



CHAMPAIGN COUNTY BOARD COMMITTEE AGENDA

ENVIRONMENT & LAND USE COMMITTEE

Brookens Administrative Center, Lyle Shields Meeting Room

1776 E. Washington, Urbana

Monday, November 30, 2009 – 7:30 p.m.

CHAIR: Barbara Wysocki

MEMBERS: Carol Ammons, Jan Anderson, Chris Doenitz, Brad Jones, Alan Kurtz (VC), Ralph Langenheim, Steve Moser, Jon Schroeder

<u>AGENDA ITEM</u>	<u>PAGE NO.</u>
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VIII. <u>Updates:</u>	
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1
2 **MINUTES OF REGULAR MEETING**

3 **Champaign County Environment** **DATE:** **October 13, 2009**
4 **& Land Use Committee** **TIME:** **7:00 p.m.**
5 **Champaign County Brookens** **PLACE:** **Lyle Shields Meeting Room**
6 **Administrative Center** **Brookens Administrative Center**
7 **Urbana, IL 61802** **1776 E. Washington Street**
8 **Urbana, IL 61802**

11
12 **MEMBERS PRESENT:** Jan Anderson, Brad Jones, Ralph Langenheim, Steve Moser, Barbara
13 Wysocki (C)

14 **OTHER COUNTY**
15 **BOARD MEMBERS**
16 **PRESENT:** Pius Weibel

17
18 **MEMBERS ABSENT:** Carol Ammons, Chris Doenitz, Alan Kurtz (VC), Jon Schroeder

19
20 **STAFF PRESENT:** John Hall, Lori Busboom, James R. Knight, Debra Busey, Susan Monte,
21 Susan Chavarria, Andrew Levy

22
23 **OTHERS PRESENT:** Eric Thorsland, Hal Barnhart, Herb Schildt, Sherry Schildt, Mike Tague, Kirk
24 Builta

25
26
27
28 **I. Call to Order**

29
30 The meeting was called to order at 7:01 p.m.

31
32 **II. Roll Call**

33
34 The roll was called and a quorum declared present.

35
36 **III. Approval of Agenda/Addendum**

37
38 **Mr. Langenheim moved, seconded by Ms. Anderson to approve the agenda as submitted. The motion**
39 **carried by voice vote.**

40
41 **IV. Approval of Minutes**

42
43 **A. August 10, 2009**

44
45 **Ms. Anderson moved, seconded by Mr. Langenheim to approved the August 10, 2009 minutes.**
46

DRAFT

1 Mr. Langenheim noted that there were a few minor changes to the minutes, however, they were
2 grammatical changes that did not affect the context of the minutes.

3

4 **The motion carried by voice vote.**

5

6 **B. September 14, 2009**

7

8 **Mr. Langenheim moved, seconded by Ms. Anderson to approve the September 14, 2009 minutes as**
9 **submitted. The motion carried by voice vote.**

10

11 **V. Public Participation**

12

13 Mr. Mike Tague stated that he was the attorney representing the Bateman's in Zoning Case 520-AM-05.
14 He noted that he would be available for questions when that agenda item was called.

15

16 Mr. Kirk Builta stated that he was the information director at the Champaign County Farm Bureau. He
17 distributed a letter from the Farm Bureau which addressed concerns the Board of Directors had with the
18 Land Resource Management Plan.

19

20 Mr. Builta said that the Farm Bureau would like to have two policies added to address drainage and the
21 farm to market transportation. He said that a new policy 7.4.6 should be added to protect and ensure that
22 drainage continues to operate as it should. He said that a new policy 6.2.3 should be added to encourage
23 the maintenance and improvement of the current county road system to promote agricultural production
24 and marketing.

25

26 Mr. Builta said that at the September ELUC meeting, policy 3.1.5 was revised to provide for 1 plus 1 per
27 forty acres with respect to lot creation on farmland. He said that this provision is not the direction the
28 Farm Bureau wants the document to take. He noted that for several years the Farm Bureau has been a

1 staunch supporter for a 1 per forty acre policy and this was also the language that was proposed by the
2 LRMP Steering Committee.

3
4 **VI. Correspondence**

5
6 There was none.

7
8 **VII. Chair's Report**

9
10 Ms. Wysocki noted that the November ELUC meeting would be preceded by a study session, starting at
11 6 p.m., to discuss the next stage of the LRMP.

12
13 **VIII. Recreation and Entertainment License: Egyptian Collectors Association, Inc. Hunting and**
14 **Trade Shows. Location: Champaign County Fairgrounds, 902-1302 N. Coler, Urbana,**
15 **Illinois, October 17-18, 2009.**

16
17 **Mr. Moser moved, seconded by Mr. Jones to approve the Recreation and Entertainment License**
18 **for the Egyptian Collectors Association, Inc. Hunting and Trade Shows to be held on October 17**
19 **and 18, 2009 at the Champaign County Fairgrounds, 902-1302 North Coler, Urbana, Illinois. The**
20 **motion carried by voice vote.**

21
22 **IX. Zoning Case 520-AM-05: Gene and Carolyn Bateman. Request to amend the Zoning Map**
23 **to allow for the development of three single family residential lots in the AG-1, Agriculture**
24 **Zoning District by adding the Rural Residential Overlay (RRO) Zoning District. Location:**
25 **Approximately 12.04 acres of an existing 62.20 acre parcel in the E 1/2 of the NW 1/4 of**
26 **Section 29, Newcomb Township, that is currently known as the farm field that borders the**
27 **South side of CR 2600N and the West side of CR 200N.**

1 Mr. Moser said that he polled the farmers in his district, approximately 60 to 65 percent of them are not
2 in favor of the 1 per forty provision.

3
4 Ms. Wysocki asked Mr. Moser to expand on his statement. Mr. Moser said that the farmers do not want
5 to lose the rights they currently have. He said that the land is valuable as farmland and most farmers are
6 reluctant to part with it, however, if you get in a situation where you have to sell a lot or two, you want
7 to keep that option. He said that in the case of Zoning Case 520-AM-09, there are already three lots with
8 homes on them and the request is to allow three more. He noted that a lot of the roads in the rural areas
9 are narrow and with the addition of more mailboxes, the farmers have a tough time getting their
10 equipment from one field to another.

11
12 Mr. Moser said that he has never had a problem with one lot being sold off of a parcel, and selling lots
13 off is not going to stop.

14
15 Ms. Wysocki asked whether Mr. Moser's constituents were more concerned with convenience of
16 moving farm machinery than the preservation of farmland. Mr. Moser said that it is not a matter of
17 convenience, it is a matter of having the right to sell their land if they choose to. He said that there is no
18 difference between one home or two. He said that the County is set to approve an RRO for three 3 acre
19 tracts of land that has previously been divided into three 5 acre tracts of land.

20
21 Ms. Anderson said that the graph indicates that there could be more than two parcels divided. Mr.
22 Moser said that the reason he made the motion for 1 plus 1 per forty is to split the difference between
23 one lot and three. Three lots are currently allowed now. One lot has not been acceptable by the ZBA.
24 He said that a Zoning Ordinance rewrite can never be approved with the 1 per forty provision. He said
25 that for twenty years and who knows how many thousands of dollars have been spent trying to pass an
26 updated Zoning Ordinance with no success. He said that this change may be what is needed to get
27 approval on a Zoning Ordinance rewrite.

28

1 Ms. Wysocki noted that the diagram on page 34 indicates that the difference is never any more than one
2 lot.

3
4 Ms. Wyscki stated that she would entertain a motion to defer this item as well to ensure more members
5 could be present to vote on this item.

6
7 Mr. Jones noted that he believed Mr. Schroeder would have more comments on this issue. He said that
8 he agreed with Ms. Wysocki that it would be best to allow the absent members a chance to comment on
9 these issues before moving them on to the full County Board.

10
11 **Mr. Jones moved, seconded by Mr. Moser to defer approval of the Draft Goals, Objectives and**
12 **Policies and the Future Land Use Map for the Land Resource Management Plan to November 9,**
13 **2009.**

14 Ms. Susan Monte noted that she had prepared a handout with three proposed revisions to the Draft
15 Goals, Objectives and Policies. She noted that two of the proposed revisions were similar to the Farm
16 Bureau's proposal and the third proposed revision was a clarification of policy 5.1.9 which pertains to
17 joint County and municipal review of discretionary development in the 1 and ½ mile extraterritorial
18 jurisdiction.

19
20 Ms. Wysocki noted that the handout could be distributed to those present and mailed to those who are
21 absent.

22
23 **The motion carried by voice vote.**

24
25 **B. Review of Proposed Implementation Strategy (Stage 4) of the Land Resource**
26 **Management Plan**

27
28 **Mr. Jones moved, seconded by Mr. Langenheim to defer the review of the proposed**

1 **Implementation Strategy of the Land Resource Management Plan to November 9, 2009. The**
2 **motion carried by voice vote.**

3
4 **XI. County Planner Contract for FY 2010 and Completion of the LRMP**
5 *(information to be distributed at meeting)*

6
7 Ms. Chavarria requested this item also be deferred to November 9, 2009.

8
9 **Mr. Jones moved, seconded by Mr. Moser to defer the County Planning Contract for FY 2010 and**
10 **completion of the LRMP to November 9, 2009. The motion carried by voice vote.**

11
12 **XII. Hiring Professional Consultants for Review of Certain Technical Studies for Wind Farm**
13 **County Board Special Use Permits**
14 *(information to be distributed at meeting)*

15
16 **Mr. Moser moved, seconded by Mr Jones to defer the hiring of professional consultants for review**
17 **of certain technical studies for Wind Farm County Board Special Use Permits.**

18
19 Mr. Weibel asked whether this should be deferred with the knowledge of a potential wind farm
20 application that may be affected. Mr. Hall said that he was not going to make a request at this meeting,
21 it was going to be an overview so action can be taken in November.

22
23 **The motion carried by voice vote.**

24
25 Mr. Hall said that he had been working with the County Administrator to send out a Request for
26 Qualifications for a wind farm noise consultant. He noted the deadline for initial response was today
27 and three firms with Illinois offices that had been previously contacted submitted proposals. He noted
28 he had not had a chance to review those proposals with the County Administrator.

1 Mr. Hall said that he hoped that all three of those firms would move into the next phase which is receipt
2 of an application for a wind farm. He said at that point the consultants will have three weeks to respond
3 with a not to exceed estimate. He said that he would hope to bring those not to exceed estimates to the
4 Committee for review.

5
6 Mr. Hall said that the wind farm developer hopes to submit an application in November. If an
7 application is received by November 9th, 2009, the timing should work out with the public hearings
8 starting in January, 2010. He said that if the wind farm developer does not get the application in until
9 after November 9th, then there might be some timing problems if the Committee is going to review the
10 not to exceed estimates before a consultant is designated.

11
12 Mr. Hall noted that one of the proposals received today had a not to exceed estimate that was in the
13 range that was discussed previously.

14
15 Ms. Busey said that the approach that Mr. Hall is taking with regards to selection of a consultant is very
16 professional. She said that the Committee members should understand that under the Champaign
17 County Board's purchasing policy, there is no requirement for Mr. Hall to do this, he is doing his due
18 diligence. She said that when it comes to engaging the Committee's approval of the consultant, it is
19 being done as a courtesy but does not require approval by the Committee or the County Board. She
20 noted that if the timing does not work out, Mr. Hall could make the decision based on information that
21 he receives.

22
23 Mr. Langenheim asked whether a special meeting could be held to consider hiring the consultant if a
24 scheduling problem arises. Ms. Wysocki said the possibility has been raised, however, Ms. Busey's
25 comments suggest that the Committee does not have to be involved in the process.

26
27 Mr. Langenheim stated that with all due respect to Mr. Hall and greater respect to the structure of
28 democratic government, he said that he believed the Committee should be involved.

1 Mr. Jones asked what was the not to exceed estimate. Mr. Hall said that between three thousand and five
2 thousand was agreed upon.

3
4 Mr. Jones asked whether avian studies or any other studies were required. Mr. Hall said that he
5 understood that the Committee was not interested in those types of studies so he did not look for
6 consultants to provide those studies. Mr. Hall said that the decommissioning costs that were previously
7 mentioned can be obtained from other counties.

8

9 **XIII. Monthly Reports**

10 **A. September 2009**

11 *(information to be distributed at meeting)*

12

13 Mr. Hall noted that he would like to defer this item to November 9, 2009 as well.

14

15

16

17

18 **XIV. Other Business**

19

20 There was none.

21

22 **XV. Designation of Items to be placed on County Board Consent Agenda**

23

24 There was none.

25

26 **XVI. Adjournment**

27

28 **Mr. Langenheim moved, seconded by Mr. Moser to adjourn the meeting. The motion carried by**

1 **voice vote.**

2

3 The meeting adjourned at 7:35 p.m.

4

5 Respectfully submitted,

6

7

8

9

10 Secretary to the Environment and Land Use Committee

11

12 eluc\minutes\10-13-2009.min

MINUTES OF REGULAR MEETING

Champaign County Environment & Land Use Committee	DATE:	October 27, 2009
Champaign County Brookens Administrative Center	TIME:	7:00 p.m.
Urbana, IL 61802	PLACE:	John Dimit Meeting Room Brookens Administrative Center 1776 E. Washington Street Urbana, IL 61802

MEMBERS PRESENT: Jan Anderson, Brad Jones, Ralph Langenheim, Steve Moser, Barbara Wysocki (C), Carol Ammons, Chris Doenitz, Alan Kurtz (VC), Jon Schroeder

OTHER COUNTY BOARD MEMBERS

PRESENT: Pius Weibel

MEMBERS ABSENT:

STAFF PRESENT: John Hall, Lori Busboom, Susan Monte, Susan Chavarria, Andrew Levy

OTHERS PRESENT: Eric Thorsland, Hal Barnhart, Gerald Henry, Steve Burdin, Mike Tague, Ben McCall, Birgit McCall

I. Call to Order

The meeting was called to order at 7:00 p.m.

II Roll Call

The roll was called and a quorum declared present.

III. Approval of Agenda/Addendum

Mr. Kurtz moved, seconded by Mr. Langenheim to approve the agenda as presented.

Ms. Wysocki asked that Item #7 be dropped from this agenda. She noted that Mr. Hall has informed her that this item will be discussed at the October 29th meeting of the Champaign County Zoning Board of Appeals.

The motion carried by voice vote.

1 **IV. Public Participation**

2
3 Ms. Wysocki thanked the Committee members for scheduling and attending the meeting this to work
4 through the Land Resource Management Plan. She asked whether the Committee members would be
5 willing to adjust the regular November meeting date should the weather be decent for farming. Mr.
6 Moser commented that the December meeting date may have to be adjusted as well depending upon the
7 weather.

8
9 Ms. Wysocki noted that the weather forecasts will be studied and meetings may be rescheduled to ensure
10 that the maximum number of Committee members can attend to allow progress on the LRMP and other
11 matters before the Committee.

12
13 Mr. Eric Thorsland stated that he was in support of the LRMP. He said that this has been a very long
14 process. He said that the mantra had been heard through the development of Big.Small.All and the
15 Comprehensive Zoning Rewrite that the County, municipalities and villages have to either grow or die.
16 He said that everyone grew and now they are dying. He said that he was not sure what went wrong,
17 except that there was not a good plan in place. He said that that way has been tried and now it is time to
18 put some cohesive plan in place. Mr. Thorsland noted that the LRMP is a plan that has been worked on
19 very hard and for a very long time. He said that the LRMP is not perfect, nor will it ever be perfect,
20 however, it is a framework to go by. He urged the Committee to pass the LRMP and continue to work to
21 get it implemented county-wide.

22
23 **V. Zoning Case 520-AM-05. Gene and Carolyn Bateman. Request to amend the Zoning Map**
24 **to allow for the development of 3 single family residential lots in the AG-1, Agriculture**
25 **Zoning District by adding the Rural Residential Overlay (RRO) Zoning District. Location:**
26 **Approximately 12.04 acres of an existing 62.90 acre parcel in the E 1/2 of the NW 1/4 of**
27 **Section 29 of Newcomb Township that is commonly known as the farm field that borders**
28 **the south side of CR 2600N and the west side of CR 200N**

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Mr. Schroeder moved, seconded by Mr. Moser to recommend approval of Zoning Case 520-AM-05.

Mr. Kurtz asked whether the subject property consisting of twelve acres are being currently farmed. Mr. Hall stated that the land is currently being farmed.

Mr. Kurtz stated that he visited the Department of Planning & Zoning earlier in the day and discovered that the soils are not classified as best prime farmland. He said that under the LRMP guidelines, agriculture land is protected. He said that if these types of requests are continually approved, then the farmland will continue to be cut into which goes against what the LRMP stands for. Mr. Kurtz stated that he could not support this request at this point.

Mr. Moser stated that he could not support this request either. He noted that previously there have been three lots sold already. He said that if this request is approved, then the end result will be fifty acres with six houses and six mailboxes close to the Manlove Gas Field. He said that this request reminds him of a few other subdivisions the County has approved that have had problems since they were approved. Mr. Moser said that this development may be done correctly, however, with the proposed layout, it would be more difficult for the land to be farmed. He noted that the number of mailboxes are also a concern when farm equipment is moved from one field to another.

Mr. Schroeder said that he would vote for approval because the request does meet all of the Rural Residential Overlay requirements. He noted that he concurred with Mr. Moser's statement, however, the applicant has waited for a decision while an amendment to the *Zoning Ordinance* was adopted with respect to the gas pipeline. He said that the request meets the Rural Residential Overlay and the lots have been laid out to follow the County guidelines.

Mr. Schroeder noted that the LRMP has not been adopted and therefore, this request should not be

1 denied based on the LRMP requirements.

2

3 Mr. Doenitz agreed with Mr. Schroeder. He said that while he may not like or agree with the request,
4 the applicant has met all of the requirements in place today so he would vote for it based on that.

5

6 Mr. Langenheim said that he would vote against the request based on its proximity to the Manlove Gas
7 Storage installation and the possibility of the location of windmills close to and in the Manlove Gas
8 Storage fields.

9

10 Ms. Anderson asked whether a reason would have to be stated for voting against this request. Mr. Hall
11 said that he was not aware of any requirement for justifying a decision in a rezoning request.

12

13 Mr. Hall said that with respect to the gas pipeline, the County has addressed those concerns during the
14 text amendment case. He said that this RRO contains other items in addition to the gas pipeline
15 location. He noted that Mr. Langenheim stated that he could not vote for this item due to the location of
16 the gas pipeline. Mr. Hall said that perhaps Mr. Langenheim was also in disagreement with the County's
17 amendment to the Zoning Ordinance with respect to pipeline separation requirements.

18

19 Mr. Langenheim noted that he was being consistent by not voting for this request from the very
20 beginning.

21

22 Mr. Kurtz said that he was trying to think more of the future when trying to make his point. He said that
23 a decision can be made to approve or disapprove of this request, however, that decision should be
24 justified. He noted that the future is changing and that's why he suggested using the LRMP
25 requirements for voting no.

26

27 **The vote was:**

28

1 said that he did not know whether the one plus one per forty acres is more palatable to the public.

2
3 Mr. Moser said that the one lot per forty acres is not the problem with urban development in the rural
4 districts. He said that the areas that are the most sought after are properties along a river where there are
5 trees. He said that his constituents would not support this provision because they do not want to give up
6 their rights to sell off a lot if needed or desired. He said that he did not believe that the one per forty acre
7 provision is the problem.

8
9 Mr. Moser said that there are rural subdivisions which cause more problems than one home. He said
10 that when landowners get over their heads financially, they want that right to be able to sell their land.
11 He noted that the adoption of the Rural Residential Overlay in 1999 was the first regulation on rural
12 development that was palatable to the County Board.

13
14 Mr. Moser said that he did not want to spend the money, nor waste anyone's time, to rewrite the Zoning
15 Ordinance with provisions in it that will not pass. He said that he would not sell any of his land for a
16 home site unless it is to one of his children. He noted that properties within one and one-half miles of a
17 municipality with subdivision jurisdiction are beyond the control of the County. He said that there isn't
18 that big of a problem beyond the mile and one-half.

19
20 Mr. Moser said that he would not support the change back to one lot per forty acres. He said that the one
21 plus one per forty is an alternative that might work to get something done with the Zoning Ordinance in
22 the future.

23
24 Ms. Anderson asked whether a simple majority vote will be needed to pass the LRMP. Mr. Moser said
25 that the LRMP can be passed with a simple majority. He said that he did not know how much money
26 has been spent on the previous Zoning Ordinance rewrites. He said that a decent product has been
27 presented to the County Board who will not approve it. He said that it has been a nightmare trying to get
28 21 people to vote for something.

1 Mr. Kurtz asked whether the County Board was obligated to have 21 vote to pass the LRMP. Ms.
2 Wysocki clarified Mr. Moser’s position. She said that Mr. Moser was not looking at a simple majority
3 to pass the LRMP. She said that once the LRMP is approved, the Champaign County Zoning Ordinance
4 must be amended and the Zoning Ordinance is subject to protest and that is where the super majority
5 vote comes into play.

6
7 Mr. Doenitz agreed with Mr. Moser’s statement regarding the municipalities. He said that the
8 municipalities do not care whether the soils are the best or the worse, they are going to develop it when
9 the time is right to expand to that area. He said that for all intents and purposes, development outside of
10 the mile and one-half of the municipalities has stopped. He noted that the RRO that was recommended
11 for approval this evening is the first one in the last two or three years. He said that the LRMP is going to
12 have very little impact within the County because development has been curtailed under the RRO
13 provisions. He commented that the municipalities are still the problem.

14
15 Mr. Kurtz stated that he understood that Mr. Moser has a better understanding of what goes on inside the
16 Republican caucus, however, this provision needs to have a discussion at the full County Board. He said
17 that maybe there are some changed minds. Mr. Kurtz commented that he believed the next major war is
18 going to be over water and food and Champaign County needs to protect its farmland.

19
20 Mr. Kurtz noted that he rode along with a local farmer harvesting his crop this past week. He said that
21 the farmer’s final words to him at the end of the day was to please protect the farmland. Mr. Kurtz said
22 that he would like to pass this provision onto the full Board and discuss it with all of the members.

23
24 Mr. Langenheim said that he was going to vote with Mr. Kurtz on this provision because it represents a
25 higher level of compliance with what the Committee has stated as the objectives. He said that the
26 practical politics of it are really beside the point. He said that none of these objectives are going to get
27 into the Zoning Ordinance until and unless it survives a round of objections and a super majority vote.
28 He said that making small adjustments in an attempt to get this past that hurdle is feckless.

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The vote was:

Anderson - yes	Doenitz - no	Ammons - yes	Jones - no
Langenheim - yes	Kurtz - yes	Moser - no	Schroeder - no
Wysocki - yes			

The motion carried.

Ms. Monte reminded the Committee that Item 2B has three proposals with regard to Page 22. She noted that two of the proposals are requested by the Farm Bureau and one of them is an adjustment requested by staff. Ms. Wysocki noted that this is revised Policy 5.1.9 which reads ‘The County will encourage any new discretionary development that is located within municipal extraterritorial jurisdiction areas and subject to an annexation agreement but which is expected to remain in the unincorporated area to undergo a coordinated municipal and county review process with the municipality considering any discretionary development approval from the County that would otherwise be necessary without the annexation agreement.

Mr. Moser moved, seconded by Mr. Kurtz to recommend approval of revised Policy 5.1.9.

Ms. Ammons asked for more detail regarding this change. Ms. Monte said that Page 10 of the first memo has the Urban Land Use Goals, Objectives and Policies. She said the language of Policy 5.1.9 that was recommended by the Steering Committee is located there. She said that after discussion with some of the municipal planners it was brought up that the language should be modified to include coordinating the process.

Ms. Ammons asked with whom would the coordination be taking place. Ms. Monte said that the Policy recalls for two reviews of a discretionary development. Ms. Monte said that if a property is outside of

1 city limits and is subject to annexation, the review would give the residents the opportunity to voice their
2 opinions on the change of zoning prior to annexation.

3
4 Mr. Doenitz said that he was confused about having to include the municipalities in the review process.
5 Ms. Monte said that the County would be encouraging the municipalities to consider a County review.
6 She said the municipalities do not have to include the County review. She said that the County would
7 encourage the municipalities to consider the outcome of a discretionary review with the County.

8
9 Mr. Doenitz said that this appears to be a ‘feel good’ thing and what the County has to say is not going
10 to make one bit of difference to a municipality.

11
12 Ms. Monte said that this item was well discussed and received extensive consideration at the Steering
13 Committee. She noted that Mr. Hall proposed the policy and felt that it is an improvement over the
14 present situation and it may give a voice to the County residents.

15
16 Ms. Anderson said that this item will encourage the County residents to become more vocal with what is
17 going on in their neighborhoods.

18
19 Mr. Schroeder noted that the City of Urbana has been a pretty good partner for encouraging review of
20 properties in the mile and one-half. He noted that the City of Champaign has been the problem. He said
21 that he believed the County should be more suggestive in what goes on in the mile and one-half and
22 perhaps this item will encourage all parties to be active in the review process.

23
24 Ms. Wysocki asked whether this provision would have included the proposed Casey’s General Store
25 Map Amendment that occurred earlier this year. Mr. Hall said that proposal was a prime example of
26 how this policy should work.

27
28 **The vote was:**

1 **Anderson - yes** **Doenitz - yes** **Ammons - yes** **Jones - yes**
2 **Langenheim - yes** **Kurtz - yes** **Moser - yes** **Schroeder - yes**
3 **Wysocki - yes**

4
5 **The motion carried.**

6
7 Ms. Monte stated that in September 2009, the Champaign County Farm Bureau sent a letter regarding
8 Policy 7.2.3. She said that since the October meeting she has spoken with Jeff Blue, the County
9 Engineer and he suggested deleting the ‘as necessary’ clause and inserting the text ‘considering fiscal
10 constraints.’ Ms. Monte said that the proposed policy would read ‘The County will encourage the
11 maintenance and improvement of the existing county road system considering fiscal constraints in order
12 to promote agricultural production and marketing.’ She said that staff would recommend this language
13 as it is consistent with other policies under the Transportation Objectives in 7.2.

14
15 **Mr. Doenitz moved, seconded by Mr. Moser to recommend approval the new Policy 7.2.3 as**
16 **amended and then renumber the subsequent Policies.**

17
18 Ms. Ammons said that she was concerned that the language proposed would not be very restrictive if in
19 the future the repairs would be made based on fiscal constraints. She said that someone may feel that
20 this is a fiscally constrained time even though it may not be and there may be the need to repair roads as
21 necessary. Mr. Doenitz noted that in the rural areas, there are fiscal constraints every day. He noted that
22 most of the townships can’t repair what they currently have, let alone build new roads.

23
24 Ms. Wysocki noted that Mr. Blue does operate with a priority schedule of what needs to be repaired or
25 replaced and what can function for a few more years.

26
27 Ms. Ammons said that the reason she was suggesting to keep the ‘as necessary’ wording is because the
28 County has passed the amendment with respect to the wind farms and one of the Committee members

1 proposed the funds to go into environmental improvements. She said that perhaps there will be revenue
2 to allow this to happen if it is made a priority.

3

4 **The vote was:**

5

6	Anderson - yes	Doenitz - yes	Ammons - yes	Jones - yes
7	Langenheim - yes	Kurtz - yes	Moser - yes	Schroeder - yes
8	Wysocki - yes			

9

10 **The motion carried.**

11

12 Ms. Monte noted that the last proposed Policy is an additional policy under Natural Resource Policies,
13 Objective 8.4. She said that the Farm Bureau has requested the policy to read ‘The County recognizes
14 the importance of the drainage districts in the operation and maintenance of drainage.’

15

16 **Mr. Doenitz moved, seconded by Mr. Moser to recommend approval of amended Objective 8.4**
17 **with respect to drainage.**

18

19 Mr. Moser said that he did not know if the general public was aware of just how many miles of drainage
20 ditches are in districts and how important they are in making the tile systems work. Mr. Moser said that
21 when the ditches and tiles do not work, the land becomes a mosquito trap instead of the most productive
22 farmland in the world. He noted that he was glad that this provision was included and will support this
23 addition.

24

25 Mr. Kurtz agreed that this is an important addition to the LRMP especially after attending a seminar with
26 respect to drainage where he was told how drainage tiles can be rerouted to preserve nutrients that had
27 previously washed away.

28

1 Mr. Doenitz said that the bottom line is that the prime farmland that is proposed to be protected isn't
2 worth anything without proper drainage.

3
4 Mr. Weibel said that he believed this was another 'feel good' proposal because the drainage districts in
5 the County are our own government entity. He said that he was aware that this is an important factor,
6 however, the County already recognizes the need for drainage with the appointment of Drainage District
7 Commissioners.

8
9 Mr. Doenitz said that if you want to get technical, all of the provisions are 'feel good' provisions.

10
11 Ms. Anderson said that the 'feel good' statements do help when applying for grant money for different
12 projects.

13
14 **The vote was:**

15				
16	Anderson - yes	Doenitz - yes	Ammons - yes	Jones - yes
17	Langenheim - absent	Kurtz - yes	Moser - yes	Schroeder - yes
18	Wysocki - yes			

19
20 **The motion carried.**

21
22 Mr. Kurtz asked how Policy 4.1.1 would affect any proposed wind farms with respect to best prime
23 farmland. Mr. Kurtz said that it was his understanding that all of the wind farm projects are slated to
24 occur on non best prime farmland. Mr. Hall stated that all of the projects are slated for best prime
25 farmland. Mr. Hall stated that this Policy would not have any direct effect on wind farms.

26
27 Mr. Langenheim commented that this sounds good but it is all expressed in rather relative terms.

28

1 **Mr. Kurtz moved, seconded by Mr. Langenheim to recommend approval of the Draft Goals,**
2 **Objectives and Policies, as drafted and amended, of the Land Resource Management Plan.**

3
4 Mr. Schroeder stated that he would support this motion, however, he said that he may not support it at
5 the County Board.

6
7 **The vote was:**

8				
9	Anderson - yes	Doenitz - yes	Ammons - yes	Jones - yes
10	Langenheim - yes	Kurtz - yes	Moser - yes	Schroeder - yes
11	Wysocki - yes			

12
13 **The motion carried.**

14
15 **Ms. Ammons moved, seconded by Mr. Schroeder to recommend approval of the Future Land Use**
16 **Map for the Land Resource Management Plan.**

17
18 Mr. Kurtz asked whether the discussion was for the 2030 Future Land Use Map. Mr. Hall said that that
19 was correct.

20
21 Mr. Kurtz asked for clarification on the legend of the map. He asked whether the solid pink lines were
22 the current mile and one-half extraterritorial jurisdiction and the dashed pink lines were for the projected
23 ETJ in 2030. Mr. Hall said that the dashed line is an area that is based on the area that is called the
24 Contiguous Urban Growth Area which is the area that can be served by sewers. He said that if all of that
25 develops then the dashed line represents the new mile and one-half boundary.

26
27 Mr. Kurtz asked whether it was possible for development that happens outside the solid pink line, and
28 the municipalities annex to that point, would the mile and one-half then be extended to that point. Mr.

1 Hall noted that a property cannot be annexed unless it is contiguous to a municipality.

2
3 Mr. Schroeder said that not only do St. Joseph’s and Urbana’s extraterritorial jurisdictions overlap, but
4 Savoy’s and Tolono’s overlap as do Champaign’s and Mahomet’s. He said that every time a property is
5 annexed, then the mile and one-half extends out. He noted that no one in the mile and one-half is
6 represented at the municipalities, however, the municipalities have three representatives on the County
7 Board. He noted that the smaller towns do not have the advantages that the larger municipalities
8 because they don’t have the funding that the larger municipalities do. He said that once the larger
9 municipalities reach out with potable water and sanitary, then they just keep reaching farther and farther
10 out.

11
12 Mr. Kurtz asked what would happen if the map is not approved. Mr. Hall said that he hoped that there
13 was no bias against the map because the State Legislature has set up the annexation and extraterritorial
14 jurisdiction provisions.

15
16 Mr. Hall said that the map is meant to portray the results of the policies that have just been approved. He
17 said that if the Committee does not like the map, then the policies need to be changed.

18
19 Ms. Monte said that the LRMP Act requires a map as part of the plan.

20
21 Mr. Doenitz asked whether the map was correct with respect to Thomasboro or Gifford not having a
22 mile and one-half extraterritorial jurisdiction. Ms. Monte said that that was correct. Mr. Hall said that
23 they do have protest rights with respect to map amendments, but neither village has adopted a
24 comprehensive plan.

25
26 Mr. Moser noted that he was going to vote no because the dotted line goes through the middle of his
27 house.

1 Mr. Weibel noted that there was an error in the map to the west of Camp Creek where there are two
2 dotted lines showing the extent of Mahomet’s extraterritorial jurisdiction.

3
4 Ms. Monte noted that this is a two-step map. She said that there is a Land Use Management Area Map
5 that is the second part which reflects the graphic extent of certain policies in the Goals, Objectives and
6 Policies document.

7
8 Mr. Langenheim asked whether it was correct that the dotted line is a prediction and not in existence.
9 Ms. Wysocki stated that was correct.

10
11 Ms. Anderson noted that the map is interesting and people who have not seen it before may find it
12 interesting. She noted that there are numerous people who believe that development should occur in
13 areas that are already developed instead of contributing to urban sprawl. She said that she has never
14 figured out why people would want to live in areas where there are no infrastructure or trees.

15
16 **The vote was:**

17				
18	Anderson - yes	Doenitz - yes	Ammons - yes	Jones - yes
19	Langenheim - yes	Kurtz - yes	Moser - no	Schroeder - yes
20	Wysocki - yes			

21
22 **The motion carried.**

23
24 **B. Review of Proposed Implementation Strategy (Stage 4) of the Land Resource**
25 **Management Plan**

26
27 Ms. Monte noted that a study session is planned prior to the regular Environment and Land Use
28 Committee meeting in November.

1 Ms. Monte said that the Implementation Strategy identifies tasks that are needed to achieve the Goals,
2 Objectives and Policies. She said that it identifies the responsible parties for completing those tasks, the
3 potential resources for completing those tasks, potential funding sources for completing those tasks and a
4 proposed time line for completion of those tasks.

5
6 Ms. Monte pointed out that page 7 has a time line of some of the larger scale implementation tasks. She
7 said that staff has organized the action items by time frame. She noted that 25% of the Implementation
8 Action Items are already on-going. She said that some of those items are administering relevant
9 ordinances that are already consistent with the Goals, Objectives and Policies, the County's support to
10 the GIS Consortium and to the Regional Planning Commission through membership fees, support of the
11 Technical Planning Service Contract with the Regional Planning Commission, and to fund and support
12 the GIS Consortium. Ms. Monte noted that another example of the ongoing implementation action is the
13 Champaign County Department of Planning and Zoning.

14
15 Ms. Monte said that there are fifty-eight actions in the Immediate to Ongoing category. They comprise
16 30% of the proposed Implementation Actions. She said that some examples would be to review all of
17 the Zoning Map amendments to ensure that they conform to the relevant Goal, Objective or Policy and
18 monitoring and pursuing potential funding sources to achieve the provisions of the Goals, Objectives and
19 Policies, and to provide recommendations to ELUC with respect to the minor map changes that might be
20 necessary each year as part of an annually prepared report to the County Board with regard to new trends
21 and new developments.

22
23 Ms. Monte noted the next time frame would be Near Term. She said that these actions would be
24 implemented within one to three years of the adoption of the LRMP. She noted that there are
25 approximately sixty-six action items in this category which is the bulk of the action items. She said that
26 some examples of these action items are to amend the *Champaign County Zoning Ordinance* or other
27 County ordinances to include provisions of the Goals, Objectives and Policies. She said that staff
28 expects this would take approximately a year to gear up to bring those amendments forward.

1 Ms. Monte said that the next time frame is entitled Mid Term. She noted that these are actions to be
2 implemented within three to six years of adoption of the LRMP. She said that there are only eleven
3 action items in this time frame because they are large scale action items so the numbers are not
4 deceiving, as are the Long Term Action Items that are proposed to be implemented within six to ten
5 years of adoption of the LRMP.

6
7 Ms. Monte said that Page 7 shows the proposed the long term strategy and the proposal on how to
8 achieve all of the action items. She said that these items can be adjusted as the Committee sees fit and as
9 funding is available.

10
11 Mr. Kurtz asked whether it was correct that some of these Action Items are being implemented. Ms.
12 Monte noted that approximately 25% of them are currently being implemented.

13
14 Mr. Kurtz asked what would happen if the County Board decides something needs to be removed. Ms.
15 Monte said that this is a strategy that was set out to identify one action per policy. She said that it was
16 tied directly to the Goals, Objectives and Policies which several of them are already taking place.

17
18 Ms. Wysocki asked if this stage will be the topic of discussion at the November study session. Ms.
19 Monte said that that was correct. She said that staff was seeking suggestions, corrections and concerns at
20 this stage.

21
22 Mr. Schroeder asked whether the Regional Planning Commission or the Planning and Zoning
23 Department would be looking at developing the legislation that the County Board would be reviewing.
24 Ms. Monte said that these are County actions, not the Regional Planning Commission. She noted the
25 County has a planning contract with the Regional Planning Commission.

26
27 Mr. Schroeder said he was aware of the contract, however, he wondered if the Planning and Zoning
28 Department staff would be working on these items. Mr. Hall said that most of the amendments Ms.

1 Monte was discussing would be done by the Regional Planning Commission staff with oversight review
2 done by the Planning and Zoning Department. He said that most of the new work items have to be done
3 under the County Planner Contract with the Regional Planning Commission.

4
5 Mr. Schroeder asked whether these Action Items would require new funding outlays from the County.
6 Mr. Hall stated that the Regional Planning Commission staff was not necessarily saying that every item
7 in every policy will be done within ten years. He said that it is easy to get confused by the time lines, but
8 staff is not saying that all of these items can be done within ten years given the current level of resources.
9 He said that if it is the County’s goal to have everything implemented within the ten year time frame,
10 more money will have to be spent on planning.

11
12
13 Ms. Wysocki noted that some of the items may shift in priority due to receipt of grants or additional staff
14 persons being added if funding should become available.

15
16 Mr. Moser commented that he hoped that any ordinances passed are ones that can be enforced.

17
18 Mr. Kurtz noted that the Regional Planning Commission seems to be flush with money. He said that he
19 would like to have a chance to review these proposals before any action is taken.

20
21 Ms. Wysocki noted that the public hearings will not happen until the ELUC recommends approval of the
22 document to the County Board.

23
24 Mr. Doenitz said that this is a large amount of material to review in a short amount of time. Mr. Kurtz
25 asked whether this document has to be approved the same evening as the study session or could it be
26 continued. Ms. Chavarria stated that staff was not seeking approval of Stage 4 at this meeting, however,
27 staff was hoping to have Stage 4 signed off on at the November meeting. She noted the time frame
28 seems short but staff was hoping to avoid problems that might arise with the planting season.

1 Ms. Wysocki stated that given the harvesting schedule, she would consult with staff and Committee
2 members in setting up the November ELUC meeting.

3
4 **VII. Hiring Professional Consultants for Review of Certain Technical Studies for Wind Farm**
5 **County Board Special Use Permits**

6
7 Dropped from Agenda.

8
9 **VIII. Other Business**

10
11 There was none.

12
13 **IX. Designation of Items to be Placed on County Board Consent Agenda**

14
15 There was none.

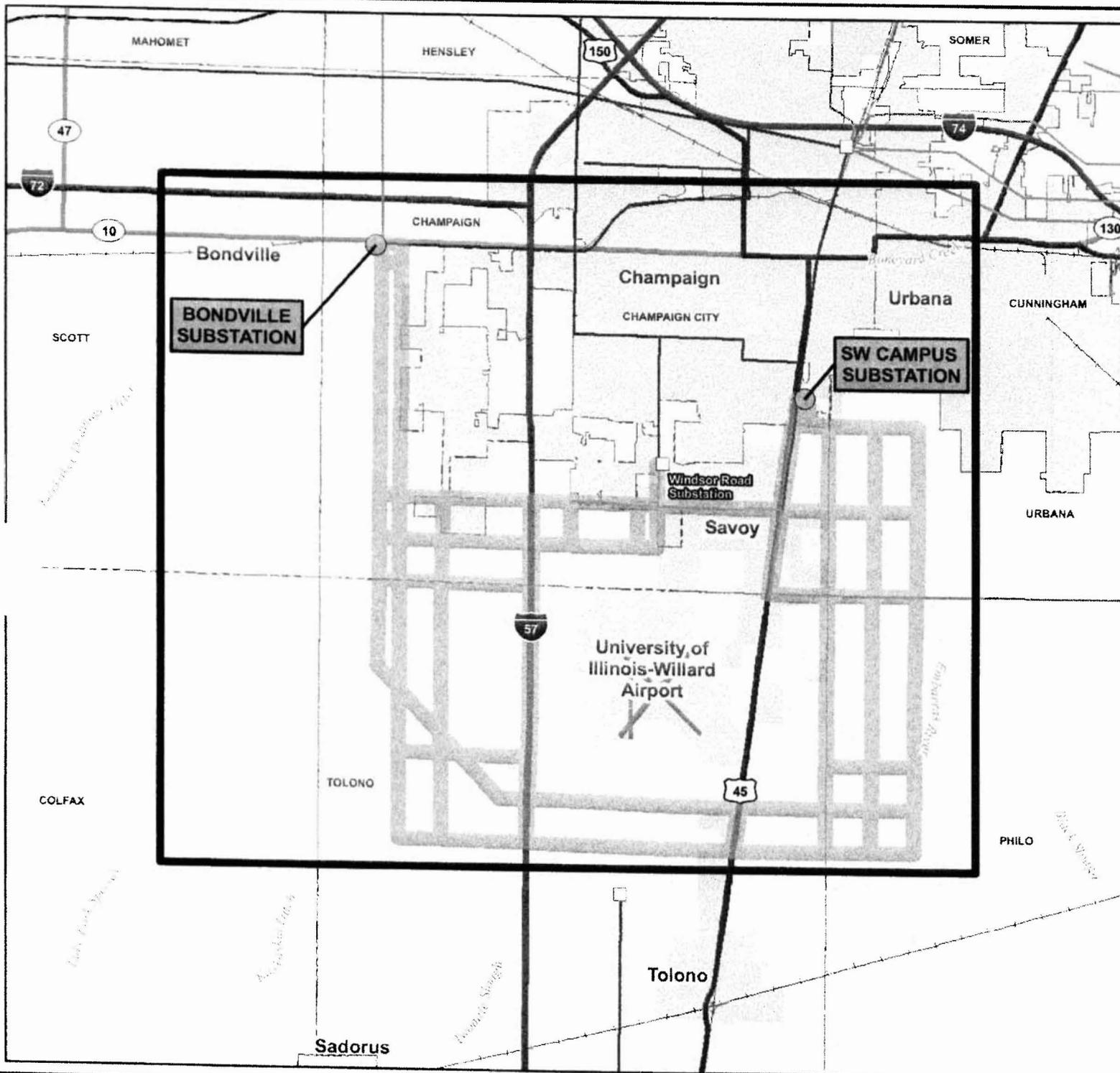
16
17 **X. Adjournment**

18
19 **Mr. Kurtz moved, seconded by Ms. Ammons to adjourn the meeting. The motion carried by voice**
20 **vote.**

21
22 The meeting adjourned at 8:35 p.m.

23
24 Respectfully submitted,

25
26
27 Secretary to the Environment and Land Use Committee



Legend

- Refined Potential Route Alternative
- Project Area
- Project End Point
- Substation
- Municipality
- Township Boundary
- Interstate
- US Highway
- State Highway
- Railroad
- Stream
- Lake

Distribution Line
Voltage (V)
 69,000

Transmission Line
Voltage (V)
 138,000
 345,000

N
W E S

0 1 2 Mile

**REFINED POTENTIAL
ROUTE ALTERNATIVES**

**BONDVILLE TO
SOUTHWEST CAMPUS**



copy to P. 14/14

30

RESOLUTION NO. _____

**RESOLUTION FOR THE CREATION OF A RENEWABLE ENERGY FUND TO
REDUCE ENERGY EXPENDITURES BY TRANSITIONING COUNTY
FACILITIES TO RENEWABLE ENERGY SOURCES.**

WHEREAS, the Champaign County Board passed Ordinance 848 amending Zoning Ordinance 634-AT-08 Part A permitting the construction of wind turbines in Champaign County; and

WHEREAS, the presence of wind turbines in Champaign County will establish Champaign County as a leader in renewable energy production; and

WHEREAS, Champaign County will receive increased property tax revenue as a result of wind energy production in Champaign County; and

WHEREAS, the Champaign County Board passed resolution no. 6972 approving an energy policy for Champaign County Facilities in which the county expresses a “preference for the use of renewable energy sources for County facilities;” and

WHEREAS, Champaign County is currently experiencing decreased revenue and must find innovative ways reduce expenditures, and

WHEREAS, Champaign County has received a renewable energy audit covering the Brookens Center from the Smart Energy Design Assistance Center at the University of Illinois which estimates a substantial return on investment as a result of an investment in renewable energy; and

WHEREAS, the use of renewable energy sources increases independence from fuel price fluctuations, reduces air and water pollution, and eliminates or minimizes the production greenhouse gases from fossil fueled power plants;

NOW, THEREFORE, BE IT RESOLVED THAT the Champaign County Board directs the County Administrator and the County Assessor to calculate the increased property tax revenue as a result of the presence of wind turbines in Champaign County; and

BE IT FURTHER RESOLVED THAT the County Administrator should create a Renewable Energy Fund Account as a sub-fund of the General Corporate Fund and place in it 25% of the increase in property tax revenue to the General Corporate Fund due to the presence of wind turbines in Champaign County.

BE IT FURTHER RESOLVED THAT the sole purpose of funds placed in the Renewable Energy Fund Account are to support the transition of County facilities to renewable sources of energy.

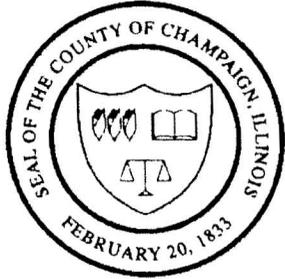
Summary of Resolution:

**RESOLUTION FOR THE CREATION OF A RENEWABLE ENERGY FUND TO
REDUCE ENERGY EXPENDITURES BY TRANSITIONING COUNTY
FACILITIES TO RENEWABLE ENERGY SOURCES.**

- The ordinance establishes a method of achieving a long-term goal of reducing the county's energy costs by transitioning county facilities to renewable energy sources over many years.
- This ordinance uses predicted increases in future tax revenue resulting from wind turbine construction to fund investment in renewable energy sources for county facilities.
- The ordinance requires the Administrator to create a base-line for determining the amount of tax dollars derived from wind turbine property taxes.
- The resolution assumes, based on historical data, that the County receives 10% of all property taxes and that the General Corporate fund receives an average of 27% of the County's share of property taxes.
- The ordinance requires the administrator to place 25% of the increase to General Corporate Fund in a Renewable Energy Fund Account. This is equivalent to 0.7% of the total revenue increase due to turbines or about \$100 per turbine per year.
- The Renewable Energy Fund will act as a savings account accumulating the necessary down payment needed for the purchase of renewable energy sources.
- As required the Champaign County Energy Policy, the goal is to invest in cost-efficient energy sources so that there is a net return on investment.
- As renewable energy sources come on-line, the General Corporate Fund will receive the return on investment in reduced energy costs.
- Over the long term, the cost savings from reduced energy bills should replace the entire investments made through the Renewable Energy Fund. The SEDAC audit suggests there is an opportunity for substantial return on investment.

Renewable Energy Fund Proposal

	2012	2013	2014	2015	Total
Number of Taxable Wind Turbines (estimate)	100	200	300	300	
Estimated Tax Revenue (\$14,000 per turbine)	\$1,400,000	\$2,800,000	\$4,200,000	\$4,200,000	\$12,600,000
Estimated Tax Revenue to Champaign County (10% of total)	\$140,000	\$280,000	\$420,000	\$420,000	\$1,260,000
Turbine Revenue to General Corporate (27% of county's share or 2.7 % of total)	\$37,800	\$75,600	\$113,400	\$113,400	\$340,200
Renewable Energy Fund (25% of Gen Corp.'s or 0.7% of total)	\$9,450	\$18,900	\$28,350	\$28,350	\$85,050
Increase to General Corporate	\$28,350	\$56,700	\$85,050	\$85,050	\$255,150
For Reference:					
2009 General Corporate Revenue (All Sources)	\$32,758,805				
2009 General Corporate Revenue from Property Taxes	\$7,467,612				



**STATE OF ILLINOIS
COUNTY OF CHAMPAIGN**

**ENTERTAINMENT, RECREATION,
LODGING OF TRANSIENTS, AND RACEWAYS LICENSE**

**No. 2009-ENT-18
\$25.00**

Gordyville LLC dba Corner Concessions

License is hereby granted to Gordyville LLC dba Corner Concessions of 2205 County Rd 3000 N, Gifford, IL to provide Recreation/Entertainment at 2205 County Rd 3000 N, Gifford, IL in Champaign County from November 9th 2009 to December 31st 2009. This License expires the 1st day of January, 2010 at 12:01am.

Witness my Hand and Seal this 10th day of November, A.D. 2009.

Chairman, Champaign County License Commission

Mark Shelden, Champaign County Clerk



STATE OF ILLINOIS,
Champaign County
Application for:
Recreation & Entertainment License

Applications for License under County Ordinance No. 55 Regulating Recreational & Other Businesses within the County (for use by businesses covered by this Ordinance other than Massage Parlors and similar enterprises)

For Office Use Only	
License No.	<u>2009-ENT-18</u>
Date(s) of Event(s)	<u>ANNUAL</u>
Business Name:	<u>GORDYVILLE LLC dba CORNER CONCESSIONS</u>
License Fee:	<u>\$ 25.⁰⁰</u>
Filing Fee:	<u>\$ 4.00</u>
TOTAL FEE:	<u>\$ 29.⁰⁰</u>
Checker's Signature:	<u>[Signature]</u>

Filing Fees:	Per Year (or fraction thereof):	\$ 100.00
	Per Single-day Event:	\$ 10.00
	Clerk's Filing Fee:	\$ 4.00

Checks Must Be Made Payable To: Mark Shelden, Champaign County Clerk

The undersigned individual, partnership, or corporation hereby makes application for the issuance of a license to engage a business controlled under County Ordinance No. 55 and makes the following statements under oath:

- A. 1. Name of Business: Gordyville LLC dba Corner Concessions
- 2. Location of Business for which application is made: PO Box 490
2205 CR 3000 N, Gifford, IL 61847
- 3. Business address of Business for which application is made: 2205 CR
3000 N, Gifford, IL 61847
- 4. Zoning Classification of Property: Business
- 5. Date the Business covered by Ordinance No. 55 began at this location:
- 6. Nature of Business normally conducted at this location: Auctions, Home Shows, Flea markets, Rodeos, tractor pulls, concerts.
- 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Rodeos, Ag shows, tractor pulls, horse shows
- 8. Term for which License is sought (specifically beginning & ending dates): Annual

(NOTE: All annual licenses expire on December 31st of each year)

- 9. Do you own the building or property for which this license is sought? yes
- 10. If you have a lease or rent the property, state the name and address of the owner and when the lease or rental agreement expires: NA
- 11. If any licensed activity will occur outdoors attach a Site Plan (with dimensions) to this application showing location of all buildings, outdoor areas to be used for various purposes and parking spaces. See page 3. Item NA

INCOMPLETE FORMS WILL NOT BE CONSIDERED FOR A LICENSE AND WILL BE RETURNED TO APPLICANT

Recreation & Entertainment License Application
Page Two

B. If this business will be conducted by a person other than the applicant, give the following information about person employed by applicant as manager, agent or locally responsible party of the business in the designated location:

Name: _____ Date of Birth: _____
Place of Birth: _____ Social Security No.: _____
Residence Address: _____
Citizenship: _____ If naturalized, place and date of naturalization: _____

If, during the license period, a new manager or agent is hired to conduct this business, the applicant MUST furnish the County the above information for the new manager or agent within ten (10) days.

Information requested in the following questions must be supplied by the applicant, if an individual, or by all members who share in profits of a partnership, if the applicant is a partnership.

If the applicant is a corporation, all the information required under Section D must be supplied for the corporation and for each officer.

Additional forms containing the questions may be obtained from the County Clerk, if necessary, for attachment to this application form.

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
 Date of Birth: _____ Place of Birth: _____
 Social Security Number: _____ Citizenship: _____
 If naturalized, state place and date of naturalization: _____
- 2. Residential Addresses for the past three (3) years: _____

- 3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: _____

EACH OFFICER MUST COMPLETE SECTION D. OBTAIN ADDITIONAL FORM PAGES IF NEEDED FROM THE COUNTY CLERK AND ATTACH TO THIS APPLICATION WHEN FILED.

D. Answer only if applicant is a Corporation:

- 1. Name of Corporation exactly as shown in articles of incorporation and as registered: Gordyville LLC
- 2. Date of Incorporation: 12/28/04 State wherein incorporated: Illinois

Recreation & Entertainment License Application
Page Three

3. If foreign Corporation, give name and address of resident agent in Illinois:

Give first date qualified to do business in Illinois: _____

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: Auctions, horse shows, MARKET, etc

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: Johanna M. Guirara Title: part owner

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: _____

Citizenship: USA

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: 4404 Peoria Ln
Champaign, IL 61822

Business, occupation, or employment for four (4) years preceding date of application for this license: Partner / employed by Goldville LLC

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

no outdoor area to be used
40 acres parking

Recreation & Entertainment License Application
Page Three

3. If foreign Corporation, give name and address of resident agent in Illinois:

NA

Give first date qualified to do business in Illinois: —

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: MARY E. HANNAGAN Title: MANAGER - PART OWNER

Date elected or appointed: _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: Champaign IL 618

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 2451 CK 2800N
Perfield, IL 61862

Business, occupation, or employment for four (4) years preceding date of application for this license: GARDVILLE LLC

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.
40 ACRES PARKING.
EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

3. If foreign Corporation, give name and address of resident agent in Illinois:

NA

Give first date qualified to do business in Illinois: —

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: JOHN G. HANWAGAN II Title: PART OWNER
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: Champaign, IL
Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: _____

2444 CR 2700N
SIFFORD, IL 61847

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

SELF EMPLOYED FARMER
Comp. by BORGWULF LLC

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.
40 ACRES PARKING.
EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Three

3. If foreign Corporation, give name and address of resident agent in Illinois:

NA

Give first date qualified to do business in Illinois: —

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: PATRICIA A. FERICHS Title: Part owner
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: Champaign, IL
Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: _____

2757 CR 2100N
Ogden, IL

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

SELF EMPLOYED - HAIRSTYLIST
BOBBIKAY LLC

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.
40 ACRES PARKING.
EVENT ALL INDOOR.

Recreation & Entertainment License Application

Page Three

3. If foreign Corporation, give name and address of resident agent in Illinois:

NA

Give first date qualified to do business in Illinois: —

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: EDWARD F. HANNAGAN Title: PART OWNER

Date elected or appointed; _____ Social Security No.: _____

Date of Birth: _____ Place of Birth: Champaign, IL

Citizenship: USA

If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: 209 S. NEW

BIFFORD, IL 61847

Business, occupation, or employment for four (4) years preceding date of application for this license: EMPLOYED BY BUNBEE CORP.

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.

40 ACRES PARKING.

EVENT ALL INDOOR.

3. If foreign Corporation, give name and address of resident agent in Illinois:

NA

Give first date qualified to do business in Illinois: —

4. Business address of Corporation in Illinois as stated in Certificate of Incorporation:

5. Objects of Corporation, as set forth in charter: _____

6. Names of all Officers of the Corporation and other information as listed:

Name of Officer: JAMES J. HANNAN Title: OWNER
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: Champaign IL 61817
Citizenship: USA
If naturalized, place and date of naturalization: NA

Residential Addresses for past three (3) years: _____

201 E Summit
EFFORD, IL 61847

Business, occupation, or employment for four (4) years preceding date of application for this license: _____

BOYDANCE LLC - AUCTIONEER - MANAGER

7. A site plan (with dimensions) must accompany this application. It must show the location of all buildings, outdoor areas to be used for various purposes and parking spaces.

NO OUTDOOR AREA TO BE USED EXCEPT FOR PARKING.
40 ACRES PARKING.
EVENT ALL INDOOR.

Recreation & Entertainment License Application
Page Four

AFFIDAVIT

(Complete when applicant is an Individual or Partnership)

I/We swear that I/we have read the application and that all matters stated thereunder are true and correct, are made upon my/our personal knowledge and information and are made for the purpose of inducing the County of Champaign to issue the permit hereunder applied for.

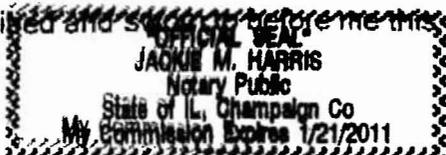
I/We further swear that I/we will not violate any of the laws of the United States of America or of the State of Illinois or the Ordinances of the County of Champaign in the conduct of the business hereunder applied for.

Signature of Owner or of one of two members of Partnership

Signature of Owner or of one of two members of Partnership

Signature of Manager or Agent

Subscribed and sworn to before me this 15th day of October, 2009.


Notary Public



STATE OF ILLINOIS,
Champaign County
Recreation & Entertainment License
Check List and Approval Sheet

FOR ELUC USE ONLY

County Clerk's Office

- 1. Proper Application Date Received: 10-15-09
- 2. Fee Amount Received: \$25.00

Sheriff's Department

- 1. Police Record Approval: [Signature] Date: 10/15/09
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: Carol Ann Voorn

Planning & Zoning Department

- 1. Proper Zoning Approval: [Signature] Date: 11/03/09
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: B-4 GENERAL BUSINESS ZONING DISTRICT Signature: [Signature]

Environment & Land Use Committee

- 1. Application Complete Approval: _____ Date: _____
- 2. Requirements Met Disapproval: _____ Date: _____

Signature: _____

Remarks and/or Conditions: _____

CENTER-U.S. ROUTE 136

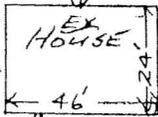
61.25'

N. PROPERTY LINE

362'

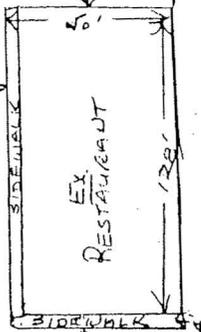
66'

98'



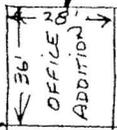
PARKING

86.6"



PARKING

84'



PARKING

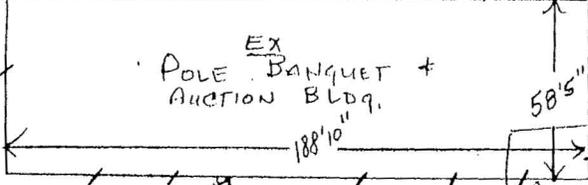
65'4"

CHAIN LINK FENCE 92'3"

CHAIN LINK FENCE 362'

EX POLE BANQUET + AUCTION BLDG.

4 WALL THRU DOORS
4 ROLL UP DOORS



PARKING

BATHROOMS

30'

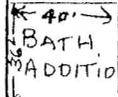
240'

EX ARENA BLDG.

300'

93'3" PARKING

PARKING



271'

PARKING 300'

PARKING

BATHROOMS

240'

PARKING

CHAIN LINK FENCE

S. PROPERTY LINE

642.40'

CHAIN LINK FENCE

E. PROPERTY LINE

1360.42'

SOUTH

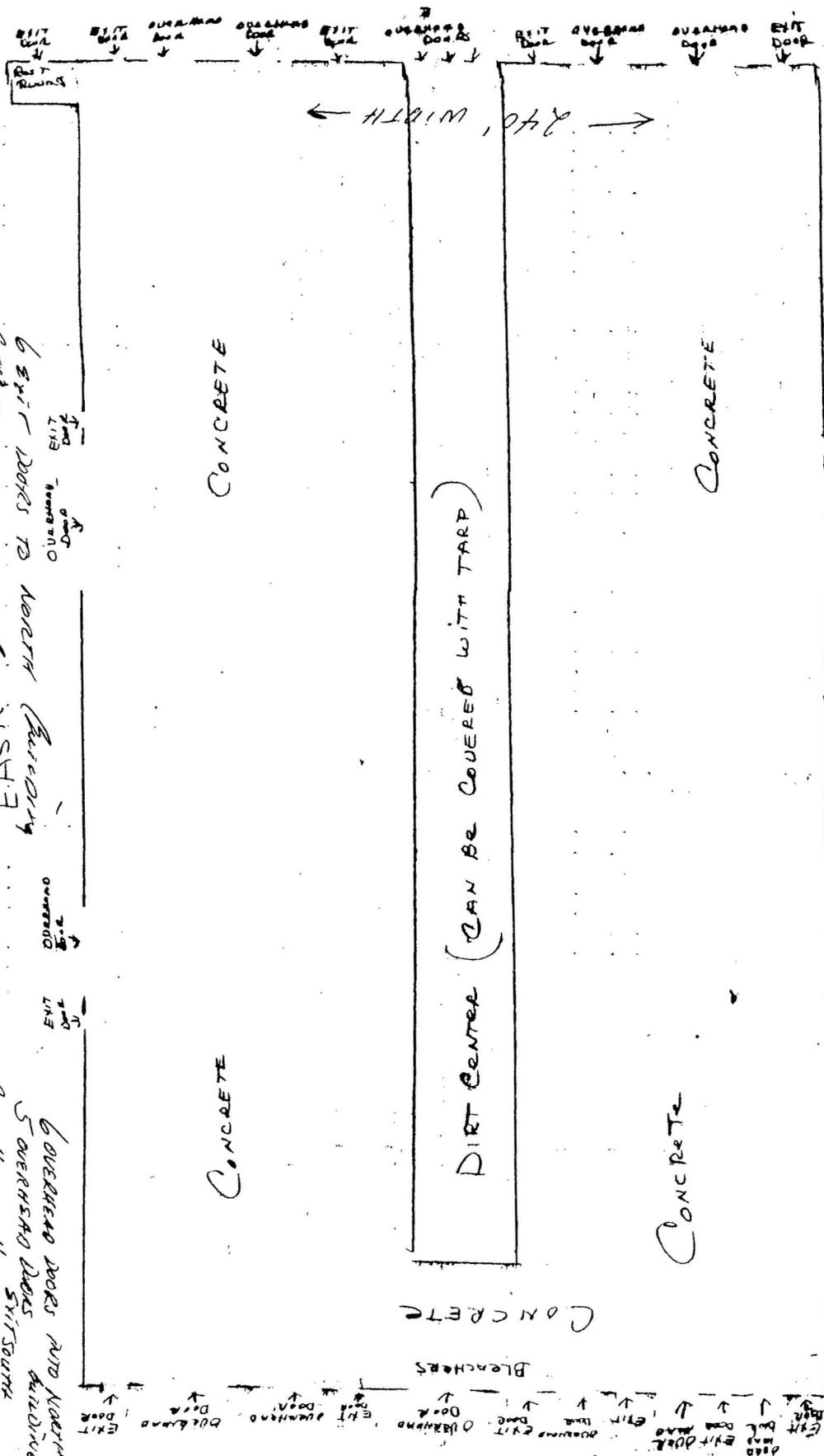


E.A.S.I. ... EXIT DOORS TO NORTH BUILDING

OVERHEAD DOORS INTO NORTH BUILDING

8400 ... SOUTH BUILDING

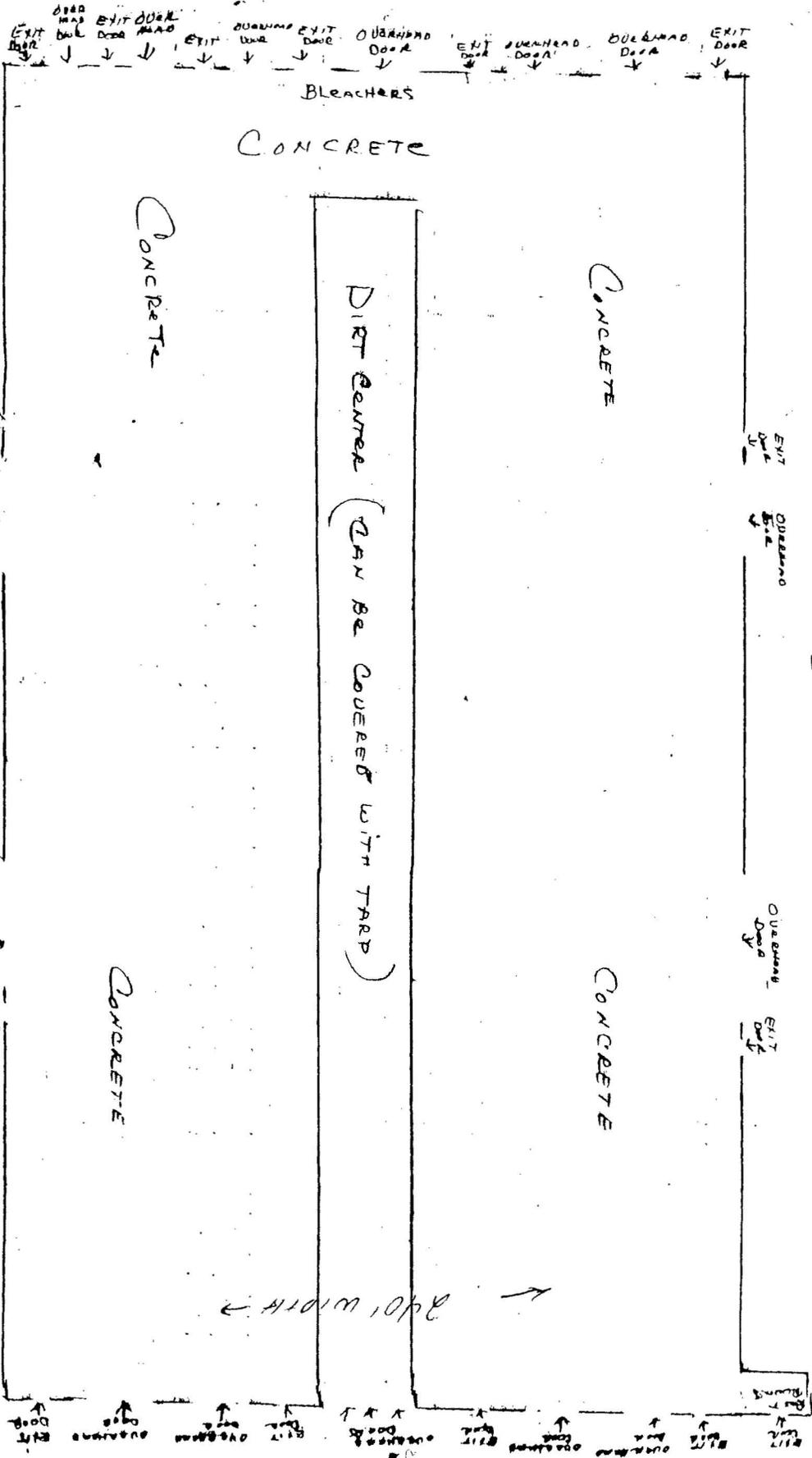
NORTH



West 300'

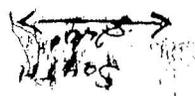
NORTH

84000 square feet of floor space



← Nest
300' →
15 EXIT DOORS
15 OVERHEAD DOORS

NORTH Building



CHAMPAIGN COUNTY
LRMP
 LAND RESOURCE
 MANAGEMENT PLAN

Date: November 17, 2009

To: Champaign County Board

From: Susan Chavarria, LRMP Project Manager

Re: Scheduling of Upcoming LRMP Public Meeting

Action
 Requested: Information Only

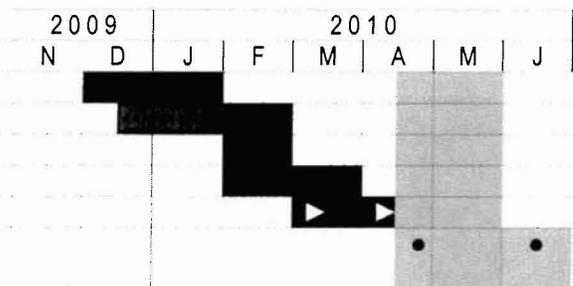
The LRMP project timeline calls for a public meeting to occur during a 30-day open review and public comment period prior to County Board adoption of the LRMP. The public comment period is expected to occur January 4, 2010 through February 2, 2010.

Working within limits of the proposed Champaign County Board 2010 Calendar of Meetings schedule, the LRMP public meeting date of **Tuesday, January 19, 2010** is proposed (with an alternate weather date of Tuesday, January 26, 2010). Time and location are yet to be determined.

LRMP TIMELINE

STAGE 5 County Review & Approval

- 1) Public Review of LRMP (30 days)
- 2) Public Meeting (Jan 19 or alternate: Jan 26)
- 3) ELUC review of public comments
- 4) Revise LRMP as may be directed by ELUC
- 5) ELUC approval (March or April)
- 6) County Board approval
 (April if late planting season, or June, if not.)



Timeline Key:

- In progress ■
- Primary Planting Time ■
- ELUC approval ▶
- County Board review ●
- Public Meeting ■

Please contact CCRPC staff at your earliest convenience with any questions or concerns.



Date: November 16, 2009
To: Environment and Land Use Committee
From: Susan Monte, Champaign County Recycling Coordinator
Re: Collection of Electronics Waste in Champaign County
Action Requested: Information Only

Recent Illinois Legislation

Public Act 95-0959 (cited as the “Electronics Products Recycling and Reuse Act”) became the law in Illinois in September 2008. The Act establishes a statewide system for recycling and/or reusing computers, monitors, televisions, and printers discarded from residences by requiring electronic manufacturers and retailers to participate in the management of discarded and unwanted electronic products.

At no charge to consumers, this law authorizes the use of a combination of incentives and mandates to reduce the ever-increasing amount of electronic waste (e.g, televisions, printers, computer monitors, computers, laptops, and printers) and their toxic substances, such as lead, cadmium, copper, flame retardants, and phosphorus, from being disposed in Illinois landfills.

This law also gives manufacturers flexibility in the strategies they use to meet their goals, such as partnering with retailers and local governments to sponsor collections. Manufacturers, recyclers, refurbishers, processors and collectors must register annually with the Illinois EPA.

Highlights of this law are:

- As of Jan 1, 2010, a collector, recycler, processor, or manufacturer may not charge a fee from residents for collection of electronics waste.
- As of Jan 1, 2012, all televisions, computer monitors, desktop and notebook computers and printers will be banned from landfills in the State of Illinois.

More information about the Electronics Products Recycling and Reuse Act is available online at <http://www.epa.state.il.us/land/electronic-waste-recycling/index.html>.

Local Government Collection of Electronics Waste

In previous years, County and local municipalities have collaborated to sponsor annual electronics collection events for area residents.

Local government recycling representatives are presently exploring a plan to partner with *The News Gazette* to provide a quarterly collection of electronics waste to area residents beginning in 2010 at The News Gazette facility on Apollo Drive in north Champaign. *The*

News Gazette would provide an indoor facility for collection and storage of electronics waste and would absorb most of the cost of advertising for the quarterly collections. Local government recycling representatives would jointly organize the collections and solicit volunteer labor for the collections.

At present, the County Recycling Coordinator is preparing a Request for Qualifications to send out to IEPA registered collectors, recyclers, or refurbishers in order collect information about companies eligible to be selected for the recycling or reuse of electronics waste expected to be collected at these quarterly collections. No increased funding from the County to sponsor the quarterly electronics waste collections is expected to be available.



To: ELUC Members
From: Susan Chavarria, CCRPC Regional Planning Manager
Date: November 2, 2009
Re: County Planning Contract
Requested Action: Approve FY10 County Planning Contract

In the next fiscal year, the County Planning contract will change focus from the LRMP planning process toward LRMP implementation, using the LRMP Implementation Strategy as a guide. Other work elements include recycling events coordination, miscellaneous requests for planning and research services, and a county facilities sustainability initiative.

In previous years, the county planning contract has been limited to working with only one CCRPC Planner, Susan Monte. Starting with FY10, the knowledge and capabilities of all RPC planners will be available to work toward the county contract. This change will be less complicated for both the county and CCRPC from a budget perspective, and will allow the county to take advantage of a more diverse knowledge base in the work that it requests.

This change will occur administratively by making Susan Monte a full employee of CCRPC; in previous years, CCRPC paid for her indirect/overhead costs while the County paid for her salary and fringe benefits. For this coming fiscal year, the change will result in approximately 100 fewer hours of labor available to the county because the contract will not increase for FY10. There is money from the LRMP FY09 that will roll over, however, to complete the LRMP process in FY10. This roll over funding combined with the FY10 contract will result in approximately 2250 hours of staff time available to the county contract.

CCRPC staff requests that ELUC approve the proposed FY10 work plan for the county contract.



County Planning Contract for FY10

December 1, 2009 through November 30, 2010

County Planning Contract Total for FY10:	\$76,169
Rollover for LRMP process finalization from FY09:	\$22,457
Total Available for FY10:	\$98,626

Proposed Tasks for FY10	Hours	Cost
LRMP process finalization This task includes finishing the six-month approval process that must occur after getting sign-off from ELUC on the four stages. It will include a public hearing and report finalization.	393	\$17,572
LRMP Implementation Working with ELUC and county staff, priority implementation tasks will be identified that RPC planners can implement given time and resources.	703.5	\$31,214
Miscellaneous County Requests County committees or staff may have tasks that come up that RPC planners can research or implement.	150	\$6,656
Recycling Events Coordination County recycling initiatives have been spearheaded through the County contract for the last couple of years; what was an annual event is moving toward a year-round facility that RPC staff continues to work on.	150	\$6,656
County Sustainability Initiative County staffs have expressed interest in making our facilities more sustainable. CCRPC's sustainability coordinator and can help the County determine what it wants to do and help them achieve their goals.	200	\$7,888
Planning Intern A planning intern can help provide lower cost research and writing assistance to different initiatives. An intern would be supervised by RPC planners but could do work for other county staff under this work plan.	300	\$6,000
Fringe & Indirect This includes fringe benefits and overhead expenses that are calculated for all RPC employees.	352.5	\$15,640
Non-staff expenses		\$7,000
<i>Printing LRMP</i>		<i>\$4,000</i>
<i>Services, Capital Outlay</i>		<i>\$3,000</i>
TOTAL	2,249	\$98,626

Under the proposed work plan, the county would not be limited to working with one planner; rather, it will have the varied experience of several RPC planners to complete tasks. Typically, the County Contract would cover 1950 hours of one planner's time. For FY10, exclusive of the rollover work for LRMP, the work plan proposes providing approximately 1850 hours in planning services for the County. The reduction in hours is due to the fact that RPC will now pay for both fringe and indirect (overhead) expenses for the county contract employees, where as the County assumed the fringe benefits in previous years.

The work plan anticipates that if fewer hours are needed than anticipated for Miscellaneous County Requests and Recycling Events Coordination, those excess hours would go toward LRMP Implementation. If the estimated rollover funds from FY09 are less than indicated, Services and Capital Outlay expenses will be reduced to cover staff costs.

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708
FAX (217) 328-2426

To: **Environment and Land Use Committee**
From: **John Hall, Zoning Administrator**
Date: **November 4, 2009**
RE: **Hiring Professional Consultants for Review of Certain Technical
Studies for Wind Farm County Board Special Use Permits**

REQUEST

Authorization to hire professional consultants to review certain technical submittals required for Wind Farm County Board Special Use Permits.

STATUS

The Zoning Board of Appeals voted to support the Zoning Administrator's request for a wind farm noise consultant. See the attached letter.

LETTER FROM ZONING BOARD OF APPEALS

The Zoning Board of Appeals (ZBA) discussed this topic at their meeting on October 29, 2009. The ZBA reviewed the attached memo that was handed out at the meeting and, after deciding to support the request, approved the letter to ELUC that is included as Attachment B.

STATUTORY TIME LIMIT ON COUNTY BOARD APPROVAL OF A WIND FARM

State law requires that a County Board make a decision on a wind farm approval within 30 days after the end of the public hearing at the ZBA. This means that with or without a noise consultant, ELUC will have no choice but to immediately forward a wind farm case to the County Board and that the County Board will have no choice but to make a decision within the mandated 30 day time limit. One way to minimize any problems with this time limit on County Board consideration is to ensure a qualified and objective review of the wind farm noise study.

ALTERNATIVES

ELUC has the following alternatives:

Alternative A: Authorize the Zoning Administrator's request to hire a wind farm noise consultant.

In this alternative, some portion of the special wind farm application fees that were included in the wind farm amendment will be used to hire a qualified noise consultant to review the wind farm noise study and provide a written report to the ZBA. This alternative should provide the following benefits:

1. **A qualified and objective review will verify the wind farm developer's noise study.** Under this approach a qualified and objective review of the wind farm noise study will be available for the ZBA's use during the wind farm public hearing. The consultant's study should substantiate the wind farm developer's assertion regarding noise compliance and thereby hopefully address most noise concerns of neighbors.

Wind Farm Consultants for Champaign County

Zoning Administrator

NOVEMBER 4, 2009

2. **A shorter and less contentious public hearing at the ZBA.** If the consultant's report is provided early in the hearing it should reduce the amount of testimony by neighbors thereby ensuring a shorter public hearing. Ensuring objectivity should also make the public hearing less contentious. The ZBA will have a qualified, objective evaluation of the wind farm developer's noise study and will be able to make a final determination more quickly. The wind farm case should be forwarded to ELUC quicker than without the consultant's report.
3. **Eliminates noise as an issue at the County Board.** Because state law requires that a County Board make a decision on a wind farm approval within 30 days after the end of the public hearing, there is only a very limited time for public participation and Board discussion of the issues. Simply eliminating noise as an issue will reduce the amount of time required for public participation and provide more time for Board discussion of all of the considerations.

Alt. B: Deny the Zoning Administrator's request to hire a wind farm noise consultant.

The County is not required to hire a qualified consultant to review the wind farm noise study. If ELUC denies the Zoning Administrator's request then there will be no objective, qualified review of the wind farm noise study available for the ZBA during the public hearing. Because state law requires that a County Board make a decision on a wind farm approval within 30 days after the end of the public hearing, ELUC will have no option but to forward the case immediately to the County Board and the County Board will have no choice but to make a decision. This alternative should provide the following benefit:

1. **A few thousand dollars in fees will be retained for other County purposes.** Under this approach, none of the wind farm special use permit application fee will be used to pay for a noise consultant. The County's general corporate fund will retain the amount of the consultant's fee (anticipated to be approximately \$3,000 to \$5,000) that can be spent on other needs.

ATTACHMENT

- A Memo to ZBA dated October 29, 2009, with Attachments
- B Letter to ELUC from ZBA dated October 29, 2009

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708
FAX (217) 328-2426

To: **Zoning Board of Appeals**
From: **John Hall, Zoning Administrator**
Date: **October 29, 2009**
RE: **Zoning Administrator's request to ELUC for hiring a Professional
Consultant for review of wind farm noise studies**

FOR INFORMATION

The Zoning Administrator is currently seeking ELUC's approval to hire a professional consultant to review the noise submittal for the anticipated wind farm application.

This memo is only intended to make the ZBA aware of that request in case the ZBA would like to advise ELUC of it's preference in this matter. ELUC may make a decision at their November 9, 2009, meeting and any input from the ZBA should be sent to that meeting.

BACKGROUND

The first wind farm application is anticipated in November and several technical submittals are required as part of the application requirements. Many of the submittals can be reviewed by planning staff as part of the normal case review process and the County Engineer will review all submittals related to public street modifications and improvements. However, there is no County staff qualified to review the noise submittal or the site risk assessment study regarding bird and bat mortality.

As the Board may recall, part of the justification for special fees for wind farm special use permit applications was to pay for these special reviews. That justification was reviewed in item 12.B. of the Approved Finding of Fact that was included with the April 13, 2009, ELUC Agenda. A special minimum application fee of \$20,000 is required for wind farm applications for just this reason.

In the role of consultant to the ZBA as established by subparagraph 9.1.7 D. 3. of the Zoning Ordinance, I have sought authorization by ELUC to hire the necessary consultants. See Attachment A. Based on the response of ELUC, I have focused only on hiring a noise consultant.

My request to hire a consultant is not simply due diligence and I do strongly recommend it as the proper course of action. And, even though I could hire a consultant with no specific approval from ELUC, I am not inclined to do so.

This topic has been on the ELUC agenda since June but ELUC has been noncommittal to date. If the ZBA feels strongly either for or against the hiring of a professional noise consultant, the ZBA should probably send a letter to ELUC advising them of that position. ELUC may make a decision at their November 9, 2009, meeting and any input from the ZBA should be sent to that meeting.

NO STATUTORY OBLIGATION FOR COUNTY TO PROVIDE A QUALIFIED REVIEW

The Board is not obligated to hire consultants for the review of these submittals. Based on conversations with other county Zoning Administrators, it is quite unusual for other Illinois counties to hire consultants to review wind farm submittals.

However, the ZBA should expect wind farm neighbors to be skeptical of the assertions of wind farm developers and the best way to reconcile those conflicting views is for the County to hire a qualified professional consultant who can evaluate the wind farm submittals on behalf of the ZBA and County Board.

REQUEST FOR QUALIFICATIONS FOR QUALIFIED CONSULTANTS

As requested by ELUC, I have attempted to provide accurate information regarding how much these services might cost. To that end I have identified three consultants with offices in the State of Illinois who are experienced in preparing or reviewing wind farm noise studies and who are willing to provide those services to the County. And, with the County Administrator's help, a Request for Qualifications for a noise consultant was prepared and advertised.

The three firms submitted valid proposals and are ready to submit "not to exceed estimates" when they are provided with a copy of a wind farm noise study. See Attachment B.

Z.B.A. SHOULD WEIGH IN IF STRONG FEELINGS EITHER WAY

At this time it is not clear that ELUC will authorize the hiring of a noise consultant. If the ZBA feels strongly either for or against the hiring of a professional noise consultant, the ZBA should probably send a letter to ELUC advising them of that position.

If the ZBA has no strong feelings either way there is no reason to send any communication. There is no need for the ZBA to get involved simply to support the Zoning Administrator's request. However, in this event, it would still be useful for ELUC to know that you were advised of the situation and chose not to provide any comments and I will let them know.

ATTACHMENTS

- A Memo to ELUC dated June 4, 2009
- B Memo to ELUC dated October 13, 2009

Champaign
County
Department of



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

(217) 384-3708
FAX (217) 328-2426

To: **Environment and Land Use Committee**
From: **John Hall, Zoning Administrator**
Date: **June 4, 2009**
RE: **Hiring Professional Consultants for Review of Certain Technical
Studies for Wind Farm County Board Special Use Permits**

REQUEST

Committee direction is sought regarding whether or not to hire professional consultants to review certain technical submittals required for Wind Farm County Board Special Use Permits.

BACKGROUND

The first wind farm application is anticipated in August or September and several technical submittals are required as part of the application requirements. Review of those submittals will be the first step of the public hearing process and the quicker that compliance can be confirmed the shorter the public hearing will be. Many of the submittals can be reviewed by planning staff as part of the normal case review process and the County Engineer will review all submittals related to public street modifications and improvements. However, the following three submittals will require specialized professional knowledge to review and cannot be evaluated by planning staff:

- A noise study proving compliance with the Illinois Pollution Control Board noise standards (par. 6.1.4 I.). The noise study in particular is likely to be of great interest to adjacent non-participating landowners because it identifies the expected noise levels of the wind farm. Neighbors may not be willing to trust the assertions of the developer and may expect the County to take the necessary steps to verify compliance.
- A site risk assessment study regarding bird and bat mortality including if necessary a site specific one year bird and bat use survey (par. 6.1.4 L.).
- An independent engineer's estimate of decommissioning costs (par. 6.1.1 A. 5.(exist. 6.6.1 C. 5.)). This estimate is of particular importance to both the County and to participating landowners because it will be the basis of a realistic value of the letter of credit and eventually the escrow account to provide for decommissioning.

Recall that a special minimum application fee of \$20,000 is required for wind farm applications. Part of the justification of that fee was to cover the costs of these reviews. That justification was reviewed in item 12.B. of the Approved Finding of Fact that was included with the April 13, 2009, ELUC Agenda (see attached).

The Board is not obligated to hire consultants for the review of these submittals. Based on conversations with other county Zoning Administrators, it is quite unusual for other Illinois counties to hire consultants to review wind farm submittals. However, the Board should expect wind farm neighbors to be skeptical of the assertions of wind farm developers and the only way to reconcile those conflicting views will be to hire qualified professional consultants who can evaluate the wind farm submittals on behalf of the County Board.

There is at least one central Illinois engineering consultant who provides all of these services. If the Committee authorizes the hiring of consultants staff will begin searching for others.

A budget amendment will be necessary to authorize the expenditure but that amendment will not even be submitted until a wind farm application has been received. Considering that the minimum wind farm application is \$20,000, the budget amendment should be revenue neutral.

ATTACHMENT

ITEM 11.I.(5) CONTINUED

- (d) General achievement of the first agricultural land use goal (see Item 8.A.), second industrial land use goal (see Item 8.C.), and the fourth general land use goal (see Item 9.A.(3)).

12. Regarding fees proposed to be charged for Wind Farm County Board Special Use Permit applications:

A. Regarding comparison of the proposed fees with other jurisdiction's with wind farm requirements:

- (1) Fees from five other Illinois counties were compared. The range in fees varies widely for both the special use permit approval and the zoning permit approval. Total fees per tower ranged from \$2,183 per tower to \$8,500 per tower. Averages were determined for these five counties by using all the counties and by disregarding the maximum and minimum fees. See Attachment A to the Supplemental Memorandum for Case 634-AT-08 dated March 12, 2009, for specific data.
- (2) The proposed fees compare to the averages as follows:
 - (a) The County Board Special Use Permit is 70% of the overall average and 73% of the middle three.
 - (b) The Zoning Use Permit fee is 100% of the overall average and 108% of the middle three.
 - (c) The total per turbine fee is 97% of the overall average and 104% of the middle three.

B. Regarding the County Board Special Use Permit:

- (1) The proposed County Board Special Use Permit fee has to be adequate to cover the costs of the various consultants that will be necessary to adequately review the application submittals, as follows:
 - (a) A legal consultant to prepare the Roadway Upgrade and Maintenance agreement required by paragraph 6.1.4.F.
 - (b) A noise consultant to evaluate noise impacts and submittals required by paragraph 6.1.4.I.
 - (c) An environmental consultant to evaluate the wildlife impacts and submittals required by paragraph 6.1.4.L.
 - (d) A consulting engineer to review the costs of the reclamation agreement (decommissioning plan) required by paragraph 6.1.4.Q.
- (2) The proposed County Board Special Use Permit fee has to be adequate to cover the staff time required to staff the public hearing and review the application as follows:

Champaign
County
Department of



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

(217) 384-3708

To: **Environment and Land Use Committee**
From: **John Hall**, Zoning Administrator
Date: **October 13, 2009**
RE: **Hiring Professional Consultants for Review of Certain Technical Studies for Wind Farm County Board Special Use Permits**

REQUEST

Authorization to hire professional consultants to review certain technical submittals required for Wind Farm County Board Special Use Permits.

STATUS

A Request For Qualifications for a wind farm noise consultant has been advertised since the last meeting and proposals were received this morning from the same three firms (with Illinois offices) who were previously interested.

Those proposals have not yet been reviewed with the County Administrator but it is hoped that all three consultants will be selected to provide Not-To-Exceed Estimates once a wind farm application is received.

Working through the timeline of the appointment of a Designated Consultant without slowing down the wind farm public hearing will be a challenge. By the regularly scheduled November ELUC meeting it will be clear whether or not a special ELUC meeting may be necessary to allow Committee review of Not-To-Exceed Estimates prior to appointing the Designated Consultant.

BACKGROUND

The first wind farm application is now anticipated at the end of October or early November with a public hearing likely to open in January and occupy the four ZBA meetings in January and February.

As previously reviewed, the submittal for a noise study proving compliance with the Illinois Pollution Control Board noise standards (par. 6.1.4 I.) requires specialized professional knowledge to review and cannot be evaluated by County staff.

In previous discussions the Committee was gravely concerned about the cost of such services. It was finally determined, based upon advice of the County Administrator, that the simplest and safest approach for securing reliable cost information was to advertise a Request For Qualifications.

REQUEST FOR QUALIFICATIONS FOR WIND FARM NOISE CONSULTANT

A Request For Qualifications for a consultant to evaluate the materials related to wind farm noise conformance was prepared with the advice of the County Administrator and placed for advertisement recently. Today was the closing date of that advertisement and three proposals were received from firms who have offices in the State of Illinois.

I have not yet had a chance to review the proposals with the County Administrator.

As explained in the RFQ, the next steps in the process are as follows:

1. Up to four qualified consultants will be selected and will be notified by telephone by October 23, 2009.
2. Upon receipt of the wind farm application (expected sometime in November), the selected consultants will be provided copies of the relevant noise related application materials and asked to provide Not-to-Exceed Cost Estimates for review of the wind farm.
3. Not-to-exceed cost estimates must be provided to the Director of Planning and Zoning no later than two weeks after receipt of the application materials.
4. The County shall designate a Consultant no later than one week after the first regularly scheduled ELUC meeting after receipt of the Not-to-Exceed Estimates.
5. The Designated Consultant shall provide a Written Report within three weeks after designation.
6. The Consultant will probably be required to appear at least one ZBA meeting for the wind farm.

ANTICIPATED TIMEFRAME

A Department Calendar is attached for reference. The wind farm developer expects to submit the application sometime in November. If the application is received by November 9, 2009, the Not-to-Exceed Estimates should be available for review at the regularly scheduled December 14, 2009, meeting. Further, the Consultant's Written Report should be available by at least the ZBA's second meeting on the wind farm in the second half of January 2010.

However, if the application is received after November 9, 2009, the Not-to-Exceed Estimates will probably not be received until after the regularly scheduled ELUC meeting on December 14, 2009. And, if ELUC review of the Estimates does not occur until the regularly scheduled January 2010 meeting the Consultants Written Report will not be received until the wind farm public hearing is in the last planned meeting in the second half of February 2010.

A special meeting by ELUC to review the Not-to-Exceed Estimates earlier in the process (sometime in December 2009 after the regularly scheduled meeting) could result in more timely distribution of the Consultant's Written Report. The benefit of a special ELUC meeting will be more clear at the November 9, 2009, ELUC meeting.

ATTACHMENT



Champaign County Zoning Board of Appeals

Brookens Administrative Center
c/o Department of Planning and Zoning
www.co.champaign.il.us
zoningdept@co.champaign.il.us

1776 East Washington Street
(217) 384-3708

Urbana IL 61802
fax: (217) 891-4021

October 29, 2009

Champaign County Board Environment and Land Use Committee

Brookens Administrative Center
1776 East Washington Street
Urbana IL 61802

RE: Zoning Administrator's request to hire a wind farm noise consultant

Dear Environment and Land Use Committee:

The Champaign County Zoning Board of Appeals (ZBA) discussed this topic at our meeting on October 29, 2009. The ZBA strongly supports the Zoning Administrator's request to hire a qualified wind farm noise consultant to review the wind farm noise submittals in order to verify compliance with the Zoning Ordinance requirements.

We know that only a couple of other Illinois counties hire consultants to review wind farm submittals. However, the Zoning Administrator assures us that no County staff is qualified to review a wind farm noise submittal and the only way to provide an objective and qualified evaluation of a noise submittal for evidence in the public hearing is for the County to hire a consultant. Qualified professional review on behalf of the County is also the best way to objectively address any concerns that wind farm neighbors may have about noise.

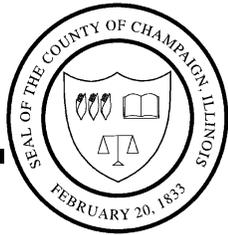
We are aware that this is a difficult financial time for the County. However, special use permit application fees were included with the wind farm text amendment specifically to provide for these reviews. It appears that the cost for a wind farm noise consultant may be no more than 25% of the minimum \$20,000 wind farm special use permit fee. The ZBA strongly believes that the special use permit fees should be used for the purpose of providing the necessary professional reviews. Other consultants may also be required but at this time our primary concern is a noise consultant.

Special (and much greater) fees were also established for the zoning use permits for wind farm towers. The wind farm tower zoning use permit fees (received at the time of construction) are \$4500 per tower and will greatly exceed the value of the special use permit fees.

We respectfully request that you authorize the Zoning Administrator's request to hire a wind farm noise consultant and we encourage the Zoning Administrator to keep you informed in that selection.

Sincerely,

Doug Bluhm
Chair, Champaign County Zoning Board of Appeals



**CHAMPAIGN COUNTY BOARD
COMMITTEE AGENDA/ADDENDUM**

ENVIRONMENT & LAND USE COMMITTEE

Brookens Administrative Center, Lyle Shields Meeting Room

1776 E. Washington, Urbana

Monday, November 30, 2009 – 7:30 p.m.

CHAIR: Barbara Wysocki

MEMBERS: Carol Ammons, Jan Anderson, Chris Doenitz, Brad Jones, Alan Kurtz (VC),
Ralph Langenheim, Steve Moser, Jon Schroeder

ADDENDUM ITEM

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XVII. Other Business

- A. **R&E License: Prairie Fruits Farm, LLC, 4410 N. Lincoln, Champaign. Dinner on the farm with live music. December 12, 2009. (*information to be distributed at meeting*)**

Champaign County Administrative Services
1776 E. Washington St.
Urbana, IL 61802
217-384-3776

C. Pius Weibel
County Board Chair
Debra Busey
County Administrator