



CHAMPAIGN COUNTY BOARD
COMMITTEE OF THE WHOLE – ELUC/ County Facilities/Highway
County of Champaign, Urbana, Illinois
Tuesday, May 8, 2012 – 6:00 p.m.

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

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X. Other Business

- A. Closed Session pursuant to 5 ILCS 120/2(c)11 to consider litigation which is probable or imminent against Champaign County
- B. Closed Session pursuant to 5 ILCS 120/2 (c)1 to consider the employment, compensation, discipline, performance, or dismissal of specific employees of Champaign County

XI. Adjournment

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CHAMPAIGN COUNTY BOARD
Committee of the Whole Minutes

Tuesday, April 3 – 6:00pm
Lyle Shields Meeting Room
1776 E. Washington St., Urbana, IL

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

MEMBERS ABSENT: Jay

OTHERS PRESENT: Deb Busey (County Administrator), Alan Reinhart (Facilities Director), John Hall (Zoning Director), John Cooper (Asst. County Engineer), Chris Billing (Berns, Clancy & Assoc), Amy Marchant (CRIS), Rita Morocoima-Black (RPC), several members of the public

Call to Order

Board Chair Weibel called the meeting to order at 6:02pm.

Roll Call

The secretary called the roll and the following were noted as present: Alix, Ammons, Anderson, Bensyl, Berkson, Carter, Cowart, Esry, Holderfield, James, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Michaels, Mitchell, Moser, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder and Weibel. Weibel stated that Betz had notified him he would be arriving late to the meeting. He also noted that Jay had notified him he would not be able to attend the meeting.

Approval of Minutes

Motion by Langenheim to approve the minutes of March 6, 2012, as presented; seconded by Carter. **Motion carried unanimously.**

Approval of Agenda/Addendum

Motion by Rosales to approve the agenda for the meeting; seconded by Kurtz. There was no addendum. **Motion carried unanimously.**

Public Participation

Martell Miller, Jereme Bamberger and Chris Evans spoke about a recent News-Gazette article and the appointments to the Jail Issue Project Team.

Harold Scharlau spoke on behalf of the Preserve Olympian Farmland group in opposition to the proposed round-about on north Lincoln Avenue. He read a letter the group had sent to Bill Grey with the City of Urbana.

51 Norman Stenzel spoke regarding the LESA and urged the Board to not forward it to the
52 Zoning Board of Appeals until further testing of it is completed.

53 Communications

54
55 Chair Weibel reminded the Board members they need to complete an Statement of
56 Economic Interest that needs to be filed with the County Clerk's Office by May 1st and he has
57 extra copies if anyone needed one. He also mentioned that some work had been done on the
58 meeting sound system and it should be better.

59
60 Petrie announced for the public that applications are available on-line for the Local Foods
61 Policy Council.

62
63 County Facilities

64 Physical Plant Monthly Reports

65
66 Reinhart noted the costs are significantly lower this year for heating costs compared to
67 last year. Ammons asked what the dollar figures represent in the monthly report with regard to
68 both of the jails. Reinhart will get that information emailed to those Board members requesting
69 that. Petrie asked Reinhart about comprehensive maintenance plan for all of the buildings and
70 asked for a report to be provided at a future meeting.

71
72 **Motion** by Quisenberry to receive and place on file the Physical Plant Monthly Reports
73 for February, 2012; seconded by James. **Motion carried unanimously.**

74
75 202 Art Bartell Construction Project

76 Monthly Report

77
78 Reinhart stated there has been no significant activity except for payments for engineering
79 services. He also noted that all work is effectively complete, with the exception of the building
80 project of the storm water project. Alix asked if the contingency had been drawn down yet and
81 Reinhart said none has been used.

82
83 **Motion** by Kurtz to receive and place on file the 202 Art Bartell Construction Project
84 Monthly Report; seconded by Esry. **Motion carried unanimously.**

85
86 Recommendation for Award of Contract for East Campus Storm Water Management Project

87
88 Reinhart explained the opening of the proposals. He said the Evaluation Committee,
89 consisting of himself, John Jay, Gary Maxwell, Deb Busey, Jeff Blue, Tom Berns and Chris
90 Billing, met and reviewed the bids. The bid comparison sheet is provided for the committee's
91 information. The Engineer's opinion of probable costs was valued at \$396,460.00 for the base
92 bid and \$457,960.00 for the alternate bid. The Evaluation Committee unanimously selected
93 Cross Construction with a base bid of \$375,000 and \$439,575.00 for the alternate bid. He
94 continued the review of the project budget. After figuring the standard construction
95 contingency, a balance of \$2,861.71 would be left.

96
97 **Motion** by Mitchell to recommend award of contract to Cross Construction in the amount
98 of \$375,000 for the installation of the CMP Arch Pipe; seconded by Langenheim. Alix asked Mr.
99 Billing if the remaining amount will cover the remaining work of BCA and asked him to speak to
100 the galvanized culvert. Billing said they have used this construction process in past projects in

101 Champaign-Urbana, the first one being nineteen years ago and the product has been around for
102 about 75 years. He said the aluminized steel has a good track record and a long life. He said,
103 so far, some of the testing has happened in the industry for over forty years and the life span
104 could be well in the one-hundred year range. He feels this is the appropriate material to use for
105 this project.

106
107 Petrie asked about the range of the bids, because that always raises a flag for her. She
108 said her concern was with the longevity of the materials used with the lowest bid. Billing
109 replied that a range like that is not an unusual span for the bidders. He said that half of the bids
110 received were tightly grouped together. He said that means those bidders understood the project
111 well. Petrie also asked if the contractors were minority contractors. Billing did not know
112 specifically if they were minority contractors. She also wanted to know if the County could ask
113 if the employees of the contractor could be required to be local. It was noted that request would
114 had to have been made prior to the release of the RFP.

115
116 James said his experience was that some of the contractors may be “hungrier” and bid
117 lower for the work. Ammons asked if all the bidders were bidding on the same type of
118 equipment that was wanted for the project to which Billing confirmed.

119
120 **A vote on the motion to award the contract to Cross Construction carried**
121 **unanimously.**

122
123 Courthouse Sound System Project Update
124 Certificate of Substantial Completion

125
126 This update was provided for information. Reinhart stated the certificate was given to
127 CV Lloyde for the job. He said there was a walk-thru and they are now in the process of the
128 closeout paperwork.

129
130 Letter from Presiding Judge re: Court Audio/Video Replacement Project

131
132 This letter was provided for information. Quisenberry asked if we were able to add the
133 power filtering system and upgraded UPS to the racks. Reinhart replied in the affirmative.

134
135 Bike Racks

136
137 It was noted for the committee’s information the color is black. Kibler asked what
138 happened to the old racks. Reinhart said they could be donated and if no one accepts them, they
139 can be recycled. It was also noted there is no cost to the County for this. Installation costs will
140 be paid for by the Regional Planning Commission.

141
142 Chair’s Report

143
144 None.

145
146 Other Business

147
148 Ammons stated her appreciation for the publics’ comments because she hadn’t seen the
149 news article mentioned. She thinks one of the problems with the process is the process itself.
150 Brief discussion continued.

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Environment & Land Use

Request to Authorize CRIS Application for Public Transportation Assistance Grants for Operating and Rolling Stock Capital Under the Illinois Department of Transportation's Authority on Consolidated Vehicle Procurements, Job Access Reverse Commute and New Freedom

Motion by James to recommend approval of a Request to Authorize the CRIS Application for Public Transportation Assistance Grants for Operating and Rolling Stock Capital under the Illinois Department of Transportation's Authority on Consolidated Vehicle Procurements, Job Access Reverse Commute and New Freedom; seconded by Kibler. **Motion carried unanimously.**

Recreation & Entertainment License

Motion by Alix to forward this item to the full Board without recommendation; seconded by Richards. Kibler stated a concern with the event date and the closeness to the Board meeting date. It was noted there are some corrections that need to be made to the application. **Motion carried unanimously.**

Request Approval from ELUC to Place the Draft LESA on the Zoning Board of Appeals Agenda for a Public Hearing

Motion by Anderson to place the Draft LESA on the Zoning Board of Appeals Agenda for a Public Hearing; seconded by Schroeder. Kurtz thanked the LESA Review Committee. x Thanked those that served on the LESA review committee. Deb Greist, Chair of the review committee, gave an overview of the work they completed. She commended the County Board for the appointment of the well-qualified individuals on the LESA committee.

She stated the committee had many discussions and worked hard to comply with the law and be consistent and objective. She said the LESA is one of several tools when making land use decisions and should be used in conjunction with the LRMP and the County's policies. She said as a past Chair of the ZBA relies on this tool to make its recommendations. She said it is not perfect, but the plan is reasonable, effective and impartial. She encouraged the County Board to send this on the ZBA for public testimony.

Alix asked Ms. Greist to speak to comments made by Mr. Stenzel in public participation. She said that Mr. Stenzel had made many comments, but she said the committee believes that all of the sites have been tested and it is now ready for "real world" testing. John Hall added that the staff worked many weekends to ensure this tool was tested completely. He said he had spent many hours replying to Stenzel's comments and it was sometimes challenging to respond.

Alix asked how to manage the transition and how to remedy any problems. Hall said the existing LESA was put in place in 1984 and was recommended for review two years later, but it never happened. He encouraged the Board to revisit this on a regular basis. Greist said there were fifteen sites that were tested. Weibel asked, on average how often would the LESA be used. Hall said it would be rare to be used more than once a month. He said there have been possibly four re-zonings in the last twelve months. Griest said there is always an opportunity to make a recommendation if there is a major or minor flaw after it is adopted. She said the committee worked hard to troubleshoot the probabilities of what could go wrong.

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Moser said in the last twenty-eight years, they've seen huge improvement in how the soils are classified by the states and improvement in productivity. He liked the way the soils were classified. They recognized the top four in the county and didn't think this was designed to keep every acre from having a house built on it. Anderson said she felt that a review every two years was possibly too quick and suggested a review every five years. Hall said he didn't think a review every two years was unreasonable, but said given the economic times, two years will not be too many tests on the tool. He said he would inform the Board if there was any critical problem. Petrie wanted to explore the opportunity for any persons outside of the staff and committee and she said she expressed she didn't think the ZBA should see this before the County Board has the opportunity to review it. Weibel said the ZBA public hearing does exactly what Petrie was talking of. Schroeder wanted to remind those watching and listening that the meetings were open to the public for comment and there were definitely individuals that showed up, gave comment.

Motion by Holderfield to call the question for a vote; seconded by James. **Motion to call the vote carried unanimously.**

The vote on the motion to forward to ZBA for public hearing carried with one no vote.

Request Approval from ELUC to Place a Proposed Zoning Ordinance Amendment Changing the Definition of Best Prime Farmland on the Zoning Board of Appeals Agenda for a Public Hearing

Motion by Moser to place a proposed zoning ordinance amendment changing the definition of Best Prime Farmland on the ZBA Agenda for a public hearing; seconded by Mitchell. In answer to a question, Hall said the LESA is a new assessment. He said the definition of Best Prime Farmland is exclusive to the LRMP and the Zoning Ordinance. He recommended the Board send these two items separately, but at the same time to the ZBA for public comment. **Motion carried with one no vote.**

Monthly Report

Motion by Langenheim to receive and place on file the Zoning Department monthly report; seconded by Ammons to receive and place. **Motion carried unanimously.**

Other Business

None.

Highway & Transportation

County & Township Motor Fuel Tax Claims – March, 2012

Motion by Betz to receive and place on file the report of County & Township Motor Fuel Tax Claims for March, 2012; seconded by Rosales. **Motion carried unanimously.**

Resolution Awarding of Contract for the Replacement of a Bridge Located in Crittenden Road District – Section #10-08968-00-BR

250 **Motion** by McGinty to recommend to the full Board a Resolution Awarding of Contract
251 for the Replacement of a Bridge Located in Crittenden Road District – Section #10-08968-00-BR
252 to Stark Excavating, Inc., Champaign, IL in the amount of \$188,628.26; seconded by Carter.
253 Alix asked about the age of the current structure. Cooper thought it was twenty-plus years old.
254 He stated the issue is not with its age, but the structure is deteriorating, mainly due to salt and
255 water erosion. **Motion carried with one no vote.**
256

257 Resolution Awarding of Contract for Repair of a Culvert Wingwall Located on CH22 – Section
258 #12-00982-00-BR
259

260 **Motion** by Betz to recommend to the full Board approval of a Resolution Awarding of
261 Contract for Repair of a Culver Wingwall Located on County Highway 22 to Big O Services,
262 LLC, Danville, IL in the amount of \$17,527.00; seconded by Carter. **Motion carried with one**
263 **no vote.**
264

265 Resolution Awarding of Contract for Bituminous Materials for Various Township Road Districts
266 – Section #12-000-BR
267

268 **Motion** by Betz to recommend to the full Board approval of a Resolution Awarding of
269 Contract for Bituminous Materials for Various Township Road Districts – Section #12-000-BR;
270 seconded by James. Maxwell wanted confirmation that the differences in oil reflected the
271 differences in cost and Cooper affirmed that. He said there were no surprises in the bids.
272 **Motion carried with one no vote.**
273

274 Ordinance Speed Limit – CH54 (Tin Cup Road)
275

276 Cooper informed the committee that Tin Cup Road is currently set for a 55mph zone, but
277 the other roads around it are set for 40mph.
278

279 **Motion** by Langenheim to recommend to the full Board approval of an Ordinance for the
280 Establishment of an Altered Speed Zone on County Highway 54 (Tin Cup Road); seconded by
281 Maxwell. Cooper explained for the committee there had been a study with speed counters.
282 Weibel concurred with the proposal for the reduced speed. Holderfield also stated her support
283 for a reduced speed zone because it is a residential area. Carter asked if the state IDOT had to
284 approve and Cooper responded that since this is a County road it is the responsibility of the
285 County to set the zone. **Motion carried unanimously.**
286

287 Resolution Authorizing the Chair to Sign a Joint Agreement with the Illinois Department of
288 Transportation for the Replacement of Structure #010-0117 Located on County Highway 16 (St.
289 Mary's Road) – Section #07-00944-00-BR)
290

291 Motion by Betz to recommend to the full Board approval of a Resolution Authorizing the Chair to
292 sign a Joint Agreement with the Illinois Department of Transportation for the Replacement of
293 Structure #010-0117 located on County Highway 16 (St. Mary's Road) – Section #07-00944-00-
294 BR; seconded by James. Schroeder said that particular bridge is at least thirty years old and it
295 can't handle much load anymore. He also noted it is used by the State Police often between
296 Pesotum and Rt. 130. Cooper said it is deteriorating and that the rebar was starting to show and
297 it was downgraded by the Sit must be repaired or closed. In response to Petrie's question,
298 Cooper said it should be approximately 70% federally funded. It was noted the County staff
299 will do the engineering on the project.

300 **Motion** by James to call the question for a vote; seconded by Holderfield. **Motion to**
301 **call the vote carried.**

302
303 **A vote on the motion to forward the Resolution to the full Board carried**
304 **unanimously.**

305
306 Chair's Report

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308 None.

309
310 Other Business

311
312 James asked about the status on a bridge project in Rantoul. Cooper stated it is about
313 95% complete. The asphalt plants weren't open yet for the season, but are expected to open
314 soon.

315
316 Other Business

317
318 None.

319
320 Adjournment

321
322 Chair Weibel declared the meeting adjourned at 7:34pm

323
324 Respectfully submitted,

325
326 Ranae Wolken
327 Recording Secretary

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334
335 *Secretary's note – The minutes reflect the order of the agenda and may not necessarily reflect the order of*
336 *business conducted at the meeting.*

202 SOUTH ART BARTELL ROAD CONSTRUCTION PROJECT

Prepared By: E Boatz May 8, 2012

	ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT TOTAL	PAYMENTS THIS MONTH	PAYMENTS YEAR TO DATE	BALANCE TO FINISH
Original Project Budget	\$1,945,722.00					
Current Budget w/Change Orders						
Design/Build						
Roessler Construction	\$1,355,005.00	-\$8,655.00		\$0.00	\$1,346,350.00	\$0.00
Total Design/Build	\$1,355,005.00	-\$8,655.00	\$1,346,350.00	\$0.00	\$1,346,350.00	\$0.00
Licensing & Permitting (Includes Insurance)	\$14,700.00			\$0.00	\$7,035.54	\$7,664.46
Owner Items for New Building	\$46,000.00			\$0.00	\$35,409.22	\$10,590.78
Maintenance Area Build-Out for New Building	\$30,000.00			\$0.00	\$12,897.77	\$17,102.23
Complete Fiber Optic Loop for East Campus	\$33,560.00			\$0.00	\$33,560.00	\$0.00
Generator Back-Up System for Brookens Facility	\$14,000.00			\$0.00	\$4,866.01	\$9,133.99
ILEAS South Garage Lighting & Heating	\$5,000.00			\$0.00	\$4,149.25	\$850.75
East Campus Site Storm Water Project	\$447,457.00			\$6,977.56	\$62,611.46	\$384,845.54
						\$0.00
Total Building Costs	\$590,717.00	\$0.00	\$590,717.00	\$6,977.56	\$160,529.25	\$430,187.75
PROJECT TOTAL	\$1,945,722.00	-\$8,655.00	\$1,937,067.00	\$6,977.56	\$1,506,879.25	\$430,187.75

% of Project Paid to Date

77.79%

2011 to 2012
ELECTRIC BUILDING EFFICIENCY COMPARISON

Brookens Administration Center									Total Bldg. Sq. Ft. 93,060											
2010-2011 Electricity									2011-2012 Electricity											
Month	Dates	Number of Billing Days	Avg. Daily Temp.		KWHRS	Billing Amount	Cost per SF	KWHRS per SF	Month	Dates	Number of Billing Days	Avg. Daily Temp.		KWHRS	Billing Amount	Cost per SF	KWHRS per SF			
			10-11	11-12								10-11	11-12							
December	11/22/2010	30	31	24	84,324	\$7,555	\$0.0812	0.9061	December	11/22/2011	30	24	37	86,717	\$8,500	\$0.0913	0.9318			
	12/22/2010																		December	12/22/2011
Janurary	1/26/2011	35	?	21	97,950	\$8,530	\$0.0917	1.0525	January	1/26/2012	35	21	30	99,392	\$9,508	\$0.1022	1.0680			
February	1/26/2011	28	24	25	79,045	\$7,181	\$0.0772	0.8494	February	1/26/2012	28	25	33	82,359	\$8,245	\$0.0886	0.8850			
	2/23/2011																			
1st Quarter Totals		93		23	261,319	\$23,265	\$0.2500	2.8081			93	23	33	268,468	\$26,253	\$0.2821	2.8849			
2010-11 KWHRS per SF by average daily temperature (2.8081/23)											0.1203		2011-12 KWHRS per SF by average daily temperature (2.8849/33)						0.0865	

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Champaign County Courthouse									Total Bldg. Sq. Ft. 146,339											
2010-2011 Electricity									2011-2012 Electricity											
Month	Dates	Number of Billing Days	Avg. Daily Temp.		KWHRS	Billing Amount	Cost per SF	KWHRS per SF	Month	Dates	Number of Billing Days	Avg. Daily Temp.		KWHRS	Billing Amount	Cost per SF	KWHRS per SF			
			10-11	11-12								10-11	11-12							
December	11/19/2010	33	32	26	165,924	\$15,611	\$0.1067	1.1338	December	11/19/2011	32	26	37	181,160	\$17,021	\$0.1163	1.2379			
	12/22/2010																			
Januray	1/24/2011	33	?	21	157,037	\$14,835	\$0.1014	1.0731	January	1/24/2012	33	21	30	182,493	\$17,374	\$0.1187	1.2471			
February	1/24/2011	30	25	24	167,905	\$16,465	\$0.1125	1.1474	February	1/24/2012	29	24	33	163,907	\$15,871	\$0.1085	1.1201			
	2/23/2011																			
1st Quarter Totals		96		24	490,866	\$46,911	\$0.3206	3.3543			94	24	33	527,560	\$50,266	\$0.3435	3.6051			
2010-11 KWHRS per SF by average daily temperature (3.3543/24)											0.1417		2011-12 KWHRS per SF by average daily temperature (3.6051/33)						0.1082	

2011 to 2012
NATURAL GAS BUILDING EFFICIENCY COMPARISON

Brookens Administration Center									Total Bldg. Sq. Ft.		93,060							
2010-2011 Natural Gas									2011-2012 Natural Gas									
Month	Dates	Number of Billing Days	Avg. Daily Temp.		Therms	Total cost	Cost per SF	Therms per SF	Months	Dates	Number of Billing Days	Avg. Daily Temp.		Therms	Total cost	Cost per SF	Therms per SF	
			10-11	11-12								10-11	11-12					
December	11/30/2010 12/31/2010	31	31	25	7,400	\$4,328	0.0465	0.0795	December	11/30/2011 12/31/2011	31	24	37	7,360	\$4,054	\$0.0436	0.0791	
January	12/31/2010 1/31/2011	31	?	23	7,780	\$4,619	0.0496	0.0836	January	12/31/2011 1/31/2012	31	21	30	8,040	\$4,211	\$0.0453	0.0864	
February	1/31/2011 2/28/2011	28	24	30	6,120	\$3,658	0.0393	0.0658	February	1/31/2012 2/29/2012	29	25	33	6,270	\$3,034	\$0.0326	0.0674	
1st Quarter Totals		90		26	21,300	\$12,605	0.1355	0.2289			91		33	21,670	\$11,299	\$0.1214	0.2329	
2010-11 Therms per SF by average daily temperature (0.2289/26)									0.0088		2011-12 Therms per SF by average daily temperature (0.2329/33)						0.006986	

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Champaign County Courthouse									Total Bldg. Sq. Ft.		146,339							
2010-2011 Natural Gas									2011-2012 Natural Gas									
Month	Dates	Number of Billing Days	Avg. Daily Temp.		Therms	Total cost	Cost per SF	Therms per SF	Months	Dates	Number of Billing Days	Avg. Daily Temp.		Therms	Total cost	Cost per SF	Therms per SF	
			10-11	11-12								10-11	11-12					
December	11/30/2010 12/31/2010	31	31	25	18,760	10,973	0.0750	0.1282	December	11/30/2011 12/31/2011	31	24	37	18,700	\$10,302	\$0.0704	0.1278	
January	12/31/2010 1/31/2011	31	?	23	19,490	11,573	0.0791	0.1332	January	12/31/2011 1/31/2012	31	21	30	19,040	\$9,974	\$0.0682	0.1301	
February	1/31/2011 2/28/2011	28	24	30	16,270	9,727	0.0665	0.1112	February	1/31/2012 2/29/2012	29	25	33	16,990	\$8,223	\$0.0562	0.1161	
1st Quarter Totals		90		26	54,520	\$32,272	0.2205	0.3726			91		33	54,730	\$28,499	\$0.1947	0.3740	
2010-11 Therms per SF by average daily temperature (0.3726/26)									0.0143		2011-12 Therms per SF by average daily temperature (0.3740/33)						0.0112	

080-071-533-47

Totals By Mo/Yr

JUV DET CTR REPAIR-MAINT

Date	Total Deductions	Total Additions
12-11	171.11	.00
01-12	914.01	.00
02-12	532.50	.00
03-12	70.80	.00
04-12	1055.02	.00

080-071-533-47

JUV DET CTR REPAIR-MAINT

Req	Date	Vendor/Descript		Deductions	Additions	Money Left To Spend
		Beginning Budget Amount				11366.00
71-00026	VR 12/20/11	CHAMPAIGN DO-IT-BEST HARDWAR	Posted	3.41	.00	11362.59
71-00031	VR 12/20/11	TEPPER ELECTRIC SUPPLY COMPA	Posted	167.70	.00	11194.89
71-00099	VR 1/10/12	TEPPER ELECTRIC SUPPLY COMPA	Posted	254.19	.00	10940.70
71-00122	VR 1/26/12	RADIOSHACK CORPORATION	Posted	16.76	.00	10923.94
71-00138	VR 1/26/12	CUMMINS CROSSPOINT	Posted	643.06	.00	10280.88
71-00236	VR 2/22/12	ILLINI FIRE EQUIPMENT COMPAN	Posted	282.50	.00	9998.38
71-00257	VR 2/28/12	RELIABLE MECHANICAL COMPANY	Posted	250.00	.00	9748.38
71-00295	VR 3/21/12	TEPPER ELECTRIC SUPPLY COMPA	Posted	70.80	.00	9677.58
71-00359	VR 4/03/12	CONNOR COMPANY	Posted	333.49	.00	9344.09
71-00377	RQ 4/03/12	CONNOR COMPANY	Pending	49.35	.00	9294.74
71-00403	RQ 4/09/12	AUTOZONE, INC.	Pending	5.49	.00	9289.25
71-00408	RQ 4/09/12	FIRE SUPPRESSION SYSTEMS INC	Pending	280.00	.00	9009.25
71-00410	RQ 4/09/12	YEZEK & SONS	Pending	386.69	.00	8622.56
				----- 2743.44	----- .00	

080-071-533-44

Totals By Mo/Yr

MAIN ST JAIL REPAIR-MAINT

Date	Total Deductions	Total Additions
12-11	1447.26	.00
01-12	2581.09	.00
02-12	5054.85	.00
03-12	1743.17	.00
04-12	3226.86	.00

080-071-533-44

MAIN ST JAIL REPAIR-MAINT

Req	Date	Vendor/Descript		Deductions	Additions	Money Left To Spend
		Beginning Budget Amount				26698.00
71-00019	VR 12/14/11	ROGERS SUPPLY COMPANY INC.	Posted	20.78	.00	26677.22
71-00022	VR 12/20/11	SENTRY SECURITY FASTENERS, I	Posted	136.17	.00	26541.05
71-00030	VR 12/20/11	KONE, INC.	Posted	850.35	.00	25690.70
71-00039	VR 12/29/11	CHAMPAIGN-DANVILLE OVERHEAD	Posted	439.96	.00	25250.74
71-00072	VR 1/04/12	D&S SEWER SERVICES INC	Posted	105.00	.00	25145.74
71-00084	VR 1/10/12	MARK'S PLUMBING PARTS	Posted	574.81	.00	24570.93
71-00109	VR 1/17/12	TRI-COLOR LOCKSMITHS	Posted	28.00	.00	24542.93
71-00114	VR 1/26/12	MARK'S PLUMBING PARTS	Posted	19.78	.00	24523.15
71-00132	VR 1/26/12	THOMPSON ELECTRONICS CO.	Posted	840.00	.00	23683.15
71-00134	VR 1/26/12	CAPP, INC.	Posted	364.56	.00	23318.59
71-00138	VR 1/26/12	CUMMINS CROSSPOINT	Posted	648.94	.00	22669.65
71-00146	VR 2/06/12	MARK'S PLUMBING PARTS	Posted	555.69	.00	22113.96
71-00149	VR 2/06/12	CUMMINS CROSSPOINT	Posted	1129.13	.00	20984.83
71-00150	VR 2/06/12	RELIABLE MECHANICAL COMPANY	Posted	839.29	.00	20145.54
71-00169	VR 2/08/12	GRAINGER	Posted	1141.92	.00	19003.62
71-00190	VR 2/14/12	CONNOR COMPANY	Posted	46.56	.00	18957.06
71-00200	VR 2/14/12	SILVER MACHINE SHOP, INC.	Posted	260.00	.00	18697.06
71-00201	VR 2/14/12	TILE SPECIALISTS, INC.	Posted	350.00	.00	18347.06
71-00209	VR 2/14/12	MOTION INDUSTRIES, INC	Posted	35.71	.00	18311.35
71-00217	VR 2/22/12	J.A. SEXAUER	Posted	198.04	.00	18113.31
71-00220	VR 2/22/12	GRAINGER	Posted	76.26	.00	18037.05
71-00236	VR 2/22/12	ILLINI FIRE EQUIPMENT COMPAN	Posted	172.25	.00	17864.80
71-00257	VR 2/28/12	RELIABLE MECHANICAL COMPANY	Posted	250.00	.00	17614.80
71-00261	VR 3/13/12	CHAMPAIGN DO-IT-BEST HARDWAR	Posted	102.02	.00	17512.78
71-00275	VR 3/13/12	BACON & VAN BUSKIRK GLASS, I	Posted	48.80	.00	17463.98
71-00285	VR 3/13/12	RELIABLE MECHANICAL COMPANY	Posted	234.37	.00	17229.61
71-00291	VR 3/21/12	ILLINOIS OFFICE OF STATE FIR	Posted	150.00	.00	17079.61
71-00304	VR 3/21/12	MCDANIEL FIRE SYSTEMS, LLC	Posted	225.67	.00	16853.94
71-00305	VR 3/21/12	FASTENAL CO	Posted	20.64	.00	16833.30
71-00306	VR 3/21/12	FASTENAL CO	Posted	75.73	.00	16757.57
71-00322	VR 3/21/12	FASTENERS ETC	Posted	7.60	.00	16749.97
71-00327	VR 3/26/12	RADIOSHACK CORPORATION	Posted	27.99	.00	16721.98
71-00342	VR 3/26/12	KONE, INC.	Posted	850.35	.00	15871.63
71-00348	VR 4/03/12	ADVANCED-WAYNE CAIN & SONS R	Posted	765.00	.00	15106.63
71-00357	VR 4/03/12	SHERWIN-WILLIAMS CO	Posted	19.69	.00	15086.94
71-00358	VR 4/03/12	GRAINGER	Posted	1455.69	.00	13631.25
71-00368	VR 4/03/12	SCHOONOVER SEWER SERVICE, IN	Posted	245.00	.00	13386.25
71-00370	VR 4/03/12	CHAMPAIGN DO-IT-BEST HARDWAR	Posted	9.89	.00	13376.36
71-00392	VR 4/11/12	GRAINGER	Posted	82.26	.00	13294.10
71-00393	VR 4/11/12	LAWSON PRODUCTS INC	Posted	202.24	.00	13091.86
71-00396	VR 4/11/12	SHERWIN-WILLIAMS CO	Posted	19.29	.00	13072.57
71-00397	VR 4/11/12	MENARDS	Posted	390.36	.00	12682.21
71-00441	VR 4/26/12	MENARDS	Posted	17.88	.00	12664.33
71-00458	RQ 4/26/12	SENTRY SECURITY FASTENERS, I	Pending	19.56	.00	12644.77
				-----	-----	
				14053.23	.00	

080-071-534-72

Totals By Mo/Yr

SATELLITE JAIL REPAIR-MNT

Date	Total Deductions	Total Additions
12-11	24.32	.00
01-12	2677.65	.00
02-12	7920.80	.00
03-12	1424.48	.00
04-12	990.35	.00

080-071-534-72

SATELLITE JAIL REPAIR-MNT

Req	Date	Vendor/Descript		Deductions	Additions	Money Left To Spend
		Beginning Budget Amount				27342.00
71-00031	VR 12/20/11	TEPPER ELECTRIC SUPPLY COMPA	Posted	24.32	.00	27317.68
71-00065	VR 1/04/12	CHAMPAIGN DO-IT-BEST HARDWAR	Posted	3.59	.00	27314.09
71-00098	VR 1/10/12	ADVANCED-WAYNE CAIN & SONS R	Posted	599.00	.00	26715.09
71-00102	VR 1/17/12	BENNETT ELECTRONIC SERVICE C	Posted	217.00	.00	26498.09
71-00106	VR 1/17/12	FASSETT SALES CO INC	Posted	254.80	.00	26243.29
71-00118	VR 1/26/12	THOMPSON ELECTRONICS CO.	Posted	700.00	.00	25543.29
71-00122	VR 1/26/12	RADIOSHACK CORPORATION	Posted	7.38	.00	25535.91
71-00138	VR 1/26/12	CUMMINS CROSSPOINT	Posted	867.09	.00	24668.82
71-00140	VR 1/26/12	MARK'S PLUMBING PARTS	Posted	28.79	.00	24640.03
71-00144	VR 2/06/12	CONNOR COMPANY	Posted	104.29	.00	24535.74
71-00150	VR 2/06/12	RELIABLE MECHANICAL COMPANY	Posted	839.29	.00	23696.45
71-00166	VR 2/08/12	CHAMPAIGN DO-IT-BEST HARDWAR	Posted	6.56	.00	23689.89
71-00167	VR 2/08/12	ROGERS SUPPLY COMPANY INC.	Posted	155.00	.00	23534.89
71-00168	VR 2/08/12	S & A BUILDING SPECIALTIES I	Posted	3115.00	.00	20419.89
71-00170	VR 2/08/12	SHERWIN-WILLIAMS CO	Posted	108.38	.00	20311.51
71-00170	VR 2/08/12	SHERWIN-WILLIAMS CO	Posted	54.19	.00	20257.32
71-00175	VR 2/08/12	CONNOR COMPANY	Posted	236.45	.00	20020.87
71-00187	VR 2/14/12	BACON & VAN BUSKIRK GLASS, I	Posted	1360.00	.00	18660.87
71-00188	VR 2/14/12	CONNOR COMPANY	Posted	280.06	.00	18380.81
71-00191	VR 2/14/12	DUNCAN SUPPLY COMPANY, INC.	Posted	123.99	.00	18256.82
71-00207	VR 2/14/12	CONNOR COMPANY	Posted	118.06	.00	18138.76
71-00213	VR 2/22/12	CHAMPAIGN TELEPHONE COMPANY	Posted	22.10	.00	18116.66
71-00215	VR 2/22/12	DUNCAN SUPPLY COMPANY, INC.	Posted	126.67	.00	17989.99
71-00223	VR 2/22/12	MENARDS	Posted	8.97	.00	17981.02
71-00231	VR 2/22/12	CONNOR COMPANY	Posted	148.64	.00	17832.38
71-00236	VR 2/22/12	ILLINI FIRE EQUIPMENT COMPAN	Posted	111.25	.00	17721.13
71-00242	VR 2/22/12	SHERWIN-WILLIAMS CO	Posted	376.90	.00	17344.23
71-00257	VR 2/28/12	RELIABLE MECHANICAL COMPANY	Posted	625.00	.00	16719.23
71-00267	VR 3/13/12	BERG TANKS	Posted	85.00	.00	16634.23
71-00285	VR 3/13/12	RELIABLE MECHANICAL COMPANY	Posted	757.22	.00	15877.01
71-00300	VR 3/21/12	DUNCAN SUPPLY COMPANY, INC.	Posted	45.24	.00	15831.77
71-00304	VR 3/21/12	MCDANIEL FIRE SYSTEMS, LLC	Posted	225.67	.00	15606.10
71-00320	VR 3/21/12	CONNOR COMPANY	Posted	27.46	.00	15578.64
71-00333	VR 3/26/12	CONNOR COMPANY	Posted	40.77	.00	15537.87
71-00334	VR 3/26/12	CRESCENT ELECTRIC SUPPLY CO	Posted	243.12	.00	15294.75
71-00374	VR 4/03/12	MARK'S PLUMBING PARTS	Posted	66.41	.00	15228.34
71-00392	VR 4/11/12	GRAINGER	Posted	518.40	.00	14709.94
71-00392	VR 4/11/12	GRAINGER	Posted	29.03	.00	14680.91
71-00416	VR 4/16/12	MARK'S PLUMBING PARTS	Posted	265.11	.00	14415.80
71-00441	VR 4/26/12	MENARDS	Posted	83.40	.00	14332.40
71-00446	VR 4/26/12	TRI-COLOR LOCKSMITHS	Posted	28.00	.00	14304.40
				-----	-----	
				13037.60	.00	



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
INFORMATION TECHNOLOGY
MICROGRAPHICS
PURCHASING
PHYSICAL PLANT
SALARY ADMINISTRATION

MEMORANDUM

DATE: April 30, 2012

TO: Tom Betz, Deputy Chair County Facilities and Champaign County Board Committee of the Whole

FROM: Alan Reinhart, Facilities Director

RE: Champaign County Capital Improvement Facilities Master Plan

As requested at the Champaign County Board Committee of the Whole on April 3, 2012, I have submitted a preliminary Master Plan guideline for the implementation of a County Facilities Capital Improvement Program. This plan shows the basic steps and considerations that should be taken into account to conduct a complete assessment of the County's buildings.

This draft is submitted for information only and I would like the input from all County Board members at this time for additions steps and or modifications. Once the review is final, the attached draft document will become the statement of need to be included in an RFP for Architectural and Engineering Services to perform the Condition Assessments as described in the plan.

CAPITAL IMPROVMENTS PROJECTIONS/ LIFE CYCLING OUTLINE

Buildings Audits or Condition Assessments

Goals:

Starting in 1995, Champaign County has been aggressively building new facilities, as well as remodeling others. The need to perform a Condition Assessment of all its Facilities, to carefully plan for the major repairs and replacement of its infrastructure and building components will prevent the County from slipping back into the undesirable state it was in 17 years ago.

To perform the Condition Assessment professional Architectural and Engineering services should be utilized. The A/E team should have the expertise and knowledge to be able to determine and predict the life cycle of the existing equipment/systems, be able to recommend energy efficient equipment/materials for replacement and supply a cost for comparison that will be used to set the replacement value.

Condition Assessment:

The A/E team will need to audit all of the County's buildings individually, at first. Each building, either a relatively new building or one that has been remodeled in various stages or degrees will present itself with different issues. As an example, the property at 1905 E. Main is the oldest building the County owns at this time, built in the 1960's, but has had about 75% of its interior space remodeled. It is not open to the public and its finishes and equipment have held up much better than most of the other buildings. Newer buildings that are open to the public and/or have a heavier daily use will show more signs of wear than non-public buildings.

The Architectural part of the team will perform assessments site work, masonry, thermal and moisture protection, doors, windows, finishes, fixtures and furnishings. These tasks should be broken down into groups possible as:

- Structural deficiencies
- Code violations
- Health & Safety issues
- Roofs
- Parking lots and service drives
- Building exteriors
- Flooring i.e., carpets, vinyl
- Interior walls, painting etc.
- Fixtures and furnishings

CAPITAL IMPROVMENTS PROJECTIONS/ LIFE CYCLING OUTLINE

The Engineering part of the team will need to focus on assessing the mechanical and electrical parts of the buildings. These tasks should be broken down into groups possible as:

- Major Mechanicals
 - Electrical systems
 - Emergency generators
 - Water heaters
 - Boilers
 - Air conditioners
 - Air handling units
 - Building control systems
- Minor mechanicals
 - Compact roof tops
 - Exhaust systems fans

These assessments should not be confused with the normal maintenance and repairs that are taken care of daily and budgeted for on an annual basis. An individual value could be assigned to a component or system to determine a threshold for it to be considered either a Capital Improvement or a Maintenance and Repair item.

Estimated Replacement Value:

There are multiple ways a replacement cost can be calculated to determine the Estimated Replacement Value of a component or system. The most common and simplest formula is to determine the Original Installation Cost, multiply that cost by an annual percentage to compensate for inflation and extend that number to the end of the Normal Life Expectancy.

- Original installation cost (OIC)
- Normal life expectancy in years of service (NLE)
- Calculate the estimated replacement value (ERV)

$$\text{OIC} \times \text{CPI} \times \text{NLE} = \text{ERV}$$

Once the ERV is determined, the existing equipment/system should be compared to current technologies available as replacements. New designs and efficiencies should be considered that would allow a unit to use less energy and have a better output than a direct replacement could cost either more or less than the original. There are also new energy codes that we must follow that require minimum efficiencies.

Green technologies and sustainability also offer an option to be considered. The present expectation is that this field will bring innovation and changes similar to the information technology explosion over the last two decades. Any opportunity to reduce waste and pollution should be considered.

CAPITAL IMPROVMENTS PROJECTIONS/ LIFE CYCLING OUTLINE

Once comparisons are completed and a determination is made for the equipment/systems, a value must be determined that can be used in the Annual Budget. A simple calculation of dividing the ERV by the NLE gives us a value to be budgeted annually and a target date for replacement.

- Compare to current technologies and values
- Review Green technologies options
- Annual Budget (AB)

$$\text{ERV} / \text{NLE} = \text{AB}$$

Individual Building Evaluation:

As the Condition Assessment of the individual building is completed for the equipment/systems, an overall look at the building itself should be completed. A comparison of the estimated cost of the condition assessment against the replacement value or life expectancy of the building reviewed. The current needs of the users in the facility should be considered. Is there strong potential for growth in the near future?

- Review life expectancy of building.
- Consider potential growth
- Are there mandate alterations that must be completed

If the comparison of the Condition Assessment Value and the Individual Building Evaluation is compatible, then the Condition Assessment Values are added to the Master Capital Improvement Projection list.

Master List for Capital Improvement Projects

Once all information has been compiled and added to Master List, the list must be prioritized. Priorities can be set by weighting several factors. Issues to be considered are:

- Is the equipment past it normally life expectancy?
- How many years of practical service does it have left?
- Are new technologies mandated or desirable?
- Green solutions applicable to this piece of equipment/system?
- ???

Local Administering Agency Site Accessibility Survey

Champaign County Regional Planning Commission

1776 E. Washington Street

Urbana, IL 61803

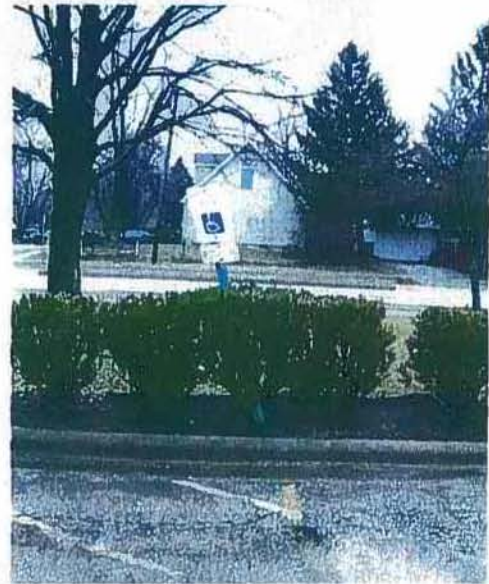
PARKING

All specifications are met for the Illinois Accessibility Code and ADA. However, we took notice on a couple of maintenance issues:

- 1) The fine sign in Picture A is partially visible.
- 2) The sign in Picture B is bent.



Picture A



Picture B

We recommend trimming the bushes around the sign in Picture A and straightening the sign in Picture B.

WALKS AND SIDEWALKS

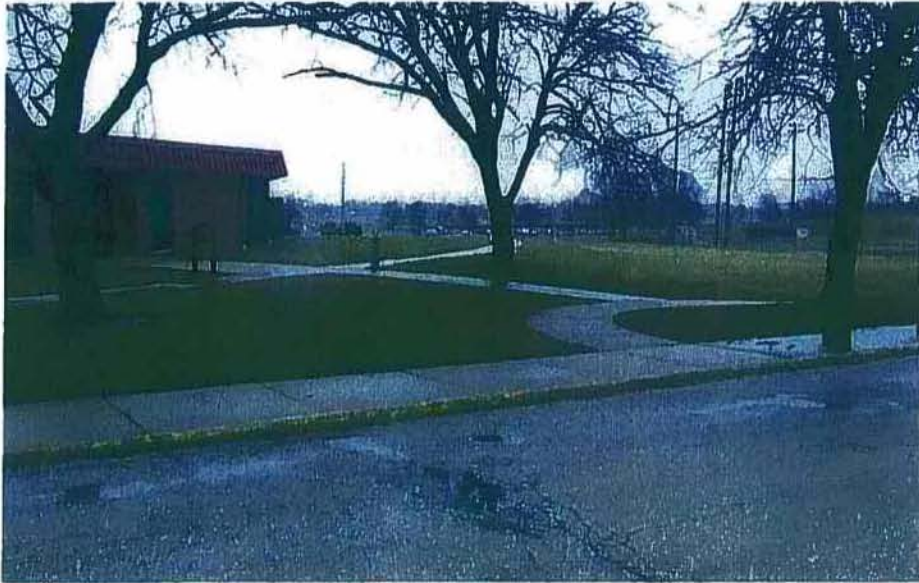
All specifications were met.

CURB RAMPS

Location

Specifications require that curb ramps shall be located wherever an accessible route crosses a curb. Curb ramps shall be a minimum of 36" wide. If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, it shall have flared sides, not to exceed 1" rise in 10".

The facility has curb ramps on the west side and in the center of the parking lot; however, the facility is missing a curb ramp on the east side.



We recommend adding a curb ramp on the east side of the parking lot in order to be compliant with accessibility codes, or removing the accessible parking space on the east side so that there will not be a need for an accessible path.

Detectable Warnings (Texture of Curb Ramps)

Specifications require curb ramps shall have a detectable warning consisting of exposed aggregate concrete, parallel or diamond mesh pattern grooves, cushioned surfaces made of rubber or plastic, raised stripes or grooves. The warning texture shall extend the full width and depth of the curb ramp, including any flares, and shall contrast with the surrounding surface.



The facility does not have detectable warnings on the front side of the building.

We recommend installing detectable warnings on the west and center sides of the front parking lot.

PEDESTRIAN RAMPS

Not applicable.

ENTRANCES

All specifications were met.

DOORS AND DOORWAYS

All specifications were met.

CORRIDORS AND AISLES

All specifications were met.

RESTROOMS

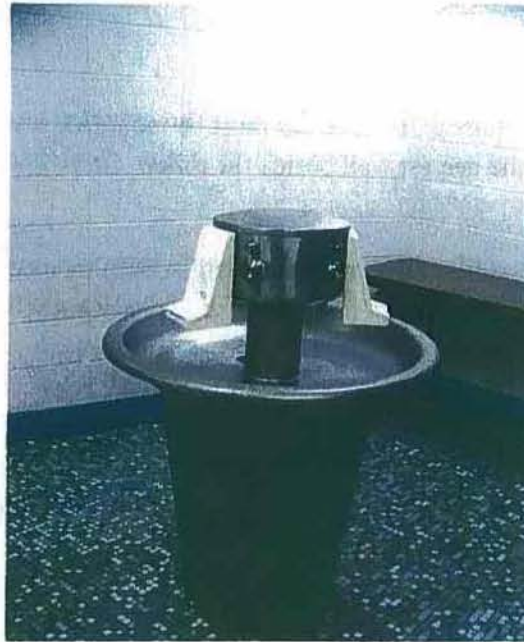
This facility has restrooms located throughout the building. We only accessed the men's and women's restrooms located near the main entrance and the men's restroom located near the LIHEAP office. We conducted a second assessment for the men's restroom due to the inaccessibility of the men's restroom closest to the main entrance.

Number of Accessible Lavatories (Sinks) & Mirrors & Height of Accessible Sinks

Specifications require at least one sink and mirror must be accessible, and sinks shall be mounted with the rim or counter surface no higher than 34". Knee clearance height of 27" and depth at a minimum of 17".



Picture A



Picture B

The sinks in these two pictures are not accessible. The sink in picture A requires pressing a foot pedal to make the water run, and the sink in picture B does not have enough clear floor space underneath it.

Faucets

Specifications require that water faucets must be operable with one hand and shall not require tight grasping, tight pinching, or twisting of the wrist. If the valve is self closing, the water must flow for at least 10 seconds.

The men's accessible restroom requires the use of a foot pedal to have the water run. We recommend replacing the sink with a sink that does not require the use of a foot pedal.

Mirrors

Mirrors shall be mounted with the bottom edge no higher than 40" from the floor.

The bottom of the mirror in the men's accessible restroom measured 45".

We recommend lowering the mirror to 40" to be compliant.

Toilet Seat

Specifications require the height of the toilet seat must be between 17" and 19". Seats shall not be sprung to return to a lifted position.

The measurement for the accessible toilet seat in the men's and women's is 20".

We recommend finding a toilet seat with less thickness that can meet the maximum height of 19".

Grab Bars

Specifications require a 36" grab bar must be mounted on the wall behind the toilet. A 42" grab bar must be mounted on the nearest wall beside the toilet. Grab bars shall be mounted between 33" and 36" from the floor.

The men's accessible restroom and women's restroom meet the above requirements except for the 36" grab bar. The two restrooms have a 24" grab bar behind the toilet seat.



We recommend replacing the 24" grab bars with the appropriate 36" grab bar.

Urinals

Specifications require where urinals are provided, at least one must have an elongated rim at a maximum height of 17" above the floor.

The urinals in the men's accessible restroom measure at a height of 24".

We recommend lowering at least one urinal or replacing the urinals to be compliant with the above requirements.



WATER FOUNTAINS

All specifications were met.

PUBLIC TELEPHONES

Hearing Aid Compatible and Volume Control

Specifications require at least one phone per floor or one per bank of public telephones shall be equipped with volume control and identified with the appropriate signage.

The volume control on the phone is hard to locate.

We recommend acquiring an identifiable signage to become compliant with the above accessibility guidelines.

TTYs

We were told that the 711 relay was used to communicate with hearing impaired callers or customers. Specifications state that wherever a telephone is available for public use, equivalent facilitation in the form of a TTY should be available; therefore, this does not meet TTY accessibility requirements.

Admin
Signage



Additionally, marketing and outreach materials are required to indicate the telephone number of the Center's TTY.

We recommend purchasing a TTY for this location to allow hearing impaired callers or customers to have equal access to the same services offered to those without hearing impairments.

SIGNS AND IDENTIFICATION

Signs

Specifications require the international symbol of accessibility shall be used for the following locations: passenger loading zones; accessible entrances (where all entrances are not accessible); accessible toilet rooms; and public telephones.



We recommend replacing current permanent room signage with signs that include the international symbol of accessibility to be compliant with accessibility requirements. These signs are available through CCDI.

Accessible Restroom Sign

Secondly, we found that the men's restroom closest to the entrance is inaccessible. For a male who uses a wheelchair, he will need to know where the closest accessible restroom is. We identify the closest accessible restroom is near the LIHEAP office.

We recommend placing a sign in the main entrance to tell everyone where the closest accessible restrooms are.

TABLES AND WORKSURFACES

All specifications were met.

ADDITIONAL FEATURES

All specifications were met.

INFORMATION ACCESS

Alternate Formats

CCRPC has met the requirements set by the ADA.

Website

DCEO has asked CCDI to evaluate all Local Administering Agency facility websites and offer technical assistance to ensure compliance with website accessibility requirements. CCDI checked CCRPC 's website using the WAVE located at <http://wave.webaim.org/> and found one accessibility errors on the main page as well as one accessibility errors on the LIHEAP page.

We recommend showing this website and evaluation tool to your web designer in order to make Project CCRPC's website fully accessible.

POLICIES

CCRPC has met the requirements set by the ADA.

OTHER RECOMMENDATIONS

Intake Area



CCRPC intake has no area for persons who use a wheelchair to wait for LIHEAP services. The only available space to wait is in the pathway of travel. If a person who uses a wheelchair was forced to wait in the pathway, then access would be blocked for other persons applying for energy assistance. We recommend permanently removing two chairs in the intake area so that if a person who uses a wheelchair enters, that person will have sufficient room to receive services in a manner that is equal to the treatment others receive.

Access to Literature

Access to Literature racks have to be mounted no higher than 48” and no lower than 15” for a forward reach and no higher than 54” and no lower than 9” from a side reach. In addition, literature racks have to be placed in unobstructed areas.



The literature rack pictured above in the entrance hall is not compliant. The height for the rack measured at a height of 74”. Secondly, the literature rack is obstructed by two chairs.

We recommend lowering the literature rack to 54” and removing the seats surrounding the literature rack.

These are the areas that CCDI found that require attention and/or modifications based upon our survey results and aforementioned recommendations. Feel free to contact us at any time for clarification of interpreting the documents.

Again, thank you for utilizing CCDI to conduct an accessibility survey at your facility. We would be happy to offer further technical assistance during implementation of these recommendations if you need assistance.

Respectfully,

Ruth Burgess Thompson
CCDI Executive Director

Cc: Kimberly Carver
Office of Energy Assistance

Alan Reinhart

From: Cameron Moore
Sent: Monday, March 26, 2012 9:46 AM
To: Alan Reinhart
Subject: RE: Site Accessibility Survey

Alan,

Sure. The Office of Energy Assistance (OEA) is housed within the Illinois Department of Commerce and Economic Opportunity (DCEO). OEA provides millions of dollars in funding for programs operated by the Champaign County Regional Planning Commission, such as the Low Income Home Energy Assistance Program (LIHEAP) and the Illinois Home Weatherization Assistance Program (IWAP), which benefit thousands of residents in Champaign County each year. The bulk of this funding originates from the federal government and is matched by funding from the state. Due to the sources of funding we are required to comply with all state and federal regulations regarding access to our facility for people with disabilities. (People with disabilities are a specific target population for both LIHEAP and IWAP).

CCDI was retained by OEA to review any accessibility issues at agencies that deliver LIHEAP and IWAP, such as CCRPC, in the State of Illinois.

Hope this helps. Let me know if you need more information.

Cam

Cameron Moore
Chief Executive Officer
1776 E. Washington Street
Urbana, IL 61802
217-328-3313
cmoore@ccrpc.org
www.ccrpc.org

From: Alan Reinhart
Sent: Monday, March 26, 2012 9:33 AM
To: Cameron Moore
Subject: Site Accessibility Survey

Cameron,

Can you explain to me the connection between the CCDI, the Office of Energy Assistance and RPC. I am looking for a simple explanation of why they are inspecting our building to give to the County Board with a copy of their inspection report.

Alan Reinhart
Facilities Director
Champaign County Physical Plant
1776 E. Washington
Urbana, IL. 61802
217-384-3765

Champaign County Regional Planning Commission Accessibility Compliance Chec

Can reasonably be remedied within 30 days at minimal cost			
	Problem	Remedy	Completion Date
Parking	Maintenance Issues: a) Fine sign partially visible b) A parking sign is bent	a) Trim bushes b) Straighten the parking sign	
↳ 90 Curb Ramps Location	The facility is missing a curb ramp on the eastside of the parking lot	Install a curb ramp or remove the accessible parking space on the east side	
↳ 90 Curb Ramps Detectable Warnings (Texture of Curb Ramps)	The facility does not have detectable warnings on the front side of the building	Install detectable warnings on the west side and center side of the front parking lot	
Restrooms Mirrors	Mirror mounted too high in the men's restroom	Remount to the appropriate height	
Restrooms Toilet Seat	Height of the accessible toilets are 20"	Replacing toilet seats	
Restrooms Grab bars	Grab bars behind the toilets are 24"	Replace 24" grab bars with 36" grab bars	
Website Accessibility	Errors identified using Accessibility Evaluation Tool (www.wave.webaim.org)	Consult with website manager to become fully compliant	
Public Telephones Hearing Aid Compatible and Volume Control	Volume control on the phone is hard to locate	Identifiable signage where the volume control is located	
Public Telephones TTYs	No TTY present	We recommend purchasing a TTY or decide not to have a public telephone	
Signs and Identification Signs	Incorrect signage for restrooms	Purchase appropriate permanent room signage and mount at the appropriate location	
Signs and Identification Accessible Restroom Sign	No sign to tell where the closest accessible restroom is located	Install a sign to tell where the closest accessible restroom is located	
Intake Area	No sitting area for a person using a wheelchair	Permanently remove two chairs in the intake area	
Access to Literature	Literature rack is too high and obstructed by two chairs	Lower the literature rack and move the chairs to another location	

Can reasonably be remedied within 90 plus days			
	Problem	Remedy	Completion Date
Restrooms Sinks	Improper sinks	Recommend installing at least one accessible sink in the restrooms	
Restrooms Urinals	No accessible urinal	Lower at least one urinal to the appropriate height	

CCRPC Accesibility Compliance Cost Estimates
 Brookens Administration Center/Pod 100 and Entry Area's

4/30/2012

Recommendation	Remedy	Estimate	Total
Curb Ramps Location	Removed Sign	\$0.00	
Curb Ramps- Detectable Warning	Install detectable warnings on the west side and center side of the front parking lot	\$6,451.00	\$6,451.00
Restroom Grab Bars	Replace 24" grab bars with 36" grab bars	\$250.00	\$500.00
Restroom Sinks	Recommend installing at least one accessible sink in the restrooms	\$4,500.00	\$9,000.00
Restroom Urinals	Lower at least one urnial to the appropriate height	\$1,650.00	\$1,650.00
	Estimate Total		\$17,601.00



FILED

STATE OF ILLINOIS,
Champaign County **APR 24 2012**
Application for:
Recreation & Entertainment License

Gordy Hulten
CHAMPAIGN COUNTY CLERK

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. 2012 ENT-25
Date(s) of Event(s) "Hammer Day"
Business Name: Truck & Tractor Pull
License Fee: \$ 10.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 14.00
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: Gordy Hulten, 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: Jared Little
 2. Location of Business for which application is made: Champaign County Fairgrounds
 3. Business address of Business for which application is made: 1421 Cobblestone Way, Champaign IL 61822
 4. Zoning Classification of Property: _____
 5. Date the Business covered by Ordinance No. 55 began at this location: June 2, 2011
 6. Nature of Business normally conducted at this location: Agriculture
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): Truck + Tractor Pull
 8. Term for which License is sought (specifically beginning & ending dates): June 2nd + 3rd
- (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? No
 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: Champaign County Fairground
1302 North Coler Ave. Urbana IL 61801
 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**

Recreation & Entertainment License Application
Page Two

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

Name: Jared Little Date of Birth: _____
Place of Birth: Champaign Social Security No.: _____
Residence Address: 1421 Cobblestone Way Champaign IL 61822
Citizenship: USA If naturalized, place and date of naturalization: _____

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

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

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

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

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

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

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

D. Answer only if applicant is a Corporation:

1. Name of Corporation exactly as shown in articles of incorporation and as registered: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

**Recreation & Entertainment License Application
Page Three**

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

Give first date qualified to do business in Illinois: _____

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

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

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

Name of Officer: _____ Title: _____

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

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, **place and date** of naturalization: _____

Residential Addresses for past three (3) years: _____

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

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.

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.

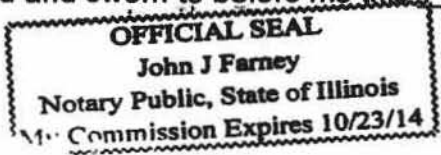
Signature of Owner or of one of two members of Partnership

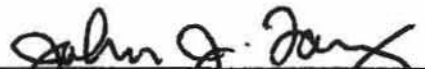
Signature of Owner or of one of two members of Partnership



Signature of Manager or Agent

Subscribed and sworn to before me this 24 day of June April, 2012.





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

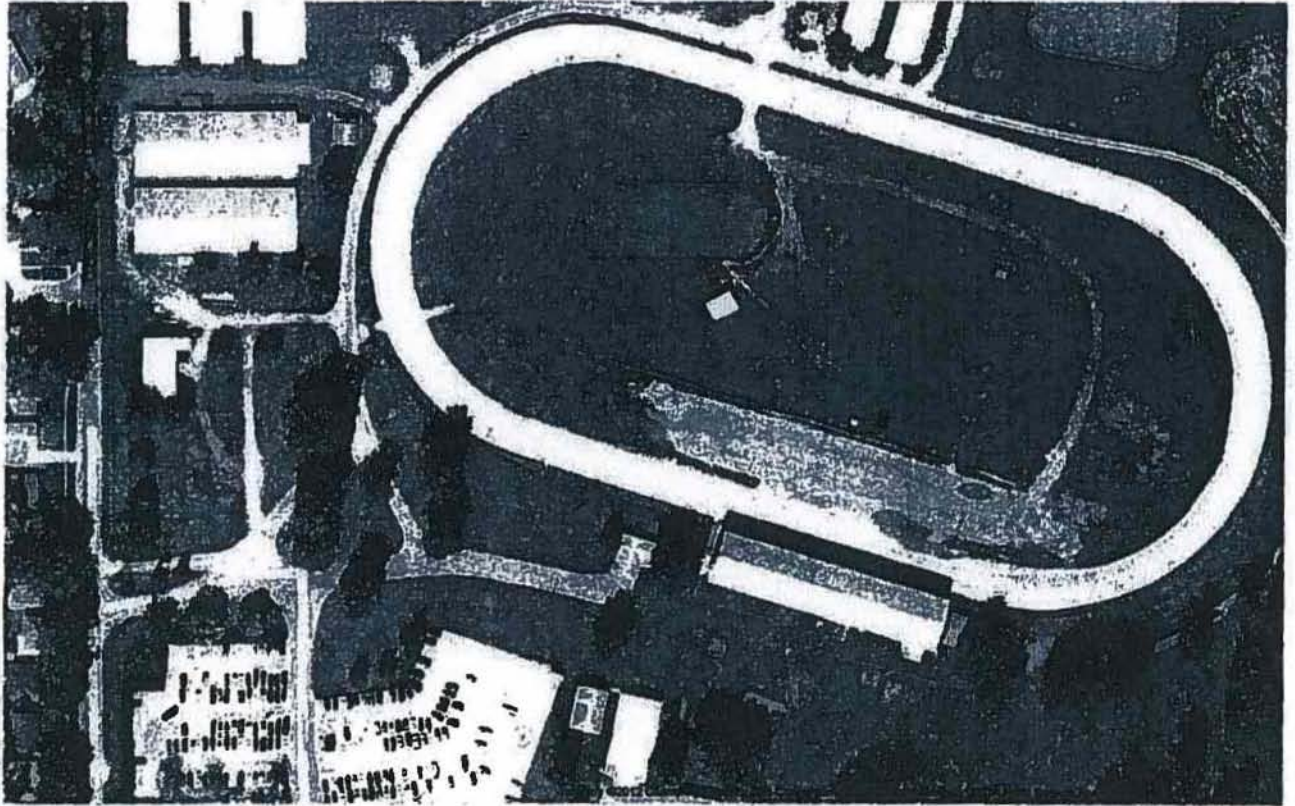
Subscribed and sworn to before me this _____ day of _____, 20_____.

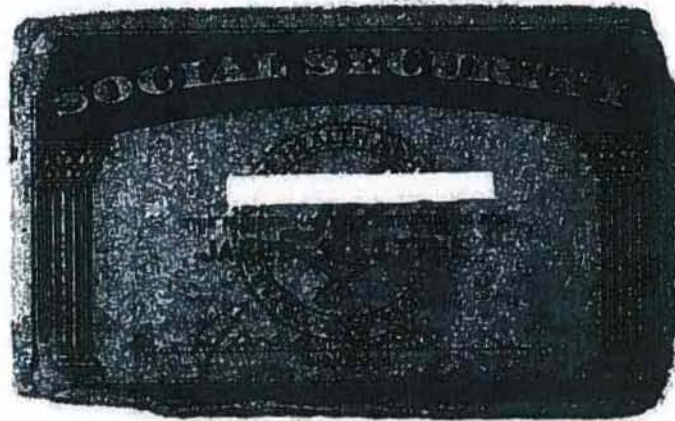
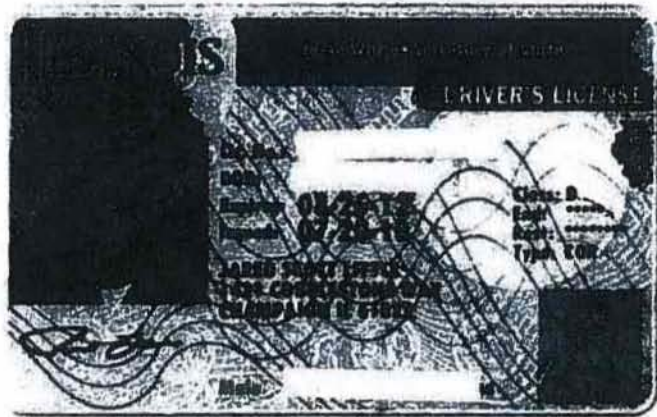
Notary Public

This COMPLETED application along with the appropriate amount of cash, or certified check made payable to GORDY HULTEN, CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.







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: 4-24-12
- 2. Fee Amount Received: 14.00

Sheriff's Department

- 1. Police Record Approval: CEO Date: 4/25/12
- 2. Credit Check Disapproval: _____ Date: _____

Remarks: _____ Signature: [Signature]

Planning & Zoning Department

- 1. Proper Zoning Approval: ✓ Date: 4/30/12
- 2. Restrictions or Violations Disapproval: _____ Date: _____

Remarks: Foregrounds authorized as a special use in Case 962-5-94 Signature: [Signature]

Environment & Land Use Committee

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

Remarks and/or Conditions: _____

CALL TO PICK UP SHERYL 359-8232



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)

FILED
MAY 11 2012

Gordy Hulten
CHAMPAIGN COUNTY CLERK
Filing Fees:

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

For Office Use Only

License No. _____
Date(s) of Event(s) June 29, 2012
Business Name: _____
License Fee: \$ 10.00
Filing Fee: \$ 4.00
TOTAL FEE: \$ 14.00
Checker's Signature: _____

Checks Must Be Made Payable To: Gordy Hulten, 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: Family Friendly WBGL/IDCAG
 2. Location of Business for which application is made: 4101 Fieldstone Rd., Champaign, IL 61822
 3. Business address of Business for which application is made: ~~same~~ parent company: PO Box 620, Carlinville, IL 62626
 4. Zoning Classification of Property: I-1
 5. Date the Business covered by Ordinance No. 55 began at this location: _____
 6. Nature of Business normally conducted at this location: none - empty lot
 7. Nature of Activity to be licensed (include all forms of recreation and entertainment to be provided): free outdoor concert open to the public
 8. Term for which License is sought (specifically beginning & ending dates): _____
June 29, 2012 only
- (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? no
 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: Hallbeck Homes - allowing us to use empty lot at no charge
 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

Recreation & Entertainment License Application
Page Two

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

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

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

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

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

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

- C. 1. Name(s) of owner(s) or local manager(s) (include any aliases): _____
Jeff Scott Wurthmann
Date of Birth: _____ Place of Birth: Ohio
Social Security Number: _____ Citizenship: USA
If naturalized, state place and date of naturalization: _____
2. Residential Addresses for the past three (3) years: _____
1203 Highland, Mahomet, IL
3. Business, occupation, or employment of applicant for four (4) years preceding date of application for this license: WBGL Station Manager

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: _____
2. Date of Incorporation: _____ State wherein incorporated: _____

Recreation & Entertainment License Application
Page Three

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

Give first date qualified to do business in Illinois: _____

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

4101 Fieldstone Rd., Champaign, IL 61822

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

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

Name of Officer: _____ Title: _____

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

Date of Birth: _____ Place of Birth: _____

Citizenship: _____

If naturalized, **place** and **date** of naturalization: _____

Residential Addresses for past three (3) years: _____

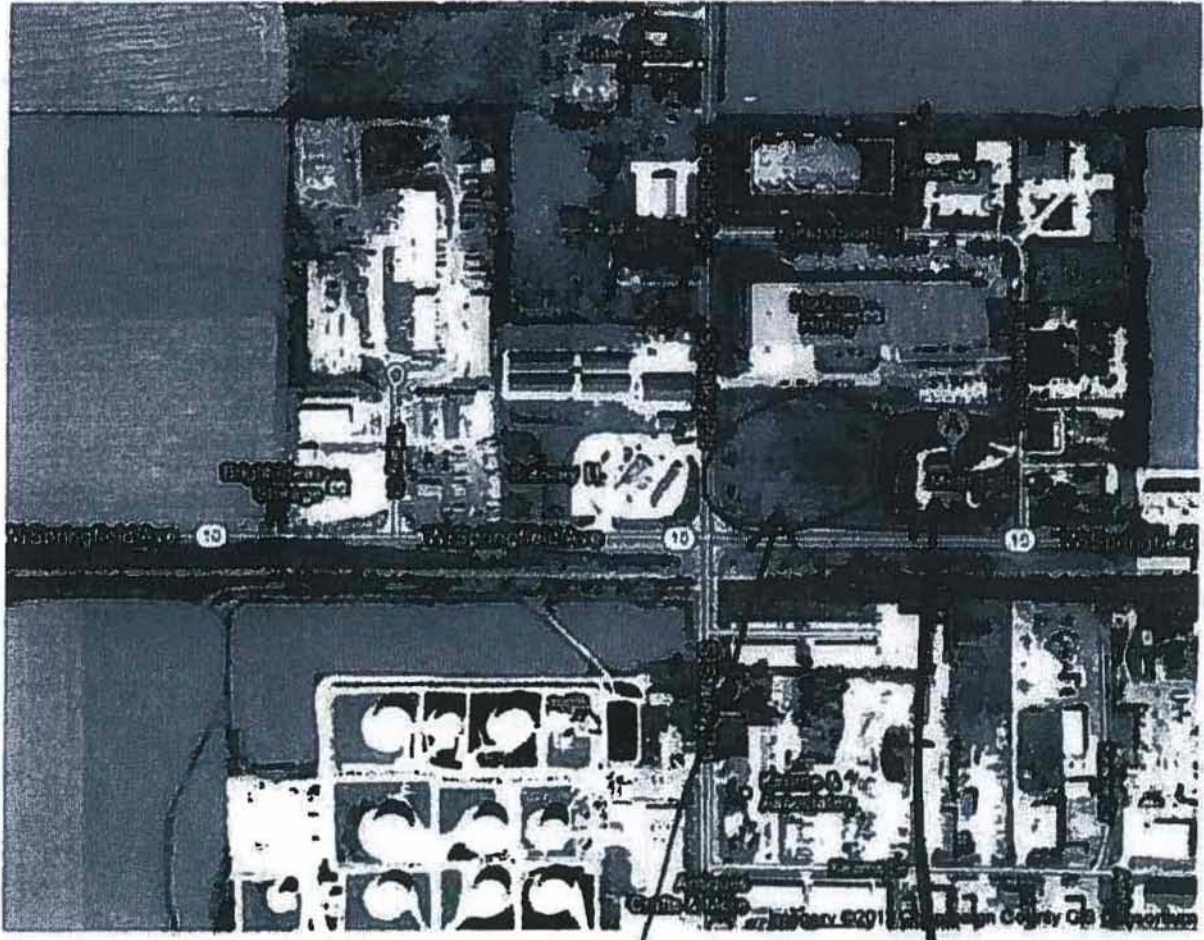
Business, occupation, or employment for four (4) years preceding date of application for this license: _____

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.

see attached

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Concert Location

WBGL Studios

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

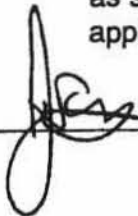
AFFIDAVIT

(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.



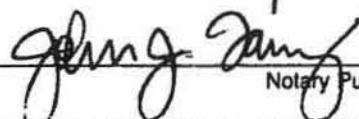
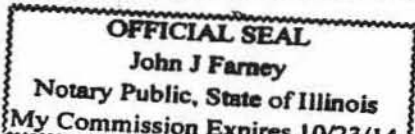
Signature of President



Signature of Secretary

Signature of Manager or Agent

Subscribed and sworn to before me this 1st day of May, 2012.



Notary Public

This **COMPLETED** application along with the appropriate amount of cash, or certified check made payable to GORDY HULTEN, CHAMPAIGN COUNTY CLERK, must be turned in to the Champaign County Clerk's Office, 1776 E. Washington St., Urbana, Illinois 61802. A \$4.00 Filing Fee should be included.

IS State of Illinois • Secretary of State
DRIVER'S LICENSE

Doc. No.: [REDACTED]
DOB: [REDACTED]
Expires: 04-28-15
Issued: 04-01-11

Class: DM
End: [REDACTED]
Test: B
Type: ORG

JEFFREY S. WILSON
1202 HIGHLAND DRIVE
MARIONET IL 61853

Male 6'00" 200 lbs BRN Eyes



TO:	Champaign County Committee of the Whole
FROM:	Susan Monte
DATE:	April 30, 2012
SUBJECT:	Champaign County Building Code Feasibility Study and Implementation Strategies Report dated April 23, 2012
ACTION REQUESTED:	For Information Only

The subject report is provided as a completed work element of the FY2011 County Planning contract.

Overview

The report contains necessary information to assist the County Board as they begin the process of deciding whether to implement a County building code. Topics covered in this report include:

- state and local requirements regarding building construction
- a review of the County's current permitting practices
- qualitative review of benefits and costs associated with County building code implementation
- recommended next steps and strategies for considering building code implementation

The report generally finds that County implementation of a building code can provide the potential to achieve: improved protection of public health, safety and welfare; environmental, and financial benefits associated with energy efficient building design; and improved cost and availability of property insurance in unincorporated areas of the County.

The report makes it clear that under state law 'agricultural buildings' (including agricultural dwellings) would be exempt from a County building code requirement.

Recommended Next Steps

The report lays the groundwork for the County Board's continued review of building code implementation options. Recommended next steps specified in the report are outlined below:

- 1) Continue to evaluate the feasibility of implementing a building code.
 - 1a) *Complete a needs assessment regarding the type of model building code(s) to implement.*
The needs assessment would be based on: estimates and types of projects expected; estimated resource levels; and alternate building department models considered.
 - 1b) *Complete a quantitative cost-benefit analysis of specific County alternatives.*
A quantitative cost-benefit analysis of specific County alternatives is needed to further inform County Board members. The cost benefit analysis would be based on the creation and implementation of a 'building department' under various building department models and service levels, including:
 - in-house plan review and inspection;
 - partial in-house plan review and inspection and partially outsourced plan review and inspection; and
 - out-sourced plan review and inspection.

Recommended Next Steps

<p>1b) <i>Quantitative cost-benefit analysis (continued)</i></p> <p>Based on variable levels of service, and on an estimate of numbers and types of projects expected, the cost-benefit analysis should include:</p> <ul style="list-style-type: none">• an assessment of start-up and annual resource requirements;• potential fee schedule and cost recovery assessment; and• recommendations for staffing alternate building department models.
<p>2) Amend County Ordinances to be consistent with state requirements.</p> <p>2a) <i>Amend County Ordinances, as may be necessary, to include the provisions of the Champaign County Land Resource Management Plan Policies 6.2.1, 6.2.2, and 6.2.3 regarding compliance with State Life Safety Code or equivalent.</i></p> <p>2b) <i>Amend County Ordinances, as otherwise may be necessary, to be consistent with state requirements.</i></p>
<p>3) <i>Inform prospective applicants regarding building code requirements, energy efficient building design, wind-resistant and seismic strengthening measures.</i></p> <p>County efforts to provide information should be expanded to include handouts and/or online information links to existing energy efficient building design resources.</p>
<p>4) <i>Support increased efforts by the County to enforce building construction-related provisions of County Ordinances, with priority given to public health and safety.</i></p> <p>Efforts to eliminate current recognized deficiencies at the County level should include:</p> <ul style="list-style-type: none">• improving in-house tracking and communication regarding private water well permitting and waste discharge system permitting in unincorporated Champaign County; and• strengthening efforts to enforce existing County ordinances.

Staff recommends that the Board consider inclusion of the above-recommended Items 1a, 1b, and 2b as work elements of the FY2013 County planning contract when it is next reviewed.

Components of recommended Item 2a are part of the existing County planning contract: LRMP Priority Item 6.2.1 is part of the FY2011 County planning contract and is currently in progress, and LRMP Priority Items 6.2.2 and 6.2.3 are pending as work items in the FY 2012 County planning contract.

The full report is available online at: <http://www.co.champaign.il.us/pandz/BuildingCodeFeasibility.htm>

A paper copy of the full report is available for review at both the Champaign County Department of Planning and Zoning, and Champaign County Regional Planning Commission, located at 1776 E. Washington Street, Urbana.

TO:	Champaign County Committee of the Whole
FROM:	Susan Monte
DATE:	April 30, 2012
SUBJECT:	Annual Review of the Champaign County Multi-Jurisdictional Natural Hazard Mitigation Plan
ACTION REQUESTED:	For Information Only

During Fall of 2009, the Champaign County Multi-Jurisdictional Natural Hazard Mitigation Plan (HMP) was adopted by Champaign County and 24 participating municipalities. Additional HMP participants are the University of Illinois at Urbana-Champaign (UIUC) and Parkland College. This memorandum contains an update regarding the HMP annual planning team review meeting on April 3, 2012.

The HMP planning team includes representatives of the county, seven largest municipalities, UIUC, and Parkland College. The CCRPC HMP project planner represents the 19 smaller villages on the planning team. Existing and new HMP planning team members held a public meeting on April 3, 2012 to:

- exchange local hazard mitigation news;
- consider opportunities to potentially coordinate mitigation projects; and
- track progress toward implementation of recommended mitigation actions.

How 'Hazard Mitigation Planning' relates to 'Emergency Response Planning'

FEMA describes hazard mitigation planning as "... [decreasing] the need for response as opposed to .. increasing response capability."** In other words,

- Hazard mitigation planning is intended as a means to decrease the need for response.
- Disaster response planning is intended to maximize capabilities to respond once the disaster or emergency occurs.

** source: Local Multi-Hazard Mitigation Planning Guidance
<http://www.fema.gov/library/viewRecord.do?id=3336>

Significant Hazard Mitigation Changes Since Adoption of HMP in 2009

The Illinois State Water Survey recently converted the Flood Insurance Rate Maps (FIRMs) for the entire Champaign County into a continuous, digital, countywide format. These maps are presently in a public review period. The Illinois State Water Survey expects these maps to be finalized and ready for adoption by communities and the county by April, 2013.

Prioritized Mitigation Actions

The HMP contains a listing of prioritized hazard mitigation actions for each jurisdiction. The Planning Team discussed ongoing mitigation action items and any progress toward implementing new mitigation actions. Regarding flood hazard mitigation actions, City of Champaign planning team members reported significant progress made in completing Phase 2 of the Boneyard Creek Improvement Plan, and near completion of another phase of the John Street Drainage Improvement Project.

Hazard Mitigation Grant Program

HMP participating jurisdictions—if participating in the National Flood Insurance Program—are eligible to apply for 2012 FEMA Hazard Mitigation Grant Program (HMGP). Based on location, the UIUC and Parkland College are eligible as well. Information about the 2012 HMGP application process and about potentially eligible mitigation projects was distributed to representatives of all participating HMP jurisdictions.

Potential Mitigation Projects

The planning team reviewed mitigation projects potentially eligible for 2012 HMGP funds, if HMGP funding is available. Planning team members indicated interest in applying for funding of the following projects and possibly other eligible mitigation projects:

Expand the 'natural hazards' mitigation plan to an 'all-hazards' mitigation plan. Manmade hazards considered for inclusion would include: transportation incidents; hazardous materials incidents; utility interruption; radiological release incidents, and possibly other biological/chemical release incidents.

Provide a community safe room for residents of manufactured home parks. The City of Champaign planning team discussed applying for HMGP funds to construct a community safe room in the fire station planned to be located adjacent/nearby the Shadowwood Mobile Home park complex.

Next Meeting

HMP Planning Team members expressed interest in meeting again in August or September of 2012.

Information about the CC HMP, including meeting agendas and minutes, is available at <http://www.ccrpc.org/HMP/planning.html>

The Champaign County Multi-Jurisdictional Natural Hazard Mitigation Plan (HMP) is available online at: <http://www.ccrpc.org/HMP/index.html>.

A paper copy of the HMP is available for review at the Champaign County Regional Planning Commission, 1776 E. Washington Street, Urbana.

Champaign
County
Department of

**PLANNING &
ZONING**

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

(217) 384-3708

To: **Champaign County Board Committee of the Whole**
From: **John Hall, Zoning Administrator**
Date: **May 2, 2012**
RE: **Zoning Ordinance text amendment (Case 701-AT-11)**

Request: **Request Preliminary Recommendation for Approval of a Text Amendment to the Champaign County Zoning Ordinance in Zoning Case 701-AT-11 to Amend Certain Wind Farm Standard Conditions**

Petitioner: **Zoning Administrator**

STATUS

The Zoning Board of Appeals voted to RECOMMEND ENACTMENT of this proposed Zoning Ordinance text amendment at their meeting on March 29, 2012.

The Committee of the Whole authorized this text amendment at the January 10, 2012, meeting. The amendment differs somewhat from the version reviewed on January 10. Attachment A compares the two versions of the amendment and specific differences are summarized below.

Page 13 of Attachment B (the Finding of Fact) summarizes the Findings of the ZBA for this case. The proposed amendment is on pages 19 through 29 of Attachment B.

Standard protocol is for the Committee to make a preliminary recommendation on a proposed text amendment at the first Committee meeting following a ZBA recommendation and then defer the final recommendation to the County Board until the next regularly scheduled Committee meeting (June 5, 2012, in this instance). The deferral of the final recommendation is intended to give municipalities and townships with plan commissions one month in which to provide comments or protests.

If the Committee makes a final recommendation on this case at the June 5, 2012, Committee meeting the case will go to the full Board on June 21, 2012.

CHANGES FROM PREVIOUS VERSION REVIEWED BY COMMITTEE

Attachment A is a table that cross references each part of the recommended amendment to the version reviewed by the Committee of the Whole on 1/10/12 (and dated 1/4/12). The amendment recommended by the ZBA differs from the proposed dated 1/4/12 as follows:

1. **Part E of the proposed amendment includes a requirement for a noise study if more than 10% flexibility is authorized for final wind turbine locations.** Because a noise study is required for more than 10% flexibility this recommendation is more similar to the approved California Ridge Wind Farm than the proposed version dated 1/4/12.
2. **Part F item 3.b. of the proposed amendment includes minimum standards for earth backfill used in decommissioning of wind turbine foundations.** These standards were not available for the Committee's review in the proposed version dated 1/4/12.

3. **Part F item 3.d. of the proposed amendment requires net estimated salvage value to consider all related costs for demolition, reuse, or recycling. This was one of the requests in the Committee's review on 1/10/12.**
4. **Part F item 3.f. of the proposed amendment requires annual updates to the financial assurance after year 13. The justification for this requirement is included in item 17.D. on p.10 of the Finding of Fact.**
5. **Part F item 2d. clarifies deadlines within the 180 days prior to expiration of the irrevocable letter of credit.**

ATTACHMENTS

- A Comparison Table for ZBA Recommendation and Version Dated 1/4/12
- B As Approved Finding of Fact with Proposed Ordinance

Attachment A. Comparison Table for ZBA Recommendation and Version Dated 1/4/12
Case 701-AT-11
MAY 2, 2012

ZBA Recommendation		Version dated 1/4/12	
Part A	Revise 6.1.4D.1.	Part 1.	Revise 6.1.4D.1.
Part B No. 1	Revise 6.1.4 F.1.	Part 2.	Revise 6.1.4 F.1.
No. 2	Delete 6.1.4 F.1.u.	Part 3	Delete 6.1.4 F.1.u.
No. 3	Add new 6.1.4F.3.	Part 26	Add new 6.1.4F.3.
Part C	Revise 6.1.4J.	Part 4	Revise 6.1.4J.
Part D	Add new 6.1.4 E.7.	Part 6	Add 6.1.4 E.7.
Part E	Revise 6.1.4S.1.(c)(3)	Part 5	Revise 6.1.4S.1.(c)(3)
Part F No. 1	Revise Sec. 3.	Part 25	Revise Sec. 3.
No. 2 a.& b.	Revise 6.1.1A.	Parts 7, 18, 19, 20	Revise 6.1.1A.
No. 2 c.	Add new 6.1.1A.7.e.	Part 21	Add new 6.1.1A.5.e.
No. 2 d.	Revise 6.1.1A.6.	NOT INCLUDED	
No. 2 e.	Revise 6.1.1A.11.b.	Part 22	Revise 6.1.1A.11.b.
No. 2 f.	Revise 6.1.1A.12.	Part 23	Revise 6.1.1A.12.
No. 2 g.	Add new 6.1.1A.13&14.	Part 24	Add new 6.1.1A.13&14.
No. 3 a.&b.	Revise 6.1.4P. Delete 6.1.4P.3.(d),(e),(f)	Part 8 Part 9	Revise 6.1.4P. Delete 6.1.4P.3.(d),(e),(f)
No. 3 c.& d.	Revise 6.1.4(a) and insert 6.1.4P.4.(b)	Part 10	Revise 6.1.4(a) and insert 6.1.4P.4.(b)
No. 3 e.	Renumber exist. 6.1.4P.4.(b) and revise	Part 11	Renumber exist. 6.1.4P.4.(b) and revise
No. 3 f.	Renumber exist. 6.1.4P.4.(b)(5) and revise	Part 12	Renumber exist. 6.1.4P.4.(b)(5) and revise
No. 3 g.	Add new 6.1.3P.4.(f)	Part 13	Add new 6.1.3P.4.(f)
No. 3 h.	Revise 6.1.4P.5.(a)	Part 14	Revise 6.1.4P.5.(a)
No. 3 i.	Add new 6.1.4P.5.(c)-(i)	Part 15	Add new 6.1.4P.5.(c)-(h)
No. 3 j.	Add new 6.1.4P.6.	Part 16	Add new 6.1.4P.6.
No. 3 k.	Renumber exist. 6.1.4P.6. and revise	Part 17	Renumber exist. 6.1.4P.6. and revise

AS APPROVED

701-AT-11

**FINDING OF FACT
AND FINAL DETERMINATION
of
Champaign County Zoning Board of Appeals**

Final Determination: RECOMMEND ENACTMENT

Date: March 29, 2012

Petitioner: Zoning Administrator

Request: Amend the Champaign County Zoning Ordinance as follows:

- Part A.** Revise paragraph 6.1.4 D.1. to require that documentation of design compliance with applicable industry standards be submitted prior to receiving a Zoning Compliance Certificate for either a WIND FARM or for any single WIND FARM TOWER.
- Part B.** Revise paragraph 6.1.4 F. as follows:
1. Revise subparagraph 6.1.4F.1. to require that agreements between the Applicant and the County Engineer shall not be forwarded to the County Board before the special use permit is forwarded and that all other agreements shall be executed prior to the close of the public hearing before the BOARD.
 2. Delete subparagraph 6.1.4 F.1. u.
 3. Add new subparagraph 6.1.4 F. 3. to require at the time of decommissioning a Roadway Use and repair Agreement with the appropriate highway authority.
- Part C.** Revise paragraph 6.1.4 J. to require the Applicant to submit a copy of the Agency Action Report or the Detailed Action Report, if applicable that is submitted to the Endangered Species Program of the IDNR as well as the response from IDNR.
- Part D.** Add new subparagraph 6.1.4 E.7. to require that a permanent soil erosion and sedimentation plan be submitted for all WIND FARM TOWER sites and access roads.
- Part E.** Revise subparagraph 6.1.4 S.1.(c)(3) to authorize flexibility in the locations of WIND TOWERS from what is indicated on the site plan provided that the final locations comply with any required waivers or special conditions of approval and the applicant conducts a noise study to verify compliance with the maximum allowable noise limit if the location of WIND TOWERS differ on the site plan submitted with the zoning use permit application from the site plan submitted with the special use permit application.
- Part F.** Strike the requirement for "reclamation agreement" for NON-ADAPTABLE STRUCTURES and WIND FARMS and replace with a requirement of "site reclamation plan" and add certain other related requirements as follows:
1. In Section 3 revise the definition of "NON-ADAPTABLE STRUCTURE" to include a WIND TURBINE TOWER and a WIND FARM TOWER as currently defined in Section 3.
 2. Make the following revisions to paragraph 6.1.1A.:

AS APPROVED

- a. Strike references to "reclamation agreement" and replace with "site reclamation plan"
 - b. Revise subparagraphs 6.1.1 A. 1. through 5 as follows:
 - (1) Require a site reclamation plan for NON-ADAPTABLE STRUCTURES.
 - (2) Require the site reclamation plan to be binding upon all successors of title to the land and require reclamation work be performed and that a letter of credit be provided for financial assurance.
 - (3) Limit consideration of salvage value to be as limited by paragraph 6.1.4P.
 - c. Revise subparagraph 6.1.1A.6. to strike "120 days" and replace with "180 days" and insert "or applicant" after "landowner".
 - d. Revise paragraph 6.1.1A. to add other related requirements.
3. Revise paragraph 6.1.4P. as follows:
- a. Revise paragraph 6.1.4P. to strike references to "reclamation agreement" and replace with "site reclamation plan".
 - b. Delete subparagraphs 6.1.4P.3. (d), (e), and (f) and add new subparagraphs to require the following:
 - (1) At the time of decommissioning a Roadway Use and Repair Agreement.
 - (2) The depth of removal of foundation concrete below ground shall be a minimum of 54 inches and require that replacement soil shall meet specified minimum standards of soil quality; depth; compaction; and drainage.
 - c. Revise subparagraph 6.1.4 P.4. (a) to require an irrevocable letter of credit and an escrow account as financial assurance to be provided for the site reclamation plan.
 - d. Insert new subparagraph 6.1.4 P.4.(b) to require the following:
 - (1) Authorize salvage value to be deducted from decommissioning costs, subject to meeting specified standards.
 - (2) Add requirements for determining estimated net salvage value based on the average salvage price of the past five years and including any deconstructions costs.
 - (3) Add a limit of 70% for the amount of estimated salvage value that may be deducted from estimated decommissioning costs.
 - (4) Require the site reclamation plan to provide for legal transfer of the STRUCTURE to the demolisher should the reclamation work be performed.
 - (5) Limit the maximum allowable credit for the salvage value of any WIND FARM TOWER to no more than the estimated decommissioning cost of removal of the above ground portions of that WIND FARM TOWER.
 - e. Renumber existing subparagraph 6.1.4 P.4. (b)(5) to become new subparagraph 6.1.4 P.4. (d) and revise to require regular adjustment to the amount of financial assurance to ensure that it reflects current information by requiring an Illinois Professional Engineer to provide an updated report of estimates of decommissioning costs and salvage values.
 - f. Revise paragraph 6.1.4P. to add other related requirements.

*** NOTE: The description of the Request has been simplified from the legal advertisement. See the legal advertisement on pages 15 - 18.**

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FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on **February 2, 2012, February 16, 2012, and March 29, 2012**, the Zoning Board of Appeals of Champaign County finds that:

1. The petitioner is the Zoning Administrator.
2. The proposed amendment is intended to improve the regulations set forth for wind farms in the *Champaign County Zoning Ordinance*.
3. Municipalities with zoning and townships with planning commissions have protest rights on all text amendments and they are notified of such cases. No comments have been received to date.

SUMMARY OF THE PROPOSED AMENDMENT

4. The proposed amendment is attached to this Finding of Fact as it will appear in the Zoning Ordinance.

GENERALLY REGARDING THE LRMP GOALS, OBJECTIVES, AND POLICIES

5. The *Champaign County Land Resource Management Plan (LRMP)* was adopted by the County Board on April 22, 2010. The LRMP Goals, Objectives, and Policies were drafted through an inclusive and public process that produced a set of ten goals, 42 objectives, and 100 policies, which are currently the only guidance for amendments to the *Champaign County Zoning Ordinance*, as follows:
 - A. The Purpose Statement of the LRMP Goals, Objectives, and Policies is as follows:

“It is the purpose of this plan to encourage municipalities and the County to protect the land, air, water, natural resources and environment of the County and to encourage the use of such resources in a manner which is socially and economically desirable. The Goals, Objectives and Policies necessary to achieve this purpose are as follows:”
 - B. The LRMP defines Goals, Objectives, and Policies as follows:
 - (1) Goal: an ideal future condition to which the community aspires
 - (2) Objective: a tangible, measurable outcome leading to the achievement of a goal
 - (3) Policy: a statement of actions or requirements judged to be necessary to achieve goals and objectives
 - C. The Background given with the LRMP Goals, Objectives, and Policies further states, “Three documents, the *County Land Use Goals and Policies* adopted in 1977, and two sets of *Land Use Regulatory Policies*, dated 2001 and 2005, were built upon, updated, and consolidated into the LRMP Goals, Objectives and Policies.

REGARDING LRMP GOALS

6. LRMP Goal 1 is entitled “Planning and Public Involvement” and states that as follows:

Champaign County will attain a system of land resource management planning built on broad public involvement that supports effective decision making by the County.

The proposed amendment is not directly related to Goal 1 and should **NOT BE RELEVANT** to Goal 1.

7. LRMP Goal 2 is entitled “Governmental Coordination” and states as follows:

Champaign County will collaboratively formulate land resource and development policy with other units of government in areas of overlapping land use planning jurisdiction.

Goal 2 has two objectives and three policies. The proposed amendment is not directly related to Goal 2 but should **HELP ACHIEVE** Goal 2 because it should **HELP ACHIEVE** objective 2.1 that states that Champaign County will coordinate land resource management planning with all County jurisdictions and, to the extent possible, in the larger region, for the following reasons:

- A. The proposed amendment should **HELP ACHIEVE** objective 2.1 by the text amendment process whereby municipalities and townships with planning commissions are notified of any proposed text amendment and have the right to provide comments or even protest any text amendment.

8. LRMP Goal 3 is entitled “Prosperity” and states as follows:

Champaign County will encourage economic growth and development to ensure prosperity for its residents and the region.

Goal 3 has three objectives and no policies. The proposed amendment is not directly related to Goal 3 and should **NOT BE RELEVANT** to Goal 3.

9. LRMP Goal 4 is entitled “Agriculture” and states as follows:

Champaign County will protect the long term viability of agriculture in Champaign County and its land resource base.

Goal 4 has 9 objectives and 22 policies. The proposed amendment is directly related to Goal 4 and should **HELP ACHIEVE** Goal 4 because wind farms provide added income to farmers and landowners through rent payments of land by the wind farm.

10. LRMP Goal 5 is entitled “Urban Land Use” and states as follows:

Champaign County will encourage urban development that is compact and contiguous to existing cities, villages, and existing unincorporated settlements.

The proposed amendment should **NOT BE RELEVANT** to Goal 5 because Goal 5 relates to urban land use and a wind farm is not an urban land use.

11. LRMP Goal 6 is entitled “Public Health and Safety” and states as follows:

Champaign County will ensure protection of the public health and public safety in land resource management decisions.

The proposed amendment should **NOT BE RELEVANT** to Goal 6 in general because the proposed amendment does not change anything in regards to specific policies supporting Goal 6 although the proposed amendment should result in a more thorough overall consideration of public safety in some land resource management decisions related to wind farm development.

12. LRMP Goal 7 is entitled “Transportation” and states as follows:

Champaign County will coordinate land use decisions in the unincorporated area with the existing and planned transportation infrastructure and services.

The proposed amendment should **NOT BE RELEVANT** to Goal 7 in general.

13. LRMP Goal 8 is entitled “Natural Resources” and states as follows:

Champaign County will strive to conserve and enhance the County’s landscape and natural resources and ensure their sustainable use.

The proposed amendment **IS NECESSARY TO ACHIEVE** Goal 8 because the proposed amendment **IS NECESSARY TO ACHIEVE** objective 8.4 that states, **Champaign County will work to ensure that new development and ongoing land management practices maintain and improve surface water quality, contribute to stream channel stability, and minimize erosion and sedimentation** because Part D of the proposed amendment will require a permanent soil erosion and sedimentation plan to be submitted for all WIND FARM TOWER sites and access roads and site remediation requirements in the event of decommissioning. Soil erosion and sedimentation plans will prevent the loss of important soils on wind farm sites and the buildup of sediment in waterways. In the event of decommissioning, site remediation requirements will ensure that the site of a WIND FARM TOWER will be able to be put to productive use after decommissioning.

14. LRMP Goal 9 is entitled “Energy Conservation” and states as follows:

Champaign County will encourage energy conservation, efficiency, and the use of renewable energy sources.

The proposed amendment **IS NECESSARY TO ACHIEVE** Goal 9 because the amendment is directly related to the development and use of wind farms which are a renewable energy source.

15. LRMP Goal 10 is entitled “Cultural Amenities” and states as follows:

Champaign County will promote the development and preservation of cultural amenities that contribute to a high quality of life for its citizens.

Goal 10 is **NOT RELEVANT** to the proposed amendment because the proposed amendment only affects the development of WIND FARMS or WIND FARM TOWERS.

REGARDING THE PURPOSE OF THE ZONING ORDINANCE

16. The proposed amendment appears to **HELP ACHIEVE** the purpose of the Zoning Ordinance as established in Section 2 of the Ordinance for the following reasons:

- A. Paragraph 2.0 (a) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to secure adequate light, pure air, and safety from fire and other dangers.

The proposed amendment is not directly related to this purpose.

- B. Paragraph 2.0 (b) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to conserve the value of land, BUILDINGS, and STRUCTURES throughout the COUNTY.

The proposed amendment is not directly related to this purpose although the changes proposed should further this purpose in general because Part F of the proposed amendment will improve the decommissioning requirements for wind farms and other non-adaptable structures and thereby reduce the chance that such uses will blight the landscape and affect neighboring property values. Compared to the financial assurance provided for the California Ridge Wind Farm, future wind farm financial assurance will increase under the proposed amendment. California Ridge had to provide a letter of credit for \$1.9 million for decommissioning. Under the proposed amendment, which limits the amount of salvage value that can be considered in financial assurance California Ridge would have had to provide a letter of credit of \$4.9 million for decommissioning.

- C. Paragraph 2.0 (c) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid congestion in the public streets.

The proposed amendment is not directly related to this purpose although some of the changes in Part B of the proposed amendment may help lessen the impact that decommissioning may have on streets.

- D. Paragraph 2.0 (d) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to lessen and avoid hazards to persons and damage to property resulting from the accumulation of runoff of storm or flood waters.

AS APPROVED

The proposed amendment is not directly related to this purpose although the changes proposed in Part D should further this purpose in general because of the proposed requirement of erosion and sedimentation control plan to be submitted for all WIND FARM TOWER sites and access roads.

- E. Paragraph 2.0 (e) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to promote the public health, safety, comfort, morals, and general welfare.

The proposed amendment is directly related to this purpose because Part A of the proposed amendment will promote public safety and general welfare by requiring design compliance, Part B of the proposed amendment will protect the general welfare of the County by ensuring that the road agreement process occurs at the correct time, Parts C and D of the proposed amendment will promote the general welfare of the County by ensuring adequate documentation of wildlife and natural resources, Part E of the proposed amendment will promote the general safety, health, welfare, and comfort of the County by ensuring that changes in turbine site distances are acceptable, and Part F of the proposed amendment will promote the general welfare of the County by protecting the County from paying for decommissioning itself.

- F. Paragraph 2.0 (f) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the height and bulk of buildings and structures hereafter to be erected.

The proposed amendment is not directly related to this purpose.

- G. Paragraph 2.0 (g) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to establish, regulate, and limit the building or setback lines on or along any street, trafficway, drive or parkway.

The proposed amendment is not directly related to this purpose.

- H. Paragraph 2.0 (h) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to regulate and limit the intensity of the use of lot areas, and regulating and determining the area of open spaces within and surrounding buildings and structures.

The proposed amendment is not directly related to this purpose.

- I. Paragraph 2.0 (i) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to classify, regulate, and restrict the location of trades and industries and the location of buildings, structures, and land designed for specified industrial, residential, and other land uses.

The proposed amendment is not directly related to this purpose.

- J. Paragraph 2.0 (j) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to divide the entire County into districts of such number, shape, area, and such different classes according to the use of land, buildings, and structures, intensity of the use of lot area, area of open spaces, and other classification as may be deemed best suited to carry out the purpose of the ordinance.

The proposed amendment is not directly related to this purpose.

- K. Paragraph 2.0 (k) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to fix regulations and standards to which buildings, structures, or uses therein shall conform.

The proposed amendment is directly related to this purpose because the proposed amendments are improvements to the Champaign County Zoning Ordinance regarding wind farm requirements which were identified during the public hearing process for the California Ridge Wind Farm (Case: 696-S-11).

- L. Paragraph 2.0 (l) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prohibit uses, buildings, or structures incompatible with the character of such districts.

The proposed amendment is not directly related to this purpose.

- M. Paragraph 2.0 (m) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to prevent additions to and alteration or remodeling of existing buildings, structures, or uses in such a way as to avoid the restrictions and limitations lawfully imposed under this ordinance.

The proposed amendment is not directly related to this purpose.

- N. Paragraph 2.0 (n) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect the most productive agricultural lands from haphazard and unplanned intrusions of urban uses.

The proposed amendment is not directly related to this purpose.

- O. Paragraph 2.0 (o) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to protect natural features such as forested areas and watercourses.

The proposed amendment is not directly related to this purpose.

- P. Paragraph 2.0 (p) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the compact development of urban areas to minimize the cost of development of public utilities and public transportation facilities.

The proposed amendment is not directly related to this purpose.

- Q. Paragraph 2.0 (q) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to encourage the preservation of agricultural belts surrounding urban areas, to retain the agricultural nature of the County, and the individual character of existing communities.

The proposed amendment is not directly related to this purpose.

- R. Paragraph 2.0 (r) of the Ordinance states that one purpose of the zoning regulations and standards that have been adopted and established is to provide for the safe and efficient development of renewable energy sources in those parts of the COUNTY that are most suited to their development.

The proposed amendment is directly related to this purpose because the changes proposed are the minimum standards for wind energy development in Champaign County. Part A of the proposed amendment will contribute to safety of development by requiring design compliance certificates to be submitted prior to receiving a Zoning Compliance Certificate. Part B of the proposed amendment will contribute to efficiency of development by requiring a road use a repair agreement to be made with appropriate highway authorities at the time of decommissioning.

REGARDING OTHER RELEVANT EVIDENCE

17. The proposed text amendment **WILL** improve the text of the Zoning Ordinance because it **WILL** provide:
- A. Clarification on what net estimated salvage value is in order to ensure that all demolition and/or recycling costs are considered when determining estimated net salvage value.
 - B. A limit on the amount of estimated net salvage value that can be applied towards estimated decommissioning costs. This limit will add a factor of safety for the County that should minimize the possibility that estimated decommissioning costs exceed the net salvage value and financial assurance.
 - C. Change from the requirement for a reclamation agreement to a requirement for a site reclamation plan. Changing from the agreement to the plan is preferable because the plan is a more streamlined and efficient process than the agreement and there is no ambiguity with a plan.
 - D. Regarding the requirement of Part F.3.e. that the amount of financial assurance must be adjusted every year after year 13:
 - (1) It is unlikely that the financial assurance will need adjusted every year.

- (2) It is possible that turbulent economic conditions could arise that might require annual updates.
- (3) Even if the update were only required more often than once every two years “as needed” some amount of review would be necessary every year in order to determine if the financial assurance would need updating.
- (4) Therefore it is reasonable to simply require an annual update every year after year 13.

DOCUMENTS OF RECORD

1. Application dated November 17, 2011, and as amended thereafter.
2. Preliminary Memorandum with attachments:
 - A Case Description of the Legal Advertisement for Case 701-AT-11
 - B Memo to the Champaign County Board Committee of the Whole dated January 4, 2012, with attachments.
3. Supplemental memorandum dated February 2, 2012, with attachments:
 - A Case Description from the Legal Advertisement for Case 701-AT-11
 - B Resolution No. 7966 (partial) Granting A Special Use Permit Zoning Case 696-S-11 California Ridge Wind Farm
 - C Excerpts from the Illinois Administrative Code regarding IDNR Agency Action Report (included separately)
 - D Proposed Standards for Soil Backfill for Excavated Foundation
 - E *Citizen's Guide to Farmland Reclamation*. IDNR Office of Mines and Minerals. (included separately)
 - F Reclamation Agreement Case 696-S-11 (California Ridge Wind Farm) Received November 2, 2011 (Includes Base Decommissioning Cost Estimate dated October 6, 2011) (included separately)
 - G Proposed Paragraph 6.1.1A.
 - H Revised Proposed Amendment
4. Supplemental Memorandum dated February 10, 2012, with attachment:
 - A Finding of Fact and Final Determination
5. *Champaign County Land Resource Management Plan* Goals and Policies
6. Supplemental Memorandum dated February 16, 2012
7. Supplemental Memorandum dated March 23, 2012 with attachment:
 - A Finding of Fact and Final Determination
8. Supplemental Memorandum dated March 29, 2012
9. Pages 1 – 21 from *Volume 2: Champaign County Land Resource Management Plan* adopted April 22, 2010

SUMMARY FINDING OF FACT

From the documents of record and the testimony and exhibits received at the public hearing conducted on, **February 2, 2012, February 16, 2012, and March 29, 2012**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** the Land Resource Management Plan because:
 - A. The proposed Zoning Ordinance text amendment **IS NECESSARY TO ACHIEVE** LRMP goals 8 and 9 (see items 13 and 14 on page 6).
 - B. The proposed Zoning Ordinance text amendment will also **HELP ACHIEVE** LRMP goals 2 and 4 (see items 7 and 9 on page 5).
 - C. The proposed Zoning Ordinance text amendment **WILL NOT IMPEDE** the achievement of the other LRMP goals 1, 3, 5, 6, 7, and 10.
2. The proposed text amendment **WILL** improve the Zoning Ordinance because it will:
 - A. **HELP ACHIEVE** the purpose of the Zoning Ordinance (see item 16 on pages 7-10).
 - B. **WILL** improve the text of the Zoning Ordinance (see item 17 on page 10).

FINAL DETERMINATION

Pursuant to the authority granted by Section 9.2 of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Zoning Ordinance Amendment requested in **Case 701-AT-11** should **BE ENACTED** by the County Board in the form attached hereto.

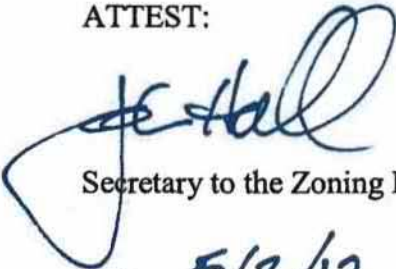
The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

SIGNED:



Eric Thorsland, Chair
Champaign County Zoning Board of Appeals

ATTEST:



Secretary to the Zoning Board of Appeals

Date

5/2/12

LEGAL ADVERTISEMENT

CASE: 701-AT-11

Amend the Champaign County Zoning Ordinance as follows:

- Part A.** Revise paragraph 6.1.4 D.1. to require that documentation of design compliance with applicable industry standards be submitted prior to receiving a Zoning Compliance Certificate for either a WIND FARM or for any single WIND FARM TOWER.
- Part B.** Revise paragraph 6.1.4 F. as follows:
1. Revise subparagraph 6.1.4F.1. to require that agreements between the Applicant and the County Engineer shall not be forwarded to the County Board before the special use permit is forwarded and that all other agreements shall be executed prior to the close of the public hearing before the BOARD.
 2. Delete subparagraph 6.1.4 F.1. u.
 3. Add new subparagraph 6.1.4 F. 3. to require at the time of decommissioning a Roadway Use and repair Agreement with the appropriate highway authority.
- Part C.** Revise paragraph 6.1.4 J. to require the Applicant to submit a copy of the Agency Action Report or the Detailed Action Report, if applicable that is submitted to the Endangered Species Program of the IDNR as well as the response from IDNR.
- Part D.** Add new subparagraph 6.1.4 E.7. to require that a permanent soil erosion and sedimentation plan be submitted for all WIND FARM TOWER sites and access roads.
- Part E.** Revise subparagraph 6.1.4 S.1.(c)(3) to authorize flexibility in the locations of WIND TOWERS from what is indicated on the site plan provided that the final locations comply with any required waivers or special conditions of approval and the applicant conducts a noise study to verify compliance with the maximum allowable noise limit if the location of WIND TOWERS differ on the site plan submitted with the zoning use permit application from the site plan submitted with the special use permit application.
- Part F.** Strike the requirement for “reclamation agreement” for NON-ADAPTABLE STRUCTURES and WIND FARMS and replace with a requirement of “site reclamation plan” and add certain other related requirements as follows:
1. In Section 3 revise the definition of “NON-ADAPTABLE STRUCTURE” to include a WIND TURBINE TOWER and a WIND FARM TOWER as currently defined in Section 3.
 2. Make the following revisions to paragraph 6.1.1A.:
 - a. Revise existing paragraph 6.1.1A. to strike references to “reclamation agreement” and replace with “site reclamation plan”; and replace references to 6.1.1C. with references to 6.1.1A.
 - b. Revise subparagraphs 6.1.1 A. 1. through 5 as follows:

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- (1) Require a site reclamation plan for NON-ADAPTABLE STRUCTURES.
 - (2) Replace "developer" with "applicant".
 - (3) Require the site reclamation plan to be binding upon all successors of title to the land and require reclamation work be performed and that a letter of credit be provided for financial assurance.
 - (4) Limit consideration of salvage value to be as limited by paragraph 6.1.4P.
 - (5) Require the site reclamation plan to provide for any environmental remediation require by State or Federal law.
- c. Add new subparagraph 6.1.1A.7.e. that specifies that abandonment includes when a court of law or arbiter or mediator or any State or Federal agency charged with enforcing the law has made a finding that a non-adaptable structure or supporting structures or any related erosion controls constitutes a public nuisance or violates the law or when such State or Federal agency imposes an administrative sanction related to use of the structure or denying the a permit necessary for lawful operation.
- d. Revise subparagraph 6.1.1A.6. to strike "120 days" and replace with "180 days" and insert "or applicant" after "landowner".
- e. Revise subparagraph 6.1.1 A. 11.b. to require payment of all administrative and ancillary costs associated with drawing upon the financial assurance and performing reclamation work.
- f. Revise paragraph 6.1.1 A. 12. to require a new site reclamation plan be submitted upon transfer of any property subject to a letter of credit.
- g. Add new subparagraphs 6.1.1 A. 13. & 14. to require:
- (1) The applicant to provide evidence of any new, additional, or substitute financial assurance to the Zoning Administrator.
 - (2) In the event that a site reclamation plan is deemed invalid by a court of competent jurisdiction the SPECIAL USE permit shall be deemed void.
3. Revise paragraph 6.1.4P. as follows:
- a. Revise paragraph 6.1.4P. to strike references to "reclamation agreement" and replace with "site reclamation plan".
 - b. Delete subparagraphs 6.1.4P.3. (d), (e), and (f) and add new subparagraphs to require the following:
 - (1) At the time of decommissioning a Roadway Use and Repair Agreement.
 - (2) Evidence of any new, additional, or substitute financing or security agreement.
 - (3) The work in the site reclamation plan shall be done before abandoning the WIND FARM or prior to ceasing production of electricity from the WIND FARM, after it has begun, other than in the ordinary course of business.
 - (4) Payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required.

- (5) The depth of removal of foundation concrete below ground shall be a minimum of 54 inches and require that replacement soil shall meet specified minimum standards of soil quality; depth; compaction; and drainage.
 - (6) The WIND FARM SPECIAL USE Permit shall be void if the site reclamation plan is deemed invalid by a court of competent jurisdiction.
 - (7) The obligation to complete the site reclamation plan and to pay all associated costs shall be independent of the obligation to provide financial assurance.
 - (8) The liability to complete the site reclamation plan or any breach of the site reclamation plan requirement shall not be capped by the amount of the financial assurance.
 - (9) Permission from the Zoning Administrator before removing equipment or property credited to salvage value without concurrent replacement of something of equal or greater value.
- c. Revise subparagraph 6.1.4 P.4. (a) to require an irrevocable letter of credit and an escrow account as financial assurance to be provided for the site reclamation plan and make the last sentence new subparagraph 6.1.4P.4.(c).
- d. Insert new subparagraph 6.1.4 P.4.(b) to require the following:
- (1) Authorize salvage value to be deducted from decommissioning costs, subject to meeting specified standards of either maintaining the WIND FARM TOWERS free and clear of liens and encumbrances or deducting the amount of any liens or encumbrances from the salvage value credit or requiring any and all financing or financial security agreements subject to the covenant required by paragraph 6.1.1A.2; and require proof of compliance as required by the Zoning Administrator
 - (2) Add requirements for determining estimated net salvage value based on the average salvage price of the past five years and including any costs of dismantling or demolishing, transportation, or other similar costs that will serve to reduce the net salvage value.
 - (3) Add a limit of 70% for the amount of estimated salvage value that may be deducted from estimated decommissioning costs.
 - (4) Require the site reclamation plan to provide for legal transfer of the STRUCTURE to the demolisher should the reclamation work be performed.
 - (5) Limit the maximum allowable credit for the salvage value of any WIND FARM TOWER to no more than the estimated decommissioning cost of removal of the above ground portions of that WIND FARM TOWER.
- e. Renumber existing paragraph 6.1.4 P.4.(b) to become new paragraph 6.1.4 P.4.(e) and revise to require equal annual installments of cash deposits in an escrow account.
- f. Renumber existing subparagraph 6.1.4 P.4. (b)(5) to become new subparagraph 6.1.4 P.4. (d) and revise to require regular adjustment to the amount of

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- financial assurance to ensure that it reflects current information including any changes due to inflation or change in net salvage value by requiring an Illinois Professional Engineer to provide an updated report of estimates of decommissioning costs and salvage values once every three years for the first 12 years and at least every year thereafter and provide copies of the report to the Zoning Administrator; and require an anticipated life span of 25 years for a WIND FARM for purposes of financial assurance.
- g.** Add new subparagraph 6.1.4 P.4.(f) to protect against a downward adjustment of salvage value and an upward adjustment of decommissioning costs and require adjustment of the financial assurance accordingly.
 - h.** Revise subparagraph 6.1.4 P.5.(a) to strike references to “wind turbine” and replace with “WIND FARM TOWER” and insert the phrase “after it starts producing electricity.”
 - i.** Add the following to subparagraph 6.1.4P.5.:

 - (1) A delay in construction after construction begins, of more than 6 months.
 - (2) The appearance of a state of disrepair or imminent collapse or an imminent threat to public health and safety.
 - (3) Any WIND FARM TURBINE derelict for 6 months.
 - (4) Violation of the Special Use Permit for more than 90 days.
 - (5) Failure to maintain financial assurance as required or compromising the County’s interest.
 - (6) Any material misstatement fact or misleading omission of fact by the Applicant.
 - (7) Failure to receive design certification as required.
 - j.** Add new subparagraph 6.1.4P.6. to authorize the Zoning Administrator to deem a WIND FARM abandoned or some, but not all WIND FARM TURBINES and to draw upon the financial assurance to perform reclamation work for those deemed abandoned and require recalculation of decommissioning costs upon completion.
 - k.** Renumber existing subparagraph 6.1.4P.6. and revise to include the phrase “Site Reclamation Plan” and strike the phrase “Site Reclamation Agreement including.”

PROPOSED AMENDMENT

Note: Changes are underlined and in strikeout.

Part A. Revise paragraph 6.1.4 D.1. to read as follows:

- (a) WIND FARM TOWERS, turbines, and all related construction shall conform to applicable industry standards, including those of the American National Standards Institute ("ANSI"). Applicants shall submit certificates of design compliance that equipment manufacturers have obtained from Underwriters Laboratories ("UL"), Det Norske Veritas ("DNV"), Germanischer Lloyd Wind Energy ("GL"), or equivalent third party. Documentation of compliance must be submitted prior to receiving a Zoning Compliance Certificate for either the WIND FARM or for any single WIND FARM TOWER.

Part B.

1. Revise paragraph 6.1.4F.1. to read as follows:

1. The Applicant shall enter into a Roadway Upgrade and Maintenance agreement approved by the County Engineer; or Township Highway Commissioner; or municipality where relevant. Agreements with the County Engineer shall not be forwarded to the County Board before the wind farm special use permit is forwarded. All other agreements shall be executed prior to the close of the public hearing before the BOARD. The signed and executed Roadway Upgrade and Maintenance agreements must provide for the following minimum conditions:

2. Delete paragraph 6.1.4F.1.u. and renumber succeeding paragraphs as required.

3. Add new subparagraph 6.1.4F.3. as follows:

3. At such time as decommissioning takes place the Applicant or its successors in interest shall enter into a Roadway Use and Repair Agreement with the appropriate highway authority.

Part C. Revise paragraph 6.1.4J. to read as follows:

- J. **Standard Conditions for Endangered Species Consultation**
The Applicant shall apply for consultation with the Endangered Species Program of the Illinois Department of Natural Resources. The Application shall include a copy of the Agency Action Report or, if applicable, a copy of the Detailed Action Report submitted to the Endangered Species Program of the Illinois Department of Natural Resources and a copy of the response from the Illinois Department of Natural Resources.

Part D. Add new paragraph 6.1.4E.7. as follows:

7. **Permanent Erosion and Sedimentation Control Plan**
 - (a) Prior to the approval of any Zoning Use Permit, the Applicant shall provide a permanent soil erosion and sedimentation plan for all WIND FARM TOWER sites and access roads that conforms to the relevant Natural Resources Conservation Service guidelines and that is prepared by an Illinois Licensed Professional Engineer.
 - (b) As-built documentation of all permanent soil erosion and sedimentation improvements for all WIND FARM TOWER sites and access roads prepared by an Illinois Licensed Professional Engineer shall be submitted and accepted by the Zoning Administrator prior to approval of any Zoning Compliance Certificate.

Part E. Revise paragraph 6.1.4S.1.(c)(3) to read as follows:

- (3) The separation of all WIND FARM structures from adjacent NON-PARTICIPATING DWELLINGS OR PRINCIPAL BUILDINGS or uses shall be as shown or dimensioned on the approved site plan for the SPECIAL USE Permit unless the Board authorizes a lesser separation in a special condition of approval or any required and duly authorized waivers of paragraph 6.1.4C. Authorization of a separation of less than 90% of that indicated on the approved site plan for the SPECIAL USE Permit shall require an updated noise study meeting the requirements of paragraph 6.1.4 I. to be submitted with the Zoning Use Permit application. WIND FARM structures include WIND FARM TOWERS, substations, third party transmission lines, maintenance and management facilities, or other significant structures.

Part F.

1. **In Section 3 revise the definition of “non-adaptable structure” to read as follows:**

NON-ADAPTABLE STRUCTURE: Any STRUCTURE or physical alteration to the land which requires a SPECIAL USE Permit, and which is likely to become economically unfeasible to remove or put to an alternate USE allowable in the DISTRICT (by right or by SPECIAL USE). This term shall include, but not be limited to, a WIND TURBINE TOWER and a WIND FARM TOWER.

2. **Make the following revisions to paragraph 6.1.1A.:**

- a. **Revise paragraph 6.1.1A. to strike references to “reclamation agreement” and replace with “site reclamation plan” and replace references to 6.1.1C. with references to 6.1.1A. and;**
- b. **Revise paragraphs 6.1.1A.1. through 5 to read as follows:**
 - A. **Site Reclamation Plan for NON-ADAPTABLE STRUCTURES**
 - 1. In the course of BOARD review of a SPECIAL USE request, the BOARD may find that a proposed STRUCTURE is a NON-ADAPTABLE STRUCTURE. Any WIND FARM shall be a NON-ADAPTABLE STRUCTURE. The Applicant for the SPECIAL USE request for a NON-ADAPTABLE STRUCTURE shall submit a site reclamation plan to the BOARD for the subject site.
 - 2. The site reclamation plan shall be binding upon all successors of title to the land. Prior to the issuance of a SPECIAL USE Permit for such NON-ADAPTABLE STRUCTURES, the landowner or applicant shall also record a covenant incorporating the provisions of the site reclamation plan on the deed subject to the LOT, requiring that the reclamation work be performed and that a letter of credit be provided for financial assurance.
 - 3. Separate cost estimates for Section 6.1.1A.4.a., 6.1.1A.4.b., and 6.1.1A.4.c. shall be provided by an Illinois Licensed Professional Engineer.
 - a. Cost estimates provided shall be subject to approval of the BOARD.
 - b. Except as provided in Section 6.1.4P., the salvage value of the components of the NON-ADAPTABLE STRUCTURE shall not be credited to the cost estimates.
 - 4. The site reclamation plan shall provide for:
 - a. removal of above-ground portion of any STRUCTURE on the subject site; site grading; and, interim soil erosion control;
 - b. below-ground restoration, including final grading and surface treatment;
 - c. any environmental remediation required by State or Federal law;
 - d. provision and maintenance of a letter of credit, as set forth in Section 6.1.1A.5.
 - 5. No Zoning Use Permit for such SPECIAL USE will be issued until the applicant provides the COUNTY with an irrevocable letter of credit to be drawn upon a federally insured financial institution within 200 miles of Urbana or reasonable anticipated travel costs shall be added to the amount of the letter of credit. The irrevocable letter of credit shall be in the

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amount of one hundred fifty percent (150%) of an independent engineer's cost estimate to complete the work described in Section 6.1.1A.4.a., Section 6.1.1A.4.b., and Section 6.1.1A.4.c., except a different amount may be required as a standard condition in Section 6.1.4P. This letter of credit, or a successor letter of credit pursuant to Section 6.1.1A.6. or 6.1.1A.12. shall remain in effect and shall be made available to the COUNTY for an indefinite term or for a different term that may be required as a standard condition in paragraph 6.1.4P.

2c. Add new subparagraph 6.1.1A.7.e. to read as follows:

- e. A court of law, an arbitrator, mediator, or any state or Federal agency charged with enforcing State or Federal law has made a finding that either said NON-ADAPTABLE STRUCTURE or the structures supporting said NON-ADAPTABLE STRUCTURE and/or any related site grading and soil erosion controls or lack of same, constitutes a public nuisance or otherwise violates State or Federal law, or any State or Federal agency charged with enforcing State or Federal law has made a final determination either imposing an administrative sanction on any person associated with the NON-ADAPTABLE STRUCTURE relating to its use or denying the NON-ADAPTABLE STRUCTURE a permit necessary for its lawful operation.

2d. Revise subparagraph 6.1.1A.6. as follows:

6. One hundred eighty (180) days prior to the expiration date of an irrevocable letter of credit submitted pursuant to this Section, the Zoning Administrator shall notify the landowner or applicant in writing and request information about the landowner or applicant's intent to renew the letter of credit, or remove the NON-ADAPTABLE STRUCTURE. The landowner or applicant shall have thirty (30) days to respond in writing to this request. If the landowner or applicant's intention is to remove the NON-ADAPTABLE STRUCTURE, the landowner or applicant will have a total of ninety (90) days from the date of response to remove it in accordance with Section 6.1.1A.4.a. At the end of ninety (90) days, the Zoning Administrator shall have a period of sixty (60) days to either:
 - a. confirm that the bank has renewed the letter of credit; or
 - b. inspect the subject property for compliance with Section 6.1.1A.4.a.;

- c. draw on the letter of credit and commence the bid process to have a contractor remove the NON-ADAPTABLE STRUCTURE pursuant to Section 6.1.1A.4.a.

2e. Revise paragraph 6.1.1A.11.b. to read as follows:

- b. pay all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work, which shall include, but not be limited to, attorney's fees; construction management and other professional service fees; and the costs of preparing request for proposal and bidding documents required to comply with state law or Champaign County purchasing policies; and

2f. Revise paragraph 6.1.1A.12. to read as follows:

- 12. Upon transfer of any property subject to a letter of credit pursuant to this Section, the new owner or applicant of record shall submit a new irrevocable letter of credit of same or greater value to the Zoning Administrator, prior to legal transfer of title, and shall submit a new site reclamation plan, pursuant to Section 6.1.1A.4.a., and, for WIND FARMS, Section 6.1.4P. Once the new owner or applicant of record has done so, the letter of credit posted by the previous owner or applicant shall be released, and the previous owner shall be released from any further obligations under the site reclamation plan.

2g. Add new subparagraphs 6.1.1A.13. & 14. to read as follows:

- 13. The Applicant shall provide evidence of any new, additional, or substitute financial assurance to the Zoning Administrator throughout the operating lifetime of the NON-ADAPTABLE STRUCTURE.
- 14. Should the site reclamation plan, or any part of it, be deemed invalid by a court of competent jurisdiction, the associated SPECIAL USE permit shall be deemed void.

3. Revise 6.1.4P. as follows:

- a. Revise paragraph 6.1.4P. to strike references to "reclamation agreement" and replace with "site reclamation plan".
- b. Delete paragraphs 6.1.4P.3.(d), (e), and (f) and add new paragraphs 6.1.4P.3.(d) through (m) as follows:

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- (d) A stipulation that at such time as decommissioning takes place the applicant or it's successors in interest are required to enter into a Roadway Use and Repair Agreement with the relevant highway authority.
- (e) A stipulation that the Applicant shall provide evidence of any new, additional, or substitute financing or security agreement to the Zoning Administrator throughout the operating lifetime of the project.
- (f) A stipulation that the Applicant shall be obliged to perform the work in the site reclamation plan before abandoning the WIND FARM or prior to ceasing production of electricity from the WIND FARM, after it has begun, other than in the ordinary course of business. This obligation shall be independent of the obligation to pay financial assurance, and shall not be limited by the amount of financial assurance. The obligation to perform the reclamation work shall constitute a covenant running with the land
- (g) The site reclamation plan shall provide for payment of any associated costs that Champaign County may incur in the event that decommissioning is actually required. Associated costs include all administrative and ancillary costs associated with drawing upon the financial assurance and performing the reclamation work and shall include but not be limited to attorney's fees; construction management and other professional service fees; and the costs of preparing request for proposals and bidding documents required to comply with state law or Champaign County purchasing policies.
- (h) The depth of removal of foundation concrete below ground shall be a minimum of 54 inches. The depth of removal of foundation concrete shall be certified in writing by an Illinois Licensed Professional Engineer and the certification shall be submitted to the Zoning Administrator.
- (i) The hole resulting from the removal of foundation concrete during decommissioning shall be backfilled as follows:
 - i. The excavation resulting from the removal of foundation concrete shall only be backfilled with subsoil and topsoil in similar depths and similar types as existed at the time of the original WIND FARM construction except that a lesser quality topsoil or a combination of a lesser quality topsoil and a subsoil that is similar to the native subsoil may be used at depths corresponding to the native subsoil but not less than 12 inches below grade.
 - ii. The native soils excavated at the time of the original WIND FARM construction may be used to backfill the concrete foundation excavations at the time of decommissioning provided that the soils

are adequately stored throughout the operating lifetime of the WIND FARM. The methods for storing the excavated native soils during the operating lifetime of the WIND FARM shall be included in the site reclamation plan.

- iii.* If the excavated native soils are not stored for use for backfilling the concrete foundation excavations, a qualified soil scientist or Illinois Licensed Professional Engineer shall certify that the actual soils used to backfill the concrete foundation excavations are of equal or greater quality than the native soils or that, in the case of subsoil, the backfill soil meets the requirements of this paragraph. The certification shall be submitted to the Zoning Administrator.
- iv.* An Illinois Licensed Professional Engineer shall certify in writing that the concrete foundation excavations have been backfilled with soil to such a depth and with a minimum of compaction that is consistent with the restoration of productive agricultural use such that the depth of soil is expected to be no less than 54 inches within one year after backfilling.
- (j) A stipulation that should the site reclamation plan be deemed invalid by a court of competent jurisdiction the WIND FARM SPECIAL USE Permit shall be deemed void.
- (k) A stipulation that the Applicant's obligation to complete the site reclamation plan and to pay all associated costs shall be independent of the Applicant's obligation to provide financial assurance.
- (l) A stipulation that the liability of the Applicant's failure to complete the site reclamation plan or any breach of the site reclamation plan requirement shall not be capped by the amount of the financial assurance.
- (m) If the Applicant desires to remove equipment or property credited to the estimated salvage value without the concurrent replacement of the property with property of equal or greater salvage value or if the Applicant installs equipment or property increasing the cost of decommissioning after the WIND FARM begins to produce electricity, at any point, the Applicant shall first obtain the consent of the Zoning Administrator. If the Applicant's lien holders remove equipment or property credited to the salvage value the Applicant shall promptly notify the Zoning Administrator. In either of these events the total financial assurance shall be adjusted to reflect any change in total salvage value and total decommissioning costs resulting from any such removal or installation.

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- 3c. Revise paragraph 6.1.4P.4.(a) and insert new paragraph 6.1.4P.4.(b) and renumber existing paragraphs as required as follows:**
- 3d. Insert new paragraph 6.1.4P.4.(b) as follows:**
4. To comply with paragraph 6.1.1A.5., the Applicant shall provide financial assurance in the form of an irrevocable letter of credit and an escrow account as follows:
 - (a) At the time of Special Use Permit approval the amount of financial assurance to be provided for the site reclamation plan shall be 210% of the decommissioning cost as determined in the independent engineer's cost estimate to complete the decommissioning work described in Sections 6.1.1A.4.a. and 6.1.1A.4.b. and 6.1.1A.4.c.
 - (b) Net salvage value may be deducted from decommissioning costs as follows:
 - (1) One of the following standards shall be met:
 - i. The Applicant shall maintain the WIND FARM TOWERS free and clear of liens and encumbrances, including financing liens and shall provide proof of the same prior to issuance of the SPECIAL USE Permit; or
 - ii. The Applicant shall deduct from the salvage value credit the amount of any lien or encumbrance on each WIND FARM TOWER; or
 - iii. Any and all financing and/or financial security agreements entered into by the Applicant shall expressly provide that the agreements are subject to the covenant required by Section 6.1.1.A.2 that the reclamation work be done.
 - (2) The Applicant shall provide proof of compliance with paragraph 6.1.4P.4.(b)(1) prior to issuance of any Zoning Use Permit and upon every renewal of the financial assurance and at any other time upon the request of the Zoning Administrator.
 - (3) The Applicant shall provide in the site reclamation plan for legal transfer of the STRUCTURE to the demolisher to pay the costs of reclamation work, should the reclamation work be performed.
 - (4) The net estimated salvage value that is deducted from the estimated decommissioning costs shall be the salvage value that results after

all related costs for demolition and any required preparation for transportation for reuse or recycling or for simple disposal and other similar costs including but not limited to the decommissioning of the tower, the hub assembly, the bed plate, the nacelle, the turbine, the blades, the tower cabling and internal wiring, the transformers, the foundation, and access roads.

- (5) Estimated salvage value shall be based on the average salvage price of the past five years as published in a reputable source for salvage values and shall reflect sound engineering judgment as to anticipated changes in salvage prices prior to the next update of estimated net salvage value.
- (6) The deduction from the estimated decommissioning costs for net estimated salvage value shall be capped at 70% of the total net estimated salvage value even though the total actual salvage value shall be available in the event that decommissioning is actually required.
- (7) The credit for net estimated salvage value attributable to any WIND FARM TOWER may not exceed the estimated cost of removal of the above-ground portion of that WIND FARM TOWER on the subject site.

- (c) The GOVERNING BODY has the right to require multiple letters of credit based on the regulations governing federal insurance for deposits.

3e. Renumber existing paragraph 6.1.4P.4.(b) to become new paragraph 6.1.4P.4.(e) and revise the first part of the existing paragraph as follows:

- (e) The applicant or WIND FARM owner shall gradually pay down the value of the irrevocable letter of credit by placing cash deposits in an escrow account in equal annual installments over the first 13 years of the WIND FARM operation as follows:

3f. Renumber existing paragraph 6.1.4P.4.(b)(5) to become new paragraph 6.1.4P.4.(d) and revise as follows:

- (d) The Applicant shall adjust the amount of the financial assurance to ensure that it reflects current and accurate information as follows:
 - (1) At least once every three years for the first 12 years of the financial assurance and at least once every year thereafter the Applicant shall use an independent Illinois Licensed Professional Engineer to

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provide updated estimates of decommissioning costs and salvage value, by including any changes due to inflation and/or change in salvage price. The Applicant shall, upon receipt, provide a copy of the adjusted Professional Engineer's report to the Zoning Administrator.

- (2) At all times the total combined value of the irrevocable letter of credit and the escrow account shall equal or exceed the amount of the independent engineer's cost estimate as increased by known and documented rates of inflation since the WIND FARM was approved; and an amount for any future years left in the anticipated 25 year life span of the WIND FARM at an assumed minimum rate of inflation of 3% per year.

3g. Add new paragraph 6.1.4P.4.(f) as follows:

- (f) Should the salvage value of components be adjusted downward or the decommissioning costs adjusted upward pursuant to paragraph 6.1.4P.4.(d), the amount to be placed in the escrow account pursuant to this paragraph 6.1.4P.4. shall be increased to reflect the adjustment, as if the adjusted estimate were the initial estimate.

3h. Revise paragraph 6.1.4P.5.(a) to read as follows:

- (a) In the event that any WIND FARM TOWER or component thereof ceases to be functional for more than six consecutive months after it starts producing electricity and the Owner is not diligently repairing such WIND FARM TOWER or component.

3i. Add the following to paragraph 6.1.4P.5.:

- (c) There is a delay in the construction of any WIND FARM TOWER of more than 6 months after construction on that WIND FARM TOWER begins.
- (d) Any WIND FARM TURBINE appears in a state of disrepair or imminent collapse and/or creates an imminent threat to the health or safety of the public or any person.
- (e) Any WIND FARM TURBINE is otherwise derelict for a period of 6 months.
- (f) The WIND FARM is in violation of the terms of the WIND FARM SPECIAL USE permit for a period exceeding ninety (90) days.

- (g) The Applicant has failed to maintain financial assurance in the form and amount required by the special use permit or compromised the COUNTY's interest in the site reclamation plan.
- (h) The COUNTY discovers any material misstatement of fact or misleading omission of fact made by the Applicant in the course of the special use permit zoning case.
- (i) The Applicant has either failed to receive a copy of the certification of design compliance required by paragraph 6.1.4D.1.(a) or failed to submit it to the County within 12 consecutive months of receiving a Zoning Use Permit regardless of the efforts of the Applicant to obtain such certification.

3j. Add new paragraph 6.1.4P.6. as follows:

- 6. The Zoning Administrator may, but is not required to, deem the WIND FARM abandoned, or the standards set forth in Section 6.1.4P.5 met, with respect to some, but not all, of the WIND FARM TURBINES in the WIND FARM. In that event, the Zoning Administrator may draw upon the financial assurance to perform the reclamation work as to those WIND FARM TURBINES only. Upon completion of that reclamation work, the salvage value and reclamation costs shall be recalculated as to the remaining WIND FARM TURBINES in the WIND FARM.

3k. Renumber existing paragraph 6.1.4P.6. and revise as follows:

- 7. The Site Reclamation Plan shall be included as a condition of approval by the BOARD and the signed and executed irrevocable letter of credit and evidence of the escrow account must be submitted to the Zoning Administrator prior to any Zoning Use Permit approval.

CHAMPAIGN COUNTY HIGHWAY DEPARTMENT

JEFF BLUE
COUNTY ENGINEER

1605 E. MAIN STREET

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

URBANA, ILLINOIS 61802

May 8, 2012

COUNTY MOTOR FUEL TAX CLAIMS FOR APRIL

Req No.	Payee	Description	Amount
34	Cargill, Inc.	358.69 T. De-icing Salt	24,659.95
35	Lehigh Hanson	959.81 T. CA-6/10; 99.81 T. Riprap	10,529.78
36	Champaign County Treasurer	County Equipment Rental - February-March	19,836.55
37	Champaign County Treasurer	County Equipment Rental - March	21,011.24
38	Jeff Blue	Reimbursement - Expenses NACE Conf. Lexington, KY 4/1-4/5/12	999.69
39	Lehigh Hanson	405.29 T. CA-6/10	3,911.06
40	Lehigh Hanson	54.03 T. Riprap	686.18
41	VOID		
42	Lehigh Hanson	545.49 T. CA-6/10	5,263.98
			<u><u>\$ 86,898.43</u></u>

TOWNSHIP MOTOR FUEL TAX CLAIMS APRIL

Req No.	Payee	Description	Amount
16	Osterbur Logistics	Champaign Twp 1516.84 CA-15 @15.97T	24,223.94
17	Tuscloa Stone	Condit Twp 255.67 tons CA-15 @ 17.20T	4,397.52
18	Tuscloa Stone	Raymond Twp 227.20 tons CA-14 @13.39T	3,039.94
19	Tuscloa Stone	Urbana Twp 502.16 tons CA-15 @14.93T	7,497.25
20	Weber Trucking	East Bend Twp 1013.36 CA-16 @ 16.40T	16,619.10
21	Weber Trucking	Rantoul Twp 2014.69 CA-16 @16.30T	32,839.45
			<u><u>\$88,617.20</u></u>

**PETITION REQUESTING AND RESOLUTION APPROVING
APPROPRIATION OF FUNDS FROM THE COUNTY BRIDGE FUND
PURSUANT TO 605 ILCS 5/5-501**

PETITION

Petitioner, Robert Sherman, hereby requests an appropriation of funds from the Champaign County Bridge Fund pursuant to 605 ILCS 5/5-501. In support of this petition, Petitioner states the following:

1. Petitioner is the duly elected Highway Commissioner for the Hensley Road District, Champaign County, Illinois; and
2. There is a culvert located between Sections 15& 16, which is in poor condition and is inadequate to serve the needs of the traveling public; and
3. To ensure the adequacy of said structure for the traveling public, it is necessary that said structure be replaced; and
4. The cost of replacement the aforesaid structure is estimated to be \$33,000.00 which will be more than .02% of the value of all the taxable property in the Hensley Road District, as equalized or assessed by the Department of Revenue; and
5. The tax rate for road purposes in the Hensley Road District was in each year for the last two (2) years not less than the maximum allowable rate provided for in Section 6-501 of the Illinois Highway Code (605 ILCS 5/6-501); and
6. The Hensley Road District is prepared to pay one-half of the cost of the replacement of said structure.

Respectfully submitted,

Robert E. Sherman

Commissioner of Highways of
Hensley Road District,
Champaign County, Illinois

RESOLUTION NO.

WHEREAS, the County Board finds that based on the representations in the foregoing Petition, it required pursuant to 605 ILCS 5/5-501 to provide the requested aid.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Champaign County as follows:

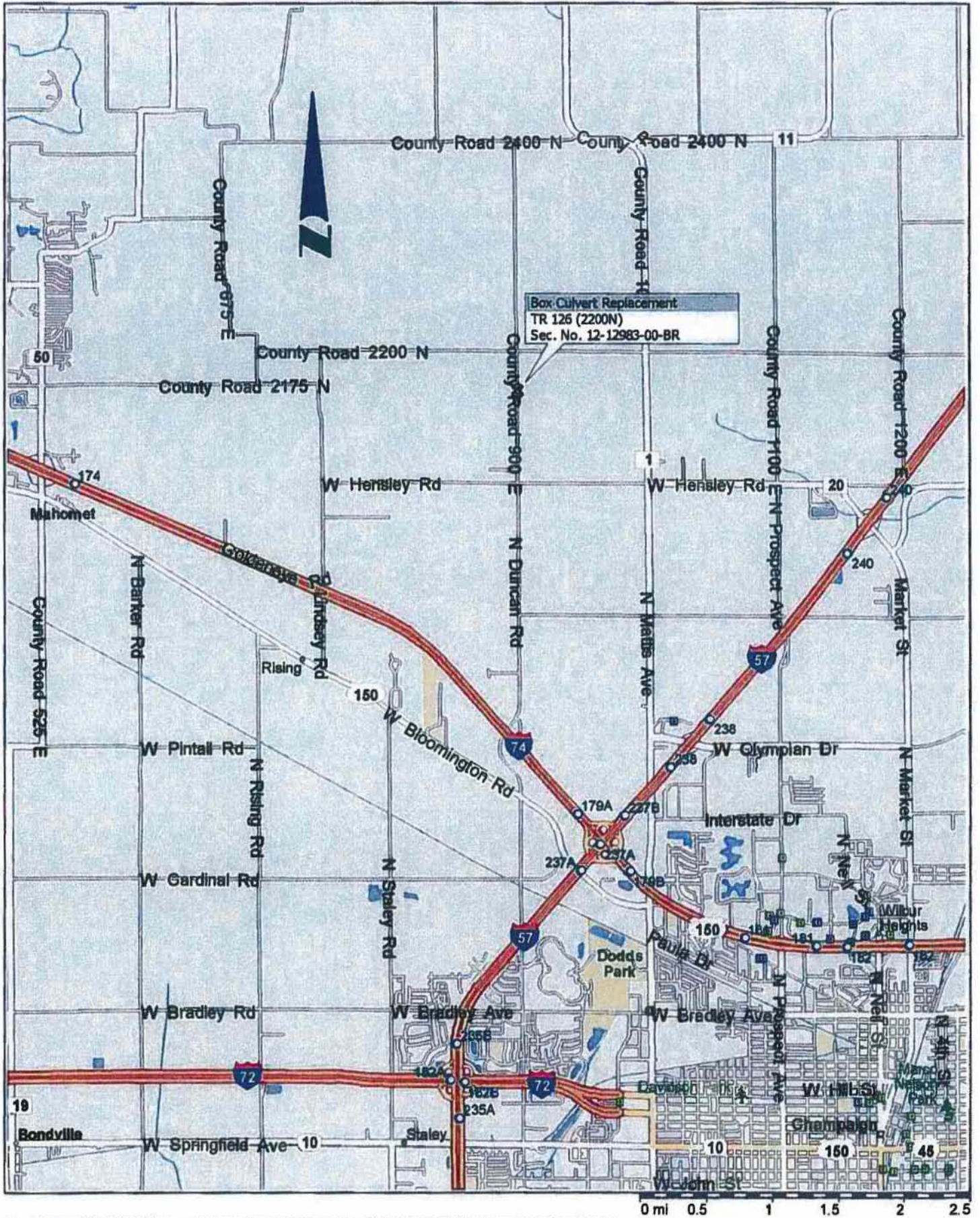
1. The County Board hereby appropriates from the County Bridge Fund a sufficient sum to meet one-half the cost of replacement the aforesaid structure for the cost of materials.
2. The County Board hereby directs the County Engineer to cause plans and specifications to be prepared for said improvement.
3. The County Board hereby orders that said improvement be made under the general supervision of the County Engineer, either by the letting of a contract or by the County Highway Department doing the work.
4. The County Board hereby directs the County Engineer to certify to the County Board when the work has been satisfactorily completed to meet his or her approval. Such certificate shall include an itemized account of the cost of all items of work incurred in the completion of said improvement, and shall show the division of cost between the County and the Hensley Road District.
5. The County Board further directs the County Engineer to file said certificate with the clerk of the Hensley Road District.
6. This Resolution shall become effective upon its adoption.

PRESENTED, ADOPTED, APPROVED and RECORDED this 24th day of May, 2012.

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

ATTEST: _____
Gordy Hulten, County Clerk
and ex-officio Clerk of the
Champaign County Board

Hensley Box Culvert Replacement



From the Desk of
Jeff Blue, P.E.
Champaign County Engineer

The City of Urbana is seeking funding support on Philo Road south of Windsor Road for a project to be constructed this summer.

Please find included in your packet the following:

1. Draft of an Intergovernmental Agreement for the construction of Philo Road.
2. Original "Fringe Road Agreement" passed in 1996.
3. Project map
4. Project Estimate

City of Urbana Public Works personnel will be at the meeting to present the information and answer any questions.

An Intergovernmental Agreement between the City of Urbana and the County of Champaign Concerning the Funding for the Reconstruction of Philo Road

[Philo Road south of Windsor Road to City Limits]

* * *

This Agreement is entered into between the City of Urbana, Illinois ("City") and the County of Champaign, Illinois ("County"), on this _____ day of _____ 2012, in consideration of the following premises and terms:

WHEREAS, Article VII Section 10 of the 1970 Constitution of the State of Illinois authorizes the City and the County to contract to perform and share services in any manner not prohibited by law; and

WHEREAS, 65 ILCS 5/11-91.2-1 and 605 ILCS 5/5-102, 5-105, 5-106, 5-408, 5-410, 5-410.1, 7-101, and 9-101, all provide statutory authority for the City and the County to enter into this cooperative agreement with respect to the construction, jurisdiction, and maintenance of roads and streets; and

WHEREAS, the responsibility to provide for a highway transportation system rests with the City, the County, and the State; and

WHEREAS, the City and the County find it to be in the public's best interest and best interest of their constituents to prepare a design including the preparation of plans and specifications of Philo Road south of Windsor Road to City Limits.

WHEREAS, Urbana and the County find it to be in the best interest of the public to design and reconstruct the section of Philo Road south of Windsor Road to the City Corporate limits as shown on "Exhibit A" of this Agreement and approved by Resolution # _____ of the Champaign County Board on March _____, 2012; and

NOW, THEREFORE, the City and the County, in consideration of the mutual promises and covenants contained herein, agree as follows:

Section 1. Project Design and Construction

The City staff shall perform the design for the reconstruction of Philo Road south of Windsor Road to the City Corporate Limits. The project shall include those tasks necessary to reconstruct the existing two-lane roadway with 4-foot aggregate shoulders and curb and gutter with asphalt shoulders in selected segments on a 12-inch cement stabilized base. The reconstruction will also include necessary drainage and utility improvements. The construction will be funded with Motor Fuel Tax funds and final construction documents will be submitted to the Illinois Department of Transportation and the County Engineer for review and approval.

During construction Urbana shall provide the lead Resident Engineer to oversee the project and the County shall provide an engineer on the job to perform construction inspection duties. Costs incurred by either Champaign County or Urbana to oversee construction shall not be included as part of the local cost share.

Section 2. Commencement of Work

The City and County agree to reasonably cooperate to allow the city staff to bid and commence project construction work by July 1, 2012, and complete work by December 31, 2012.

Section 3. Project Funding

The parties agree that the estimated total project construction cost is One Million One Hundred Thousand dollars { \$ 1,100,000 }. The City and County agree to each pay 50% of the costs of the actual construction cost of the project associated therewith.

Section 4. Invoices and Payments

The City will be responsible for the Project and shall invoice the County for the County's share of the Project costs. The County shall pay invoices within thirty {30} days of receipt. The City shall provide reasonable documentation to the County regarding the actual cost of the work as costs are incurred.

Section 6. Further Actions

The City and the County hereby agree to take any action necessary to accomplish their respective obligations as set forth in this Agreement, including the passage of legally sufficient resolutions or ordinances, the appropriation or budgeting of money, and any and all other undertakings set forth in this Agreement. The Chair of the County Board and the Mayor of the City are hereby authorized by the approval of this Agreement by the respective governing bodies of the County and the City to execute any such documents necessary to carry out the terms of this Agreement.

Section 7. Effective Date of the Agreement

This Agreement shall be effective on the date of the last of the County Board or City Council to approve this Agreement.

Section 8. Termination

The parties agree that, if the construction per Attachment 1 has not begun by December 31, 2012, this Agreement shall terminate without further action by the parties.

Section 9. Amendment

No amendment to this Agreement shall be effective unless it is in writing and signed by the parties hereto.

Section 10. Notices

Notice with respect to any matter contained herein shall be sent first class and mailed to:

CITY:

***Mayor
City of Urbana
400 South Vine Street
Urbana, Illinois 61801

Public Works Director
City of Urbana
706 South Glover Avenue
Urbana, Illinois 61802***

COUNTY:

***County Board Chair
County of Champaign
1776 East Washington Street
Urbana, Illinois 61802

County Engineer
County of Champaign
1776 East Washington Street
Urbana, Illinois 61802***

* * *

IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY OF URBANA, ILLINOIS

COUNTY OF CHAMPAIGN

By: _____
Mayor

By: _____
County Board Chair

ATTEST: _____
City Clerk

ATTEST: _____
County Clerk

APPROVED AS TO FORM:

Date of County Board Approval:

City Attorney

Date: _____

Date of City Council Approval:

Date: _____

* * *



Exhibit A

Public Works Department
706 S. Glover
Urbana, Illinois 61801
(217) 384-2377
FAX (217) 384-2400

April 17, 1996

Mr. Terry Gardner
Champaign County Engineer
1905 East Main
Urbana, Illinois 61801

RE: City/County Fringe Road Agreement

Dear Terry:

I am pleased to inform you that the Urbana City Council at its April 15, 1996, meeting passed an ordinance recommending the Mayor sign the City/County Fringe Road Agreement. Since the Champaign County Board has passed the agreement also, you can begin the procedure for transferring Windsor Road to the City of Urbana as outlined in the agreement.

In order to further clarify the City and County understanding of "share all local public costs" for the Philo Road agreement, it is understood that the City and County would share on a 50/50 basis any local improvement costs for that roadway. Confirming this understanding, please sign at the bottom of this letter and return one copy for our files.

The City of Urbana appreciates the fine cooperation in arriving at such an agreement.

Sincerely,

Bill

William R. Gray, P.E.
Public Works Director

WRG:klf(G98)

cc: Tod Satterthwaite, Mayor
Bruce Walden, Chief Administrative Officer

RECEIVED
MAY 2 1996
URBANA PUBLIC WORKS
URBANA, ILLINOIS

AGREED BY:

Terry L. Gardner

Champaign County Engineer

May 4, 1996

Date



ORDINANCE NO. 9596-102

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION
OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF URBANA
AND THE COUNTY OF CHAMPAIGN CONCERNING THE JURISDICTIONAL
TRANSFER AND MAINTENANCE OF CERTAIN ROADS AND OTHER MATTERS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA,
ILLINOIS, as follows:

Section 1. That an Intergovernmental Agreement Between the City of Urbana and the County of Champaign in the form of the copy of said Agreement attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Agreement as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED by the City Council this 15th day of April, 1996.

AYES: Hayes, Kearns, Pollock, Ryan, Taylor, Whelan

NAYS:

ABSTAINED:

Phyllis D. Clark by

Phyllis D. Clark, City Clerk

Deborah J. Roberts, Deputy Clerk

APPROVED by the Mayor this 15th day of April, 1996.

Tod Satterthwaite

Tod Satterthwaite, Mayor

**An Intergovernmental Agreement
Between the City of Urbana and the County
of Champaign Concerning the Jurisdictional
Transfer and Maintenance of Certain Roads
and Other Matters**

This Agreement is entered into between the City of Urbana, Illinois ("City") and the County of Champaign, Illinois ("County"), on this 16th day of May, 1996, in consideration of the following premises and terms.

WHEREAS, Article VII Section 10 of the 1970 Constitution of the State of Illinois authorizes the City and the County to contract to perform and share services in any manner not prohibited by law; and

WHEREAS, 65 ILCS 5/11-91.2-1 and 605 ILCS 5/5-102, 5-105, 5-408, 5-410, 5-410.1, 7-101 and 9-101, all provide statutory authority for the City and the County to enter into this cooperative agreement with respect to the jurisdiction and maintenance of road and streets; and

WHEREAS, the responsibility to provide for a highway transportation system rests with the City, the County and the State; and

WHEREAS, the City recognizes its responsibility to maintain the infrastructure in the territory which it annexes;

WHEREAS, the City and County desire to perform this function as efficiently and effectively as possible, thereby reducing costs to taxpayers.

NOW, THEREFORE, it is agreed by the City and County as follows:

Section 1. Definitions.

- (a) **"Jurisdiction"** means the authority and responsibility to administer, control, construct, maintain and operate all elements of the area within the right-of-way of a highway.
- (b) **"Maintenance"** means the performance of all activities necessary to keep a highway in serviceable condition for vehicular traffic.
- (c) **"Right of way"** or **"ROW"** means the land or interest therein acquired for or devoted to a highway.
- (d) **"Highway"** means any public way for vehicular travel. The term "highway" includes rights-of-way, curbs, sidewalks, bikeways, bridges, drainage structures, signs, guard rails, protective structures and all other structures and appurtenances necessary or convenient for vehicular or pedestrian traffic. A highway in a rural area may be called a "road" while a highway in a municipal area may be called a "street".

Section 2. Jurisdictional Transfer, Maintenance and Work; Payments.

- (a) The City and the County agree to take all necessary steps to perform those activities set forth in Exhibit A hereto, which is incorporated herein by reference.
- (b) When any payment is required by this Agreement, payments shall be made by the non-lead party within thirty-five (35) days after the legal party sends a detailed invoice to the other party. The invoice shall be sent only after the final inspection and acceptance of the work by the lead party on the project.

Section 3. Further Actions.

- (a) The City and the County hereby agree to take any official action necessary to accomplish any of the undertakings set forth in Section 2 hereof, including the passage of legally sufficient resolutions or ordinances, appropriation of money, the execution of any and all documents necessary to evidence jurisdictional transfers and any and all other undertakings set forth in this Agreement. The Chair of the County Board, the County Engineer and the Mayor of the City are hereby authorized by the approval of this Agreement by the respective governing bodies of the County and the City, to execute any such documents necessary to carry out the terms of this Agreement.

Section 4. IDOT Approval. As provided by statute the City and the County shall submit such documentation to the Illinois Department of Transportation (IDOT) so as to secure approval by IDOT of any transfer of jurisdiction agreed to by the parties herein. Such submissions shall be generally in accordance with IDOT's "Jurisdictional Transfer Guidelines for Highway and Street Systems", dated April 1993.

Section 5. Effective Date of Agreement. This Agreement shall be effective on the date of the last of the County Board or City Council to approve this Agreement.

Section 6. Effective Date of Jurisdictional Transfers. The effective date of any jurisdictional transfer indicated in Exhibit A shall be as indicated therein.

Section 7. Amendment. No amendment to this Agreement shall be effective unless it is in writing and signed by the parties hereto.

Section 8. Notices. Notice with respect to any matter contained herein shall be sent first class and mailed to:

CITY:

COUNTY:

Mayor
City of Urbana
400 South Vine Street
Urbana, Illinois 61801

County Board Chair
County of Champaign
204 East Elm Street
Urbana, Illinois 61801

Director of Public Works
City of Urbana
706 South Glover Avenue
Urbana, Illinois 61801

County Engineer
County of Champaign
1905 East Main Street
Urbana, Illinois 61801

Section 9. Cooperation. The City and County desire to cooperate on a continuing basis with respect to highways within the City's one and one-half (1 1/2) mile planning jurisdiction. To that end, both parties, through their elected officials and staffs, shall keep each other informed of plans and issues as they arise during the course of transportation construction and planning within this area.

In Agreement, the parties sign below.

CITY OF URBANA, ILLINOIS

COUNTY OF CHAMPAIGN

By: Ted Lattertlweit
Mayor

By: John E. Schick
County Board Chair

ATTEST: Phyllis D. Clark by
City Clerk
Robert J. Robert, Deputy Clerk
APPROVED AS TO FORM:

ATTEST: Dennis R. Bing
County Clerk
APPROVED AS TO FORM:

Jack Wade
City Attorney

[Signature]
State's Attorney

Date of City Council approval:

Date of County Board Approval:

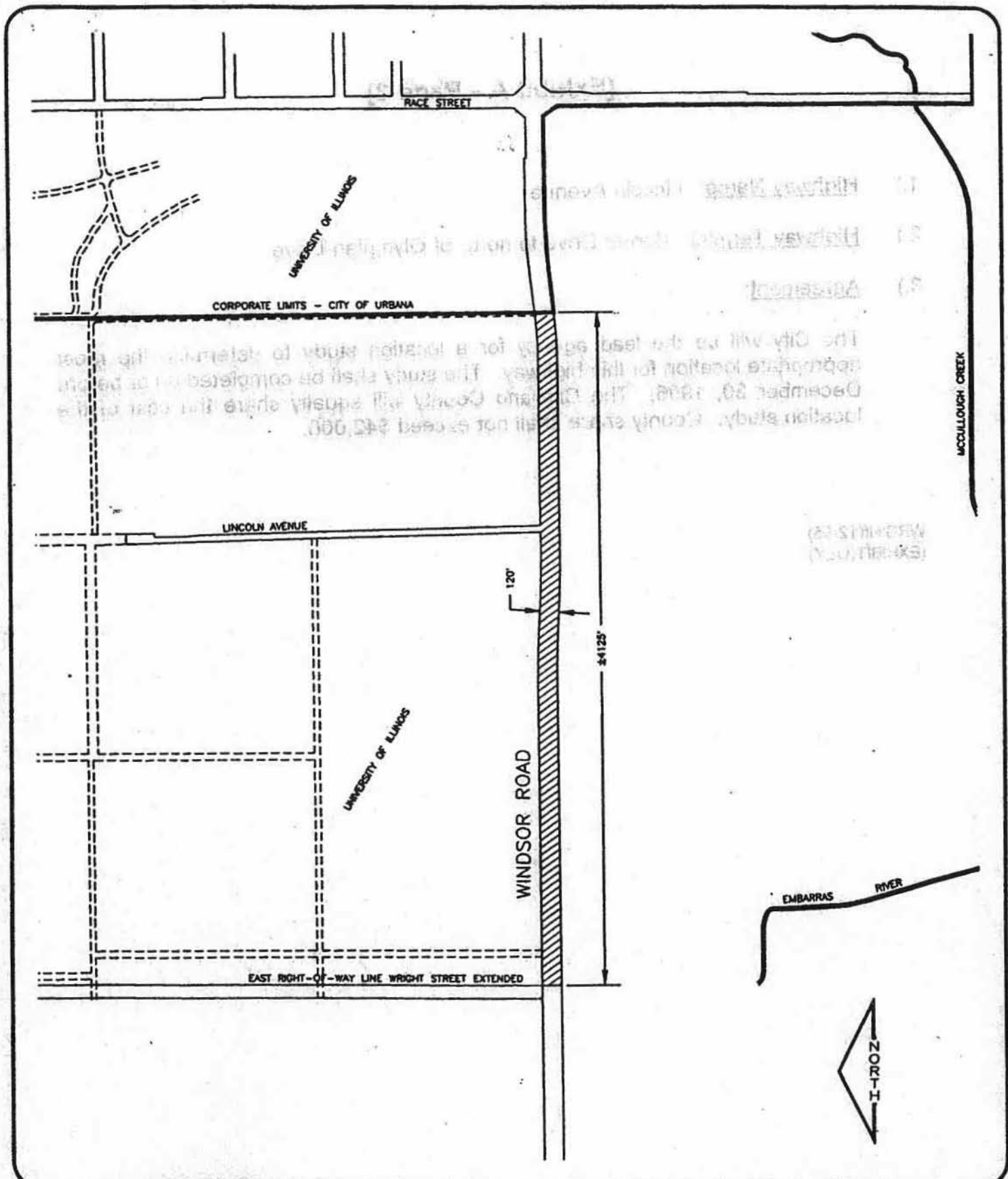
Date: April 15, 1996

Date: April 16, 1996

[Exhibit A - Page 1]

- 1.) Highway Name: Windsor Road
- 2.) Highway Termini: East right-of-way line of "Wright Street Extended" to Urbana corporate limits.
- 3.) Right-of-way length (in feet and to nearest hundredth of mile): 4125 feet (.78 mile)
- 4.) Right-of-way width (in feet): 120 feet
- 5.) Highway structures or equipment included in transfer: Traffic signal at Lincoln Avenue and Windsor Road.
- 6.) Transferer Jurisdiction: County of Champaign
- 7.) Transferee Jurisdiction: City of Urbana
- 8.) Condition to acceptance of transfer:
 - (a) County will contract directly or choose to reimburse the City \$20,000 to seal all cracks in the transfer area.
 - (b) Receive "as-built" plan.
 - (c) County Board assigns a grant of right-of-way easement for Windsor Road to the City of Urbana and the City of Urbana accepts it.
 - (d) Acceptance of work evidenced in writing by the City Engineer.
 - (e) Passage of a resolution by the County Board transferring jurisdiction of the highway to the City after acceptance of the work by the City.
- 9.) Effective Date of Transfer: 21 days after passage of the resolution specified in 8(e).

WRG:kif(12/95)
(EXHIBIT.OLY)



PUBLIC WORKS



ENGINEERING DIVISION

12/8/95 K.L.M.

WINDSOR ROAD JURISDICTIONAL TRANSFER



(CORPORATE BOUNDARY WEST OF RACE STREET TO THE EAST RIGHT-OF-WAY LINE OF WRIGHT STREET EXTENDED)

[Exhibit A - Page 2]

- 1.) Highway Name: Lincoln Avenue
- 2.) Highway Termini: Somer Drive to north of Olympian Drive
- 3.) Agreement:

The City will be the lead agency for a location study to determine the most appropriate location for this highway. The study shall be completed on or before December 30, 1996. The City and County will equally share the cost of the location study. County share shall not exceed \$42,000.

WRG:kif(12/95)
(EXHIBIT.OLY)

WILSON ROAD TRANSFER
DIVISION

ENGINEERING
DIVISION

WORKS
DIVISION

98

(EXHIBIT A - PAGE 2)

NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 29, T20N, R9E

ILLINOIS CENTRAL RAILROAD

CORPORATE LIMITS CITY OF URBANA

LINCOLN AVENUE

OAKS ROAD

SOMER DRIVE

CORPORATE LIMITS CITY OF URBANA

NORTH

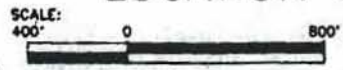
PUBLIC WORKS



ENGINEERING DIVISION

12/8/95 K.L.H.

NORTH LINCOLN AVENUE LOCATION STUDY AREA



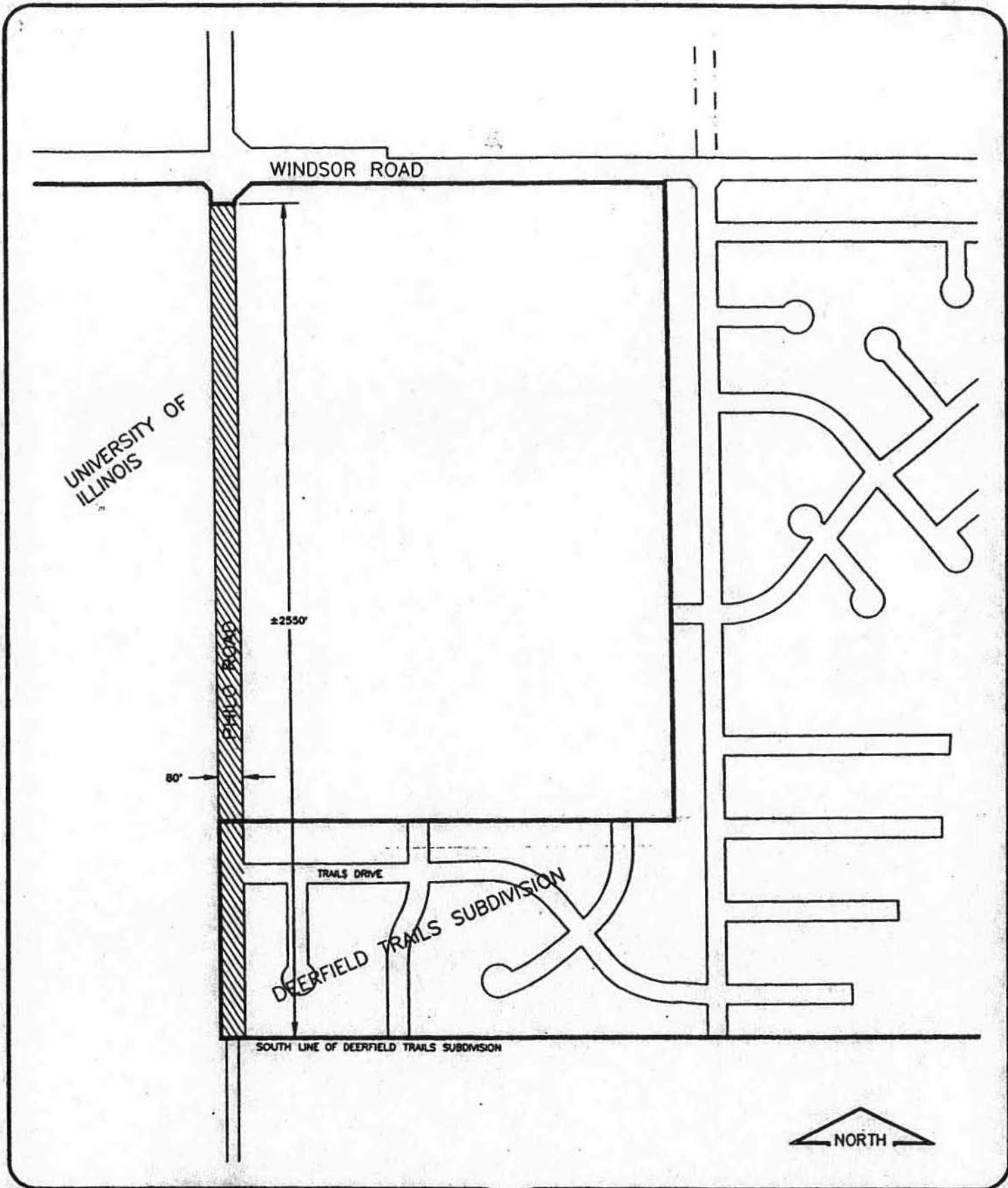
(SOMER DRIVE TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 29, T20N, R9E)

[Exhibit A - Page 3]

- 1.) Highway Name: Philo Road
- 2.) Highway Termini: From the south right-of-way line of Windsor Road to a point 500 feet south of the south right-of-way line of Trails Drive.
- 3.) Right-of-way length (in feet and to nearest hundredth of mile): 2550 feet (.48 mile)
- 4.) Right-of-way width (in feet): 80 feet
- 5.) Highway structures or equipment included in transfer: All drainage, roadway and signage.
- 6.) Transferer Jurisdiction: Urbana Township or by City Annexation
- 7.) Transferee Jurisdiction: City of Urbana
- 8.) Condition to acceptance of transfer: Passage of a jurisdictional transfer document by the Urbana Road Commissioner to the City.
- 9.) Effective Date of Transfer: Per IDOT approval.
- 10.) Other Agreements: Improvements shall occur when the City Engineer and County Engineer agree that such improvements are warranted to meet development needs, road capacity, safety, or MUTCD warrants for traffic signs or signals. The City shall be the lead party with respect to projects on this highway. The City and County shall share all local public costs (including but limited to engineering, right-of-way acquisition and construction) of improvement to the highway. It is recognized that a mutually agreeable financing plan will need to be developed which recognizes the timing needs for the work and the funding limitations of each agency.

WRG:kif(12/95)
(EXHIBIT.OLY)

HTACH



PUBLIC WORKS



ENGINEERING DIVISION

12/8/95 K.L.H.

PHILO ROAD IMPROVEMENT AND JURISDICTIONAL TRANSFER

SCALE: 400' 0 800'

(SOUTH RIGHT-OF-WAY LINE OF WINDSOR ROAD TO THE SOUTH LINE OF DEERFIELD TRAILS SUBDIVISION)

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
PRELIMINARY ESTIMATE OF COST

Project Philo Road
Route
Section 11-00504-00-PV
County Champaign

TOTAL PROJECT

ESTIMATED
2012

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	10	64.00	\$640.00
20200100	EARTH EXCAVATION	CU YD	1,171.0	35.00	\$40,985.00
20400800	FURNISHED EXCAVATION	CU YD	3,076.0	35.00	\$107,660.00
20800150	TRENCH BACKFILL	CU YD	186.6	38.00	\$7,090.80
25000210	SEEDING, CLASS 2A	ACRE	2.2	3,255.00	\$7,161.00
25000400	NITROGEN FERTILIZER NUTRIENT	POUND	198	4.50	\$891.00
25000500	PHOSPHORUS FERTILIZER NUTRIENT	POUND	198	4.50	\$891.00
25000600	POTASSIUM FERTILIZER NUTRIENT	POUND	198	4.50	\$891.00
25100125	MULCH, METHOD 3	ACRE	2.2	2,540.00	\$5,588.00
25100630	EROSION CONTROL BLANKET	SQ YD	180	1.80	\$324.00
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	400	5.36	\$2,142.00
28000305	TEMPORARY DITCH CHECKS	FOOT	200	16.00	\$3,200.00
28000400	PERIMETER EROSION BARRIER	FOOT	500	3.10	\$1,547.70
28000500	INLET AND PIPE PROTECTION	EACH	16.0	200.00	\$3,200.00
28000510	INLET FILTERS	EACH	7	250.00	\$1,750.00
28100705	STONE DUMPED RIPRAP, CLASS A3	SQ YD	22	75.00	\$1,642.50
35101600	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	741	15.00	\$11,115.00
35200420	PROCESSING SOIL-CEMENT BASE COURSE 12"	SQ YD	10,780	5.00	\$53,900.00
35200500	CEMENT	100 WT	6,468	8.00	\$51,744.00
40200700	AGGREGATE SURFACE COURSE, TYPE A 8"	SQ YD	206	25.00	\$5,155.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	37	45.00	\$1,645.88
40600100	BITUMINOUS MATERIALS (PRIME COAT)	GALLON	2,641.0	7.00	\$18,487.00
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	1,370	130.00	\$178,100.00
40603310	HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50	TON	820	130.00	\$106,600.00
42000200	PORTLAND CEMENT CONCRETE PAVEMENT 7"	SQ YD	865	75.00	\$49,875.00
42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	72	70.00	\$5,061.00
42300300	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 7 INCH	SQ YD	79	80.00	\$6,312.00
42400300	PORTLAND CEMENT CONCRETE SIDEWALK 6 INCH	SQ FT	197	12.00	\$2,364.00
42400800	DETECTABLE WARNINGS	SQ FT	80	50.00	\$4,000.00
44000100	PAVEMENT REMOVAL	SQ YD	206	20.00	\$4,116.00
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	151	20.00	\$3,024.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	25	30.00	\$762.00
44000600	SIDEWALK REMOVAL	SQ FT	197	5.00	\$985.00
48101500	AGGREGATE SHOULDERS, TYPE B 6"	SQ YD	1,906.5	15.00	\$28,597.50
50105220	PIPE CULVERT REMOVAL	FOOT	289	35.00	\$10,115.00
542A5473	PIPE CULVERTS, CLASS A, TYPE 1 EQUIVALENT ROUND-SIZE 18"	FOOT	80	75.00	\$6,000.00
542A5485	PIPE CULVERTS, CLASS A, TYPE 1 EQUIVALENT ROUND-SIZE 30"	FOOT	35.4	100.00	\$3,540.00
542D0217	PIPE CULVERTS, CLASS D, TYPE 1 12"	FOOT	172	65.00	\$11,180.00
54213447	END SECTIONS 12"	EACH	8	375.00	\$3,000.00
54213663	PRECAST REINFORCED CONCRETE FLARED END SECTIONS 18"	EACH	1	750.00	\$750.00
54214503	PRECAST REINFORCED CONCRETE FLARED END SECTIONS, EQUIVALENT ROUND-SIZE 18"	EACH	5	800.00	\$4,000.00
54214515	PRECAST REINFORCED CONCRETE FLARED END SECTIONS, EQUIVALENT ROUND-SIZE 30"	EACH	1	1,200.00	\$1,200.00
550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	246	50.00	\$12,310.00
550A0090	STORM SEWERS, CLASS A, TYPE 1 18"	FOOT	212	55.00	\$11,660.00
550A4000	STORM SEWERS, CLASS A, TYPE 1 EQUIVALENT ROUND-SIZE 18"	FOOT	16	80.00	\$960.00
60107700	PIPE UNDERDRAINS 6"	FOOT	1,225	12.00	\$14,700.00
60235700	INLETS, TYPE A, TYPE 3 FRAME AND GRATE	EACH	1	1,500.00	\$1,500.00
60236200	INLETS, TYPE A, TYPE 8 GRATE	EACH	3	1,500.00	\$4,500.00
60236800	INLETS, TYPE A, TYPE 11 FRAME AND GRATE	EACH	1	1,500.00	\$1,500.00
60500040	REMOVING MANHOLES	EACH	5	600.00	\$3,000.00
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	2,504	30.00	\$75,114.00
60605000	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	FOOT	50	65.00	\$3,250.00
61101009	STORM SEWERS PROTECTED, CLASS A, 8"	FOOT	53	60.00	\$3,180.00
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	7,800	1.50	\$11,400.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	410	3.00	\$1,230.00
X5510100	STORM SEWER REMOVAL	FOOT	47	20.00	\$940.00
X6024200	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID, SPECIAL	EACH	1	3,500.00	\$3,500.00
X6022502	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 3 FRAME AND GRATE, SPECIAL	EACH	1	2,500.00	\$2,500.00
X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	15,000.00	\$15,000.00
Z0013798	CONSTRUCTION LAYOUT	L SUM	1	15,000.00	\$15,000.00
Z0019600	DUST CONTROL WATERING	UNIT	96	150.00	\$14,400.00
Z0070200	SURVEY MONUMENTS	EACH	2	1,000.00	\$2,000.00
Z0070202	SURVEY MARKER VAULT	EACH	2	500.00	\$1,000.00
Call IDOT	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 8 GRATE, SPECIAL	EACH	1	2,500.00	\$2,500.00
Call IDOT	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 11 FRAME AND GRATE, SPECIAL	EACH	4	2,500.00	\$10,000.00
Call IDOT	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 8 GRATE, SPECIAL	EACH	1	3,000.00	\$3,000.00
Call IDOT	INLETS, TYPE B, TYPE 1 FRAME, OPEN LID, SPECIAL	EACH	2	2,000.00	\$4,000.00
Call IDOT	REMOVE AND RELAY PIPE CULVERTS 15"	FOOT	128	75.00	\$9,600.00
Call IDOT	INLETS, TYPE A, TYPE 37M GRATE	EACH	1	1,500.00	\$1,500.00
				TOTAL	\$986,476.38

Roundabout Fact Sheet

Safety – One of the Core Highway Topics of the Federal Highway Administration

- Two-thirds of all intersection fatalities occur at unsignalized (stop sign) intersections, 4600 people die every year nationally at these locations.
- Roundabout Safety Benefits when compared to other intersections:
 - 90% reduction in fatalities.
 - 76% reduction in injuries.
 - 44% reduction in overall crashes.
- Slower speeds through a roundabout reduce crash severity.

Capacity – Allowing roadways to perform for longer periods of time

- Roundabouts will always provide a higher capacity and lower delays than an all way stop controlled intersection operating at the same traffic volumes.
- At Olympian Drive and North Lincoln Avenue, a roundabout is expected to outlast the useful life of a stop sign intersection by over 10 years and will extend the life of the two lane road, thus pushing the need for a four lane road further into the future. In essence preserving farmland for a longer period of time.
- With a roundabout there will be no need to upgrade this intersection until four lanes are required. A traditional intersection with two lanes of traffic would need to be upgraded with signals at least once to accommodate additional future traffic.

Costs – Less Initial and Long-Term Costs at Olympian/Lincoln

- Less pavement area compared to a stop sign or signalized intersection.
- Cost to upgrade the intersection will not be incurred until four lanes are built.
 - No traffic interruption to upgrade the intersection until it becomes four lanes.

Environmental Benefits of Roundabouts

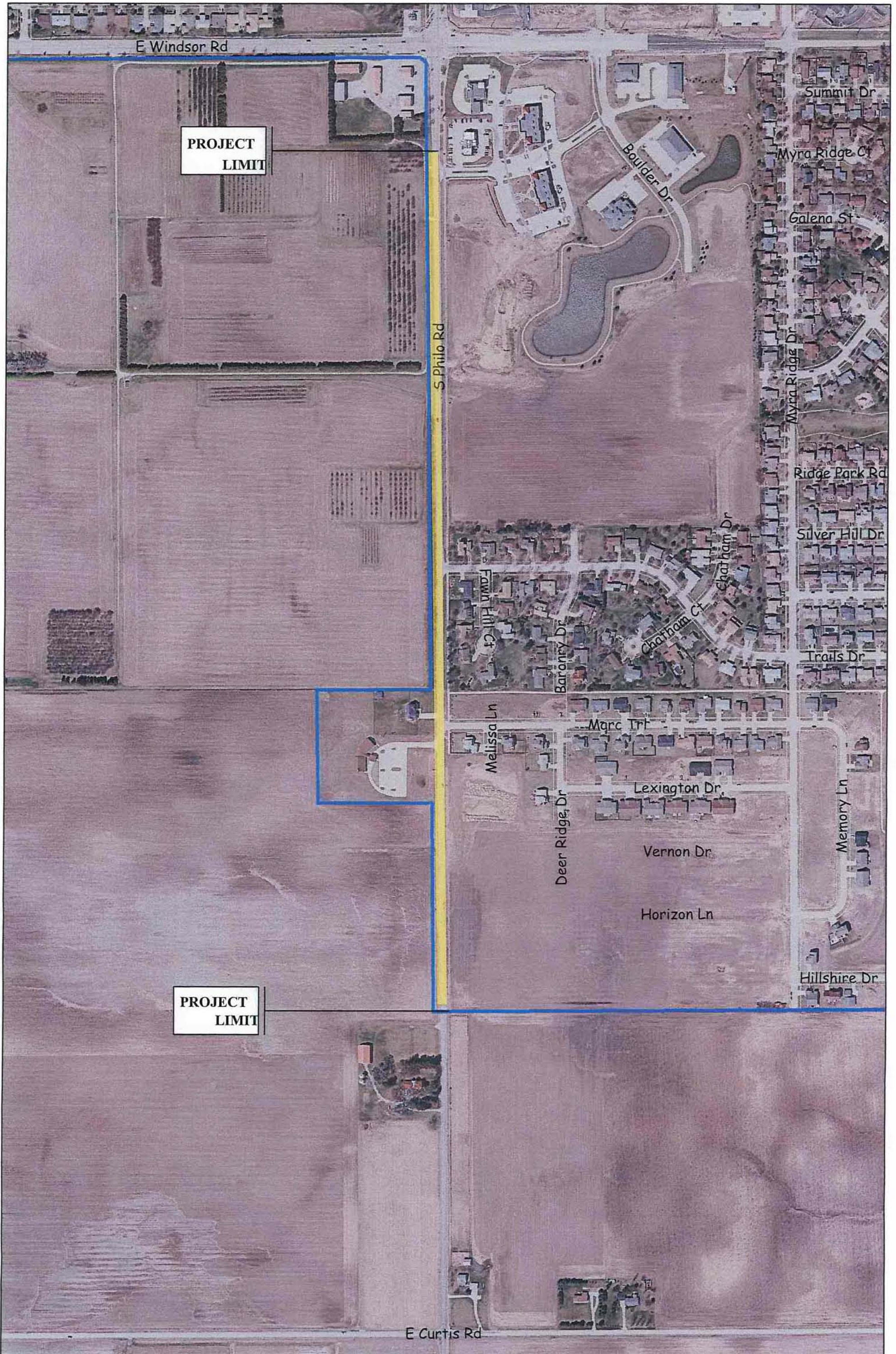
- Less waiting and idling time.
- Less stops/starts for better efficiency.
- Improved air quality
- Less wasted fuel
- Quieter operations.
- More landscaping.

Large Trucks and Farm Equipment

- Roundabouts can be designed for specific vehicle use.
- The largest semi's can easily drive in the roundabout.
- Large farm equipment can drive through as well.

Next time you are sitting and waiting for traffic to clear at a stop controlled intersection or waiting for the light to turn green, think about the fact that you would still be moving toward your destination if you were driving through a roundabout.

EXHIBIT A



S. Philo Road (E. Windsor Rd to S. Corporate Limits)

