

**CHAMPAIGN COUNTY BOARD
COMMITTEE OF THE WHOLE AGENDA**

*County of Champaign, Urbana, Illinois
Tuesday, January 5, 2010 – 6:00 p.m.*

*Lyle Shields Meeting Room, Brookens Administrative Center
1776 East Washington Street, Urbana, Illinois*

	<u>Page Number</u>
I. <u>Call To Order</u>	
II. <u>Roll Call</u>	
III. <u>Approval of County Board Resolution to Meet as Committee of the Whole</u>	
IV. <u>Approval of Minutes</u>	
A. Highway & Transportation Committee Minutes – November 6, 2009	*1-2
B. County Facilities Committee Minutes – November 17, 2009	*3-6
C. Environment & Land Use Committee Minutes	
1. November 30, 2009	*7-26
2. December 17, 2009	*27-31
V. <u>Approval of Agenda/Addenda</u>	
VI. <u>Public Participation</u>	
VII. <u>Communications</u>	
VIII. <u>Highway & Transportation:</u>	
A. <u>Monthly Reports</u>	
1. County & Township Motor Fuel Tax Claims Monthly Reports – November 2009 & December 2009	*32-33
B. <u>County Engineer</u>	
1. Resolution Awarding Contract for the Replacement of a Bridge Located Approximately 5 Miles South of Homer on the Champaign-Vermilion County Line Section #08-01949-00-BR. Award to Newell Construction – Danville Illinois, in the amount of \$209,527.50.	*34-36
C. <u>Other Business</u>	
D. <u>Chair's Report</u>	
E. <u>Designation of Items to be Placed on County Board Consent Agenda</u>	
IX. <u>County Facilities</u>	
A. <u>Downtown Correctional Center – Chiller Update</u>	
1. Approval of Recommendation for Chiller Replacement at Downtown Correctional Center	*37-54
2. Approval of Amendment to Current GHR Contract for Phase 2 – Construction Services for Chiller Replacement	

- B. Courthouse Exterior/Clock & Bell Tower Renovation Project
 - 1. Project Update *55
 - 2. Report on South Side Replacement (*To Be Distributed*)
- C. Election Building Update
 - 1. Approval of Agreement with IGW/GHR for Architectural/Engineering Services for Election Building Project – Not to Exceed \$15,000 *56-58
 - 2. Update Report from IGW *59-61
- D. Downtown Parking Station Replacement Update *62
- E. Facility Director County Administrator
 - 1. Physical Plant Monthly Reports *63-67
 - 2. Capital Projects Labor Report – FY2009 *68-69
- F. Other Business
- G. Chair’s Report
- H. Designation of Items to be Placed on County Board Consent Agenda
- X. **Environment & Land Use**
 - A. Recreation and Entertainment License Yearly Renewals
 - 1. Alto Vineyards Champaign, 375 CR 2425N, Mahomet, IL *70-77
January 1, 2010 through December 31, 2010
 - 2. Stagecoach at Gordyville, 2203 CR 3000 North, Gifford, IL (*To Be Distributed*)
January 1, 2010 through December 31, 2010
 - B. Property Maintenance Complaints and Relevant County Ordinances and Codes *78-86
 - C. Monthly Reports - (*To Be Distributed*)
 - D. Other Business
 - E. Chair’s Report
 - F. Correspondence
 - 1. Illinois Emergency Management Agency *87-88
 - G. Designation of Items to be Placed on County Board Consent Agenda
- XI. **Adjournment**

**Champaign County Board
Committee Minutes**

**Highway & Transportation Committee
Friday, November 6, 2009 – 9:00 a.m.
Highway Department Building Meeting Room**

MEMBERS PRESENT: Cowart (Chair), Beckett, Bensyl, Carter, Knott, Kurtz,
Langenheim,

MEMBERS ABSENT: Jay, O'Connor

OTHERS PRESENT: Jeff Blue, John Cooper

AGENDA ITEM

Call to Order

Chair Cowart called the meeting to order at 9:02 a.m. A roll call confirmed a quorum present with Mr. Beckett arriving shortly after roll call.

Approval of Agenda/Addendum

MOTION by Carter to approve the agenda as presented; seconded by Bensyl. There was no addendum for the meeting. **Motion carried.**

Approval of Minutes – October 9, 2009

MOTION by Kurtz to approve the minutes of October 9, 2009 as presented; seconded by Carter. **Motion carried.**

Public Participation

There was no public participation.

Monthly Reports

County & Township Motor Fuel Tax Claims – October 2009

MOTION by Knott to receive and place on file the County & Township Motor Fuel Tax Claims for October 2009; seconded by Carter. **Motion carried.**

County Engineer

Monticello Road Speed Zone Study

Mr. Blue explained that boxes were placed in the vicinity of the I-57 overpass between the ramps and the actual bridge, 2 in the eastbound lane and 2 in the westbound lane, to determine the speed and the amount of traffic. Mr. Blue explained the mathematical calculations used to establish a Speed Zone as per guidelines provided by the Illinois Department of Transportation. Spot speed studies were done in 4 locations to determine the speed of 85% of the traffic. The study was done during the peak hours of 7:00 am to 10:00 am

and 1:00 pm to 4:00 pm. An average speed was then determined from this study. Then a Highway employee drives this same area with the flow of traffic during both peak times to determine the prevailing speed.

Another factor in this calculation is that there are 6 business access drives and 1 residential access drive in this stretch of roadway. After factoring in the Speed Study, Test Runs, Prevailing Speed, Existing Speed Limit, Access Conflicts, Crash Rate Ratio it was determined to lower the Speed Zone from 55 MPH to 45 MPH.

Signage would be placed so that anyone coming from Duncan Road or Staley Road would be warned of the lower speed limit. With the rate of the average speed, it is conceivable that 65% of the traveling public would be exceeding this new speed limit. We may have to ask the Sheriff's Department to give this area special attention after the change is made.

Since this Highway is schedule for improvement, this is a good time to make this change. The Illinois Department of Transportation held a letting on November 6th for the Federal Portion of this improvement. County will hold a letting for their portion after the first of the year.

Motion by Kurtz to recommend County Board approval of the Ordinance Altering Speed Limit on Monticello Road; seconded by Carter.

Motion carried unanimously.

Determination of Consent Agenda Items

Item B is on the regular County Board consent agenda.

Adjournment

Chair Cowart declared the meeting adjourned at 9:16 a.m.

Respectfully Submitted,

Debby Wagner

**CHAMPAIGN COUNTY BOARD
COMMITTEE MINUTES**

COUNTY FACILITIES COMMITTEE

November 17, 2009

**Meeting Room 3, Brookens Administrative Center
1776 E. Washington St., Urbana, Illinois**

MEMBERS PRESENT: Beckett, Bensyl, James, Jay, Smucker

MEMBERS ABSENT: Cowart, Richards, Sapp, Weibel

**OTHERS PRESENT: Deb Busey, Alan Reinhart, Andrew Buffenbarger, Mark Shelden
Scott Wachter (IGW), Virginia Reinhart**

Chair Beckett called the meeting to order at 7:00 p.m. He noted that a quorum was present.

APPROVAL OF AGENDA/ADDENDUM

MOTION by James to approved the agenda for the meeting; seconded by Smucker. Motion carried. There was no addendum for the meeting.

APPROVAL OF MINUTES

MOTION by Smucker to approve the minutes of October 6, 2009 as presented; seconded by Bensyl. Motion carried.

PUBLIC PARTICIPATION

None.

PHYSICAL PLANT

In Building Tour of County Clerk Election Equipment Storage

The Committee recessed at 7:25 to conduct a tour of the space located in Brookens Pod 400. They returned to meeting at 7:32 p.m.

Determination to Move Forward on County Clerk Election Storage Facility

Chair Beckett stated he felt the space in the South Garage is not amenable and asked for the Committee's thoughts. Ms. Busey said the County Clerk election equipment significantly needed an area that is climate controlled and the south garage does not currently have that. She noted that even if the County Clerk did not use that space, other County departments would be able to use that space for storage. Bensyl asked what the cost would actually be. He stated his concern about

spending money on A/E fees and that would be more than what the County could afford. Beckett asked Mr. Sheldon to describe his overall need – whether it is okay for the equipment to be in different areas or does all the equipment need to be in one space. Sheldon said he needed a space that would allow his staff to do their testing in one time frame. He said there are over 200 pieces of equipment that need to be tested prior to an election and there are 8 of his staff, IT staff, media plus others sometimes present during the testing. He said he may be able to get use of the Gym area during that time. He also said that per the maintenance contract of the equipment, it is tested annually and preventative maintenance is done, usually in December. If he were to have more space than what is available now, the testing would be done much more efficiently. Sheldon stated the South Garage space has enough square footage to be able to handle the storage and the testing process. He also stated that the best time to have the project completed is by Labor Day, but August 1st is better yet to allow the time necessary for equipment testing by a general election date. Beckett asked if there were any grants available for this and Sheldon said no, not for this type of thing.

James stated he didn't think the work that needed to be done could be covered by the amount of dollars available in the Capital Improvement reserves. He also said it seems the County piece meals and then departments are always moving around because there is no long range plan. Beckett asked Reinhart if the Physical Plant staff would be able to do some of the work. Reinhart said yes, however A/E services would have to be done outside the County. James stated he really wanted to see a better long range plan because of the demand of work by the Physical Plant staff and keeping all the existing buildings maintained. Busey recognized the need for long range planning, but stated there has already been a significant investment in the South Garage and it just needs to be finished. Bensyl agreed, but stated the A/E assessment may differ with what is already happening. Beckett said that is what those assessments are for. Jay noted he is concerned with moving forward, but doesn't know what the alternative would be. Kurtz noted his concern on the timeline of being able to do this following a primary election. Beckett said there is enough time to get an assessment now and proceed from that point.

MOTION by James to authorize the County Administrator to negotiate a tentative agreement for approval by the County Board in December for the hiring of the architectural/engineering team of IGW and GHR to do the architectural/engineering planning, design and build-out of this project at a cost not to exceed \$15,000; seconded by Smucker. Smucker said there's really no other good alternative on the table. Beckett noted his concern that the County Clerk really needs a storage solution, just as the Coroner has needed so they can function as best they can. Motion carried by roll call vote with Beckett, Bensyl, James and Smucker voting yes and with Jay voting no.

Monthly Reports

Mr. Reinhart stated that utilities spending looked good, primarily because of the good autumn weather. Smucker thanked Reinhart for including with the agenda the report concerning kilowatt and therm usage. He would like additional information that includes past history, possibly going back as far as five or even ten years. Ms. Busey interjected that because of the County's financial situation, there is less staff now and she proposed including this information from this point forward, rather than using valuable staff time going through old files. Smucker stated he

would come and go through the files himself if someone could show him the information requested on the invoices. Brief discussion continued.

MOTION by Bensyl to receive and place on file the Physical Plant Monthly Reports for October, 2009; seconded by Jay. Jay also noted that he feels that while the information is helpful, there are other County needs with a higher priority and County staff shouldn't be going back for old information and should simply move forward as Ms. Busey stated. Motion carried.

Update on Implementation of Energy Policy for Champaign County Facilities

MOTION by James to receive and place on file the report on utility data; seconded by Jay. Motion carried.

COUNTY ADMINISTRATOR

Recommend approval of Award of Contract – CCNH Smoke Barrier Issues

This item was moved to the front of the agenda to allow Mr. Wachter to address the committee with the bid information. Scott Wachter, from IGW, said that about ten bids were received, which is very good for a project of this size. It says that contractors are hungry for work. The lowest bid received was from Bolton Construction, however they did not include all the required forms in the package. The second lowest bidder was East Central Construction and they too did not include all the forms necessary for bid consideration. The third lowest bidder, Commercial Builders, Inc. did include all the necessary information and their bid was for \$56,990, which still falls very near the estimate that IGW had given. It was noted that the highest bid was for \$87,640. Kurtz questioned if the bidders knew about the necessary forms that need to be submitted with their proposals and it was noted that there was a pre-bid meeting held and inclusion of the forms was discussed. It was also noted that there is a disclaimer in the package about including all necessary forms with proposals. Beckett asked about past experience with the three lowest bidding contractors. Reinhart stated that Bolton Construction had done some of the work in the remodel of the 1905 E. Main building and that job had not gone as smoothly as it could have. The County hasn't worked with East Central Construction, so there is no history there. Commercial Builders was the contractor on the ILEAS remodel project which went well and even came in under budget. Smucker asked why there would be such a difference between the lowest and the highest bids placed and Wachter said it will be a difficult job because the entire project is to be done in the attic. Brief discussion continued.

James mentioned that his experience is that bidders will sometimes bid higher because they may either think they will be the only bidder and then it can be negotiated or they also bid a little higher to allow for changes. Bensyl stated that Commercial Builders has a good reputation. Brief discussion continued. Kurtz requested a copy of the bid package.

MOTION by James to recommend award of contract to Commercial Builders, Inc. in the amount of \$56,990.00 for construction of additional smoke barriers in the Champaign County Nursing Home; seconded by Jay. Motion carried.

COURTHOUSE MASONRY/BELL TOWER PROJECT

Ms. Busey stated for the committee's information that there are some additional change orders that will be added in the near future. Reinhart stated there are open change orders that include repairing the roof gutter line and premium overtime for the contractor's employees. The first includes \$711 for window blinds for offices located in the clock tower. The next is to maintain the integrity of the roof coating, which includes seaming the existing joints to make it last as long of the coating itself, a cost between \$7,000 and \$7,740. He also noted that tuck pointing and a coating of the front courthouse curved facade needs to be addressed. It needs to be cleaned because it is leaking and taking on water in the cracks and this work needs to be done soon as winter is coming. An approximate cost for this is \$21,180. The total then for these change order is in the area of \$32,000 and will bring the project total over \$7 million. Ms. Busey stated these funds are available in the courts construction fund. When asked, Reinhart said that water was coming in on the top through the top stone on the curved portion of the façade and the brick sides. James questioned the need for overtime. Reinhart said it was added because there were several complaints from the offices about the noise and the County had to ask the contractor to adjust their schedule. James said he hoped the work on the exterior lasts longer than seven years. Beckett said he had learned the coating should extend the life of the brickwork for approximately fifty years. It was originally hoped this project would end by December 1, 2009, unfortunately however there is still some stone pieces still waiting to be delivered. This project will likely not end prior to the winter season as hoped.

CHAIR'S REPORT

Determination of Whether to Hold December Committee meeting

Consensus of committee to cancel the December County Facilities Committee meeting.

OTHER BUSINESS

None.

DESIGNATION OF CONSENT AGENDA ITEMS

No items for consent agenda. Anticipated action regarding the CCNH Smoke Barriers Issue already placed on the County Board regular agenda for Thursday, November 17, 2009.

ADJOURNMENT

Chair Beckett declared the meeting adjourned at 8:09 p.m.

Respectfully submitted,

Ranae Wolken
Recording Secretary

1/2 **MINUTES OF REGULAR MEETING**

3 **Champaign County Environment** **DATE:** **November 30, 2009**
4 **& Land Use Committee** **TIME:** **7:30 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**

10
11
12 **MEMBERS PRESENT:** Jan Anderson, Chris Doenitz, Brad Jones, Alan Kurtz (VC), Ralph
13 Langenheim, Steve Moser, Barbara Wysocki (C),

14 **OTHER COUNTY**
15 **BOARD MEMBERS**

16 **PRESENT:** Pius Weibel, Alan Nudo, Sam Smucker

17
18 **MEMBERS ABSENT:** Carol Ammons, Jon Schroeder

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

22
23 **OTHERS PRESENT:** Hal Barnhart, Eric Thorsland,

24
25
26
27 **I. Call to Order**

28
29 The meeting was called to order at 7:30 p.m.

30
31 **II. Roll Call**

32 The roll was called and a quorum declared present.

33
34
35 **III. Approval of Agenda/Addendum**

36
37 **Mr. Kurtz moved, seconded by Mr. Langenheim to approve the agenda and addendum.**

38
39 Ms. Wysocki noted that the Addendum was no longer necessary since the applicant had decided not to
40 have live music at her event.

41
42 **The motion carried by voice vote.**

43
44 **IV. Approval of Minutes**

45
46 **A. October 13, 2009**

1 **B. October 27, 2009**

2
3 **Mr. Doenitz moved, seconded by Mr. Moser to approve the October 13, 2009 and October 27,**
4 **2009 minutes as submitted. The motion carried by voice vote.**

5
6 **V. Public Participation**

7
8 There was none.

9
10 **VI. Correspondence**

11
12 There was none.

13
14 **VII. Chair's Report**

15
16 Ms. Wysocki noted that a short ELUC meeting has been scheduled a half hour prior to the County Board
17 meeting on December 17, 2009 to review the Recreation and Entertainment Licenses.

18
19 **VIII. Updates**

20
21 **A. Proposed Ameren Bondville to Southwest Campus 138kV Transmission Line**
22 **Project**

23
24 Mr. Hall stated that he attended an open house at the Village of Savoy that Ameren hosted to inform the
25 public about their plans to install a 138kV transmission line in the area. He said that there are several
26 proposed routes that this line may take, however, the current route alternatives have been revised due to
27 concerns with Willard Airport. Mr. Hall noted that there will be another meeting in the near future to
28 review the proposed routes and he would keep the Committee updated as more information becomes
29 available.

30
31 Mr. Langenheim asked what were the changes that are being proposed. Mr. Hall said that Ameren is no
32 longer proposing the path along the south edge of the airport, nor is there a proposed path along Route
33 45 along the east edge of the airport.

34
35 Mr. Langenheim asked whether there are still paths proposed farther south of the airport. Mr. Hall said
36 that there are two paths proposed further south of the airport.

1 Mr. Kurtz noted that he also attended the open house in October. He said that he had some concerns
2 with low flying airplanes flying in and out of the airport and the proposed height of the transmission
3 towers. He noted the proposed height of the towers is between 135 feet and 150 feet. He said that
4 Ameren was going to check with the FAA because there may be some problems of communication
5 between the towers and the planes when they pass through the electrical power line. He said that he has
6 not heard anything back from the FAA or Ameren at this point, however, this is something that should
7 be followed up on for safety issues.

8

9 **IX. Resolution for the Creation of a Renewable Energy Fund to Reduce Energy Expenditures**
10 **by Transitioning County Facilities to Renewable Energy Solutions**

11

12 **Mr. Langenheim moved, seconded by Ms. Anderson to adopt the Resolution for the creation of a**
13 **renewable energy fund to reduce energy expenditures by transitioning County facilities to**
14 **renewable energy solutions.**

15

16 Mr. Smucker stated that earlier this year the County Board passed an energy policy for the County
17 buildings which included a preference for using renewable energies in instances where they would be
18 cost efficient. He said that at the time of adopting that policy, a report was received from the Smart
19 Energy Design Center at the University of Illinois which studied all of the County buildings to look at
20 possible different renewable energy sources and the costs of implementation. Mr. Smucker said that the
21 results of that study show that in some instances a good return could be expected for the investment over
22 the long term. Mr. Smucker noted that the County has also adopted an amendment to the Champaign
23 County Zoning Ordinance which provides for construction of wind turbines.

24

25 Mr. Smucker said that these three items will hopefully make Champaign County the center of the
26 growing regional energy industry. He said that the power that will be generated from the wind turbines
27 will go out onto the open electricity market and will not create more renewable energy in Champaign
28 County. He said that after speaking with several people an idea came to him to place some of the

1 property taxes that the wind turbines will generate in a special fund and use that money to move the
2 County facilities towards renewable energy.

3
4 Mr. Smucker said that the resolution will do two things. He said that it is a way to address the County's
5 fiscal problems and it is a way to reduce the County's carbon footprint and move towards energy
6 independency.

7
8 Mr. Smucker said that there is a table in the packet which demonstrates how the fund would be funded.
9 He said that approximately one hundred dollars from each turbine each year would be put in the
10 renewable energy fund. He said that once the fund is established and begins to accumulate money, the
11 Facilities Committee could begin to look at options on how to move the different facilities towards
12 renewable energy usage.

13
14 Mr. Smucker noted that the funds would begin to address some of the action items spelled out in the
15 Land Resource Management Plan.

16
17 Mr. Jones commented that using renewable energy has merit, however, it should be part of the normal
18 replacement process and a separate fund shouldn't be needed for those repairs. He said that there are a
19 lot of difficulties with general corporate funds and taking funds away from long range plans does not
20 sound like a good idea. He said that new uses for money coming into the County should not be planned
21 for while there are other necessary expenditures waiting to get done.

22
23 Mr. Jones noted that renewable energy ideas are usually eligible for federal grants. He said that applying
24 for grants may be worth pursuing instead of taking a portion of funds that at this time are only
25 prospective.

26
27 Mr. Kurtz stated that he really liked this resolution, however, he said he believed it to be premature. He
28 said that he would like to see the turbines up first and then see what the revenue situation is like in the

1 next few years. He said that right now every dollar that comes in needs to go into the general corporate
2 fund. He said that at this point not even one penny can be taken out of the operating expenses. Mr.
3 Kurtz suggested revisiting this issue within a year or two after the turbines are up.
4

5 Mr. Moser said that most of the County buildings were constructed within the last ten years. He said
6 that Brookens requires a lot of maintenance as does the jail, the youth detention center, and the
7 courthouse. He said that repairs are going to be needed on each of the buildings and there are no
8 contingency funds. Mr. Moser said that there should be a contingency fund for building maintenance,
9 however, money shouldn't be set aside for one particular use. He said that it makes more sense to let the
10 Facilities Committee determine what repairs need to be done and allocate the funds as necessary.
11

12 Mr. Langenheim said that his position on this item is that the proposal has merit and it may be
13 premature, however, it is more desirable to have the full Board consider this matter than to have it
14 stopped in Committee.
15

16 Ms. Anderson commended Mr. Smucker for putting the resolution and background materials together.
17 She said that the proposed resolution is thinking ahead instead of being premature. She said that
18 maintenance is important, however, doing those repairs the cheapest way is not always the best. She
19 noted that replacing the light bulbs with energy efficient bulbs costs more to begin with, but they last
20 longer and save on energy usage which is reflected in the utility bill.
21

22 Mr. Smucker said that a separate fund is needed because having the fund shows a level of commitment
23 when applying for renewable energy grants. He added that the fund would be dedicated to making
24 repairs to the buildings. He said that all of the money that is invested in the renewable energy fund
25 should come back to the County's General Corporate fund eventually. He said that over the long term,
26 the figure the Smart Energy Design Center discussed was a 13% return on investment.
27

28 Mr. Smucker said that there are a lot of ways to solve fiscal issues and this is one of them. He said that

1 this is a small amount of money, .7% of all property taxes from the turbines. He said that it seems to be
2 an appropriate amount of money that is set aside to ensure that the County is going to move towards
3 energy independence. He said that this is a commitment to long term planning and he did not feel that
4 this resolution is premature. He added that it is important to have this fund set up now even though there
5 will be no money received for a few years.

6
7 Mr. Doenitz asked whether any Special Use Permit applications have been received for wind farms. Mr.
8 Hall said that no applications have been received.

9
10 Mr. Doenitz commented that he did not believe that this was the appropriate committee for this request.

11
12 Mr. Weibel said that the proposed resolution does not spend any money. He said that the resolution is
13 for long term planning which allocates money toward future uses. He said that there is no question that
14 there will be other needs, however, at least the County is recognizing that there is money for certain
15 areas. He added if worse comes to worst these funds can be used for repairs. He said that there are no
16 restrictions on what the money can be used for and it is a good idea to think about in the long term to
17 make the County buildings more energy efficient.

18
19 Mr. Weibel asked whether this resolution would have to be approved by the Finance Committee. Ms.
20 Busey said that it would not. She said that the resolution can go directly from this Committee to the full
21 County Board.

22
23 Mr. Langenheim asked for a roll call vote.

24
25 **The vote was:**

26
27 **Anderson - yes Doenitz - no Ammons - absent Jones - no**
28 **Langenheim - yes Kurtz - no Moser - no Schroeder - absent**

1 Wysocki - yes

2

3 **The motion failed.**

4

5 **X. Recreation and Entertainment License: Gordyville, LLC d.b.a Corner Concessions,**
6 **Location: 2205 CR 3000N, Gifford, Illinois, November 9, 2009 to December 31, 2009**

7

8 **Mr. Doenitz moved, seconded by Mr. Moser to approve the Recreation and Entertainment License**
9 **for Gordyville, LLC d.b.a. Corner Concessions located at 2205 CR 3000N, Gifford, Illinois from**
10 **November 9, 2009 to December 31, 2009. The motion carried by voice vote.**

11

12 **XI. ELUC Approval of Proposed Implementation Strategy (Stage 4) of the Land Resource**
13 **Management Plan**

14

15 **Mr. Kurtz moved, seconded by Ms. Anderson to adopt the proposed Implementation Strategy,**
16 **Stage 4, of the Land Resource Management Plan.**

17

18 Ms. Monte distributed a handout outlining proposed implementation actions for Policy 7.2.3 and Policy
19 8.4.6. She noted that both of these action items would be on-going actions.

20

21 Mr. Langenheim asked whether it was necessary to include the language ‘considering fiscal constraints’
22 in Policy 7.2.3.

23

24 **Mr. Kurtz moved, seconded by Mr. Jones to approve the Implementation Actions for Policy 7.2.3**
25 **and Policy 8.4.6. The motion carried by voice vote.**

26

27 **Mr. Doenitz moved, seconded by Mr. Moser to delete Policy 9.2.2.**

28

1 Mr. Hall asked whether the proposal was to strike the action item and leave the policy or to strike both
2 the action item and the policy. Mr. Doenitz said that he would like to strike the policy and any other
3 policies or action items with respect to items that should be brought before the Facilities Committee. He
4 said that this Committee did not need to be involved in an area that is handled by other County Board
5 committees.

6
7 Ms. Anderson asked why would this item be left up to just the Facilities Committee instead of allowing
8 the County Board to make those decisions. She said that she was having a hard time understanding why
9 the County would not want to strive toward becoming more energy efficient.

10
11 Mr. Weibel noted that Policy 7.2.3 was just adopted that involves the Highway and Transportation
12 Committee. He said that if the Committee was going to follow through with redundancy, then Policy
13 7.2.3 should also be stricken.

14
15 Ms. Monte commented that she has spoken to the County Engineer who suggested the wording for
16 Policy 7.2.3.

17
18 Mr. Jones asked Mr. Doenitz to expand on what Mr. Hall had asked earlier. He asked whether Mr.
19 Doenitz objected to the policy or was it that he did not want an action item for the policy.

20
21 Mr. Doenitz said that he believed that the Facilities Committee should be the committee to review
22 building design, not ELUC.

23
24 Ms. Wysocki said that the Facilities Committee should be identified as the committee primarily
25 responsible for Action Item 9.2.2. Mr. Doenitz agreed.

26
27 Ms. Monte noted that to be consistent with the other action items, it would be a County staff person who
28 would be identified as the responsible party.

1 Ms. Busey said that in reviewing implementation items 9.1.3a and 9.1.3b they are already specific. She
2 said that the County Facilities Committee and the Facilities Director have already initiated energy audits
3 in different forms for some of the County buildings. She said that what was approved for the County
4 Engineer is to continue to monitor and pursue potential funding opportunities to achieve the policies.
5 She said that if something that general could be written, instead of this specific, that would address the
6 issue. She noted that she did not believe the purview of those items rest with planners but with the
7 Facilities Director and Facilities Committee. She said that the statement could be as simple as the
8 Facilities Director and Facilities Committee will work to achieve Policy 9.2.2.

9
10 **Mr. Doenitz, seconded by Mr. Moser, amended the motion to incorporate language in Policy 9.2.2**
11 **to reflect that the Facilities Committee and Facilities Director would work to achieve the Action**
12 **Items in Policy 9.2.2.**

13
14 Mr. Nudo noted that with the County Planner being the responsible party for the Action Items, there is
15 no ownership with the parties that really should be involved. He said that Ms. Busey’s proposed
16 statement puts the ownership back where it should be.

17
18 **The motion carried by voice vote.**

19
20 **The vote to adopt the proposed Implementation Strategy, Stage 4, of the Land Resource**
21 **Management Plan was:**

22
23 **Anderson - yes Doenitz - yes Ammons - absent Jones - yes**
24 **Langenheim - yes Kurtz - yes Moser - no Schroeder - absent**
25 **Wysocki - yes**

26
27 **The motion carried.**

28

1 **XII. Scheduling of LRMP Public Meeting**

2
3 Ms. Wysocki noted that the next item of business for the LRMP is to schedule a public meeting. Those
4 meetings have been tentatively scheduled for January 19, 2010 or January 26, 2010, which are Tuesday
5 evenings.

6
7 Ms. Chavarria said that she hoped that January 19th was the date chosen because if the weather is bad
8 and the meeting has to be rescheduled, there will be plenty of time to send notices for a meeting on
9 January 26th.

10
11 Mr. Langenheim asked whether the primary election on February 2 has any bearing on the chosen dates.
12 Ms. Wysocki said that it did not.

13
14 Ms. Wysocki asked for ideas for the public meetings.

15
16 Mr. Weibel asked whether there would be a power point presentation. Ms. Chavarria said that they were
17 proposing an open house format versus a public hearing. She said that a public hearing is not required
18 under the auspices of what the plan was created under. She said that they are proposing to have an
19 informal session where there would be different stations throughout the room where people could go
20 through at their leisure.

21
22 Mr. Weibel asked how comments would be gathered from the public. Ms. Chavarria said that they
23 always have comment cards available. She added that they could have a question and answer period and
24 also on-line comment availability.

25
26 Ms. Busey asked whether a location had been discussed. Ms. Chavarria said that the meeting is penciled
27 in at the I Hotel.

1 Mr. Nudo noted that that is a location to stay away from if there is a University of Illinois home
2 basketball game. Ms. Chavarria commented that she was not familiar with the U of I sports calendar.
3 Mr. Nudo said that she should be. Ms. Chavarria said that if there is a home game, then a different
4 location would be considered.

5
6 Mr. Nudo said that if there is a home game that evening then another date should be considered to ensure
7 that the basketball fans in the County have an opportunity to hear this proposal. He said that by holding
8 the open house on a night when there is a game, a large portion of the County will be either at the game
9 or watching the game on television.

10
11 Ms. Wysocki asked whether there was a game on January 26, 2009. Mr. Nudo said that he did not
12 know.

13
14 Ms. Chavarria said that staff would work around such situations, locations, dates and time. Mr. Nudo
15 said that since staff was looking for a date to hold the open house, all of these factors need to be
16 considered.

17
18 Ms. Chavarria said that there are a lot of other factors to consider as well, not just basketball games. She
19 said that she was not looking for approval for a specific date because the County Board members are not
20 required to be there. She noted that the public is the target crowd.

21
22 Mr. Doenitz asked whether the background information will be available to the public prior to the open
23 house. Ms. Chavarria said that a media release and advertisements in the newspapers will provide
24 information to the public that there is a comment period slated to begin January 4th and to conclude on
25 February 2, 2009. She said the document will be available on-line, at certain offices and at the public
26 libraries. She noted that copies and CD's are available for those who request them.

27
28 Mr. Moser asked why the meeting is scheduled in the middle of winter. Ms. Chavarria said that the

1 purpose of trying to hold the meeting in January is to avoid planting season.
2

3 Mr. Hall noted that people who want to make comments on this plan will want to give their comments to
4 their County Board members at the public meeting. He said that if that is not important to the
5 Committee, then that notion can be put aside. Mr. Doenitz said that being at the meeting is important,
6 however, the Committee was just told that they are not required to be at the public hearing. Mr. Doenitz
7 said that he agreed with Mr. Hall, that the County Board members should be available for the meeting.
8 He said that if some Board members think there is a problem with the date because of a basketball game
9 where people are less likely to show up, then that date is a problem.
10

11 Ms. Wysocki asked again if there was a basketball game on January 26, 2010. Mr. Kurtz said that there
12 was not.
13

14 Ms. Anderson commented that only half of the County Board members were present at the LRMP study
15 session that preceded this meeting. She said that she would attend either date, even though January 26th
16 is her birthday.
17

18 Ms. Wysocki noted that staff would work around the January 26, 2010 date.
19

20 **XIII. Collection of Electronics Waste in Champaign County**
21

22 Ms. Monte noted that legislation that was passed last fall places the responsibility of collection of
23 electronic waste from consumers back on the manufacturers. She said the State of Illinois has
24 established a complicated system which will be in a state of flux for the next few years. She said that
25 what it all boils down to is that it places more responsibility on manufacturers for participating in
26 electronic waste recycling. She noted that as of January 1st, no charge can be made to residents to recycle
27 electronics.
28

1 Ms. Monte said that this is a good thing because with the budget being so tight, there will be no increase
2 in funds available from the County to put towards an electronic recycling program this year. She said
3 that she hopes that a private company will locate in the immediate area that will handle electronic
4 recycled items and then take care of processing the manufacturer's credits to the State.

5
6 Ms. Monte noted that the News Gazette will be providing an indoor facility for a drop off site and will
7 be absorbing a large part of the advertising costs.

8
9 Ms. Wysocki asked whether the Saturday drop offs will be discontinued. Ms. Monte said that to make it
10 more convenient, there will be quarterly drop offs, on Saturdays, at an indoor facility. She noted that the
11 Cities of Urbana and Champaign, as well as the Village of Savoy will be participating in both cost and
12 staffing. Ms. Monte noted that a few outlying villages are served by the Lincoln Heritage RC & D that
13 has a program to pick up electronic waste on a scheduled delivery day for the smaller, outlying rural
14 villages and towns.

15
16 **XIV. County Planner Work Plan for FY 2010**

17
18 Ms. Chavarria noted that for the last few years the County Planning Contract Budget has been largely
19 dedicated to the creation of the LRMP, however, with that project coming to an end, staff was seeking
20 approval of the work plan for Fiscal Year 2010 which can be located on page 52 of the ELUC packet.

21
22 Ms. Chavarria noted that the contract total for Fiscal Year 2010 is \$76,169 which is the same amount as
23 the Fiscal Year 2009. She noted that approximately \$22,000 will be rolled over from last Fiscal Year to
24 continue the LRMP process without requesting additional money. Ms. Chavarria said that staff was
25 requesting approval of the tasks that are outlined on page 52.

26
27 **Mr. Langenheim moved, seconded by Ms. Anderson to approve the County Planner Work Plan**
28 **for Fiscal Year 2010. The motion carried by a show of hands.**

1 **XV. Hiring Professional Consultants for Review of Certain Technical Studies for Wind Farm**
2 **County Board Special Use Permits**

3
4 **Mr. Langenheim moved, seconded by Mr. Kurtz to recommend hiring professional consultants for**
5 **review of certain technical studies for wind farm County Board Special Use Permits.**

6
7 Mr. Kurtz stated that he wanted to give the Committee a quick update and then get to the point. He said
8 that he has been in negotiations, discussions, with Horizon, Midwest and Invenergy. He said that he had
9 hoped that Invenergy would bring in their first application in November, however, that has changed. He
10 said that they will be bringing in, along with Midwest, their first applications in late winter of 2010 and
11 they hope to start building by the end of 2010. He said that he was also in discussion with Horizon who
12 will push up their schedule from 2011 to 2010. He noted that their application will take place
13 somewhere around September of 2010 with building beginning in the spring of 2011.

14
15 Mr. Kurtz said that this constitutes three companies with a total of 150 turbines. He stated that he had
16 also discussed local jobs with them and during those discussions, they have committed to nearly 600
17 jobs for these three projects with three hundred of them being local union jobs.

18
19 Mr. Kurtz continued by saying there have been studies done over a period of time throughout the state by
20 the wind farms with independent companies. He noted that there had only been one other county in the
21 entire state that had done these technical studies and it seemed obvious that noise is not a problem for
22 the most part in any other county with only one other county deciding to spend that kind of money.

23
24 Mr. Kurtz said that he wanted to be consistent. He said that he voted against Mr. Smucker's resolution
25 because of dollars spent and he would do the same here. He noted that each of these technical studies
26 could run up to \$5000 each or \$15,000 for the three companies that have indicated they will be building
27 in Champaign County. He noted that he knew that there are other companies that are vying possibly for
28 locations in Champaign County. He said that with those other two it would mean \$25,000 out of our

1 General Fund. He said that he would vote against this because first, that money is necessary for the
2 General Corporate Fund at this time with every penny being important. He added that also, the newest
3 technology on these turbines are that they are at least 10 to 15 percent quieter than the ones that have
4 been studied recently in 2006, 2007 and 2008. He said that he felt that it would be unnecessary because
5 we don't have any turbines up. He said that it will all be theoretical if they do these studies and there
6 can be a significant plus or minus on their results. He noted that in the case of some of these other
7 studies it was done on actual standing turbines and for the most part, 96% of the turbines studied three or
8 four years ago, were in compliance with the applicable Illinois Pollution Control Board noise
9 regulations.

10
11 He said that he felt at this point, it is unnecessary to spend this kind of money and we need to get these
12 applications in and moving as quickly as possible to see the revenues from these projects and these jobs.
13 He stated that millions of dollars are at stake here.

14
15 Mr. Langenheim said that the noise from the turbines is no problem at all to the wind farm company. He
16 said that there is data available that needs to be studied. He said that the residents of Champaign County
17 are going to have to listen to the turbines and that the notion that these companies are not going to build
18 the wind farms in Champaign County because there are objections to possible inconveniences or actual
19 hazards is poppycock. He said that if the turbines are economically feasible, they will be built. Mr.
20 Langenheim said that the life, happiness and comfort of the residents of Champaign County should be
21 protected. He said that the County should have its own information and not be getting it from talented
22 lobbyists for wind farm developers.

23
24 Mr. Weibel said that Mr. Kurtz had stated that only one other county has a noise provision in their
25 ordinance with respect to wind farms. He pointed out that there are only about ten counties that have
26 such an ordinance so it is one out of ten counties, not one out of 102 counties. Mr. Weibel pointed out
27 that the application fees were set to cover the costs of a noise study. He noted that essentially the money
28 has been allocated from the fees charged. He noted that if the services that were proposed are now going

1 to be reduced, the fees should also be reduced. He said that he knew that Mr. Schroeder expressly made
2 the motion in the adoption of the wind farm ordinance to cover the costs. He noted that this is not a
3 money maker, it is to do what must be done to process the Special Use Permit. He said that these studies
4 are important to the people who are on the fringes of the wind farms who are not going to be making
5 money from the wind farms. Mr. Weibel said that people who are making money from the wind farms
6 are not going to care about the sound, however, people who are not going to make money are going to
7 care about the sound.

8
9 Ms. Anderson asked whether a noise study would have to be done on each application or on the first
10 application only. Mr. Hall said that every wind farm has unique features with respect to home locations
11 and distances from wind turbines. He said that, in his opinion, there is no reason to believe that one
12 study would mean anything for another wind farm. Mr. Hall said that anyone can verify how far you
13 have to be from a single turbine to be a specific noise level given how much sound is coming from the
14 turbine. He said that these studies deal with how many homes there are around the perimeter of the wind
15 farm and the proximity they have to the number of turbines which varies from wind farm to wind farm.

16
17 Mr. Hall said that the main reason that he believes a consultant is necessary is to validate what the wind
18 farm developer is saying which will speed up the public hearing process. He said that the County Board
19 will have no more than 30 days to make a decision once the Zoning Board of Appeals has made their
20 recommendation. He said that the more uncertainty that can be eliminated, the easier it will be to meet
21 the 30 day deadline for a decision.

22
23 Mr. Nudo said that he understood that the well being of the citizens of Champaign County is important.
24 He said that there are other ways to ensure that without having the County pay for the study. He said that
25 the wind farm company could be required to provide a study conducted by an independent company of
26 the County's choice and the County could also ask to be held harmless against any and all inconsistencies
27 for errors in the study or if the product that was installed was not consistent with their application. He
28 said that the key thing is that he did not believe this was the County's expense. He said that he did not

1 understand why the County had to pay for the study if the County can require the study to be conducted by a
2 specific company.

3
4 Mr. Weibel asked Mr. Hall how could Mr. Nudo's proposal be accomplished. Mr. Hall said that it was
5 his opinion that there would have to be an amendment to the ordinance.

6
7 Mr. Nudo asked how his proposal differs from Mr. Hall's request. He asked whether Mr. Hall's
8 proposal was currently in the Zoning Ordinance. Mr. Hall said that it was not, however, the fees are set
9 at such a rate as to include the noise study consultant fees.

10
11 Mr. Nudo said he did not understand how it is okay for Mr. Hall's request to not be in the Ordinance and
12 yet his suggestion of having the wind farm company pay for a study to be done with the company of the
13 County's choosing would have to be done as an amendment to the ordinance provisions.

14
15 Mr. Hall said that the way that the Ordinance is structured is the minute an application is received, the
16 information can be sent out for review and received back in time to go to the ZBA without slowing down
17 the process. He said that as he understood Mr. Nudo's suggestion, negotiations would have to be
18 entered into which would have to be written into the Ordinance to force them into negotiations.

19
20 Mr. Nudo recalled that the wind farm companies said that they would provide noise studies during the
21 permitting process. He asked whether Mr. Hall was saying that he did not trust the study that would be
22 provided by the wind farm companies.

23
24 Mr. Langenheim said that he most emphatically agreed with the notion that the County should not trust
25 the wind farm company to tell us that their noise levels will or will not be an inconvenience or harmful
26 to the residents of Champaign County.

27
28 Mr. Nudo said that there is a way around this, but not on his dime.

1 Mr. Weibel reiterated that the money has been allocated in the fee structure for these studies. He said
2 that it will not cost the County anything. He agreed with Mr. Hall that if Mr. Nudo's proposal is
3 accepted, then an amendment will have to be written to incorporate the negotiation process.
4

5 Mr. Nudo said that if Mr. Hall's proposal is that the County has to pay for the study prior to the
6 permitting process, then that should be an amendment to the Zoning Ordinance as well. Mr. Hall said
7 that that was not his proposal. He said that the wind farm company will develop a noise study. He said
8 that what he was suggesting was to have an independent consultant validate that noise study to help the
9 public hearing process go much smoother and quicker. He said that that is why the fees were put in
10 place to begin with.
11

12 Ms. Anderson said that it was also her understanding that the fees were set to include the noise studies.
13

14 Ms. Wysocki stated that the bottom line is that the County is not paying for the study, it is the petitioner
15 who is paying for the study. Mr. Hall said that it was the petitioner's fees that are paying for the study.
16 He said that the petitioner's fees are deposited into the County's funds and then the County can choose
17 to spend or not to spend them on these studies.
18

19 Mr. Kurtz said that no matter how it is stated, the County is losing \$5,000 out of the General Corporate
20 fund for each of these studies. He said that it doesn't matter how it comes into our pocket, once it's in
21 there, it's in there until it is taken out and thrown into the air and it's gone. Then the next company
22 comes in and the same thing happens again. He said that it is still our money, it doesn't matter how it
23 got there.
24

25 Mr. Langenheim asked whether it was correct that the \$20,000 fee going into the General Corporate fund
26 is to cover items of this sort. Mr. Hall said that that was correct. He noted that it is reflected in the
27 Finding of Fact that was included in the packet.
28

1 Mr. Langenheim said that in that case, there is no substantive difference between Mr. Hall's proposal
2 and Mr. Nudo's proposal. He said that he did not want to trust the company that is being regulated to do
3 the regulating.

4
5 Mr. Weibel pointed out that our money is the taxpayer's money and those taxpayers on the edge of the
6 wind farm who are not benefitting by being a part of the wind farm should be protected.

7
8 **The vote was:**

9				
10	Anderson - yes	Doenitz - no	Ammons - absent	Jones - no
11	Langenheim - yes	Kurtz - no	Moser - no	Schroeder - absent
12	Wysocki - yes			

13
14 **The motion failed.**

15
16 **XVI. Monthly Reports**

17
18 **A. September 2009**

19 **B. October 2009**

20
21 **Mr. Moser moved, seconded by Ms. Anderson to receive and place of file the Department of**
22 **Planning & Zoning Monthly Reports for September 2009 and October 2009. The motion carried**
23 **by voice vote.**

24
25 **XVII. Other Business**

26
27 There was none.

1 **XVIII. Designation of Items to be Placed on County Board Consent Agenda**

2

3 There was none.

4

5 **XIX. Adjournment**

6

7 The meeting adjourned at 8:48 p.m.

8

9 Respectfully submitted,

10

11

12

13

14 Secretary to the Environment and Land Use Committee

15

16

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1 **MINUTES OF REGULAR MEETING**

3 Champaign County Environment	DATE:	December 17, 2009
4 & Land Use Committee	TIME:	6:30 p.m.
5 Champaign County Brookens	PLACE:	Jennifer Putnam Meeting Room
6 Administrative Center		Brookens Administrative Center
7 Urbana, IL 61802		1776 E. Washington Street
8		Urbana, IL 61802

10
11
12 **MEMBERS PRESENT:** Carol Ammons, Jan Anderson, Chris Doenitz, Ralph Langenheim, Steve
13 Moser, Alan Kurtz (VP), Jon Schroeder, Barbara Wysocki (C)

14
15 **OTHER COUNTY**
16 **BOARD MEMBERS**
17 **PRESENT:** None

18
19
20 **MEMBERS ABSENT:** Brad Jones

21
22 **STAFF PRESENT:** John Hall

23
24 **OTHERS PRESENT:** None

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

29
30 The meeting was called to order at 6:30 p.m.

31
32 **2. Roll Call**

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

35
36 **3. Approval of Agenda**

37
38 **Mr. Langenheim moved, seconded by Mr. Kurtz to approve the agenda and addendum as submitted.**

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

40
41 **4. Approval of Minutes**

1

2 None

3

4 **5. Public Participation**

5

6 None

7

8

9 **6. Correspondence**

10 **A. Illinois Environmental Protection Agency**

11

12 The correspondence from the Illinois Environmental Protection Agency was accepted and placed on file.

13

14 **7. Chair's Report**

15

16 Ms. Wysocki informed the Committee that the first Committee of the Whole meeting will be held on
17 January 5, 2010, at 6:00 p.m. in the Lyle Shields Meeting Room.

18

19 Mr. Kurtz informed the Committee that he will not be available between February 6-15, 2010.

20

21 Mr. Langenheim informed the Committee that due to a prior commitment he will not be attending the
22 January 5th meeting.

23

24 **8. Updates**

25

26 None

27

28 **9. Recreation and Entertainment License and Hotel/Motel Yearly Renewals:**

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- A. Alto Vineyards, 4210 N. Duncan Rd, Champaign, IL. January 01, 2010 through December 31, 2010.
- B. Curtis Orchard LTD, 3902 S. Duncan Rd, Champaign, IL. January 01, 2010 through December 31, 2010.
- C. Uncle Buck’s Sports Bar Inc, 215 Lake of the Woods Rd, Mahomet, IL. January 01, 2010 through December 31, 2010.
- D. Shirley’s Oasis, 2705 CR 3000N, Penfield, IL. January 01, 2010 through December 31, 2010.
- E. Lake of the Woods Bar and Grill, 204 S. Prairieview Rd, Mahomet, IL. January 01, 2010 through December 31, 2010.
- F. Tincup RV Park, Inc. 1715 E. Tincup Rd, Mahomet, IL January 01, 2010 through December 31, 2010.
- G. Elmer’s Club 45, Inc. d.b.a. Club 45 Banquet Hall, 3515 N. Cunningham Av, Urbana, IL. January 01, 2010 through December 31, 2010.
- H. Honeybee Productions, Inc. d.b.a. Malibu Bay Lounge, 3515 N. Cunningham Av, Urbana, IL. January 01, 2010 through December 31, 2010.
- I. Last Call for Alcohol, Inc, 105 Main St, Penfield, IL. January 01, 2010 through December 31, 2010.

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DRAFT SUBJECT TO APPROVAL DRAFT

12/17/09

1 J. Stinky Pink, 2698 CR 1600N, Ogden, IL. January 01, 2010 through December 31, 2010.

2
3 K. Gordyville LLC, d.b.a. Corner Concessions, 2205 CR 3000N, Gifford, IL. January 01,
4 2010 through December 31, 2010.

5
6 L. Motel 6, 1906 N. Cunningham Av, Urbana, IL. January 01, 2010 through December
7 31, 2010.

8
9 M. Stagecoach at Gordyville, 2203 CR 3000 North, Gifford, IL. January 01, 2010 through
10 December 31, 2010.

11
12 Mr. Moser moved, seconded by Mr. Doenitz to approve the following yearly Recreation and
13 Entertainment and Hotel/Motel Licenses: Curtis Orchard; and Uncle Buck’s Sports Bar Inc; and
14 Shirley’s Oasis;; and Lake of the Wood Bar and Grill; and Tincup RV Park, Inc; and Elmer’s Club
15 45, Inc, d.b.a. Club 45 Banquet Hall; and Honeybee Productions, Inc. d.b.a. Malibu Bay Lounge; and
16 Last Call for Alcohol, Inc; and Stinky Pink; and Gordyville LLC d.b.a. Corner Concessions; and Motel
17 6 and defer approval of Alto Vineyards and Stagecoach at Gordyville to the January 5, 2010, meeting
18 due to lack of timely receipt for Committee review. The motion carried by voice vote.

19
20 10. Monthly Report

21
22 None

23
24 11. Other Business

25
26 None

27
28 12. Determination of Items to be placed on the County Board Consent Agenda

12/17/2009

DRAFT

SUBJECT TO APPROVAL DRAFT

ELUC

1

2 None

3

4 **13. Adjournment**

5

6 **Mr. Langenheim moved, seconded by Mr. Kurtz to adjourn the meeting. The motion carried by voice**
7 **vote.**

8

9 The meeting adjourned at 6:37 p.m.

10

11

12

13

Respectfully submitted,

Secretary to the Environment and Land Use Committee

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CHAMPAIGN COUNTY HIGHWAY DEPARTMENT

JEFF BLUE
COUNTY ENGINEER

1605 E. MAIN STREET

(217) 384-3800
FAX (217) 328-5148

URBANA, ILLINOIS 61802

January 5, 2010

COUNTY MOTOR FUEL TAX CLAIMS FOR NOVEMBER

Req No.	Payee	Description	Amount
120	Applied Research Associates	Pavement Management Section #05-00401-01-ES	21,392.49
121	Meyer Capel Law Office	Owners Attorney Fees - Parcel 33 CH. 18 (Monticello Road)	922.50
122	Allied Municipal Supply	Signs	140.85
123	City of Urbana	Engineering Fees & Right of Way Windsor Road - #06-00390-01-WR	157,045.06
124	Allied Municipal Supply	Various Signs	280.56
125	Champaign County Treasurer	County Equipment Rental	11,712.92
126	Sodemann & Associates, Inc.	Engineering Fees - CH. 18 (Monticello Rd) Section #07-00419-00-RS	1,608.85
127	Cargill, Inc.	1,519.03 T. De-icing Salt	101,607.92
			<u><u>\$ 294,711.15</u></u>

TOWSHIP MOTOR FUEL TAX CLAIMS FOR NOVEMBER

Req No.	Payee	Description	Amount
			<u><u>\$0.00</u></u>

CHAMPAIGN COUNTY HIGHWAY DEPARTMENT

JEFF BLUE
COUNTY ENGINEER

1605 E. MAIN STREET

(217) 384-3800
FAX (217) 328-5148

URBANA, ILLINOIS 61802

January 5, 2010

COUNTY MOTOR FUEL TAX CLAIMS FOR DECEMBER

Req No.	Payee	Description	Amount
128	Applied Research Associates	Pavement Management - 05-00401-01-ES	1,903.74
129	Champaign County Treasurer	County Equipment Rental	7,119.12
130	Champaign County Treasurer	County Engineering Forces 7/1-11/30/09	79,649.80
131	Sodemann & Associates	Engineering Fees - CH. 18 (Monticello Rd) 07-00419-00-RS (FY-09)	246.25
2	University of Illinois	Registration - Illinois Bituminous Paving Conference - 12/9/09	75.00
3	Lyle Signs, Inc.	Sign Letters	147.54
4	Sodemann & Associates	Engineering Fees - CH. 18 (Monticello Rd) 07-00419-00-RS (FY-10)	213.42
			<hr/> <hr/> \$ 89,354.87

TOWSHIP MOTOR FUEL TAX CLAIMS FOR DECEMBER

Req No.	Payee	Description	Amount
			<hr/> <hr/> \$0.00

RESOLUTION NO. _____

RESOLUTION AWARDING OF CONTRACT FOR
THE REPLACEMENT OF A BRIDGE
LOCATED ON THE CHAMPAIGN-VERMILION COUNTY LINE
SECTION #08-01949-00-BR

WHEREAS, The following bid was received at a Public Letting held on December 22, 2009, in Urbana, Illinois for the replacement of a bridge located approximately 5 miles South of Homer on the Champaign-Vermilion County Line – Section #08-01949-00-BR:

Newell Construction – Danville, Illinois.....\$209,527.50; and

WHEREAS, The Highway and Transportation Committee recommends to the County Board that the above bid be awarded; and

WHEREAS, The County Board of Champaign County concurs in the action recommended by the Committee;

NOW, THEREFORE, BE IT RESOLVED, That the County Board of Champaign County does hereby award the above listed bid to Newell Construction – Danville, Illinois;

BE IT FURTHER RESOLVED, That the County Clerk is hereby directed to transmit three (3) certified copies of this resolution to Mr. Joseph E. Crowe, District Engineer, Illinois Department of Transportation, Paris, Illinois.

PRESENTED, ADOPTED, APPROVED and RECORDED this 21st day of January A.D., 2010.

C. Pius Weibel, Chair
County Board of the County of
Champaign, Illinois

ATTEST: _____
Mark Shelden, County Clerk and
ex-Officio Clerk of the County Board

Prepared by: Jeff Blue
County Engineer

Resolution No.

I, Mark Shelden, County Clerk in and or said County, in the State aforesaid and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the County Board of Champaign County at its County Board meeting held at Urbana, Illinois on January 22, 2010.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County at my office in Urbana in said County, this _____ day of _____ A.D., 2010.

(SEAL) _____ County Clerk

APPROVED

Date

Department of Transportation

District Engineer

Tabulation
of Bids

County <u>Champaign-Vermilion</u> Date <u>12/22/09</u>					Name and Address of Bidders		Newell Construction		O'Neil Bros.		Otto Baum Company		Stark Excavating			
Road District _____ Time <u>10:00 A.M.</u>							P.O. Box 1097		a Div. of MACC of ILL.		866 North Main Street		1805 W. Washington			
Section <u>08-01949-00-BR</u> Appropriation \$ _____					Danville, IL 61834-1097		1639 Tilton Road		P. O. Box 161		Morton, IL 61550		Bloomington, IL			
Estimate \$ <u>238,102.00</u> Attended by _____							Danville, IL 61832						61701			
Proposal Guarantee _____					Approved Engineer's Estimate											
Terms _____							Bid Bond		Bid Bond		Bid Bond		Bid Bond		Bid Bond	
Item No. or Group	Items	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		
1	Earth Excavation		Cu.Yd.	65.00	300.00	19,500.00	20.00	1,300.00	54.00	3,510.00	50.00	3,250.00	65.00	4,225.00		
2	Trench Backfill		Cu.Yd.	15.00	80.00	1,200.00	27.50	412.50	20.00	300.00	45.00	675.00	29.00	435.00		
3	Seeding, Class 2		Acre	0.05	10,000.00	500.00	27,000.00	1,350.00	30,000.00	1,500.00	15,000.00	750.00	25,000.00	1,250.00		
4	Mulch, Method 2		Acre	0.05	8,000.00	400.00	14,000.00	700.00	30,000.00	1,500.00	15,000.00	750.00	25,000.00	1,250.00		
5	Inlet and Pipe Protection		Each	3.00	225.00	675.00	150.00	450.00	63.00	189.00	150.00	450.00	140.00	420.00		
6	Removal of Existing Structures		Each	1.00	20,000.00	20,000.00	14,450.00	14,450.00	38,411.80	38,411.80	67,000.00	67,000.00	29,900.00	29,900.00		
7	Pipe Culvert Removal		Foot	15.00	130.00	1,950.00	8.00	120.00	18.00	270.00	20.00	300.00	12.50	187.50		
8	Structure Excavation		Cu.Yd.	180.00	20.00	3,600.00	17.00	3,060.00	21.00	3,780.00	15.00	2,700.00	26.00	4,680.00		
9	Concrete Structures		Cu.Yd.	23.20	575.00	13,340.00	745.00	17,284.00	947.00	21,970.40	1,500.00	34,800.00	700.00	16,240.00		
10	P.P.C. Deck Beam (33" Depth)		Sq. Ft.	1,949.00	45.00	87,705.00	41.00	79,909.00	40.00	77,960.00	50.00	97,450.00	40.00	77,960.00		
11	Reinforcement Bars		Pound	2,180.00	1.80	3,924.00	1.90	4,142.00	2.00	4,360.00	3.00	6,540.00	1.60	3,488.00		
12	Steel Railing, Type S1		Foot	145.00	110.00	15,950.00	95.00	13,775.00	91.70	13,296.50	120.00	17,400.00	92.00	13,340.00		
13	Test Pile Steep HP10X42		Each	2.00	3,500.00	7,000.00	8,000.00	16,000.00	3,660.00	7,320.00	5,000.00	10,000.00	4,000.00	8,000.00		
14	Pile Shoes		Each	14.00	130.00	1,820.00	100.00	1,400.00	100.00	1,400.00	115.00	1,610.00	60.00	840.00		
15	Name Plates		Each	1.00	300.00	300.00	300.00	300.00	300.00	300.00	350.00	350.00	350.00	350.00		
16	Controlled Low-Strength Material		Cu.Yd.	66.00	100.00	6,600.00	167.50	11,055.00	81.00	5,346.00	50.00	3,300.00	75.00	4,950.00		
17	Aggregate Surface Course, Type B (CA-6)		Ton	111.00	28.00	3,108.00	30.00	3,330.00	29.00	3,219.00	20.00	2,220.00	35.00	3,885.00		
18	Steel Piles (Furnish & Drive)		Foot	564.00	50.00	28,200.00	37.50	21,150.00	32.00	18,048.00	40.00	22,560.00	44.00	24,816.00		
19	Grouted Riprap		Sq. Yd.	272.00	60.00	16,320.00	55.00	14,960.00	68.00	18,496.00	73.00	19,856.00	58.00	15,776.00		
20	Concrete Cut-Off Wall		Cu.Yd.	5.60	600.00	3,360.00	675.00	3,780.00	803.00	4,496.80	950.00	5,320.00	352.50	1,974.00		
21	PC 1 ALUM COR ST P 18		Foot	15.00	110.00	1,650.00	30.00	450.00	65.00	975.00	100.00	1,500.00	44.00	660.00		
22	Pipe Elbow, 18" CMP (22.5 deg)		Each	1.00	1,000.00	1,000.00	150.00	150.00	131.00	131.00	500.00	500.00	200.00	200.00		
Remarks _____																
Total Bid					As read		\$238,102.00		\$209,527.50		\$226,779.50		\$299,281.00		\$214,826.50	
					As corrected		Apparent Low Bidder									

December 21, 2009

JN Gleason, PE, LEED AP
Chief Executive Officer

JW Aquino, AIA
President

JE Ramshaw, Sr, PE
Executive Vice President

KM Siuts
Secretary-Treasurer

Mr. Alan Reinhart
Facility Director
Champaign County Administrative Services
1776 East Washington
Urbana, IL 61802-4578

Associates
RL Corley, LEED AP
BC Finet, PE, LEED AP, QCS/P
GW Gaitter, CET
TL Hinton, EIT, LEED AP
LR Kienzler, PE
DB White, CDT/CCCA

SUBJECT: 6432, Task 004 Sheriff's Office
Chiller Replacement

Dear Alan:

It's our understanding the 125 ton Carrier R-11 centrifugal chiller failed completely near the end of this year's cooling season. We understand the chiller is essentially non-repairable at this point. This chiller is original to the building and was installed in 1980. At an actual service life of 29 years it has exceeded its "book life" of 23 years by 6 years. There is also a 75 ton Bohn reciprocating R-22 chiller in the system that was installed in 1985 to provide some modicum of "back-up" in the event of a failure in the 125 ton machine. It appears the lack of back-up was problematic.

Note the 75 ton machine will not carry the full cooling load of the building. The connected cooling load in this building is 126 tons which is for more than the Bohn machines 75 ton capacity. "Book life" of a reciprocating chiller is 20 years so it has exceeded its theoretical service life by 9 years.

Both of the existing chillers are water-cooled machines. They take heat from the building and transfer that heat to circulating condenser water. The condenser water rejects its heat to the atmosphere via a cooling tower located on the roof. The cooling tower is an induced draft counterflow unit manufactured by Marley and installed in 1980. Cooling towers of this type have a "book life" of 20 years. So the tower has exceeded its book life by 9 years.

All of this equipment - both of the chillers and the cooling tower - are well beyond their statistical service life. This factors into the recommendation given below. The fact that all this equipment has lasted this long is a testament to good maintenance.

Note there are two subsets of water chilling systems available: water-cooled and air-cooled. The water-cooled system as described above uses a cooling tower filled with water and located outside. Besides for the ever-present risk of accidentally freezing up the tower in a sudden cold spell the tower is a potential breeding ground for algae and bacteria. The tower water needs continuous chemical treatment to control bacteria, minimize algae growth and suppress corrosion. Legionaire's Disease can be caused by untreated cooling tower water so this has health implications.

Cooling towers have fans in them to circulate ambient air over the circulating condenser water. The fans consume energy. The condenser water itself is in direct contact with ambient air as part of the heat transfer process. Consequently some of that water is evaporated and has to be replaced by metered potable water. In addition, a portion of the tower water is drained away to control the concentration of suspended solids (mostly dirt) in the water. The net result is a considerable use of water that creates a corresponding increase in sewer taxes.

The point is that cooling towers have considerable ancillary expenses associated with them that tend to offset the higher efficiency of water-cooled chillers.

Further, there is a considerable downside in that systems once drained for the winter generally are not refilled again until late in the spring after all danger of freezing is past. The chiller is therefore unavailable for cooling when the tower is drained no matter how warm (hot) it might become. This is particularly problematic to buildings that don't have operable windows, like a jail.

Air-cooled chillers are the alternative to water-cooled. An air-cooled machine rejects heat directly to the atmosphere via a closed heat exchanger called an air-cooled condenser. No water is used. No chemicals are required. It won't freeze. It doesn't dump any water down the sewer. It doesn't foster bacterial growth.

The major drawback to air-cooled chillers is they are not quite as efficient as water-cooled chillers. The major advantage of air-cooled chillers is their simplicity, their ready availability in changing weather and the absence of ancillary costs.

So with all the above in mind we estimated comparative operating costs of a water-cooled system and an air-cooled system. These figures are for comparative purposes only and are not intended to represent actual costs.

New Water-Cooled

Energy cost (chiller, tower fan and cond water pump).	\$18,578
Water treatment chemicals, equipment and testing.	\$5,000
Yearly cleaning condenser tubes and tower basin.	\$2,500
Water consumption (3% drift / 3% blowdown).	\$250
Sewer charges (assume same as water).	\$250
Yearly draindown / winterization and yearly refill.	<u>\$1,000</u>
	<u>\$27,578</u>

New Air-Cooled

Energy cost (chiller and condenser fans).	<u>\$28,980</u>
---	-----------------

It costs \$1,402 more per year to operate the air-cooled system. However, the water-cooled advantage is offset by several factors:

- Higher first costs.
- System reliability.
- Comfort.

The existing cooling tower is at or very near the end of its life. It would not make sense to replace a water-cooled chiller with a new chiller that relies on an unreliable tower. Thus any cost comparison must include replacing the old cooling tower with a new cooling tower.

Unfortunately this preserves one of the drawbacks of the water-cooled approach which is its reliance on a single cooling tower for both the primary chiller and the back up chiller. Any failure in the cooling tower, condenser water pump or piping will take both chillers out of service and leave the building unconditioned. In contrast, each air-cooled chiller has its own air-cooled condenser and piping. A failure in one chiller / condenser would not affect the other.

Lastly, the water-cooled system is simply unavailable for beneficial use once the tower is drained. What this means to the occupants is any time the temperature outside gets into the mid-60's the building will start to overheat. This occasionally happens in December, January and February and happens frequently in November, March and April.

With these comparisons and contracts between water-cooled and air-cooled systems as a backdrop, we estimated the costs to replace the water-cooled equipment with both new water-cooled equipment and with air-cooled equipment. In both scenarios we broke the work into three phases. Those phases consist on:

- Replace the single failed chiller (Phase 1).
- Replace the undersized second chiller (Phase 2).
- Efficiency and reliability upgrades (Phase 3).

With both the water-cooled option and the air-cooled we recommend several modifications that will save energy and increase system reliability. One is to add a second chilled water system pump to back up the single pump currently in place. This back up pump would allow uninterrupted service in the event of primary pump failure. Another modification is to convert the constant flow chilled water system to variable flow. This will reduce energy consumption. The final modification is to add chilled water temperature reset to the air handling unit control algorithms to further reduce energy consumption.

**Estimated Project Costs
(Include 35% Soft Costs)**

	<u>Water-Cooled</u>	<u>Air-Cooled</u>
Phase 1 - Replace Chiller (and Tower)	\$256,500	\$194,400
Phase 2 - Replace Second Chiller	\$172,800	\$201,100
Phase 3 - Efficiency Upgrades	\$109,000	\$105,300
Totals	<u>\$538,300</u>	<u>\$500,800</u>

These costs are based on conceptual estimates and not on any actual design. They are intended to be comparative costs.

Based on first cost alone the air-cooled system is preferred over water-cooled. The water-cooled cost \$37,500 more than air-cooled.

Based on energy, water and related costs the water-cooled system is preferred, but not by much. It costs \$1,402 less to operate the water-cooled system than it costs to operate the air-cooled system. At a \$37,500 "premium" to install the water-cooled system the simple payback for water-cooled is 26 years.

In our opinion the reliability and redundancy of the air-cooled system is preferred over the water-cooled system. The operational cost benefit of the water-cooled system is outweighed by the simplicity of the air-cooled. As an added benefit the air-cooled system offers. Higher comfort level due to it's instant, year-round availability to provide mechanical cooling.

Regardless of which option is taken (water-cooled or air-cooled), the work can be undertaken in phases or in toto. Time is of the essence in picking an option and pursuing it vigorously. Both options rely on chillers that currently have a lead time of 12 weeks between when the order is received and delivery on site.

To achieve full operating tonnage in the Sheriff's Office by May 15, 2010, a schedule would look like this:

Decide Air or Water	December 31, 2010
County Bids and Orders Chiller (and Tower)	January 13, 2010
A/E Prepares Installation Documents	January 4, 2010
Out for Bids	January 25, 2010
Receive Bids (2 Weeks)	February 8, 2010
Notice to Proceed	February 11, 2010
Work Begins Onsite	February 15, 2010
Chiller (and Tower) Arrive (12 Weeks)	April 7, 2010
Substantial Completion	April 28, 2010
Final Completion	May 12, 2010

Note this schedule has the County bidding the chiller (and tower if the decision is water) well before bid documents are ready for the rest of the project. This is an element of risk in that part of the project is being bought before the exact cost of the rest of the project is known.

This is an aggressive schedule that is driven by equipment lead times. There is no time to waste. Note the schedule above is for Phase 1 work. Completion of Phase 1 will get full capacity cooling on line. If you want to implement Phase 2 and / or 3 let me know and we'll put together a schedule for the combined work. In either case, we can get full cooling on line by May 15, 2010 and let the rest of the work follow.

Very truly yours,

GHR ENGINEERS and ASSOCIATES, Inc.



Jim Gleason

JNG/smh

Attachments:

- Cost Estimates (Six Sheets)
- Sketches (Seven Sheets)

cc: Mike Marker - GHR (w/Attachments)

OPINION OF PROBABLE COST - HVAC Contract

GHR Engineers & Associates, Inc.

RE: 6432, Task 004
 Sheriff's Office
 Energy Reduction Grant Opportunities
 Phase 1: Replace Failed Water-Cooled Centrifugal Chiller with Water-Cooled Chiller and Replace Cooling Tower

X	Original 12/14/09

date printed: 12/18/09
 time printed: 1:49 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
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Replace existing Carrier 125 ton water-cooled centrifugal chiller (circa 1980) with a new water-cooled machine delivering 125 tons of cooling based on 40 degrees LWT / 55 degrees EWT on the evaporator and 85 degrees EWT / 95 degrees LWT on the condenser.
 screw compressors (at least two).
 variable condenser water temperature.
 Verify actual chiller water AT and flow rates.

Also replace existing Marley cooling tower (circa 19980) with a new tower selected for 375 gpm at 95 degrees EWT / 85 degrees LWT at 80 degrees db.
 variable speed fan.
 basin heater

Leave all piping in place and continue current pumping scheme.

Continue to use the 75 ton Bohn chiller as a back-up while recognizing it does not have adequate capacity to back everything up.

1.0	demolition and removals, chiller and pad, tower	1	ea	\$9,000.00	\$9,000
2.0	crane charge	1	ea	\$3,500.00	\$3,500
3.0	new water-cooled chiller (12 week lead time) with LON card (\$62+4K)	1	ea	\$66,000.00	\$66,000
4.0	isolated chiller pad	1	ea	\$3,000.00	\$3,000
5.0	chiller install	1	ea	\$2,000.00	\$2,000
6.0	chilled water piping connections, valves, thermometers and gages	1	ea	\$7,000.00	\$7,000
7.0	leave stubs for future chiller pump	1	ea	\$500.00	\$500
8.0	cooling tower (6 week lead time) (\$24K + 3K)	1	ea	\$27,000.00	\$27,000
9.0	cooling tower install	1	ea	\$2,500.00	\$2,500
10.0	condenser water piping connections at chiller, valves, thermometers and gages	1	ea	\$7,000.00	\$7,000
11.0	revisions to condenser piping, new valves at new tower	1	ea	\$4,000.00	\$4,000
12.0	replace makeup water piping	1	ea	\$1,800.00	\$1,800
13.0	control subcontract				
13.1	add VFD to new tower fan, includes control	1	ea	\$7,000.00	\$7,000
13.2	reconnect existing controls	1	ea	\$2,000.00	\$2,000
13.3	safeties and interlocks (CH and Cond W)	1	ea	\$1,400.00	\$1,400
13.4	replace condenser water diverting valve with new mixing valve and controls	1	ea	\$3,000.00	\$3,000
14.0	pipe insulation subcontract	1	ea	\$3,000.00	\$3,000
15.0	electric subcontract				
15.1	disconnect chiller	1	ea	\$200.00	\$200
15.2	disconnect tower and basin heater	1	ea	\$400.00	\$400
15.3	new chiller connection and disc sw's	1	ea	\$5,000.00	\$5,000
15.4	new tower connection for fan and disc sw	1	ea	\$1,000.00	\$1,000
15.5	new basin heater connection and disc sw	1	ea	\$1,000.00	\$1,000
15.6	heat trace - allow	1	ea	\$1,200.00	\$1,200
16.0	test and balance subcontract	1	ea	\$1,600.00	\$1,600

17.0	Miscellaneous	---	---	15.00%	\$24,015
18.0	Bond	---	---	1.50%	\$2,762
19.0	Insurance	---	---	1.50%	\$2,762

HVAC Contract (actual)	unit cost =	per sq ft	\$189,638
HVAC Contract (rounded)	unit cost =	per sq ft	\$190,000
smh	project area =	- sq ft	

OPINION OF PROBABLE COST - HVAC Contract

GHR Engineers & Associates, Inc.

RE: 6432, Task 004
 Sheriff's Office
 Energy Reduction Grant Opportunities
 Phase 2: Replace Water-Cooled Backup Chiller with Water-Cooled Backup Chiller

X	Original 12/14/09

date printed: 12/18/09
 time printed: 1:49 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
Replace existing Bohn 75 ton water-cooled reciprocating chiller with a new water-cooled machine delivering 125 tons of cooling and as identical to the first water-cooled replacement machine as possible.				
1.0 remove chiller and pad, piping	1	ea	\$6,000.00	\$6,000
2.0 crane charge	1	ea	\$3,500.00	\$3,500
3.0 new water-cooled chiller (12 week lead time) (62K+4K)	1	ea	\$66,000.00	\$66,000
4.0 isolated chiller pad	1	ea	\$3,000.00	\$3,000
5.0 chiller install	1	ea	\$2,000.00	\$2,000
6.0 chilled water piping connections, valves, thermometers and gages	1	ea	\$7,000.00	\$7,000
7.0 leave stubs for future chiller pump	1	ea	\$500.00	\$500
8.0 condenser water piping connections at chiller, valves, thermometers and	1	ea	\$7,000.00	\$7,000
9.0 control subcontract				
9.1 reconnect existing controls	1	ea	\$2,000.00	\$2,000
9.2 safeties and interlocks (CHW and CondW)	1	ea	\$1,400.00	\$1,400
10.0 pipe insulation subcontract	1	ea	\$3,000.00	\$3,000
11.0 electric subcontract				
11.1 disconnect chiller	1	ea	\$200.00	\$200
11.2 new chiller connection and disc switches	1	ea	\$5,000.00	\$5,000
12.0 test and balance subcontract	1	ea	\$1,600.00	\$1,600

13.0 Miscellaneous	---	---	15.00%	\$16,230
14.0 Bond	---	---	1.50%	\$1,866
15.0 Insurance	---	---	1.50%	\$1,866

HVAC Contract (actual)	unit cost =	per sq ft	\$128,163
HVAC Contract (rounded)	unit cost =	per sq ft	\$128,000
smh	project area =	- sq ft	

OPINION OF PROBABLE COST - HVAC Contract

GHR Engineers & Associates, Inc.

RE: 6432, Task 004
 Sheriff's Office
 Energy Reduction Grant Opportunities
 Phase 3: Increase Chilled Water System Efficiency

X	Original 12/14/09

date printed: 12/18/09
 time printed: 1:49 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
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Add a second chilled water pump for back-up. Add chiller pumps and convert constant flow to variable flow chilled water. Add chilled water temperature reset. This improves system reliability and reduces energy consumption.

1.0 new base-mounted system pump	1	ea	\$5,000.00	\$5,000
2.0 vibration isolation base	1	ea	\$1,200.00	\$1,200
3.0 pipe modifications to add "bridge pipe" to loop - WAG	1	ea	\$5,000.00	\$5,000
4.0 new base-mounted chiller pumps	2	ea	\$3,000.00	\$6,000
5.0 vibration isolation bases	2	ea	\$1,200.00	\$2,400
6.0 insulation subcontract	1	ea	\$5,000.00	\$5,000
7.0 temperature control subcontract				
7.1 control mods, at existing air handling units, DDC, new control valves	6	ea	\$3,000.00	\$18,000
7.2 VFD's on system pumps	2	ea	\$5,000.00	\$10,000
7.3 system pressure controls	1	ea	\$1,500.00	\$1,500
7.4 chilled water temperature reset control	1	ea	\$6,000.00	\$6,000
8.0 electrical subcontract				
8.1 new pump circuits and starters	3	ea	\$2,000.00	\$6,000
9.0 test and balance subcontract	1	ea	\$2,000.00	\$2,000

10.0 Miscellaneous	---	---	15.00%	\$10,215
11.0 Bond	---	---	1.50%	\$1,175
12.0 Insurance	---	---	1.50%	\$1,175

HVAC Contract (actual)	unit cost =	per sq ft	\$80,664
HVAC Contract (rounded)	unit cost =	per sq ft	\$81,000
smh	project area =	- sq ft	

OPINION OF PROBABLE COST - HVAC Contract

GHR Engineers & Associates, Inc.

RE: 6432, Task 004
 Sheriff's Office
 Energy Reduction Grant Opportunities
 Phase 1: Replace Failed Water-Cooled Centrifugal Chiller with Air-Cooled Chiller

X	Original 12/14/09

date printed: 12/18/09
 time printed: 1:49 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
Replace existing water-cooled 125 ton centrifugal Carrier chiller with new air-cooled chiller and air-cooled condenser. Existing cooling tower remains to serve existing 75 ton backup chiller. New chiller to have DDC interface board.				
1.0 demolition and removals	1	ea	\$5,000.00	\$5,000
2.0 crane charge	1	ea	\$3,500.00	\$3,500
3.0 new chiller and condenser (12 week lead time) with LON card (72K+4.5K)	1	ea	\$76,500.00	\$76,500
4.0 isolated chiller pad	1	ea	\$3,000.00	\$3,000
5.0 chiller install	1	ea	\$2,000.00	\$2,000
6.0 chilled water piping connections, valves, thermometers and gages	1	ea	\$7,000.00	\$7,000
7.0 leave stubs for future chiller pump	1	ea	\$500.00	\$500
8.0 pipe portal and equipment rails	1	ea	\$1,200.00	\$1,200
9.0 roof work, subcontract	1	ea	\$3,000.00	\$3,000
10.0 condenser install	1	ea	\$500.00	\$500
11.0 refrigerant piping and specialties, one circuit	1	ea	\$5,000.00	\$5,000
12.0 refrigerant and oil (R134a)	1	ea	\$500.00	\$500
13.0 control mods, subcontract (can continue pneumatic)	1	ea	\$1,000.00	\$1,000
14.0 safeties and interlocks	1	ea	\$700.00	\$700
15.0 pipe insulation (CHW) subcontract	1	ea	\$3,000.00	\$3,000
16.0 disconnect chiller electric	1	ea	\$200.00	\$200
17.0 new chiller circuit (likely takes more power) and disc	1	ea	\$5,000.00	\$5,000
18.0 condenser circuit and disc	1	ea	\$3,500.00	\$3,500
19.0 test and balance, subcontract	1	ea	\$800.00	\$800

20.0 Miscellaneous	---	---	15.00%	\$18,285
21.0 Bond	---	---	1.50%	\$2,103
22.0 Insurance	---	---	1.50%	\$2,103

HVAC Contract (actual)	unit cost =	per sq ft	\$144,391
HVAC Contract (rounded)	unit cost =	per sq ft	\$144,000
smh	project area =	- sq ft	

OPINION OF PROBABLE COST - HVAC Contract

GHR Engineers & Associates, Inc.

RE: 6432, Task 004
 Sheriff's Office
 Energy Reduction Grant Opportunities
 Phase 2: Replace Water-Cooled Backup Chiller with Air-Cooled Chiller

X	Original 12/14/09

date printed: 12/18/09
 time printed: 1:50 PM
 prepared by: JNG

LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
Replace 75 ton water-cooled reciprocating chiller with new 125 ton air-cooled chiller identical to the first air-cooled chiller. Remove existing cooling tower, condenser water piping and condenser water pump along with chemical treatment system. This provides 100% backup cooling capacity and removes troublesome and expensive water-filled cooling tower.				
1.0 remove chiller	1	ea	\$5,000.00	\$5,000
2.0 remove tower, condenser water piping and pump	1	ea	\$2,500.00	\$2,500
3.0 crane charge	1	ea	\$4,000.00	\$4,000
4.0 new chiller and condenser (12 week lead time) (72K matl + 4.5K)	1	ea	\$76,500.00	\$76,500
5.0 isolated chiller pad	1	ea	\$3,000.00	\$3,000
6.0 chiller install	1	ea	\$2,000.00	\$2,000
7.0 chilled water piping connections, valves, thermometers and gages	1	ea	\$8,000.00	\$8,000
8.0 leave stubs for future chiller pump	1	ea	\$500.00	\$500
9.0 pipe portals and equipment rails	1	ea	\$1,200.00	\$1,200
10.0 roof work, subcontract	1	ea	\$3,000.00	\$3,000
11.0 condenser install	1	ea	\$500.00	\$500
12.0 refig piping and specialties, one circuit	1	ea	\$5,000.00	\$5,000
13.0 refrigerant and oil (R134a)	1	ea	\$500.00	\$500
14.0 control mods, subcontract (can continue pneumatic)	1	ea	\$1,000.00	\$1,000
15.0 CHW pipe insulation, subcontract	1	ea	\$3,200.00	\$3,200
16.0 disconnect chiller	1	ea	\$200.00	\$200
17.0 disconnect condenser water pump	1	ea	\$100.00	\$100
18.0 disconnect cooling tower fan and basin heater	1	ea	\$300.00	\$300
19.0 new chiller circuit	1	ea	\$5,000.00	\$5,000
20.0 new condenser circuit	1	ea	\$3,500.00	\$3,500
21.0 test and balance subcontract	1	ea	\$800.00	\$800

22.0 Miscellaneous	---	---	15.00%	\$18,870
23.0 Bond	---	---	1.50%	\$2,170
24.0 Insurance	---	---	1.50%	\$2,170

HVAC Contract (actual)	unit cost =	per sq ft	\$149,010
HVAC Contract (rounded)	unit cost =	per sq ft	\$149,000
smh	project area =	- sq ft	

OPINION OF PROBABLE COST - HVAC Contract

GHR Engineers & Associates, Inc.

RE: 6432, Task 004
 Sheriff's Office
 Energy Reduction Grant Opportunities
 Phase 3: Increase Chilled Water System Efficiency

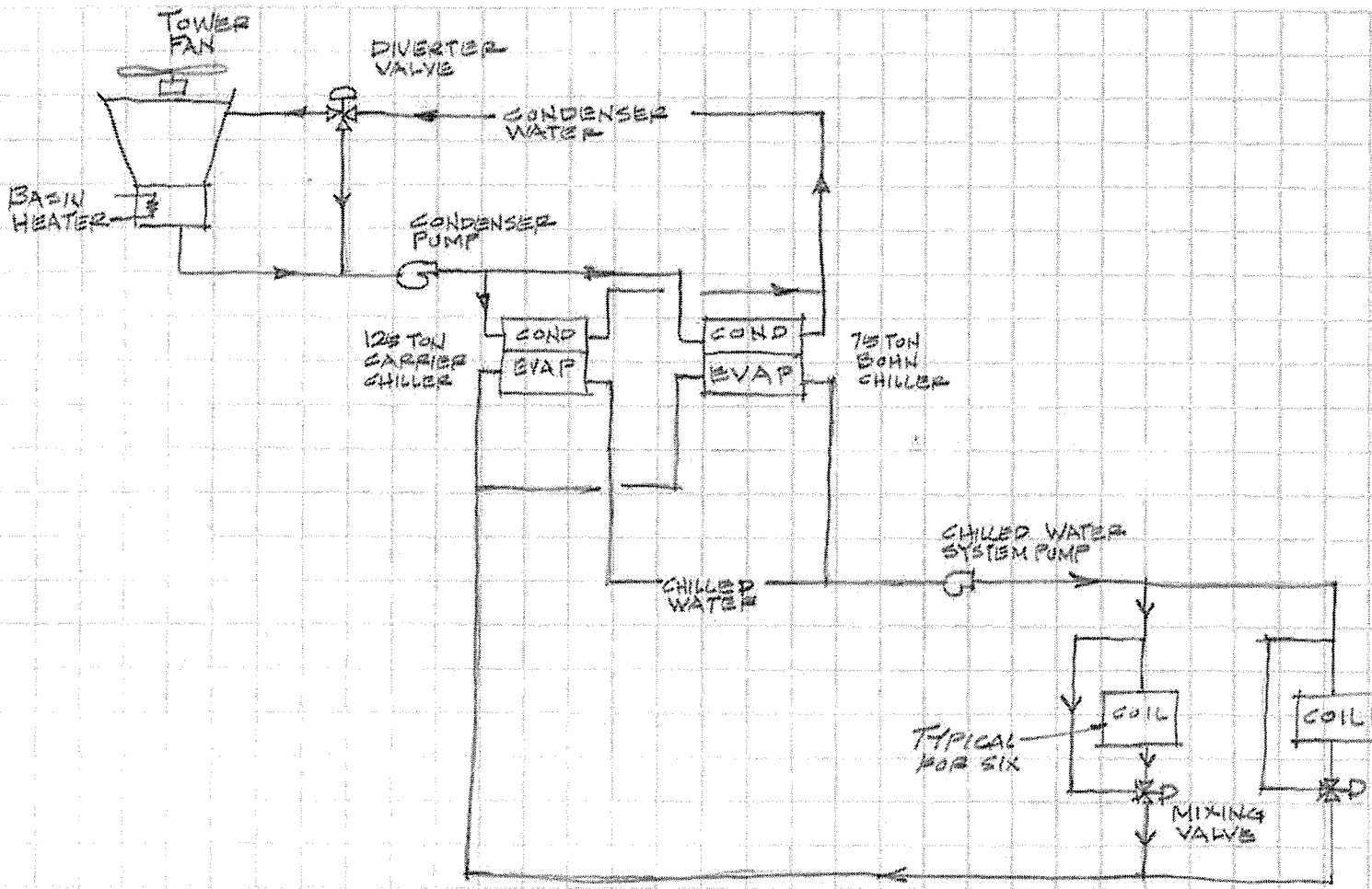
X	Original 12/14/09

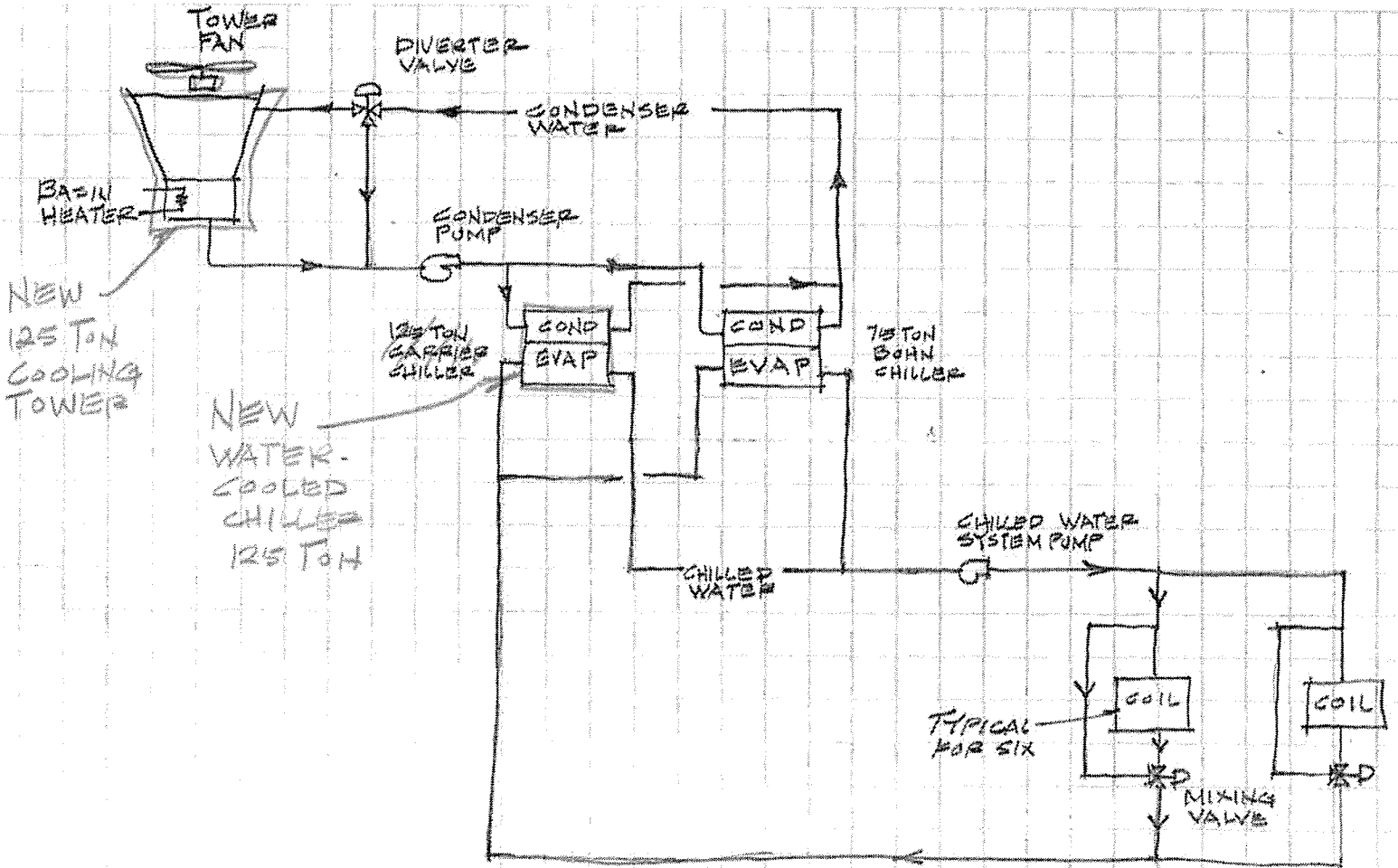
date printed: 12/18/09
 time printed: 1:50 PM
 prepared by: JNG

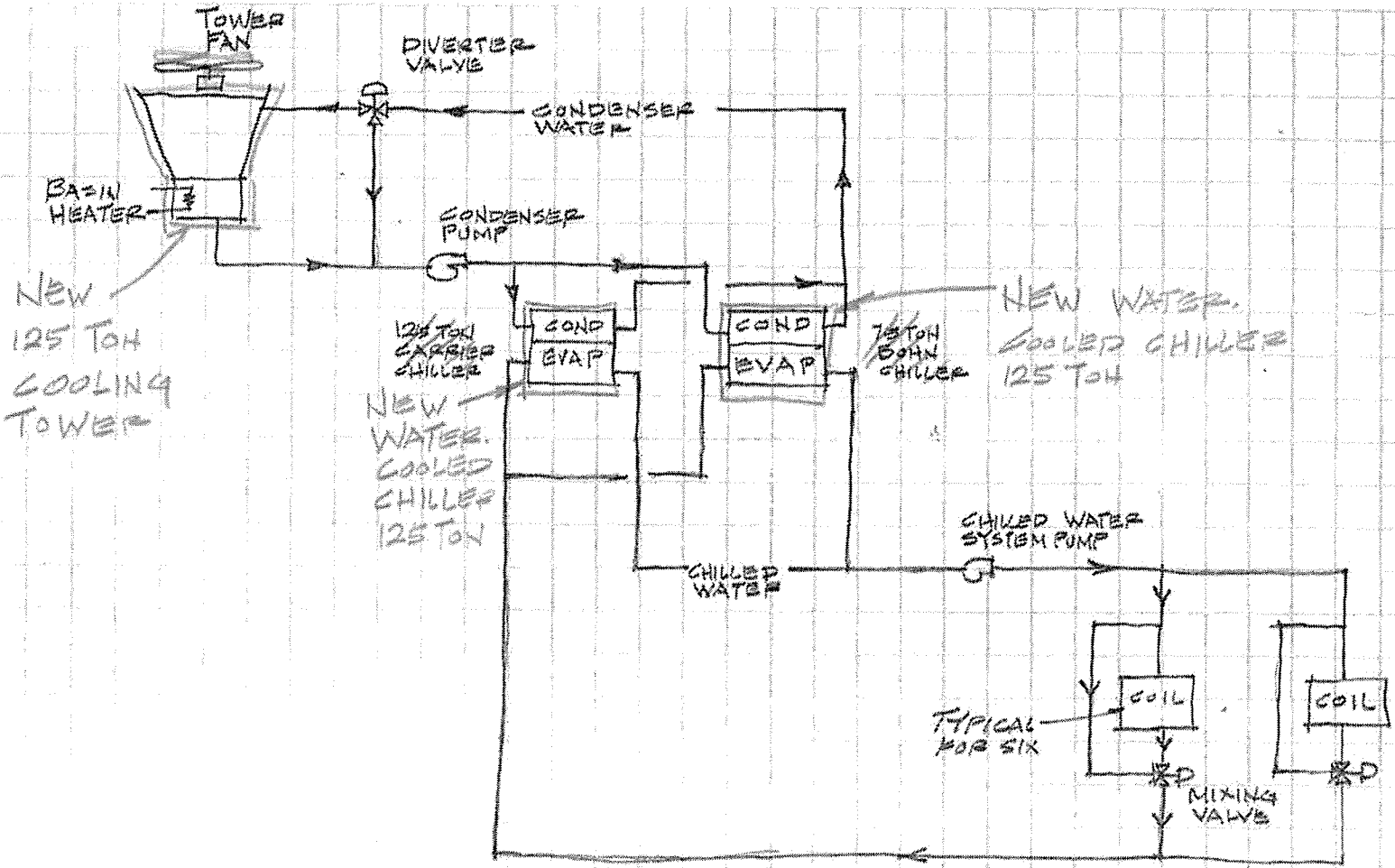
LINE ITEM NO. AND DESCRIPTION	QTY	UNIT	COST/UNIT	AMOUNT
Add a second system chilled water pump for backup. Add chiller pumps and convert constant flow to variable flow chilled water and add chilled water temperature reset. This improves system reliability and reduces this energy consumption.				
1.0 new base-mounted system pump	1	ea	\$5,000.00	\$5,000
2.0 vibration isolation base	1	ea	\$1,200.00	\$1,200
3.0 pipe modifications to add "bridge pipe" to loop - WAG	1	ea	\$5,000.00	\$5,000
4.0 new base-mounted chiller pumps	2	ea	\$2,000.00	\$4,000
5.0 vibration isolation bases	2	ea	\$1,200.00	\$2,400
6.0 insulation subcontract	1	ea	\$5,000.00	\$5,000
7.0 temperature control subcontract				
7.1 control mods, at existing air handling units, DDC, new control valves	6	ea	\$3,000.00	\$18,000
7.2 VFD's on system pumps	2	ea	\$5,000.00	\$10,000
7.3 system pressure controls	1	ea	\$1,500.00	\$1,500
7.4 chilled water temperature reset control	1	ea	\$6,000.00	\$6,000
8.0 electrical subcontract				
8.1 new pump circuits and starters	3	ea	\$2,000.00	\$6,000
9.0 test and balance subcontract	1	ea	\$2,000.00	\$2,000

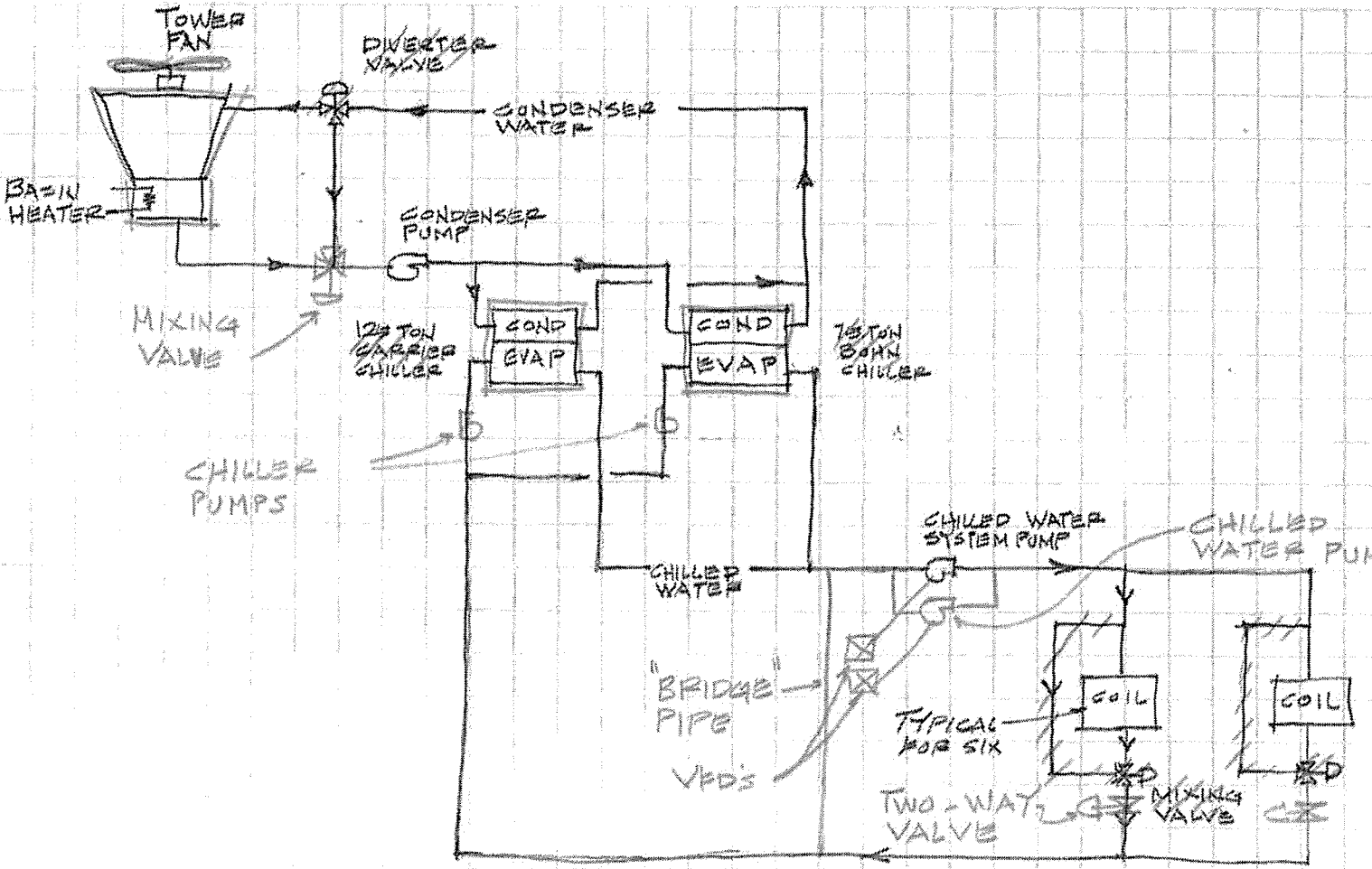
10.0 Miscellaneous	---	---	15.00%	\$9,915
11.0 Bond	---	---	1.50%	\$1,140
12.0 Insurance	---	---	1.50%	\$1,140

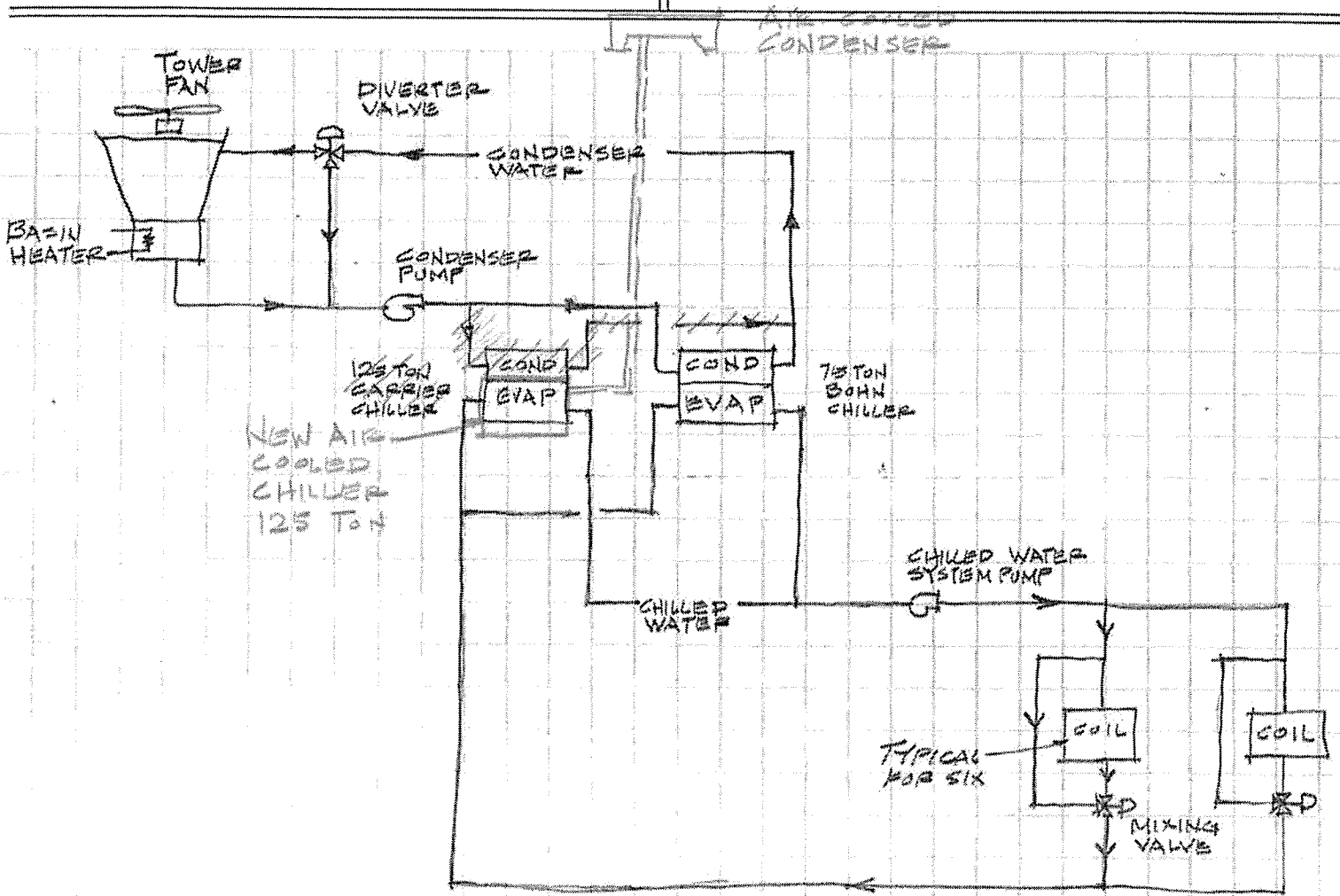
HVAC Contract (actual)	unit cost =	per sq ft	\$78,295
HVAC Contract (rounded)	unit cost =	per sq ft	\$78,000
smh	project area =	- sq ft	

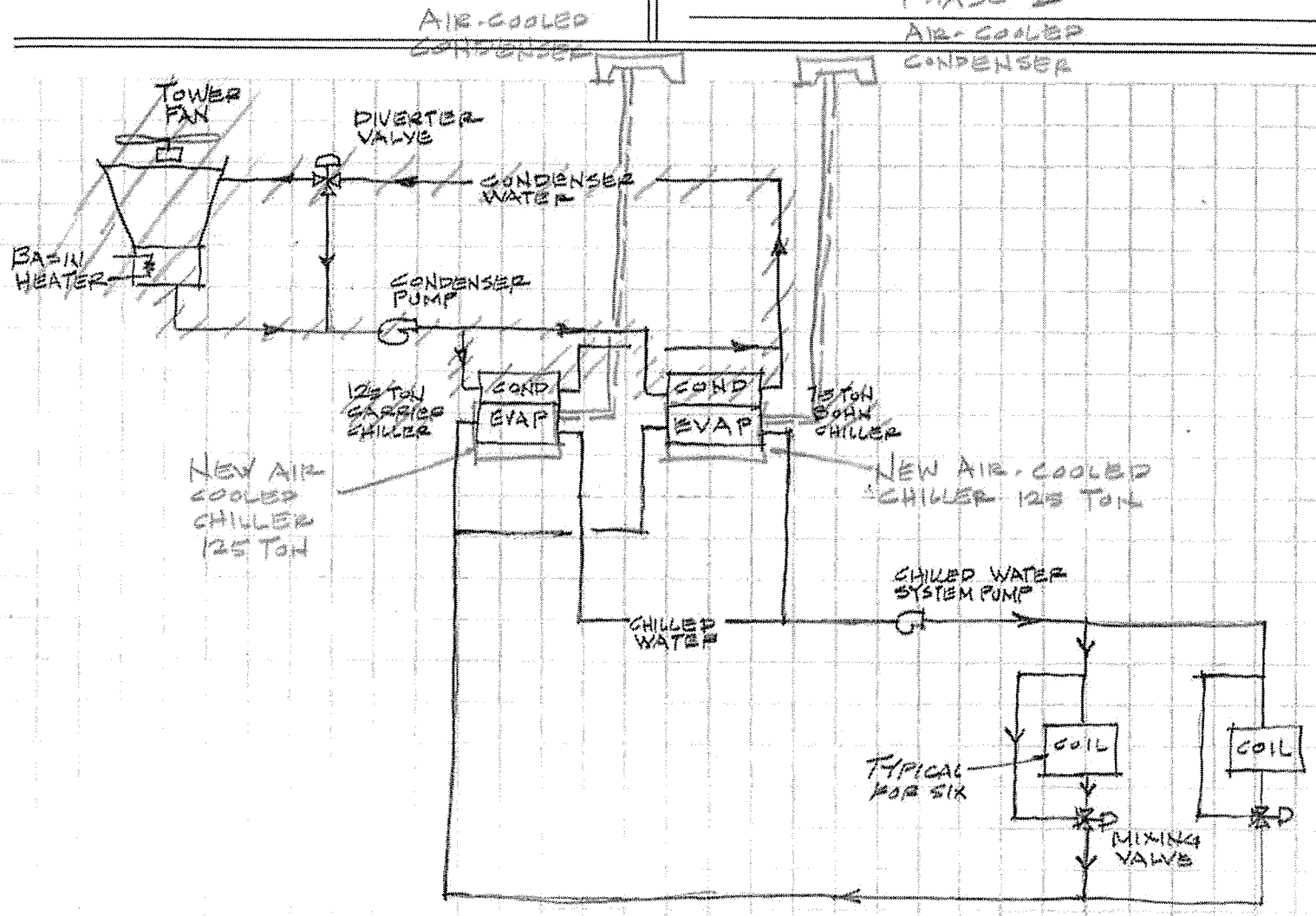














ENGINEERS AND ASSOCIATES, INC.

Mechanical & Electrical Consulting Engineers
1615 S. Neill St. · Champaign, IL 61820
Tel: (217) 356-0536 · Fax: (217) 356-1092

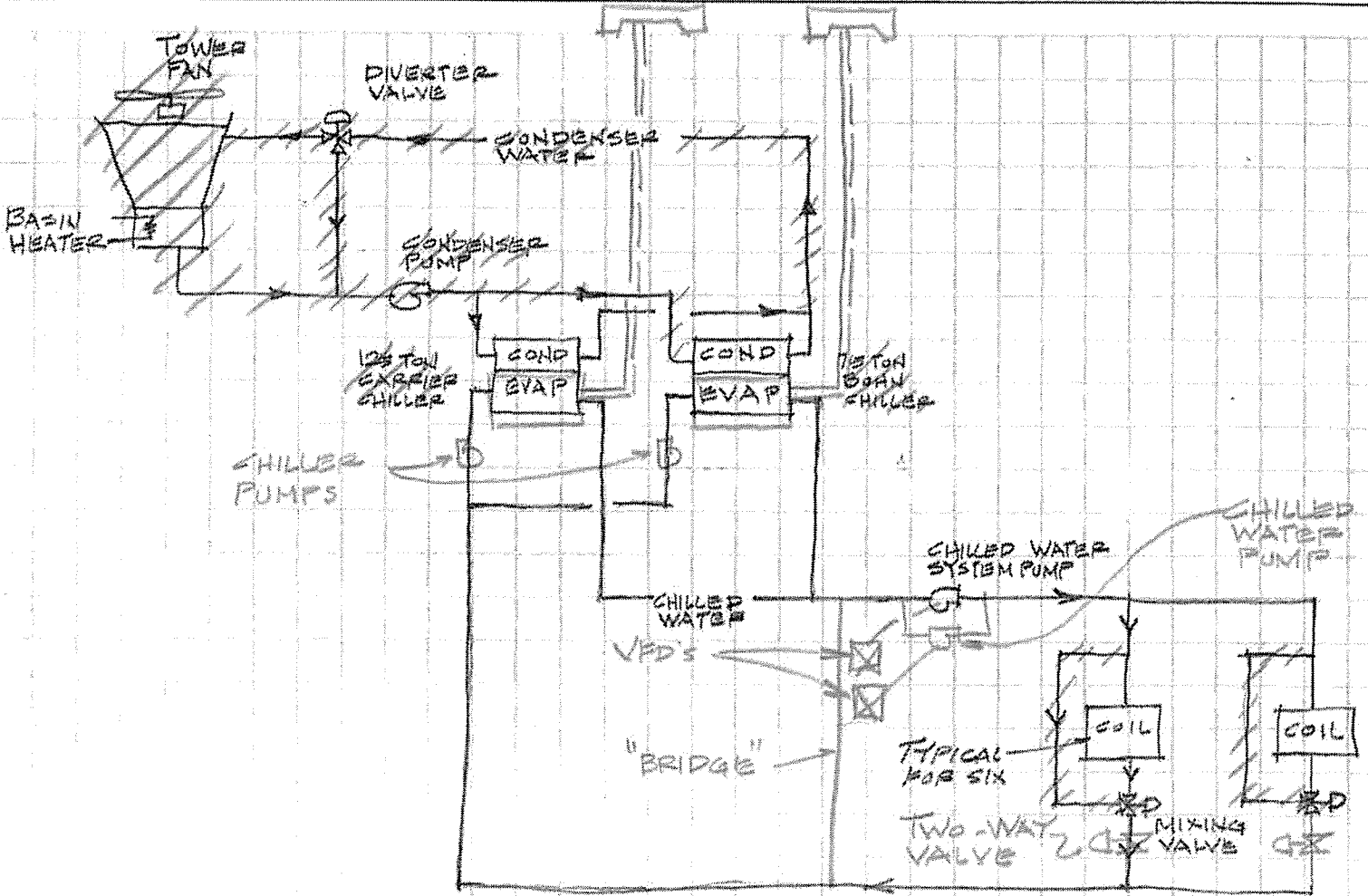
Project No. 6432

File _____

Date 12.13.0

By _____

Name AIR-COOLED
PHASE 3



COURTHOUSE MASONRY STABILIZATION & RESTORATION PROJECT

Prepared By: E Boatz 1/05/10

	ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT TOTAL	PAYMENTS THIS MONTH	PAYMENTS YEAR TO DATE	BALANCE TO FINISH
Original Project Budget	\$6,747,552.14					
Current Budget w/Change Orders	\$7,117,184.56					
<i>Architect Fees-White & Borgognoni</i>						
Basic Service	\$425,641.74			\$3,419.41	\$412,872.05	\$12,769.69
Amend #1-Option 4 Tower		\$43,425.00		\$544.25	\$41,869.35	\$1,555.65
Amend #2-Temp Cool/Jury Assembly		\$853.40		\$0.00	\$853.40	\$0.00
Amend #3-Tower Exit		\$6,221.74		\$0.00	\$6,221.74	\$0.00
Amend #4-Security Camera		\$4,130.73		\$0.00	\$4,130.73	\$0.00
Amend #5-Clk Face Stone;Lightning Prot		\$10,129.12		\$0.00	\$10,129.12	\$0.00
Amend #6-Bollard Security/Crthse Plaza		\$2,845.00		\$0.00	\$2,845.00	\$0.00
Amend#7-South Security; Energy Mod		\$23,388.00		\$0.00	\$23,388.00	\$0.00
Amend #8-Pathways & landscaping		\$11,738.20		\$0.00	\$11,738.20	\$0.00
Amend #9 - Emergency Masonry Repair		\$3,077.50		\$0.00	\$3,077.50	\$0.00
Total Architect Fees	\$425,641.74	\$105,808.69	\$531,450.43	\$3,963.66	\$517,125.09	\$14,325.34
<i>Reimbursables-White & Borgognoni</i>						
Analysis/Testing; On-site Observation	\$98,092.72			\$900.00	\$85,037.53	\$13,055.19
Amendment #1 - Option 4 Tower		\$7,494.18	\$105,586.90			\$7,494.18
Miscellaneous Reimbursable Expenses	\$39,839.50			\$282.86	\$35,289.86	\$4,549.64
Amendment #1- Option 4 Tower		\$20,593.82	\$60,433.32	\$26.78	\$1,663.26	\$18,930.56
Total Reimbursable Expenses	\$137,932.22	\$28,088.00	\$166,020.22	\$1,209.64	\$121,990.65	\$44,029.57
<i>Building Const - Roessler Const</i>						
Existing Building	\$2,787,950.00	\$306,349.35	\$3,094,299.35	\$105,693.02	\$2,896,273.08	\$198,026.27
Tower	\$2,804,150.00	\$308,128.88	\$3,112,278.88	\$106,306.98	\$2,912,726.92	\$199,551.96
Owner Items			\$169,135.68	\$4,661.70	\$169,135.68	
Contingency	\$591,878.18	-\$22,600.05	\$0.00			\$0.00
Total Building Construction	\$6,183,978.18	\$614,478.23	\$6,375,713.91	\$216,661.70	\$5,978,135.68	\$397,578.23
<i>Additional Contracts</i>						
Todd Frahm - Gargoyles		\$44,000.00	\$44,000.00	\$0.00	\$44,000.00	\$0.00
Total Additional Contracts	\$0.00	\$44,000.00	\$44,000.00	\$0.00	\$44,000.00	\$0.00
PROJECT TOTAL	\$6,747,552.14	\$200,496.74	\$7,117,184.56	\$221,835.00	\$6,661,251.33	\$455,933.14

% of Project Paid to Date

93.59%

■ **MEMORANDUM OF AGREEMENT**

114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

DATE OF CONTACT 15 November 2009 IGW FILE NO. 0962
PROJECT NAME Champaign County - Election Storage Facility Remodeling
LOCATION 1776 E. Washington, Urbana, IL
CLIENT Champaign County Board and Administrative Services

SCOPE OF SERVICES: Architectural and engineering services as requested for the Election Storage remodeling including assistance to the County in developing the scope of needed work, code review, design and construction drawings and specifications to produce documents suitable for permit and construction.

CONSULTANTS GHR Engineers & Associates, Inc

AGREEMENT DATA

CONTACT: PRINCIPAL AGENT PHONE LETTER PERSONAL

NAME Alan Reinhart TITLE Supervisor Bldg. Maint.

START DATE ASAP COMPLETE DATE ASAP

FEE BASIS/THRU CD
HOURLY TIME SLIPS REQUIRED REIMBURSEMENT
AT COST x 1.1
MAXIMUM-NOT-TO-EXCEED \$ 15,000
FIXED AMOUNT \$ _____
PERCENTAGE OF CONSTRUCTION COSTS OTHER

FEE BASIS/THRU
HOURLY TIME SLIPS REQUIRED REIMBURSEMENT
AT COST x 1.1
MAXIMUM-NOT-TO-EXCEED \$ _____
FIXED AMOUNT \$ _____
PERCENTAGE OF CONSTRUCTION COSTS OTHER

FEE BASIS/THRU
HOURLY TIME SLIPS REQUIRED REIMBURSEMENT
AT COST x 1.1
MAXIMUM-NOT-TO-EXCEED \$ _____
FIXED AMOUNT \$ _____
PERCENTAGE OF CONSTRUCTION COSTS OTHER

TERMS/PAYMENTS: Billed monthly per attached rate schedule.
Payable upon receipt of invoice.

CONDITIONS

THE CONDITIONS UNDER WHICH THE ABOVE STATED SERVICES ARE BEING PROVIDED ARE SET OUT ON THE REVERSE SIDE OF THIS PAGE AND ARE INCORPORATED HEREIN BY REFERENCE. THE ABOVE INFORMATION IS A SUMMARY OF OUR AGREEMENT FOR PERFORMANCE OF THE WORK DESCRIBED. IF ACCURATE, INDICATE YOUR APPROVAL AND ACCEPTANCE BELOW.

DATE 12/18/09 ISAKSEN GLERUM WACHTER . LLC

BY *Dillon D. Glerum*

ACCEPTED

THE UNDERSIGNED HEREBY STATES THAT HE (SHE) IS THE OWNER OR DULY AUTHORIZED AGENT OF THE OWNER, UNDERSTANDS AND AGREES TO THE TERMS AND CONDITIONS AS STATED IN THIS PROJECT AND DIRECTS THE ARCHITECT TO PROCEED WITH THE WORK AS SHOWN ABOVE "SCOPE OF SERVICES" AND WILL COMPENSATE THE ARCHITECT IN ACCORDANCE WITH PAYMENT TERMS AS SHOWN ABOVE.

DATE _____ PRINCIPAL/AGENT _____

TITLE _____

IGW CONDITIONS OF AGREEMENT

1. **STANDARD OF CARE** – The Architect will perform the services under this agreement in accordance with generally accepted practice, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession under similar circumstances in this locality. No other warranties implied or expressed, in fact or by law, are made or intended in this agreement.
2. **CONFIDENTIALITY** – The Architect shall hold confidential the business and technical information obtained or generated in performance of services under this agreement, and as identified in writing by the Client as confidential.
3. **DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS** – All original drawings, specifications, electronic data and other documents are instruments of the Architect's service for use solely with respect to this project and shall remain the property of the Architect. The Client shall be permitted to retain copies including reproducible copies of the Architect's documents for information and reference in connection with the client's use and occupancy of the project. Owner's reuse of documents generated by this Agreement shall only be permitted by written approval from the Architect.
4. **SURVEYS/TESTS** – The Architect shall recommend to the Client the appropriate investigation, surveys, tests, analyses and reports to be obtained as necessary for the proper execution of the Architect's services.
5. **AUTHORITY AND RESPONSIBILITY** – The Architect shall not have control or charge of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents.
6. **RESPONSIBILITY FOR CONSTRUCTION COST** – It is recognized that neither the Architect nor the Client has control over the cost of labor, materials or equipment over the Contractor's method of determining bid prices, or over competitive bidding, marketing or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from any Opinion of Construction Cost or evaluation prepared or agreed to by the Architect.
7. **INSURANCE** – The Architect shall maintain comprehensive general liability and professional liability insurance coverage and the Architect's employees are covered by Workers Compensation Insurance. Certificates of Insurance can be provided to the Client upon written request. The Architect shall not be responsible for any loss, damage, or liability beyond these insurance limits and conditions.
8. **LIMITATION OF LIABILITY** – Neither the Architect, the Architect's consultants, nor their agents or employees shall be jointly, severally or individually liable to the Client in excess of the compensation to be paid pursuant to this agreement or of Ten Thousand Dollars (\$10,000), whichever is less, by reason of any act or omission, including breach of contract or negligence not amounting to a willful or intentional wrong.
9. **HAZARDOUS MATERIALS** – The Architect and the Architect's consultants shall have no responsibility for discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. If required by law, the client shall accomplish all necessary inspections and testing to determine the type and extent, if any, of hazardous materials at the project site. Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the client to advise the Architect (in writing) of any known or suspected hazardous materials. Removal and proper disposal of all hazardous materials shall be the responsibility of the client.
10. **CLIENT'S CONSULTANTS** – Contracts between the Client and Client's consultants shall request the consultants to coordinate their drawings and other instruments of service with those of the Architect and to advise the Architect of any potential conflict. The Architect shall have no responsibility for the components of the project designed by the Client's consultants. The Client shall indemnify and hold harmless the Architect, Architect's Consultants and their employees from and against claims, damages, losses and expenses arising out of services performed for this project by other consultants of the Client.
11. **REMODELING AND RENOVATION** – For Architect's services provided to assist the Client in making changes to an existing facility, the Client shall furnish documentation and information upon which the Architect may rely for its accuracy and completeness. Unless specifically authorized or confirmed in writing by the Client, the Architect shall not be required to perform or have others perform destructive testing or to investigate concealed or unknown conditions. The Client shall indemnify and hold harmless the Architect, the Architect's Consultants, and their employees from and against claims, damages, losses and expenses which arise as a result of documentation and information furnished by the Client.
12. **AMENDMENTS** – This Agreement may be amended only by written documentation signed by both the Architect and Client.
13. **TERMINATION** – This Agreement may be terminated by either party upon written notice and the Architect will be paid only for those services and costs incurred to date of termination.
14. **MEDIATION** – In the event of a dispute, the parties shall endeavor to settle disputes by mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.



ISAKSEN GLERUM WACHTER . LLC

114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

Isaksen Glerum Wachter . LLC

Principals.....	\$ 135 - 160
Project Architect 1	\$ 100 - 135
Project Architect 2	\$ 90 - 100
Architect/Designer 1.....	\$ 80 - 90
Architect/Designer 2.....	\$ 70 - 80
Architect/Designer 3.....	\$ 60 - 70
Construction Observer	\$ 75 - 135
Administrative/Accounting.....	\$ 75 - 95
Clerical/Data Processing.....	\$ 50 - 60
Reimbursables	@ Cost x 1.1
Consultants	@ Cost
Mileage Rate	55.0 cents/mile

Effective 1 January 2009



114 WEST MAIN STREET
URBANA, ILLINOIS 61801

T / 217 328 1391
F / 217 328 1401

File: 0962

REPORT OF MEETING

December 18, 2009

PROJECT: Election Storage Building Remodeling
Champaign County

PURPOSE OF MEETING(S): Initial Walk-Through and Discussion

MEETING DATE / TIME: November 20, 2009 / 1:30 p.m.

PRESENT: Alan Reinhart - CCAS Mark Sheldon - County Clerk
Jim Gleason - GHR John Farney - County Clerk
Riley Glerum - IGW

DISTRIBUTION: All in Attendance

MEETING NOTES:

The above group met at the old Highway Department structure to discuss the possible use and required scope of remodeling to convert the vacant east end of the building into the Elections Storage facility. During the walk-around, the following comments were made:

1. Items to be stored will include, but may not be limited to, polling booths, ballot boxes, miscellaneous electronic items in boxes, paper records, etc.
2. Mark said the new space does not need to be sprinklered as part of his programmatic requirements.
3. The space will be occupied most intensively by staff a month and a half prior to each election but also sporadically throughout the year. Elections are typically held in November, February and April.
4. The space will need to be heated and cooled to comfort conditions for people – meaning 70 degrees F in winter and 75 degrees F in summer.
5. The environment needs to be non-condensing but special humidity control is not required.
6. Large tables will also be placed in the space which will serve as work benches for repairing equipment. Power drops from above needed for electric repair tools and equipment testing.

7. There are no special power requirements – standard 120 volt receptacles will suffice. Building electrical service is 120/240, 3 phase, 4 wire delta, 200 amp.
8. Need one phone and one data outlet which would be by County's subcontractor.
9. The building is not connected to the County network. County will establish a dish connection to the Satellite Jail.
10. The building is not equipped with sprinklers and sprinklers are probably not desired due to cost – building heat probably unreliable for wet system and dry system even costlier.
11. Due to no sprinklers, a fire-rated separation may be required between the proposed Election Storage area and the west end of the building currently used by the Sheriff's Department for vehicle storage.
12. A-E will confirm the scope of code-mandated work.
13. The existing south overhead door will remain and be used to allow vehicles to pick-up and drop-off larger items.
14. Vehicles will be allowed into the storage space only to load or unload but cannot permanently park within the space.
15. No partition will be built to separate the loading area from the balance of the space.
16. The existing south overhead door needs a better weather seal if possible.
17. There's no batt insulation on the inside of the building for the roof.
18. The man door with canopy cover on the east side will also be used as a point of entry and pick-up/drop-off for smaller items.
19. The space will require heating and cooling for the proper storage of the various items.
20. The existing partitioned spaces to the north are forecasted for office use with file storage on top of that area. The structural capacity of the existing ceiling structure will be confirmed for that purpose.
21. The above office space needs to be heated and cooled.
22. The unisex use of the single existing toilet room will be confirmed with code authorities.
23. The existing water heater may have to be relocated out of the toilet room to comply with code - to be verified.
24. Alan will forward an AutoCAD plan of the existing building and IGW will field verify and update as necessary.
25. A new tile floor finish will be provided in the toilet room.
26. Alan will complete the application of an interior wall liner throughout the space.
27. An epoxy-type floor finish may be considered over the existing concrete slab which will require repairs prior to any finish.
28. The removal and patch of an unused floor grate in the floor slab will be required.
29. A fire alarm system for the whole building will probably be required.

30. It is assumed that separate electrical metering for the Election Storage space will not be required.
31. Consider chain-hung fluorescent lighting (T-5 or T-8), industrial style movable enough to adjust to different storage layouts.
32. Some type of security system will be required – probably contacts on the doors and windows coupled with motion detector(s). This would be contracted directly to a security outfit by the County.
33. An existing partition that separates the east entrance from the proposed loading area will be left in place.
34. IGW will employ GHR for the mechanical and electrical portions of the required work and total A-E fees shall not exceed \$15,000.00.
35. Once scope of work is confirmed, abbreviated drawings and note specs will be prepared suitable for City of Urbana permit and use by Alan for in-house construction and any subcontracting of work as may be necessary.

If there are any additions, deletions or corrections to these meeting notes, please advise this office, in writing, within seven days from the above date of report.

Submitted By:

ISAKSEN GLERUM WACHTER . LLC

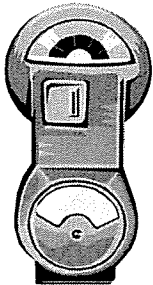
Riley D. Glerum, AIA
Principal/CEO

CITY OF URBANA PARKING RENTAL RATES

LOT #	LOT LOCATION	MONTHLY RATE	QUARTERLY RATE	ANNUAL RATE
5	Water Street	20.00	60.00	240.00
9	Water Street	20.00	60.00	240.00
11	Main Street	20.00	60.00	240.00
16	Green Street (Cunningham Township Bldg)	20.00	60.00	240.00
21	Vine Street & Green Street	20.00	60.00	240.00
25	305 North Race Street	20.00	60.00	240.00
26	Springfield Avenue (24hour spaces)	40.00	120.00	480.00
Parking Deck	Broadway & Main Street (Non-Reserved spaces)	45.00	135.00	540.00
Parking Deck	Broadway & Main Street (Reserved spaces)	100.00	300.00	1,200.00

METER HOURLY RATES

AREA	HOURLY RATES
Downtown	0.25
Hospital Districts	0.75
Campus	0.75



METER BAGS \$10/day
 \$15/1st day
 (if less than 24 hr notice)

PUBLIC METERED PARKING

LOT #	LOT LOCATION	HOURLY RATES
1	Race & Water	0.25
2	Water Street	0.25
9	Water Street	0.25
10B	Broadway (US Post Office Only - 15 minute limit)	0.25
11	Main Street	0.25
16	Green Street	0.25
17	Green Street (Library)	0.25
22	Vine Street (North of UPD)	0.25
25	North Race Street	0.25
40	811 S Lincoln Avenue	0.75
Parking Deck	Broadway & Main Street	\$.25/1 st 2 hrs/ea \$.50/each hr after

PARKING FINES

VIOLATIONS	WITHIN 7 DAYS	AFTER 7 DAYS
Expired Meter – Campus & Hospital Areas	1 st Offense \$10.00	\$15.00
	2 nd Offense \$15.00	\$20.00
	3 rd & add'l Offense \$20.00	\$25.00
Expired Meter – Downtown Business Area	1 st Offense - Courtesy	No Fine
	2 nd Offense \$10.00	\$15.00
	3 rd & add'l Offense \$15.00	\$20.00
Prohibited Parking	\$30.00	\$35.00
Restricted Parking	\$20.00	\$25.00
Disabled Parking	\$250.00	\$300.00



Revised 12/23/09

Physical Plant Monthly Expenditure Report
November, 2009

<u>EXPENDITURE ITEM</u>	<u>FY2008 YTD 11/30/2008</u>	<u>FY2008 ACTUAL 12/31/2008</u>	<u>FY2007 YTD as % of Actual</u>	<u>FY2009 BUDGET 12/1/2008</u>	<u>FY2009 YTD 11/30/2009</u>	<u>FY2009 YTD as % of Budget</u>	<u>FY2009 Remaining Balance</u>
Gas Service	\$456,589	\$456,589	100.00%	\$547,793	\$386,243	70.51%	\$161,550
Electric Service	\$796,678	\$796,678	100.00%	\$968,737	\$812,992	83.92%	\$155,745
Water Service	\$34,533	\$34,533	100.00%	\$43,200	\$43,153	99.89%	\$47
Sewer Service	\$35,988	\$35,988	100.00%	\$35,800	\$35,209	98.35%	\$591
All Other Services	\$240,465	\$240,478	99.99%	\$287,185	\$246,496	85.83%	\$40,689
Cths R & M	\$36,940	\$36,940	100.00%	\$37,300	\$35,293	94.62%	\$2,007
Downtown Jail R & M	\$47,792	\$47,792	100.00%	\$53,107	\$51,780	97.50%	\$1,327
Satellite Jail R & M	\$35,949	\$35,949	100.00%	\$54,237	\$53,991	99.55%	\$246
1905 R & M	\$10,089	\$10,089	100.00%	\$13,217	\$12,953	98.00%	\$264
Brookens R & M	\$39,838	\$39,838	100.00%	\$26,533	\$26,180	98.67%	\$353
JDC R & M	\$12,169	\$12,169	100.00%	\$8,219	\$6,037	73.46%	\$2,182
1701 E Main R & M	\$30,420	\$30,420	100.00%	\$27,100	\$25,200	92.99%	\$1,900
Other Buildings R & M	\$4,768	\$4,768	100.00%	\$16,476	\$5,362	32.54%	\$11,114
Commodities	\$77,667	\$77,706	99.95%	\$76,032	\$69,142	90.94%	\$6,890
Gas & Oil	\$12,467	\$12,467	100.00%	\$9,960	\$6,021	60.45%	\$3,939
S. Hwy Garage Remodel	\$0	\$43,904	0.00%	\$114,055	\$108,755	95.35%	\$5,300

Prepared by:
Ranae Wolken
12/9/2009

Electric Utilities - FY2009

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 E Main Rear EMA/METCAD	Nite Lite	Brookens	ITC	1705 E Main North Garage	1705 E Main South Garage	Monthly Totals
December	\$15,186.43	\$7,814.17	\$8,856.10	\$4,374.62	\$4,922.15	\$103.31	\$269.77	\$10,363.07	\$7,542.42		\$179.62	\$59,611.66
January	\$15,253.99	\$7,629.97	\$8,687.75	\$4,606.32	\$4,556.22	\$118.81	\$253.83	\$11,290.55	\$7,170.14		\$231.77	\$59,567.58
February	\$16,096.86	\$7,581.05	\$9,337.00	\$4,754.32	\$4,912.79	\$112.67	\$243.68	\$10,665.15	\$7,270.86		\$168.76	\$60,974.38
March	\$16,935.71	\$6,420.87	\$9,769.83	\$4,595.83	\$4,770.02	\$112.78	\$238.34	\$9,875.52	\$6,273.31	\$94.27	\$172.16	\$58,992.21
April	\$17,382.38	\$7,740.68	\$9,223.72	\$3,760.62	\$4,930.20	\$117.65	\$226.73	\$10,612.14	\$6,215.28	\$73.50	\$133.26	\$60,209.40
May	\$23,947.40	\$7,751.38	\$11,968.06	\$4,474.80	\$4,960.40	\$112.13	\$216.94	\$15,077.64	\$6,876.80	\$48.12	\$136.26	\$75,385.55
June	\$31,781.01	\$8,346.43	\$17,872.78	\$3,241.11	\$6,601.15	\$128.95	\$203.61	\$15,832.54	\$8,732.78	\$71.60	\$122.81	\$92,740.36
July	\$29,453.47	\$9,115.76	\$17,150.50	\$5,258.18	\$6,220.53	\$129.27	\$202.55	\$16,457.10	\$8,468.48	\$61.09	\$120.31	\$92,637.24
August	\$28,573.51	\$10,252.31	\$16,268.94	\$5,464.60	\$6,898.51	\$143.09	\$209.24	\$17,070.25	\$9,031.82	\$46.18	\$143.80	\$94,102.25
September	\$27,941.27	\$8,822.66	\$15,713.88	\$4,871.19	\$6,113.84	\$126.52	\$223.25	\$16,314.68	\$8,037.95	\$49.44	\$133.67	\$88,348.35
October	\$19,044.31	\$8,674.06	\$10,170.13	\$5,815.15	\$4,894.49	\$120.63	\$230.79	\$11,867.07	\$7,702.54	\$38.73	\$122.15	\$68,519.17
November	\$19,164.49	\$8,523.16	\$8,978.03	\$4,148.83	\$4,979.55	\$136.75	\$240.84	\$11,306.35	\$8,007.21	\$61.34	\$112.04	\$65,658.59
Total to Date	\$241,596.34	\$106,727.78	\$143,996.72	\$59,179.60	\$64,759.85	\$1,462.56	\$2,759.57	\$156,732.06	\$83,787.17	\$544.27	\$1,776.61	\$863,322.53

Prepared by Ranae Wolken
12/15/2009

Gas Utilities - FY2009

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	1701 E Main Rear EMA/METCAD	Brookens	ITC	1705 E Main North Garage	1705 E Main South Garage	Monthly Totals
December	\$18,221.00	\$5,994.83	\$14,392.84	\$3,852.64	\$2,407.61	\$475.72	\$7,366.38	\$17,887.69		\$1,391.94	\$71,990.65
January	\$17,232.72	\$6,899.62	\$13,663.70	\$5,115.60	\$2,194.88	\$547.24	\$5,865.15	\$9,591.25		\$2,166.16	\$63,276.32
February	\$13,365.64	\$4,735.05	\$11,257.09	\$3,164.01	\$1,909.63	\$394.82	\$4,372.95	\$24,233.29		\$2,135.89	\$65,568.37
March	\$10,008.51	\$2,817.70	\$7,712.36	\$1,492.22	\$1,681.32	\$196.50	\$2,136.98	\$17,143.89	\$202.82	\$698.36	\$44,090.66
April	\$9,209.88	\$1,747.28	\$5,669.50	\$999.30	\$1,392.29	\$120.35	\$1,733.23	\$14,681.89	\$126.01	\$389.03	\$35,553.72
May	\$8,420.06	\$686.71	\$4,895.68	\$325.08	\$941.94	\$78.24	\$1,592.89	\$2,640.31	\$69.20	\$97.74	\$19,580.91
June	\$6,851.97	\$494.61	\$4,623.62	\$185.39	\$710.49	\$78.86	\$773.30	\$392.83	\$67.79	\$89.23	\$14,268.09
July	\$7,709.84	\$516.53	\$4,100.16	\$202.36	\$671.50	\$77.67	\$641.56	\$379.60	\$67.79	\$86.85	\$14,453.86
August	\$6,782.45	\$432.84	\$3,958.71	\$160.60	\$894.75	\$79.97	\$816.85	\$388.63	\$68.64	\$68.64	\$13,652.08
September	\$7,166.74	\$451.35	\$4,648.38	\$234.65	\$856.86	\$79.00	\$1,843.34	\$393.60	\$68.64	\$70.02	\$15,812.58
October	\$7,592.73	\$1,340.06	\$4,154.78	\$456.35	\$974.95	\$80.12	\$2,426.29	\$1,199.76	\$68.64	\$68.64	\$18,362.32
November	\$9,178.49	\$1,850.26	\$4,128.48	\$518.36	\$1,106.19	\$108.42	\$2,531.81	\$1,483.27	\$87.71	\$70.00	\$21,062.99
Total to date	\$121,740.03	\$27,966.84	\$83,205.30	\$16,706.56	\$15,742.41	\$2,316.91	\$32,100.73	\$90,416.01	\$827.24	\$7,332.50	\$398,354.53

Prepared by Ranae Wolken
12/15/2009

Building/Grounds Maintenance work hour comparison

FY2009

Weekly Period	Repair & Maintenance	Scheduled Maintenance	Nursing Home	Special Project	TOTAL
11/30/08-12/6/08	403.25	0.00	0.00	0.00	403.25
12/7/08-12/13/08	354.75	0.00	0.00	32.00	386.75
12/14/08-12/20/08	414.75	0.00	0.00	14.00	428.75
12/21/08-12/27/08**	244.25	0.00	0.00	0.00	244.25
12/28/08-1/3/09*	306.00	0.00	1.50	0.00	307.50
1/4/09-1/10/09	403.75	0.00	1.50	32.00	437.25
1/11/09-1/17/09	474.00	0.00	0.00	0.00	474.00
1/18/09-1/24/09*	383.75	0.00	1.50	0.00	385.25
1/25/09-1/31/09	463.00	7.50	5.00	0.00	475.50
2/1/09-2/7/09	409.00	7.50	4.50	0.00	421.00
2/8/09-2/14/09	355.75	0.00	0.00	25.00	380.75
2/15/09-2/21/09*	363.75	0.00	6.00	4.00	373.75
2/22/09-2/28/09	361.00	92.50	2.50	30.00	486.00
3/1/09-3/7/09	351.25	52.00	0.00	31.00	434.25
3/8/09-3/14/09	356.50	8.00	2.75	72.00	439.25
3/15/09-3/21/09	305.00	72.00	0.00	76.50	453.50
3/22/09-3/28/09	292.00	71.25	9.75	56.00	429.00
3/29/09-4/4/09	368.75	30.00	1.50	62.00	462.25
4/5/09-4/11/09*	313.75	24.00	2.00	32.00	371.75
4/12/09-4/18/09	329.50	48.00	2.00	40.00	419.50
4/19/09-4/25/09	324.00	116.00	1.50	0.00	441.50
4/26/09-5/2/09	347.25	64.00	12.50	16.00	439.75
5/3/09-5/9/09	376.50	0.00	22.00	20.00	418.50
5/10/09-5/16/09	330.50	63.00	0.00	40.00	433.50
5/17/09-5/23/09	280.25	48.00	4.25	40.00	372.50
5/24/09-5/30/09*	199.25	94.50	0.00	32.00	325.75
5/31/09-6/6/09	281.00	46.00	4.25	136.00	467.25
6/7/09-6/13/09	308.00	61.00	3.50	80.00	452.50
6/14/09-6/20/09	372.00	16.00	1.50	60.00	449.50
6/21/09-6/27/09	263.50	16.00	4.25	120.00	403.75
6/28/09-7/4/09*	258.75	30.50	3.50	60.00	352.75
7/5/09-7/11/09	344.00	72.00	2.00	22.00	440.00
7/12/09-7/18/09	268.25	37.75	3.00	124.00	433.00
7/19/09-7/25/09	241.50	0.00	0.00	136.00	377.50
7/26/09-8/1/09	300.00	16.00	1.00	64.50	381.50
8/2/09-8/8/09	301.50	32.00	0.00	43.75	377.25
8/9/09-8/15/09	313.50	46.50	0.00	48.00	408.00
8/16/09-8/22/09	344.00	0.00	2.00	70.50	416.50

Building/Grounds Maintenance work hour comparison

FY2009

8/23/09-8/29/09	287.75	0.00	4.75	65.00	357.50
8/30/09-9/5/09	312.50	20.00	4.50	104.00	441.00
9/6/09-9/12/09*	245.75	21.75	2.00	16.00	285.50
9/13/09-9/19/09	354.50	2.00	0.00	12.00	368.50
9/20/09-9/26/09	406.75	9.00	7.00	24.00	446.75
9/27/09-10/3/09	360.25	11.00	4.00	51.50	426.75
10/4/09-10/10/09	310.75	8.00	0.00	72.00	390.75
10/11/09-10/17/09*	217.75	7.00	2.25	100.25	327.25
10/18/09-10/24/09	213.75	0.00	7.00	138.50	359.25
10/25/09-10/31/09	231.50	0.00	14.50	197.50	443.50
11/1/09-11/7/09	262.50	0.00	5.50	136.50	404.50
11/8/09-11/14/09*	169.25	0.00	5.50	159.50	334.25
11/15/09-11/21/09	266.25	0.00	2.00	144.75	413.00
11/22/09-11/28/09**	202.75	6.00	2.00	32.75	243.50

*week includes a holiday

One work week: 475.00 hours with regular staff

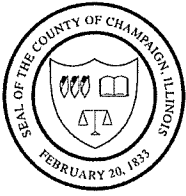
There are currently 405.85 comp time hours available to the maintenance staff

Total comp time hours earned in FY09 to date- 818.67

Total spent to date on overtime in FY09 - \$3,920.60 (Original Budgeted Amount - \$3,000)

Prepared by: Ranae Wolken

12/18/2009



CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES

1776 EAST WASHINGTON
URBANA, IL 61802
(217) 384-3776
(217) 384-3765 – PHYSICAL PLANT
(217) 384-3896 – FAX
(217) 384-3864 – TDD
Website: www.co.champaign.il.us

ADMINISTRATIVE SUPPORT
DATA PROCESSING
MICROGRAPHICS
PURCHASING
PHYSICAL PLANT
SALARY ADMINISTRATION

To: Carol Wadleigh
Auditor's Office

From: Ranae Wolken
Physical Plant

Date: December 22, 2009

Re: Physical Plant Employee Hours Worked on Capital Projects FY2009

Per your request, I am providing a list of hours worked on Capital Projects by Physical Plant employees for Fiscal Year 2009 as follows:

ILEAS – Wall Replacement in Basement

Skilled Trades (1 position)	46.0 hours	\$937.94
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Public Phone Replacement (all buildings)

Skilled Trades (1 position)	32.0 hours	\$652.48
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Courthouse Breakroom/Court Security Office Remodel

Skilled Trades (2 positions)	308.0 hours	\$6,318.60
Maintenance Worker (1 position)	116.50 hours	\$1,657.79

Clock & Bell Tower

Skilled Trades (3 positions)	69.0 hours	\$1,450.85
Maintenance Worker (3 positions)	112.0 hours	\$1,589.68

Lincoln Room Project

Skilled Trades (1 position)	360.5 hours	\$7,350.59
Maintenance Worker (2 positions)	89.0 hours	\$1,260.35

Support Enforcement Remodel – Pod 400 Upper Level

Skilled Trades (2 positions)	91.0 hours	\$1,884.35
Maintenance Worker (3 positions)	164.0 hours	\$2,260.28

Supervisor of Assessment Office

Maintenance Worker (1 position)	26.0 hours	\$369.98
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County Clerk Election Equipment Storage (South Garage)

Skilled Trades (2 positions)	62.0 hours	\$1,283.42
Maintenance Worker (4 positions)	391.25 hours	\$5,497.78

Downtown Correctional Center Chiller

Skilled Trades (1 position)	21.5 hours	\$530.62
Senior Maintenance Worker (1 position)	24.0 hours	\$366.00

Downtown Correctional Center Sally Port/Parking Lot Repair

Grounds Maintenance Worker (1 position)	19.5 hours	\$477.75
Maintenance Worker (1 position)	24.0 hours	\$341.52

County Clerk Election Equipment Storage (Brookens Pod 400)

Skilled Trades (1 position)	32.0 hours	\$652.48
Grounds Maintenance Worker (1 position)	7.50 hours	\$183.75
Maintenance Worker (3 positions)	23.75 hours	\$332.52

Coroner Remodel (Gill Building)

Skilled Trades (3 positions)	281.0 hours	\$6,523.49
Grounds Maintenance Worker (1 position)	62.75 hours	\$1,537.37
Maintenance Worker (3 positions)	325.75 hours	\$4,528.14

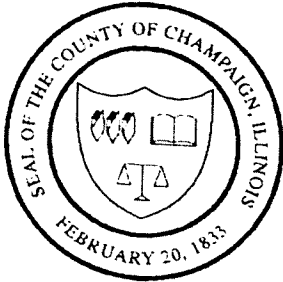
Energy Savings Project

Skilled Trades (1 position)	63.5 hours	\$1,567.18
Senior Maintenance Worker (1 position)	24.0 hours	\$366.00

Administrative Services Move (Brookens Pod 300)

Skilled Trades (1 position)	1.0 hour	\$20.39
Maintenance Worker (2 positions)	81.5 hours	\$1,104.32

Total Labor – all Special Projects	\$50,045.62
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STATE OF ILLINOIS
COUNTY OF CHAMPAIGN

ENTERTAINMENT, RECREATION,
LODGING OF TRANSIENTS, AND RACEWAYS LICENSE

No. 2010-ENT-02
\$100.00

Alto Vineyards Champaign

License is hereby granted to James Dubnicek of 375 County Rd 2425 N, Mahomet, IL to provide Recreation/Entertainment at 4210 N Duncan Rd, Champaign, IL in Champaign County from January 1st 2010 to December 31st 2010 . This License expires the 1st day of January 2011 at 12:01am.

Witness my Hand and Seal this 6th day of January, A.D. 2010.

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. 2010-ENT-02
Date(s) of Event(s) YEARLY
Business Name: ALTO VINEYARDS
License Fee: \$ 100.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 104.00
Checker's Signature: [Signature]

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: ALTO VINEYARDS CHAMPAIGN
 2. Location of Business for which application is made: NORTH OF RT. 150 ON DUNCAN RD.
 3. Business address of Business for which application is made: 4210 N. DUNCAN RD, CHAMPAIGN IL 61822
 4. Zoning Classification of Property: B-2
 5. Date the Business covered by Ordinance No. 55 began at this location: 11-01
 6. Nature of Business normally conducted at this location: RETAIL WINE AND GIFT SALES
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): SMALL BAND CONCERTS MAY-SEPT.
 8. Term for which License is sought (specifically beginning & ending dates): 1-1-10 12-31-10

(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: _____
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 7.

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

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: MATT DICKSON Date of Birth: _____
Place of Birth: MACOMB IL. Social Security No.: _____
Residence Address: 1004 S. GARFIELD, URBANA IL. 61801
Citizenship: YES 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): JAMES DUBNICK
Date of Birth: _____ Place of Birth: CHICAGO IL.
Social Security Number: _____ Citizenship: YES
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: 375 C.R. 2425 N.
MAHOMET, IL. 61853
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: ALTO VINEYARDS CHAMPAIGN

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: ALTO VINEYARDS LTD.
2. Date of Incorporation: 04-11-88 State wherein incorporated: ILLINOIS

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

N/A

Give first date qualified to do business in Illinois: 04-11-88

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

ROUTE # 1 BOX 51
ALTO PASS, IL. 62905

5. Objects of Corporation, as set forth in charter: RETAIL/WHOLESALE WINE SALES

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

Name of Officer: PAUL RENZAGLIA Title: PRESIDENT

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

Date of Birth: _____ Place of Birth: MINNEAPOLIS, MIN.

Citizenship: YES

If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years: _____

87 HARRIS LANE
ALTO PASS IL. 62905

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

ALTO VINEYARDS LTD.

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.

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

N/A

Give first date qualified to do business in Illinois: 04-11-98

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

ROUTE # 1 BOX 51
ALTO PASS IL. 62905

5. Objects of Corporation, as set forth in charter: RETAIL/WHOLESALE WINE SALES

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

Name of Officer: AOELLE RENCABLIA Title: SECRETARY
Date elected or appointed: _____ Social Security No.: _____
Date of Birth: _____ Place of Birth: EATONIA SASKATCHEWAN, CANADA
Citizenship: YES
If naturalized, place and date of naturalization: _____

Residential Addresses for past three (3) years:

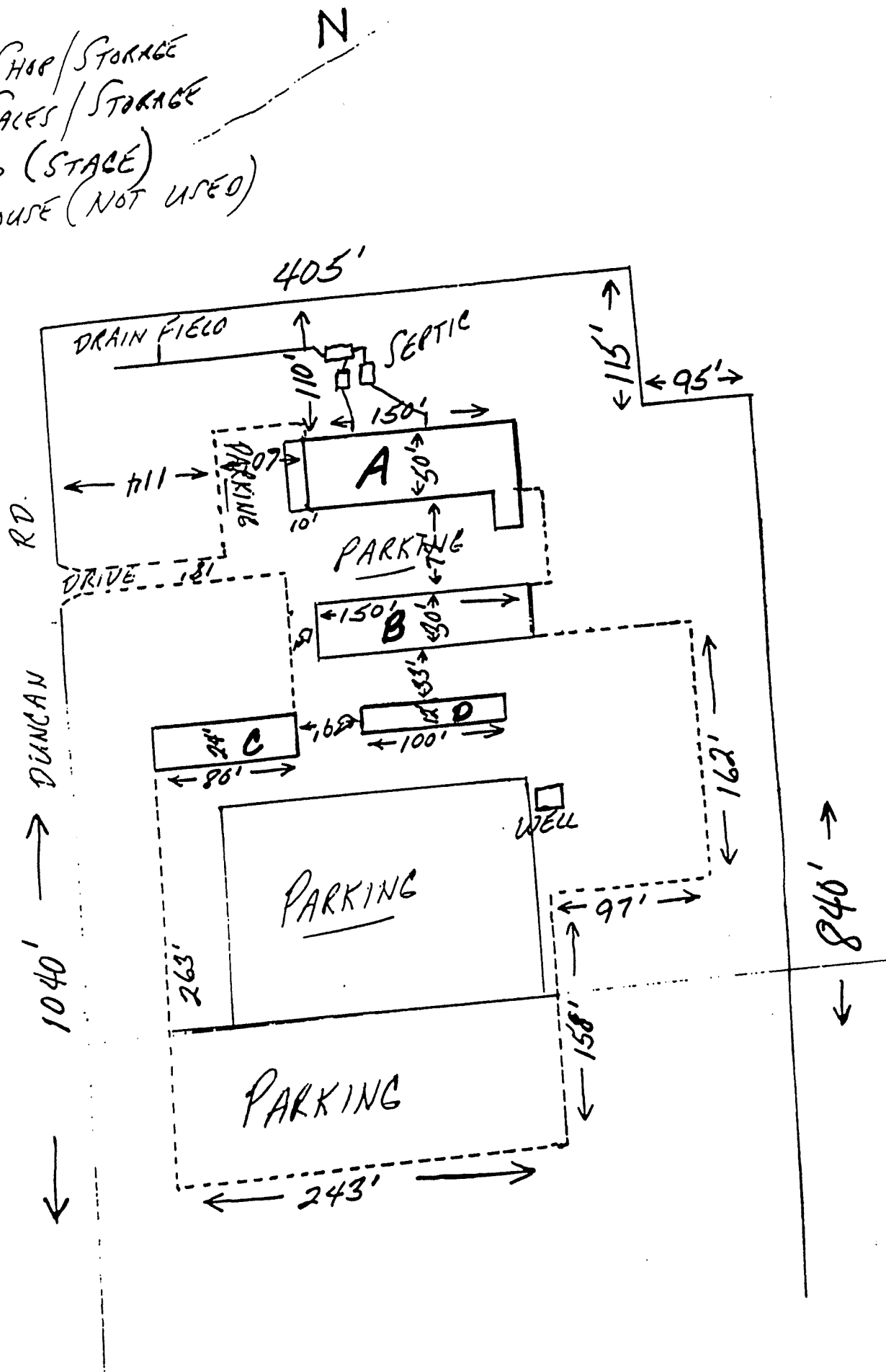
375 C.R. 2425 N.
MAHOMET IL. 61853

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

UNIVERSITY of ILLINOIS

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.

- A - RETAIL SHOP / STORAGE
- B - RETAIL SALES / STORAGE
- C - GAZEBO (STAGE)
- D - GREENHOUSE (NOT USED)



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 _____ day of _____, 20_____.

Notary Public

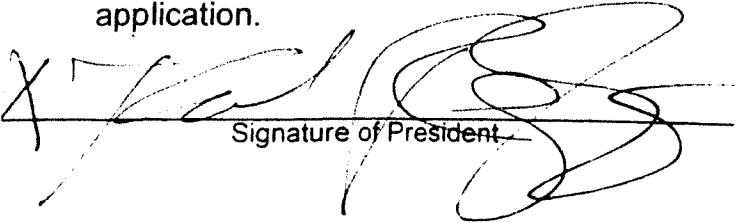
AFFIDAVIT

(Complete when applicant is a **Corporation**)

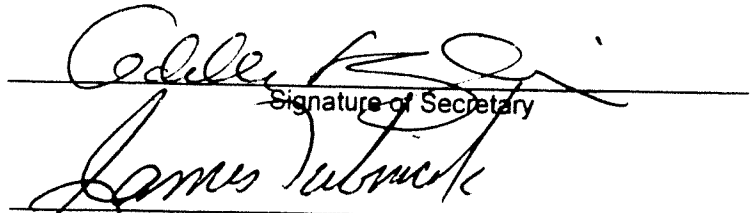
We, the undersigned, president and secretary of the above named corporation, each first being duly sworn, say that each of us has read the foregoing application and that the matters stated therein are true and correct and are made upon our personal knowledge and information, and are made for the purpose of inducing the County of Champaign to issue the license herein applied for.

We further swear that the applicant 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 applicant's place of business.

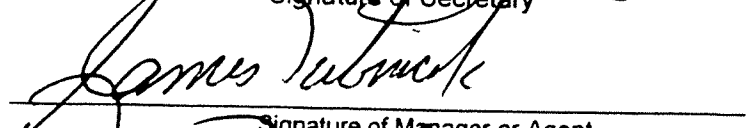
We further swear that we are the duly constituted and elected officers of said applicant and as such are authorized and empowered to execute their application for and on behalf of said application.



Signature of President



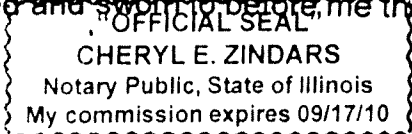
Signature of Secretary



Signature of Manager or Agent

Subscribed and sworn to before me this _____ day of _____, 20_____.

14th day of December, 2009





Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to MARK SHELDEN, CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign



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: 12-15-09
- 2. Fee Amount Received: 100.⁰⁰ + 4.⁰⁰ Fee

Sheriff's Department

- 1. Police Record Approval: _____ Date: 12/17/09
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: Capt. Jim Orqui

Planning & Zoning Department

- 1. Proper Zoning Approval: ✓ Date: 12/21/09
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: B-4 DISTRICT
w/CONDITIONS Signature: [Signature] ZONING ADMINISTRATOR

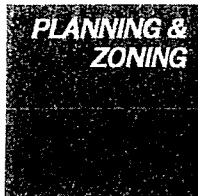
Environment & Land Use Committee

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

Signature: _____

Remarks and/or Conditions: _____

Champaign
County
Department of



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

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

TO: **Champaign County Board**
FROM: **December 30, 2009**
DATE: **John Hall, Zoning Administrator**
RE: **Property maintenance complaints and relevant County ordinances and codes**

FOR INFORMATION ONLY

This memo was requested in response to concerns about the lack of either a building code or property maintenance code in rural Champaign County. This memo briefly reviews what a property maintenance code is and reviews citizen complaints received by the Department of Planning and Zoning within the last year and a half and identifies how many of those complaints included concerns about “property maintenance”.

BACKGROUND

Property maintenance at the Cherry Orchard Apartments located south of Rantoul has been in the news recently and has been a recurring topic of concern to some Board members during the past year. Cherry Orchard Apartments is in the zoning and nuisance jurisdictions of Champaign County. The buildings existed prior to the adoption of the Champaign County Zoning Ordinance. There are current enforcement actions against Cherry Orchard Apartments for violations of the Champaign County Nuisance Ordinance. However, the most serious concerns expressed by Board members about the conditions at the Apartments are not conditions regulated by the Nuisance Ordinance but would be regulated by a property maintenance code.

This memo provides a brief explanation of property maintenance codes and reviews complaints received by the Department in the past 18 months as well as the actions taken and identifies how many of those complaints included concerns about “property maintenance”.

CHAMPAIGN COUNTY HAS NO PROPERTY MAINTENANCE CODE

In general, property maintenance codes include regulations regarding unmown grass and weeds; inoperable vehicles; inadequate exterior and interior building maintenance; building infestation by pests; lack of proper heating, plumbing, and lighting; and unsafe emergency egress. The scope of coverage is illustrated by the Table of Contents of the International Property Maintenance Code (see attached).

Property maintenance codes are generally adjunct to a building code because the building code provides the relevant standards for all building repairs that are necessitated by the property maintenance code. Many of the concerns related to the Cherry Orchard Apartments have to do with standards of building maintenance.

Champaign County has not adopted either a building code or a property maintenance code. Some property maintenance issues are included in the County’s Nuisance Ordinance (Ordinance No. 468) that was adopted on May 24, 1994, with amendments since then. Attachment B lists the nuisances identified in the Nuisance Ordinance. The only nuisance in the Ordinance related to building maintenance is the prohibition on “dangerous structures” (see the attached definition).

ZONING & NUISANCE COMPLAINTS FOR THE PAST 18 MONTHS

In the past 18 months there have been 175 complaints received by the Department of Planning and Zoning. The complaints and resulting enforcement actions are briefly summarized in Attachment C.

Note that the vast majority of the complaints received (about 133 of the 175 complaints or 76.0%) are property maintenance complaints even though only about 23 of the complaints (13.1% of the total) are related to building maintenance. There are probably many concerns about both building and property maintenance that go unreported because over time the public has learned that the County has only minimal property maintenance regulations.

STATE BUILDING CODES ARE IN EFFECT IN RURAL CHAMPAIGN COUNTY

Even though Champaign County has no adopted building code, by July 2011 virtually all newly constructed buildings in the County zoning jurisdiction will have to comply with a building code under one of the following laws:

- Since January 2005 the Illinois Residential Building Code Act (815 ILCS 670/1) has required any contract for construction of a new home to identify a building code that the new residential construction will conform to. The Act also identifies building codes that apply if the contract does not specify other codes and these codes also apply to all homes built for resale. Any building code that is later adopted by the County would become the required building code. This Act does not obligate the County to enforce it and there is no enforcement mechanism.
- Beginning in July 2011 the newly adopted SB0138 (Public Act 096-0704) will require that for jurisdictions that have not adopted a building code, before any newly constructed commercial building can be occupied the new building must be inspected and certified to be in compliance with the International Building Code. This Act will obligate the County to enforce the submission of the certification of compliance.

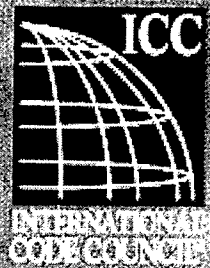
ADOPTION OF NEW CODES WOULD HAVE STAFFING AND BUDGET IMPACTS

Even though building codes are now mandated by the State, adoption (and enforcement) of a property maintenance code by the County would require the adoption (and enforcement) of a County building code. Adoption of a building code requires proper staffing to administer and enforce and there are various possible staffing arrangements with different budgetary impacts. The adoption of building and property maintenance codes should also include new fees to help offset those impacts as much as possible. The County can exempt agricultural buildings from any building code or property maintenance code that it adopts.

ATTACHMENTS

- A Table of Contents of the 2003 International Property Maintenance Code
- B Section 3.2 of the Champaign County Nuisance Ordinance including definition of “dangerous structure”
- C A Summary of Enforcement Activities For The Period 6/01/08 Through 12/01/09

A Member of the International Code Family



INTERNATIONAL PROPERTY MAINTENANCE CODE®

2003

TABLE OF CONTENTS

<p>CHAPTER 1 ADMINISTRATION..... 1</p> <p>Section</p> <p>101 General 1</p> <p>102 Applicability..... 1</p> <p>103 Department of Property Maintenance Inspection 1</p> <p>104 Duties and Powers of the Code Official 2</p> <p>105 Approval 2</p> <p>106 Violations 3</p> <p>107 Notices and Orders..... 3</p> <p>108 Unsafe Structures and Equipment..... 3</p> <p>109 Emergency Measures..... 4</p> <p>110 Demolition 4</p> <p>111 Means of Appeal 5</p> <p>CHAPTER 2 DEFINITIONS..... 7</p> <p>Section</p> <p>201 General 7</p> <p>202 General Definitions 7</p> <p>CHAPTER 3 GENERAL REQUIREMENTS..... 9</p> <p>Section</p> <p>301 General 9</p> <p>302 Exterior Property Areas 9</p> <p>303 Swimming Pools, Spas and Hot Tubs..... 9</p> <p>304 Exterior Structure..... 10</p> <p>305 Interior Structure 11</p> <p>306 Handrails and Guardrails..... 11</p> <p>307 Rubbish and Garbage..... 11</p> <p>308 Extermination..... 11</p> <p>CHAPTER 4 LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS..... 13</p> <p>Section</p> <p>401 General 13</p> <p>402 Light 13</p> <p>403 Ventilation 13</p> <p>404 Occupancy Limitations 13</p> <p>CHAPTER 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS..... 15</p> <p>Section</p> <p>501 General 15</p> <p>502 Required Facilities..... 15</p>	<p>503 Toilet Rooms 15</p> <p>504 Plumbing Systems and Fixtures 15</p> <p>505 Water System 15</p> <p>506 Sanitary Drainage System 16</p> <p>507 Storm Drainage 16</p> <p>CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS..... 17</p> <p>Section</p> <p>601 General 17</p> <p>602 Heating Facilities 17</p> <p>603 Mechanical Equipment 17</p> <p>604 Electrical Facilities 17</p> <p>605 Electrical Equipment 18</p> <p>606 Elevators, Escalators and Dumbwaiters 18</p> <p>607 Duct Systems 18</p> <p>CHAPTER 7 FIRE SAFETY REQUIREMENTS..... 19</p> <p>Section</p> <p>701 General 19</p> <p>702 Means of Egress..... 19</p> <p>703 Fire-Resistance Ratings..... 19</p> <p>704 Fire Protection Systems..... 19</p> <p>CHAPTER 8 REFERENCED STANDARDS 21</p> <p>INDEX 23</p>
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SECTION 2. DEFINITIONS

2.1 Rules of Construction and Interpretation

- A. Unless otherwise expressly stated, the words defined in Subsection 2.2 shall, for the purpose of this ordinance, have the meaning therein indicated. Any pertinent word or term not listed but vital to the interpretation of this ordinance, shall have its usual definition.
- B. For the purpose of easy reference, all words or terms which are defined in Subsection 2.2 are capitalized wherever they occur.
- C. The following rules of construction shall determine interpretation and application of the provisions herein:
 - 1. the present tense includes the future tense.
 - 2. the masculine gender includes the feminine and the neuter.
 - 3. the singular number includes the plural, and vice versa.
 - 4. the word "shall" is always mandatory; the word "may" is always permissive.
- D. This ordinance is intended to supplement provisions of the Champaign County Zoning Ordinance and shall be construed in a manner consistent with the Zoning Ordinance.

2.2 Terms Defined

ABANDONED SIGN STRUCTURES: A freestanding structure which is not accessory to a lawful use or structure on the same lot and which constitutes a sign or is manifestly designed to support a sign which carries no identifying or advertising message or which identifies or advertises a product, place, activity, person, institution or business which has not been active, in operation or available for a period of 180 consecutive days except for lawful off-premises advertising signs which have been actively offered for sale or rent throughout such 180-day period.

DANGEROUS STRUCTURES: A building or other structure which has been abandoned, vacant or unused for a period of 180 consecutive days and which is open to intrusion; or a building or other structure which is damaged or deteriorated so as not to provide shelter or serve the purpose for which it was constructed in a safe and healthful manner or which is subject to imminent danger of structural failure or collapse or which, due to damage or deterioration, creates a hazard of fire, explosion or release of toxic materials.

DEBRIS: Junk, litter, construction or demolition waste, ashes or cinders, products or goods damaged so as to have little or no value or similar material.

3.2 Activities and Conditions Constituting Public Nuisances - Continued

- C. Open, unfenced excavations more than four feet deep except as customarily attend construction for a period not to exceed 90 days in conformance to the requirements of the Champaign County Zoning Ordinance.
- D. Noise, vibration, glare, heat, odors or fumes, dust or electromagnetic fields in excess of that lawfully permitted and customarily associated with uses permitted in the zoning district by the Champaign County Zoning Ordinance.
- E. Fire, explosion or toxic release hazards in excess of those lawfully permitted and customarily associated with uses permitted in the zoning district by the Champaign County Zoning Ordinance.
- F. Noise discernable by a PERSON of average sensibility within any dwelling or lodging unit between the hours of 10:00 p.m. and 7:00 a.m. when the noise is of an intensity, tone, characteristic, frequency of occurrence or duration as not to be customarily associated with uses permitted in the zoning district in which such dwelling or lodging unit is located including, but not limited to, noise generated by the following activities:
 - 1. construction;
 - 2. operation of powered tools or equipment;
 - 3. operation of motor vehicles or related equipment on private property;
 - 4. operation of any bell, siren, whistle, horn or similar device except for noncommercial use of unamplified bells or chimes;
 - 5. operation of any sound amplification device; or
 - 6. keeping any DOMESTIC ANIMAL.
- G. Noise created at any time by a DOMESTIC ANIMAL within a residential zoning district, if discernable by a PERSON of average sensibility within any dwelling or lodging unit, when a noise is of an intensity, tone, characteristic, frequency of occurrence or duration as not to be customarily associated with uses permitted in the zoning district where such dwelling or lodging unit is located.
- H. Construction, erection or placement of any object, parking of any vehicle, or growth of any plant material so as to violate the visibility requirements of Paragraph 4.3.3(F) of the Champaign County Zoning Ordinance [Appendix A].
- I. Swimming pools not completely enclosed by a chain link or equivalent fence no less than four feet in height.
- J. DANGEROUS STRUCTURES.

3.2 Activities and Conditions Constituting Public Nuisances - Continued

- K. Accumulation of stagnant water other than in ponds, lakes, or natural depressions.
- L. ABANDONED SIGN STRUCTURES.
- M. Destruction or obstruction, by act or omission, of the operation of the following, when they are indicated on the approved engineering drawings for any recorded subdivision plat or other approved site plan:
 - 1. any drainage structure or feature that drains an area of more than five acres; or
 - 2. any stormwater detention facility.

3.3 Activities and Conditions Not Constituting Public Nuisances

- A. All lawful agricultural activities, appurtenances and structures except the outdoor storage of INOPERABLE FARM VEHICLES [Appendix C].
- B. Storage outside a FULLY ENCLOSED BUILDING in any zoning district of no more than one INOPERABLE VEHICLE meeting all of the following conditions:
 - 1. the vehicle weighs less than 8,000 lbs. gross vehicle weight;
 - 2. the vehicle is capable of being licensed for operation on a public street;
 - 3. the vehicle is fully intact on the exterior including all wheels, all tires (which must be inflated), all body parts, all windows, all bumpers and grills, all exterior lights;
 - 4. the vehicle is located no less than five feet from any lot line, and is parked on a driveway or is screened from any adjacent lot by a Type C screen pursuant to Section 4.3.3(H) of the Champaign County Zoning Ordinance [Appendix B]; and
 - 5. no other inoperable vehicle is stored outside on the same lot except FARM VEHICLES.
- C. Storage outside a FULLY ENCLOSED BUILDING in a non-residential zoning district of no more than one INOPERABLE VEHICLE subject to the following conditions:
 - 1. the vehicle is fully intact on the exterior including all wheels or tracks, all tires (which must be inflated), all body parts including cab and all doors and windows;
 - 2. the vehicle is screened from view from any adjacent lot not zoned for business or industrial use or public street by a Type D screen pursuant to Paragraph

SECTION 3. DECLARATION OF PUBLIC NUISANCE

3.1 Public Nuisance Prohibited

- A. The activities or conditions described in Section 3.2 are declared to be public nuisances and are expressly and absolutely prohibited when they exist upon public or private property or public right-of-ways located in the unincorporated areas of Champaign County, Illinois except in those instances where expressly permitted under the provisions of the Champaign County Zoning Ordinance or state law or exempted herein.
- B. The activities and conditions listed in Section 3.3 are declared not to be public nuisances and are exempt from the prohibitions described herein when they meet all conditions, limitations or provisos established therein.
- C. No PERSON shall engage in the activities or create or continue the conditions described in Section 3.2 upon public or private property or public right-of-way.
- D. No PERSON shall allow others to engage in the activities or create or continue the conditions described in Section 3.2 on premises which they own, possess or control.
- E. No PERSON shall allow their personal property to be used for the activities or to create or continue the conditions described in Section 3.2.
- F. No PERSON shall require or allow their agents or employees as part of their employment, to engage in the activities or to create or continue the conditions, described in Section 3.2.

3.2 Activities and Conditions Constituting Public Nuisances

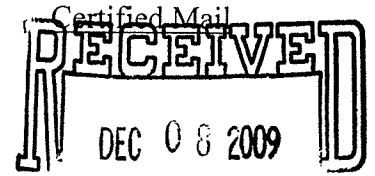
- A. Deposition, accumulation, maintenance or disposal other than in properly permitted and/or licensed facilities of:
 - 1. GARBAGE or DEBRIS;
 - 2. sewage, septage or animal waste; or
 - 3. yardwaste, brush or cut timber.
- B. Storage outside of a FULLY ENCLOSED BUILDING of:
 - 1. building materials, recyclable materials, equipment, fire wood (except in reasonable quantities for domestic use on-site) packaging materials and similar items;
 - 2. INOPERABLE VEHICLES and equipment or parts thereof except as provided in Section 3.3.

ATTACHMENT C: A SUMMARY OF ENFORCEMENT ACTIVITIES FOR THE PERIOD
6/1/08 THROUGH 12/01/09

1. 175 new complaints were received. Multiple complaints totaling 15 complaints were received on 10 properties.
2. 23 of the complaints (13.1% of the total) included some aspect of building maintenance; 18 of these were dangerous structures. Complaints about dangerous structures resulted in the following actions:
 - Inspections were made on 20 of the 23
 - Notices have been sent to 11 of the 23 owners
 - 3 dangerous structure complaints were resolved
 - 2 complaints await referral to the State's Attorney's Office
3. Other complaints involving other aspects of property maintenance:
 - 41 complaints (23.4%) were only about garbage and debris; an additional 27 complaints included garbage and debris with other complaints.
 - 24 complaints (13.7%) were only about inoperable vehicles; an additional 31 complaints included inoperable vehicles with other complaints.
4. 42 other complaints consisted of various other zoning and floodplain violations.
5. Overall enforcement actions for complaints received in this period consisted of the following:
 - Enforcement cases were initiated on 73 of the 175 new complaints (40.6%)
 - Inspections or phone calls were made on an additional 60 complaints (34.3%)
 - 42 of the complaints (24.0%) have received no enforcement action
 - 50 of the 175 complaints (28.6%) have been resolved
 - 4 of the complaints have been referred or are awaiting referral to the State's Attorney's Office
6. 100 other enforcement cases (not included in the above numbers) were also resolved during this time period

December 8, 2009

The Honorable Pius Weible
County Board Chairman
1776 E Washington
Urbana, IL 61802-4578



**ADMINISTRATIVE
SERVICES**

Dear Chairman Weible:

Pursuant to the Radiation Protection Act of 1990 (420 ILCS 40/10(11) attached), this letter serves as notification by the Illinois Emergency Management Agency (the Agency) that the Agency has received an application for a radioactive material license from Eurofins Agrosience Services, Inc., 1035 Country Road 300 East, Seymour, for the use of radioactive material for research and development purposes. The Agency carefully performs a comprehensive, technical review of each application. If Eurofins Agrosience Services, Inc. meets the Agency's rules and regulations, its radioactive material license will be issued. Eurofins Agrosience Services, Inc. will be required to comply with the Agency's standards for the protection of public health and safety and the environment in the storage/use of radioactive material. Compliance with these requirements by Eurofins Agrosience Services, Inc. will be monitored through routine Agency inspections.

You may contact us at (217) 785-9947, or at the address below, if you have any questions. Please visit the nuclear safety section of the Agency's website at www.iema.illinois.gov/iema/dns.asp for the latest information concerning the Division of Nuclear Safety's programs. Our website includes important information such as new and proposed requirements, guidance, events and other pertinent items of interest.

Sincerely,

A handwritten signature in cursive script that reads "Steven C. Collins".

Steven C. Collins, Supervisor
Radioactive Materials Licensing

SCC:mar

Enclosure

cc: David S Jenkins, Vice President, Corporate RSO
Eurofins Agrosience Services, Inc.
150 Industrial Park Drive
Forsyth, GA 31029-8520



RADIATION PROTECTION ACT OF 1990

Sec. 10. Licensing of certain sources of ionizing radiation.

(11) Not later than 30 days after submission to the Agency of an application for a new license for a fixed location facility or a license amendment for a new location for a facility, the Agency shall provide written notice of the application to the municipality where the facility is to be located. If the facility is to be located in an unincorporated area, the notice shall be provided to the county in which the facility is to be located and to each municipality located within one and one-half miles of the facility. As used in this subsection, "fixed location facility" or "facility" means a parcel of land or a site, including the structures, equipment, and improvements on or appurtenant to the land or site, that is to be used by the applicant for the utilization, manufacture, storage, or distribution of licensed radioactive materials or devices or equipment utilizing or producing licensed radioactive materials, but shall not include a temporary job site.

(Source: P.A. 94-104, eff. 7-1-05.)