

CHAMPAIGN COUNTY BOARD
Committee of the Whole Minutes

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

MEMBERS PRESENT: Alix, Ammons, Anderson, Bensyl, Carter, Cowart, Esry, Holderfield, James, Jay, Jones, Kurtz, Maxwell, McGinty, Nudo, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder, Weibel

MEMBERS ABSENT: Berkson, Betz, Langenheim, Michaels, Moser

OTHERS PRESENT: Deb Busey (County Administrator), Jeff Blue (County Engineer), John Hall (Zoning Director), Joel Fletcher (Assistant State's Attorney), Sasha Green (video recording), Ranae Wolken (recording secretary), Alan Singleton (Attorney), Tom Kacich (media), members of the public

Call to Order

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

Roll Call

Roll call was taken showing the following members present: Alix, Ammons, Anderson, Bensyl, Carter, Cowart, Esry, Holderfield, James, Jay, Jones, Kurtz, Maxwell, McGinty, Nudo, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder, Weibel. Weibel noted that members Moser, Betz and Langenheim had notified him they would be absent. Declaring a quorum present, he proceeded with the meeting.

Approval of Minutes

Motion by Petrie to approve the minutes of November 1, 2011 as presented; seconded by Ammons. **Motion carried.**

Approval of Agenda/Addendum

Motion by James to approve the agenda for the meeting; seconded by Carter. There was no addendum. **Motion carried.**

Public Participation

Alan Singleton, Singleton Law Firm, representing the property owners related to the zoning cases on the agenda. He stated he was available for any questions the Board may have related to the cases.

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Communications

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

HIGHWAY & TRANSPORTATION **Monthly Reports**

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

County Engineer

Resolution Awarding of Contracts for 2012 Township Aggregate Bids

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

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

Other Business

None.

Designation of Items to be placed on the Consent Agenda

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

ENVIRONMENT & LAND USE

Annual Renewal of Recreation & Entertainment Licenses

Alto Vineyards Champaign

Shirley's Oasis

CC Pink House

The Stop

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

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

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

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

Annual Renewal of Hotel/Motel License

Motel 6

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

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

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

Zoning Case 689-AM-11

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

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

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

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

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

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

Zoning Case 690-AM-11

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

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

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

Monthly Report

A report was not available.

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Other Business

None.

Designation of Items to be Placed on the Consent Agenda

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

Adjournment

Weibel declared the meeting adjourned at 6:50pm.

Respectfully submitted,

Ranae Wolken
Recording Secretary

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