

**CHAMPAIGN COUNTY BOARD**  
**Committee of the Whole Minutes**

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*Tuesday, June 5, 2012 – 6:00pm*  
*Lyle Shields Meeting Room*  
*1776 E. Washington St., Urbana, IL*

**MEMBERS PRESENT:** Alix, Ammons, Anderson, Bensyl, Berkson, Betz, Carter, Esry, Holderfield, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Michaels, Mitchell, Moser, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder, Weibel

**MEMBERS ABSENT:** Cowart

**OTHERS PRESENT:** Deb Busey (County Administrator), John Hall (Zoning Director), Alan Reinhart (Facilities Director), Susan Chavarria (RPC), Andrew Cass (Zoning), several members of the public

**Call to Order**

Chair Weibel called the meeting to order at 6:06pm.

**Roll Call**

The secretary called the meeting to order and the following were present: Alix, Ammons, Anderson, Bensyl, Betz, Carter, Esry, Holderfield, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Michaels, Mitchell, Moser, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder and Weibel. Weibel noted that Berkson and Cowart had notified him they would not be present. Berkson did arrive later in the evening.

**Approval of Minutes**

**Motion** by Mitchell to approve the minutes of May 8, 2012, as presented; seconded by James. **Motion carried unanimously.**

**Approval of Agenda/Addendum**

**Motion** by Carter to approve the agenda and addendum for the meeting; seconded by Kurtz. Kurtz said he would like to remove Item 8.H. on the agenda. Weibel asked each Deputy Chair to have a brief discussion about holding the July COW meeting. **Motion carried unanimously.**

**Public Participation**

Deb Klein, Seymour area resident, stated their family is the property owner of a family farm that is the subject of the zoning case on the agenda this evening. She talked about the previous use of the buildings on their property. They are asking the zoning classification on their property be changed to light industrial.

**Communications**

Petrie wished a belated Happy Birthday to Ralph Langenheim.

Kurtz directed the committee's attention to a letter he placed on each member's desk with regard to activity surrounding the Clinton landfill.

**County Facilities**

Physical Plant Monthly Reports

Michaels had a question about the comp time earned. Reinhart explained the comp time listed on the report is an accrual over time that the maintenance staff holds.

**Motion** by James to receive and place on file the Physical Plant monthly report; seconded by Carter. **Motion carried unanimously.**

202 Art Bartell Construction Project  
Monthly Report & Project Update

Reinhart noted that one payment was made during the month to Berns, Clancy & Associates for shop drawing review and administration. He expects material to be delivered on site this week and construction should start next week.

CCDI Inspection – Coalition of Citizens with Disabilities in IL

Reinhart said he was hoping to have report for this meeting. He said that CCDI did do another inspection, but he hasn't yet received that report. He said that 75% of the items on the original report had been addressed, but is still waiting on a couple more estimates for the remaining improvement issues.

Chair's Report

None.

Other Business

Betz said there are a number of people who have reviewed the RFP and said that other Board members are welcome to share his copy. Brief discussion followed.

Betz did not see a reason to hold a COW for the Facilities Committee of the Whole. Consensus of the committee is to not hold a July meeting.

**Environment & Land Use**

Recreation & Entertainment License – Champaign County Fair Association

Motion by **Mitchell** to approve a Recreation & Entertainment License for the Champaign County Fair Association, July 20-28, 2012; seconded by Ammons. **Motion carried unanimously.**

Zoning Case 716-AM-12

**Motion** by James to recommend to the County Board approval of Zoning Case 716-AM-12; seconded by Kibler. The ZBA recommended approval of this at their last meeting. Esry stated he will abstain for the reason that he has a business relationship with the Kleins. Alix

asked Hall if the activity that was conducted by Syngenta was labeled as agriculture. He asked to what degree the zoning ordinance could restrict industrial usage if it has any industrial culture. Hall said there was some evidence of seed research, which is then exempt. Holderfield asked about the LRMP. Hall said the LRMP is not an ordinance, but merely a plan and it plays a big role in the decisions regarding land use. He said decisions do not have to be limited to the LRMP. He said a map amendment is one of the least constrained decisions the board makes. Holderfield said she would like a better understanding each time they have to make a decision. Hall said the Board has great discretion when it comes to map amendments. Schroeder said this facility could better be described as weed research, because there were not raw chemicals being used. He said all the chemicals were already licensed and approved by the EPA for crop protection.

Petrie stated she is for re-use of buildings, but she has concerns with the zoning change for the reason being issues that may open up down the line. She said she met with Mr. Hall about language that might state if the proposed user no longer uses that facility, then it would change back to AG1. She said that area is completely surrounded by agricultural uses. Moser stated he has known the owners for many years and understands that the petitioners do not plan to sell this property anytime in the near future. It was noted that the petitioner should accept any condition in the zoning ordinance allowing certain businesses. **A vote on the motion carried with no votes and one abstained vote.**

#### RPC Work Plan Update

Susan Chavarria, Regional Planning Commission gave a status update on the current year work plan. Right now they are about 40% complete with work outlined for last year. Of the eighteen items on the work plan, they have about thirteen started and six of those are completed. She said the LESA update took longer than the estimated time to complete. She said it required approximately eighty-five extra hours to complete. She said they will recommend in August moving seven items to the following year's work plan to make up for the extra hours that were required on the LESA update.

#### Proposed FY2013 RPC Planning Contract Work Plan

Ms. Chavarria said this proposed plan included a 2% salary increase, provisionally, in line with anticipated cost of living increases. She said Attachment A is the proposed FY13 General Work Plan. It includes 1,350 hours and focuses on implementing the LRMP, recycling coordination and general planning services requests. She noted that Attachment B contains specifics of the proposed LRMP Implementation Work Plan. The proposed work plan was completed in coordination with John Hall. Cost and time estimates are provided with each task. They do not necessarily include sufficient time for County Board discussion and approval processes and are a best estimate of staff time for completing these tasks.

Attachment C is not a part of the proposed work. It includes items from the LRMP that could be implemented within the first three years or as time and resources allow. These items can replace any item in the LRMP work plan if the Board chooses so. She said estimates are included in the attachment.

Jay stated he would like to consider the removal of items 11 and 12 relating to the building code out of the 2013 Work plan because the County is not ready to address this. Ammons stated she didn't understand why they went 80 hours over on the 2012 work plan and

she also said she doesn't understand what the difference was between the work done by the Zoning Department and the work done by the staff at RPC on the LRMP. Chavarria said the work that wasn't completed last year continued into 2012 to complete that work. James asked why items 11 & 12 were included. Hall said it only needs to be in the plan if the committee wants to know what the feasibility was on the building code. Hall feels 450 hours should be ample time to complete the analysis and develop recommendations for the building code. Alix said he felt along the same lines as Jay that the building code issue be removed because there doesn't seem to be support for this work. Langenheim said this was for information only and the matter of the building code is something that has been discussed back and forth over time and sees no need to remove it from the work plan. Moser asked how many hours have already been spent on the building code issue. Hall stated that Susan Monte has already put 215 hours on this project.

Petrie said she hasn't changed her mind since last year regarding the arrangement with the County and RPC. She said it is inefficient and not best practice in relation to planning. Ammons said it is important for the Board to provide information what they want done in 2013. She didn't recommend spending the number of hours on some of the issues, such as recycling. It was noted that the County needs to participate in order for County residents to be able to use it. It is not the same weekly recycling event that the cities hold.

#### Notice of Upcoming Household Hazardous Waste Recycling

Provided for information.

#### Approval of a Resolution Approving a Partial Release of Judgment Lien on Property at 1211 W. Washington, Champaign

**Motion** by James to recommend to the County Board approval of a Resolution Approving a partial Release of Judgment Lien on property located at 1211 W. Washington, Champaign, IL; seconded by Kibler. Joel Fletcher mentioned for the committee's information there was an amended copy of the resolution on the desks this evening. The mover and second accept the revisions mentioned by Mr. Fletcher. Ammons asked for an explanation of this resolution. Fletcher said that Bernard Ramos is the holder of several parcels in the City of Champaign. He said this is a problem property and the liens far exceed the value of that parcel and his attorney has worked out a deal for the transfer of the property to be put into productive use. In order to do so, the County must release the lien. It was noted that productive use meant a residence being built and it can be added back onto the tax rolls. James said he sees holding on to this property as a no win situation, so it is okay to let it loose. Betz stated he will abstain from the vote because his office has a long standing litigation pattern with Mr. Zerrouki and Mr. Ramos. **Motion carried with one abstained vote.**

#### Final recommendation for wind farm

**Motion** by Moser to recommend to the County Board final approval of a Text Amendment to the Champaign County Zoning Ordinance in Zoning Case 701-AT-11 to Amend Certain Wind Farm Standard Conditions; seconded by Schroeder. **Motion carried unanimously.**

Direction to Zoning Administrator Regarding Proposed Zoning Ordinance Text Amendment to Amend Limits on Vehicles and Equipment in Rural Home Occupations

Item removed from the agenda.

Monthly Report

No action taken.

Other Business

Consensus of committee is to not hold meeting in July.

Other Business

Approval of Closed Session Minutes – May 8, 2012 (Session 1 & 2)

**Motion** by Rosales to approve the two sets of closed session minutes from May 8, 2012; seconded by Mitchell. **Motion carried.**

ADDENDUM

Policy, Procedures & Appointments

Closed Session

**Motion** by McGinty to enter into closed session at 6:51pm pursuant to 5 ILCS 120/2(c)3 to consider the performance of the occupant of a public office and that the following individuals remain present: Recording Secretary; seconded by Alix. **Motion carried by roll call vote with Alix, Ammons, Anderson, Bensyl, Berkson, Betz, Carter, Esry, Holderfield, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Michaels, Mitchell, Moser, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder and Weibel voting yes.**

ADDENDUM II

Other Business

Closed Session

There was no need to hold this closed session.

Adjournment

Chair Weibel declared the meeting adjourned at 8:02pm.

Respectfully submitted,

Ranae Wolken  
Recording Secretary

*Secretary's note – The minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.*