



CHAMPAIGN COUNTY BOARD
COMMITTEE OF THE WHOLE – ELUC/Highway/County Facilities
County of Champaign, Urbana, Illinois
Tuesday, January 10, 2012 – 6:00 p.m.

Lyle Shields Meeting Room, Brookens Administrative Center
1776 E. Washington Street, Urbana, Illinois

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I. <u>Call to Order</u>	
II. <u>Roll Call</u>	
III. <u>Approval of Minutes</u>	
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6. Comments from Gary Maxwell and Jim Patchett	28-33
7. Berns, Clancy & Assoc. – Response to Comments <i>(Colored copies of maps to be distributed at meeting)</i>	34-42

IX. Environment & Land Use

- A. Annual Renewal of Recreation & Entertainment Licenses
1. Curtis Orchard Ltd., 3902 S. Duncan Rd., Champaign – 1/1/12 thru 12/31/12 43-51
 2. Gordyville LLC, 2205 CR 3000N, Gifford – 1/1/12-12/31/12 52-64
 3. Lake of the Woods Bar & Liquor, 204 S. Prairieview Rd., Mahomet – 1/1/2012-12/31/2012 65-70
 4. Tincup RV Park, Inc., 1715 E. Tincup Rd., Mahomet – 1/1/2012-12/31/2012 71-74
- B. Direction to Zoning Administrator Regarding Proposed Zoning Ordinance Text Amendment to Amend Certain Wind Farm Standard Conditions 75-96
- C. Monthly Report (to be distributed)
- D. RTAG Quarterly Report 12/1/11 97-98
- E. RTAG Annual Report 12/1/11 99-100
- F. Other Business
- G. Designation of Items to be Placed on Consent Agenda

X. Other Business

- A. MLK Proclamation 101

XI. Adjournment

1 **CHAMPAIGN COUNTY BOARD**
2 **Committee of the Whole Minutes**
3

4 *Tuesday, December 6, 2011 – 6:00pm*
5 *Lyle Shields Meeting Room*
6 *1776 E. Washington St., Urbana, IL*
7

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9 **MEMBERS PRESENT:** Alix, Ammons, Anderson, Bensyl, Carter, Cowart, Esry,
10 Holderfield, James, Jay, Jones, Kurtz, Maxwell, McGinty, Nudo,
11 O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder,
12 Weibel
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14 **MEMBERS ABSENT:** Berkson, Betz, Langenheim, Michaels, Moser
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16 **OTHERS PRESENT:** Deb Busey (County Administrator), Jeff Blue (County
17 Engineer), John Hall (Zoning Director), Joel Fletcher (Assistant
18 State's Attorney), Sasha Green (video recording), Ranae Wolken
19 (recording secretary), Alan Singleton (Attorney), Tom Kacich
20 (media), members of the public
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22

23 **Call to Order**
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25 Board Chair Weibel called the meeting to order at 6:06pm.
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27 **Roll Call**
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29 Roll call was taken showing the following members present: Alix, Ammons, Anderson,
30 Bensyl, Carter, Cowart, Esry, Holderfield, James, Jay, Jones, Kurtz, Maxwell, McGinty, Nudo,
31 O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder, Weibel. Weibel noted that
32 members Moser, Betz and Langenheim had notified him they would be absent. Declaring a
33 quorum present, he proceeded with the meeting.
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35 **Approval of Minutes**
36

37 **Motion** by Petrie to approve the minutes of November 1, 2011 as presented; seconded by
38 Ammons. **Motion carried.**
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40 **Approval of Agenda/Addendum**
41

42 **Motion** by James to approve the agenda for the meeting; seconded by Carter. There
43 was no addendum. **Motion carried.**
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45 **Public Participation**
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47 Alan Singleton, Singleton Law Firm, representing the property owners related to the
48 zoning cases on the agenda. He stated he was available for any questions the Board may have
49 related to the cases.
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Communications

Anderson noted for the Board's information that the Champaign County Nursing Home will be receiving back payments of approximately \$2.3 million. Nudo pointed out that a large portion of that amount will pay off about 75% of past due payables.

HIGHWAY & TRANSPORTATION

Monthly Reports

Motion by Alix to receive and place on file the monthly reports of the County Engineer for the November, 2011; seconded by McGinty. **Motion carried.**

County Engineer

Resolution Awarding of Contracts for 2012 Township Aggregate Bids

Jeff Blue stated a bid opening was held on December 1 to supply and stock each township. This is paid through township funds and one large letting is held. A listing of the bid results and a comparison of last year's costs is at the desks for the board members information. He states that prices are up just a little over last year, but not as much as they originally thought it would be.

MOTION by Jay to recommend approval of a Resolution Awarding of Contracts for the Furnish & Delivery of Aggregate Materials for 2012 Maintenance of Various Road District in Champaign County; seconded by Holderfield. Weibel asked about the item for turkey grit and why the price was high compared to other materials. Mr. Blue said that Compromise Township was the only township that uses that material and it's a very fine grit that they use to maintain their roads. He did note that the turkey grit was down 58% over last year's cost. This is not county funded in any way. Holderfield said that she attended the letting and found it to be an interesting process and encouraged members to attend other lettings and let the townships know they have the Board's support. **Motion carried unanimously**

Other Business

None.

Designation of Items to be placed on the Consent Agenda

The Resolution for aggregate materials is to be placed on the consent agenda.

ENVIRONMENT & LAND USE

Annual Renewal of Recreation & Entertainment Licenses

Alto Vineyards Champaign

Shirley's Oasis

CC Pink House

The Stop

*Committee of the Whole Minutes, Cont'd
Tuesday, December 6, 2011*

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Motion by Jay to approve the request for the Annual Renewal of the Recreation & Entertainment License for Alto Vineyards Champaign; seconded by Holderfield. **Motion carried unanimously.**

Motion by James to approve the request for the Annual Renewal for a Recreation & Entertainment License for The Oasis; seconded by Cowart. **Motion carried unanimously.**

Motion by Esry to approve the request for the Annual Renewal for a Recreation & Entertainment License for the CC Pink House; seconded by O'Connor. **Motion carried unanimously.**

Motion by Holderfield to approve the request for the Annual Renewal for a Recreation & Entertainment License for The Stop; seconded by Cowart. **Motion carried unanimously.**

Annual Renewal of Hotel/Motel License

Motel 6

Motion by Carter to approve the request for the Annual Renewal of a Hotel/Motel License for Motel 6; seconded by Quisenberry. **Motion carried unanimously.**

Resolution Authorizing County Board Chair to Sign the Reclamation Agreement Pursuant to the Terms of the Special Use Permit Approved in Resolution No. 7966

MOTION by Anderson to recommend to the County Board approval of a Resolution Authorizing the County Board Chair to Sign the Reclamation Agreement Pursuant to the Terms of the Special Use Permit Approved in Resolution No. 7966; seconded by Bensyl. **Motion carried unanimously.**

Zoning Case 689-AM-11

MOTION by O'Connor to recommend to the County Board approval of Zoning Case 689-AM-11, Amendment to the Zoning Map to allow for the use of 1 single family residential lot in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District; seconded by Rosales. Petrie asked what the vote of the ZBA was with regard to this case and Mr. Hall replied it was a unanimous vote. She then asked how these homes were allowed to be built in the flood plain. Hall said they have to be built to withstand flood. Hall said the entire lot is in the flood and the pads the homes are built are higher. Petrie asked how the unoccupied building on the lot is there without approval. Hall said it wasn't done and this step would take care of this. Hall stated this is the first step, which is to get a permit. Weibel asked how recent the flood plain was calculated. Hall stated it is a fairly recent recalculation. Cowart asked what problems need to be rectified. Hall said the structure there is not a dwelling and unless you are a farmer, you cannot build another building without permits. Holderfield asked if there are to be improvements to the existing building will there be a loan on this property. Hall is unsure of that. Quisenberry stated his concern for the road traffic due to the addition of more homes.

Motion by Quisenberry to suspend the rules to allow Mr. Singleton to answer questions; seconded by Holderfield. **Motion carried with one no vote.**

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Singleton stated he represents both owners. He stated that in relation to traffic Road 200N is a good road and is close to Rt. 130, approximately less than a quarter mile. The traffic shouldn't be an issue. Hall stated this land is not considered best prime farmland. This particular lot is no more than halfway into the flood plain. Ammons asked what are pros and cons of building in this area are. Hall said they need rezoning due to the number of rural lots and the parent tract that this property was part of that could be resold without rezoning. The special conditions need to happen. There is already a driveway on one lot, but the other needs a driveway. Ideally this is done first, then the driveway is part of the permit. Nudo wanted to know what justification is used when citing the LRMP that hasn't been ratified. Hall stated the LRMP replaced the Land Use Goals and Policies. He said the zoning map is outside the zoning ordinance and the guiding element is the LRMP. Hall stated this request is for an amendment. James questioned if there are ordinances that have already been used before why are we looking at the LRMP. Hall said these are simply goals and policies and it is up to the Board to follow or not. Discussion continued.

Ammons asked about the level of flooding on these properties. Hall stated the north half of one of the lots is above base flood plain. Holderfield asked for clarification as to whether or not to grant a permit to improve the building already there. Hall stated that is correct and that the ZBA thought the request should be approved.

Motion by Quisenberry to call the question; seconded by O'Connor. Motion to call the question carried.

A vote on the original motion to approve Zoning Case 689-AM-11 carried with no votes.

Zoning Case 690-AM-11

MOTION by Bensyl to recommend to the County Board approval of Zoning Case 690-AM-11, Amendment to the Zoning Map to allow for the use of 1 single family residential lot in the CR Conservation Recreation Zoning District by adding the Rural Residential Overlay (RRO) Zoning District; seconded by James. **Motion carried with no votes.**

Direction to Zoning Administrator Regarding Proposed Zoning Ordinance Text Amendment to Amend Certain Wind Farm Standard Conditions

Motion by Nudo to defer to the January meeting; seconded by Holderfield. Alix asked if the intent that the changes encompass all the changes from the special use permit for the California Wind project. Quisenberry asked if there was an urgency that this be required to be taken up next month. Kurtz stated he had been informed there is another company actively looking to build a wind farm in the county, but their application won't come until later in the spring. Pius stated that any questions members might have to let Mr. Hall know so that he can have answers at the next meeting. **Motion carried.**

Monthly Report

A report was not available.

*Committee of the Whole Minutes, Cont'd.
Tuesday, December 6, 2011*

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Other Business

None.

Designation of Items to be Placed on the Consent Agenda

The Resolution Authorizing the Board Chair to sign the Reclamation Agreement is to be placed on the consent agenda.

Adjournment

Weibel declared the meeting adjourned at 6:50pm.

Respectfully submitted,

Ranae Wolken
Recording Secretary

Secretary's Note: The minutes reflect the order of the agenda and may not necessarily follow the order of business conducted at the meeting.

Proclamation



WHEREAS,

Reverend Dr. Martin Luther King, Jr., was born in Atlanta, Georgia, attended Morehouse College in Atlanta and Crozer Theological Seminary in Pennsylvania, was a student thereafter at Boston University and, who following his studies, became a spiritual leader of his church; and

WHEREAS,

Dr. Martin Luther King, Jr., as a spiritual leader not only of his own congregation, but of millions throughout the world, espoused the philosophy of nonviolence to all mankind, and in recognition of his teachings was awarded the Nobel Peace Prize; and

WHEREAS,

Dr. Martin Luther King, Jr., devoted his life to the advancement of civil rights and public service, recognizing that greatness can be achieved through the service of his or her fellow man; and

WHEREAS,

Dr. Martin Luther King, Jr., encouraged all Americans to serve their neighbors and work together to unite their communities in his dream of peace and brotherhood; and

WHEREAS,

The citizens of Champaign, Urbana and Champaign County shall honor his legacy each year with a day of remembrance in January that focuses on bringing people of diverse backgrounds together in an effort to break down the barriers that divide our state and nation; and

WHEREAS,

This 11th annual county-wide celebration is a collaborative effort to commemorate the life and teaching of Dr. King that aids in promoting intergovernmental cooperation in Champaign County.

NOW, THEREFORE, WE,

Donald R. Gerard, Mayor of the City of Champaign, Illinois, C. Pius Weibel, Chair of the Champaign County Board, Tom Ramage, President of Parkland College, Phyllis Wise, Vice President and Chancellor of the University of Illinois at Urbana-Champaign and Laurel Lunt Prussing, Mayor of the City of Urbana, Illinois, do hereby proclaim Friday, January 13, 2012, as a day in honor of the legacy of Reverend Dr. Martin Luther King, Jr.

"Striving for Genuine Brotherhood"

In Witness Whereof, We have hereunto set our hands to be affixed this 13th day of January, in the Year of Our Lord, two thousand and twelve.

Mayor of Champaign

Champaign County Board Chair

President
Parkland College

Vice President and Chancellor
University of Illinois at Urbana-Champaign

Mayor of Urbana