the zoning case approval.

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## **BACKGROUND**

Stonetown Woodland Acres LLC purchased the subject property in 2016 with the intention of making improvements to the existing manufactured home park and expanding it to include a 3.66 acre wooded area that is already part of the subject property. 91 of the 93 existing home sites were constructed prior to the adoption of the Zoning Ordinance on October 10, 1973. The other 2 existing sites were constructed without permission sometime after the County's 2014 aerial photos were taken. The petitioners proposed adding 21 new home sites to the northeast corner of the subject property and extending the existing private access drive to North Smith Road at its intersection with Slayback Street.

Manufactured Home Sites are only allowed within Manufactured Home Parks in the R-5 Zoning District with a Special Use Permit. Two areas of the subject property are not in the R-5 Zoning District but are in the B-2 Neighborhood Business and R-1 Single Family Residence Zoning Districts. In order to bring the existing home sites into compliance and to construct the proposed home sites, rezoning these parts of the property to R-5 is necessary.

Case 870-S-17 for the Special Use Permit is still being considered by the ZBA, which continued that hearing until September 14, 2017. Please note that if the rezoning request for Case 869-AM-17 is approved by the County Board, the expansion cannot occur if the ZBA does not approve the Special Use Permit case.

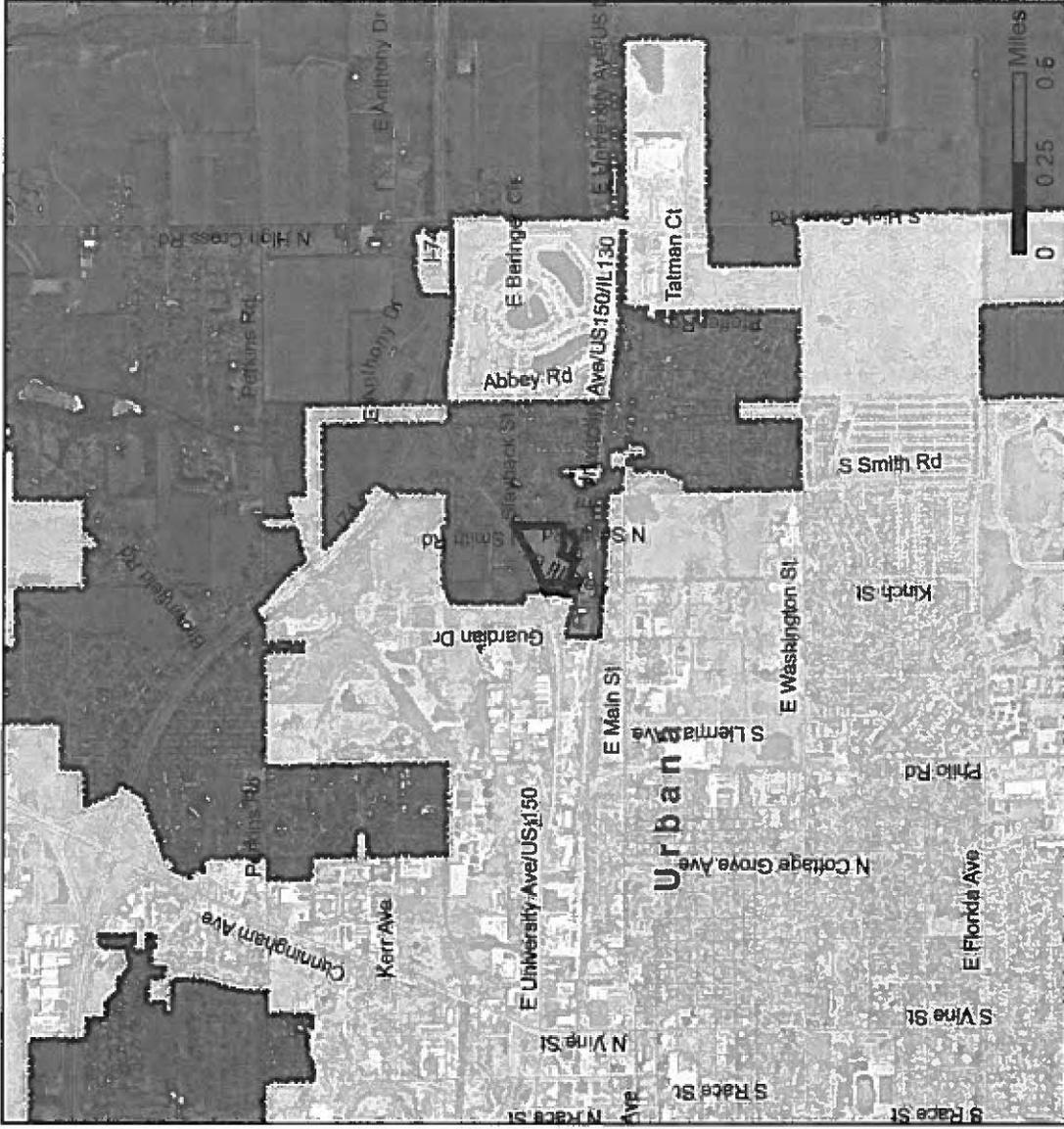
## ATTACHMENTS

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan for related Special Use Permit Case 870-S-17, which includes but is not limited to the following:
  - Overall Layout Plan by Farnsworth Group, 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
- C Email from Fire Chief Steve Thuney, Edge-Scott Fire Protection District, received August 17, 2017
- D Summary Finding of Fact for Case 869-AM-17 as approved by ZBA on August 17, 2017

# Location Map

Cases 869-AM-17 and 870-S-17  
June 29, 2017

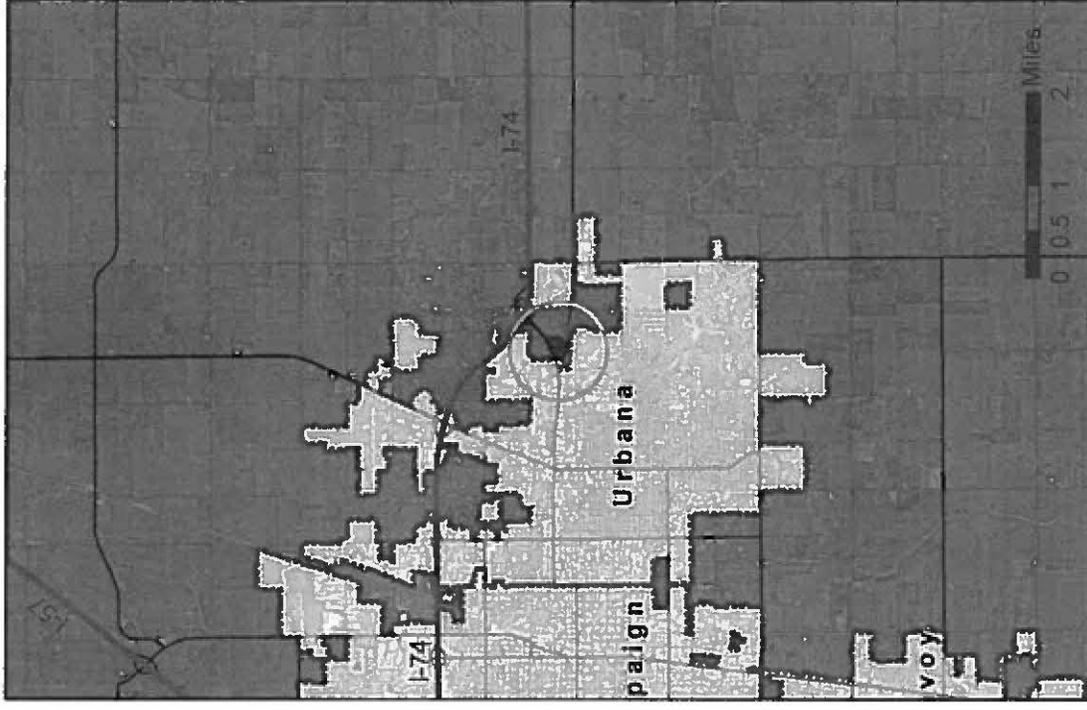
Subject Property



### Legend

-  Subject Properties
-  Corporate Limits
-  Streets

Property location in Champaign County



# Land Use Map

Cases 869-AM-17 and 870-S-17  
June 29, 2017



**Legend**

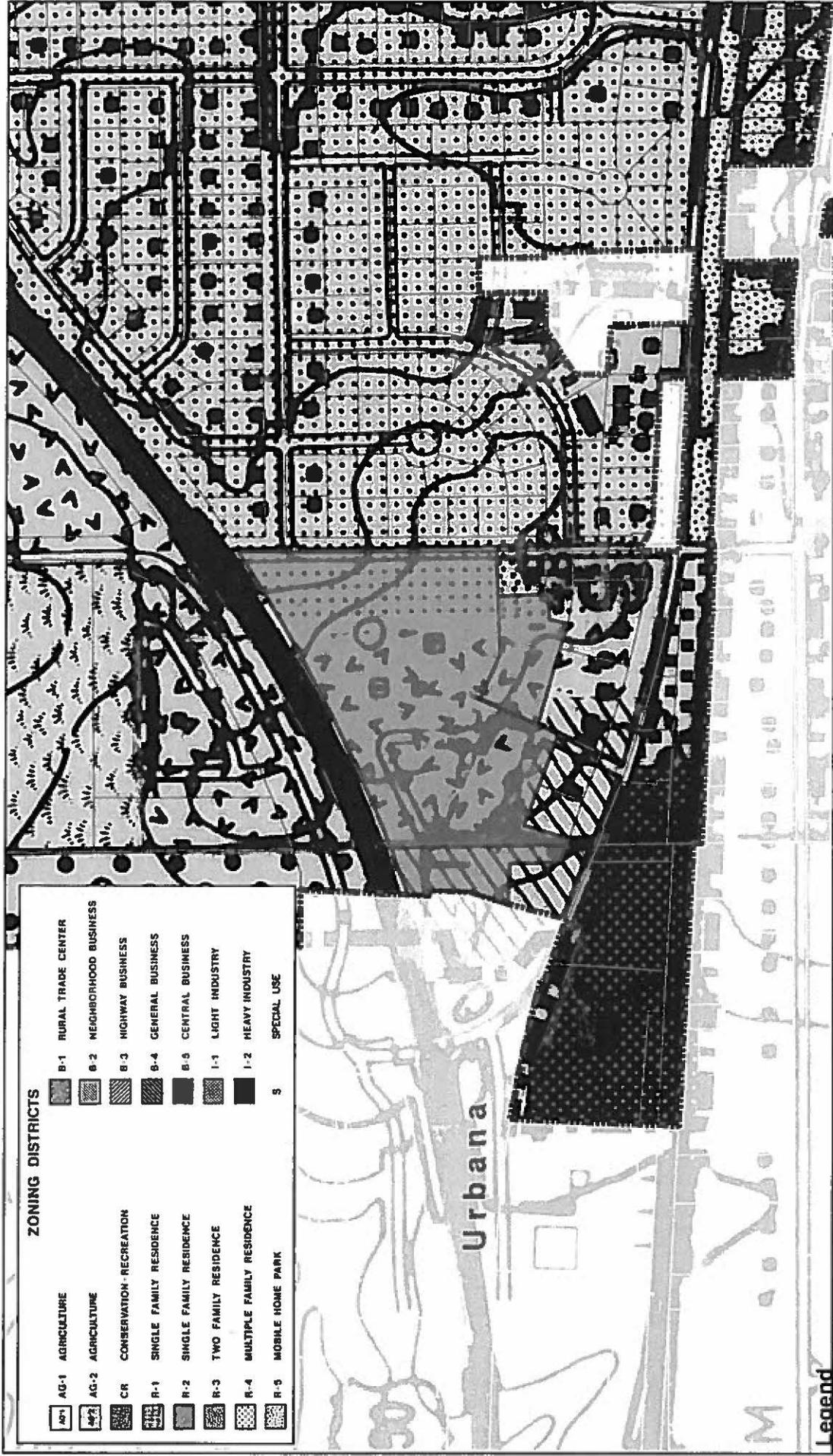
- Subject properties
- Corporate Limits
- Parcels

0 200 400 800 Feet

Champaign County  
Department of  
Public Safety &  
Emergency Services  
6/29/17

# Zoning Map

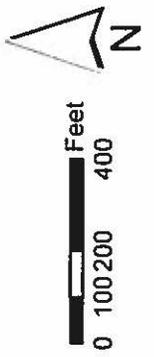
Cases 869-AM-17 and 870-S-17  
June 29, 2017



ZONING DISTRICTS	
AG-1 AGRICULTURE	B-1 RURAL TRADE CENTER
AG-2 AGRICULTURE	B-2 NEIGHBORHOOD BUSINESS
CR CONSERVATION-RECREATION	B-3 HIGHWAY BUSINESS
R-1 SINGLE FAMILY RESIDENCE	B-4 GENERAL BUSINESS
R-2 SINGLE FAMILY RESIDENCE	B-5 CENTRAL BUSINESS
R-3 TWO FAMILY RESIDENCE	I-1 LIGHT INDUSTRY
R-4 MULTIPLE FAMILY RESIDENCE	I-2 HEAVY INDUSTRY
R-5 MOBILE HOME PARK	S SPECIAL USE

**Legend**

- Subject properties
- Subject properties
- Corporate Limits
- Parcels



Chicago County  
Department of  
Public Works  
2017.06













Project Name: 1400 West 1<sup>st</sup> Avenue 134 acres  
 A. Date: 08/17/17  
 B. Date: 08/17/17

Project Status:  
**NOT FOR CONSTRUCTION**

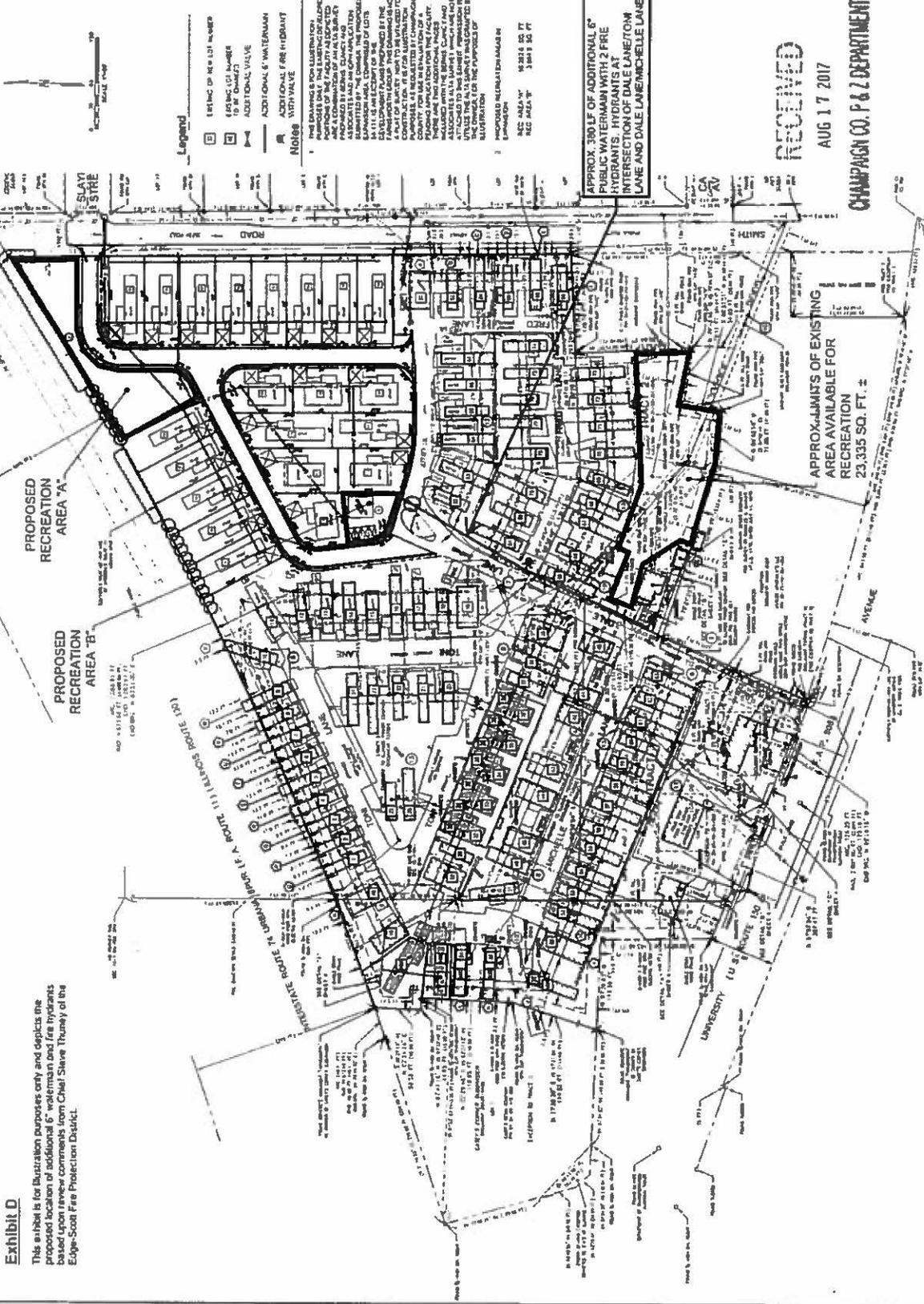
WOODLAND ACRES  
 STONETOWN MOBILE HOME PARK

CHAMPAGNE COUNTY  
 URBANA, ILLINOIS

Date: 08-16-17  
 Drawing No.: 503  
 Request: MCP  
 Field Book No. 2  
 Sheet No. 1

**D1**

Project No.: 0141353.01



**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 Thunley of the Edge-Scott Fire Protection District.





**Farnsworth GROUP**

2741 WEST WINDY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(317) 241-1000

Project Name: [REDACTED]  
Site: [REDACTED]  
Address: [REDACTED]  
City: [REDACTED]  
State: [REDACTED]  
Zip: [REDACTED]

Project Status  
**NOT FOR CONSTRUCTION**

Project Location  
**STOCKTON MOBILE HOME PARK**

CHAMPAIGN COUNTY  
URBANA, ILLINOIS

Date: 08/28/17  
Design/Drawn: SDS  
Reviewed: JFJ  
Field Book No.: [REDACTED]  
Scale: [REDACTED]

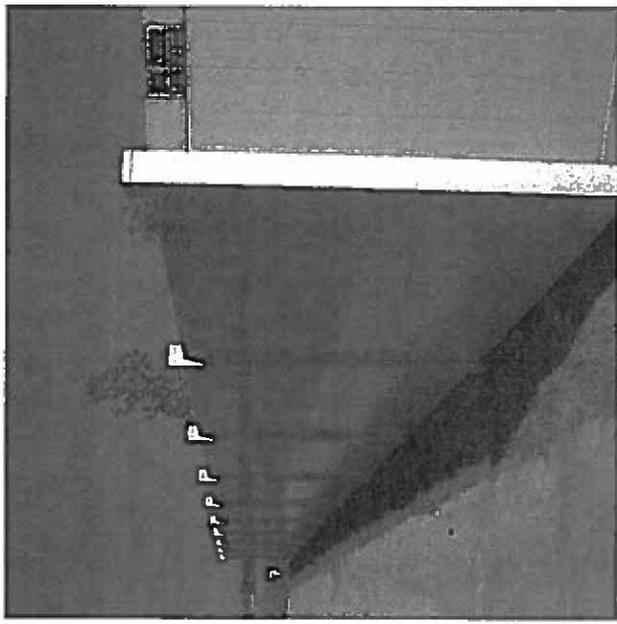
Exhibit E

**E2**

Project No.: 0111253 01



PVC/Vinyl fence with siren actuated gate



Typical PVC/Vinyl fence

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

**RECEIVED**  
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

RECEIVED

AUG 17 2017

CHAMPAIGN CO. F & Z DEPARTMENT

On Aug 17, 2017, at 11:35, Friend, Mike <[mfriend@F-W.com](mailto:mfriend@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**

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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*connect with us*

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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 <[bipayne1@comcast.net](mailto:bipayne1@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 <[mfriend@F-W.com](mailto:mfriend@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

## SUMMARY FINDING OF FACT FOR CASE 869-AM-17

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

1. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the Land Resource Management Plan because:
  - A. Regarding Goal 3 Prosperity:
    - (1) Although the proposed rezoning is ***NOT DIRECTLY RELEVANT*** to any of the Goal 3 objectives, the proposed rezoning will allow the petitioner to utilize the property somewhat more intensively and continue business operations in Champaign County.
    - (2) Based on achievement of the above and because it will either not impede or is not relevant to the other Objectives and Policies under this goal, the proposed map amendment will **HELP ACHIEVE** Goal 3 Prosperity.
  - B. Regarding Goal 5 Urban Land Use:
    - (1) It will **HELP ACHIEVE** Objective 5.1 regarding contiguous urban growth areas because it will **HELP ACHIEVE** the following:
      - a. Policy 5.1.3 requiring conformance with municipal comprehensive plans for developments propped with a municipality's 1.5 mile extraterritorial jurisdiction.
    - (2) It will **HELP ACHIEVE** Objective 5.3 regarding sufficient infrastructure and services for proposed new urban development because it will **HELP ACHIEVE** the following:
      - a. Policy 5.3.1 requiring sufficiently available public services for new urban development.
      - b. Policy 5.3.2 requiring proposed new urban development, with proposed improvements, to be adequately served by public infrastructure.
    - (3) Based on achievement of the above Objectives and Policies, the proposed map amendment will **HELP ACHIEVE** Goal 5 Urban Land Use.
  - C. Regarding Goal 7 Transportation:
    - (1) The proposed amendment will **HELP ACHIEVE** Goal 7 Transportation because it will **HELP ACHIEVE** the following:
      - a. Policy 7.1.1 requiring traffic impact analyses for projects with significant traffic generation.
  - D. Regarding Goal 8 Natural Resources:
    - (1) The proposed amendment will **HELP ACHIEVE** Goal 8 because it will **HELP ACHIEVE** the following:
      - a. Policy 8.4.2 requiring storm water management designs and practices that provide effective site drainage, protect downstream drainage patterns, minimize impacts on adjacent properties and provide for stream flows that support healthy aquatic ecosystems.

- E. The proposed amendment **WILL NOT IMPEDE** the following LRMP goal(s):
- Goal 1 Planning and Public Involvement
  - Goal 2 Governmental Coordination
  - Goal 4 Agriculture
  - Goal 6 Public Health and Public Safety
  - Goal 9 Energy Conservation
  - Goal 10 Cultural Amenities
- F. Overall, the proposed map amendment will **HELP ACHIEVE** the Land Resource Management Plan.
2. The proposed Zoning Ordinance map amendment **IS CONSISTENT** with the *LaSalle* and *Sinclair* factors because of the following:
- A. It is impossible to establish property values without a formal real estate appraisal, which has not been requested nor provided, and so any discussion of values is necessarily general.
- B. There has been no evidence submitted regarding property values. This area is primarily residential and commercial in use, and the subject property has been a manufactured home park since 1960.
- C. The gain to the public of the proposed rezoning would be allow the Petitioner to provide lower cost housing for the community.
- D. Public comments relevant to the proposed rezoning can be found under Item 20.D.
- E. The subject property has been a manufactured home park since 1960 and cannot be converted back to agricultural production.
- F. The subject property is occupied and in use as a manufactured home park.
- G. The ZBA has recommended that the proposed rezoning will **HELP ACHIEVE** the Champaign County Land Resource Management Plan.
3. The proposed Zoning Ordinance map amendment will **HELP ACHIEVE** the purpose of the Zoning Ordinance because:
- A. Establishing the special use as proposed by the Petitioner, which requires rezoning to R-5, **WILL** lessen and avoid congestion in the public streets (Purpose 2.0 (c) see Item 21.C.).
- B. Establishing the R-5 District at this location **WILL** lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters (Purpose 2.0 (d) see Item 21.D.).
- C. Establishing the R-5 District at this location **WILL** help classify, regulate, and restrict the location of the uses authorized in the R-5 District (Purpose 2.0 (i) see Item 21.G.).

- D. Establishing the R-5 District in this location **WILL** help protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses ((Purpose 2.0 (n) Item 21.I).
  - E. Establishing the R-5 District at this location **WILL** encourage the preservation of agricultural belts surrounding urban areas (Purpose 2.0 (q) Item 21.L).
  - F. The proposed rezoning and proposed Special Use **WILL NOT** hinder the development of renewable energy sources (Purpose 2.0(r) Item 21.M).
4. The proposed Zoning Ordinance map amendment is subject to the following special condition:
- No special conditions are currently proposed.**