



**CHAMPAIGN COUNTY BOARD**  
**COMMITTEE OF THE WHOLE – ELUC/ County Facilities**  
*County of Champaign, Urbana, Illinois*  
*Tuesday, September 4, 2012 – 6:00 p.m.*

---

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

**Page No.**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**  
A. Committee of the Whole – August 7, 2012 1-6
- IV. Approval of Agenda/Addenda**
- V. Public Participation**
- VI. Communications**
- VII. Environment & Land Use**
- A. Zoning Case 699-AM-11: Lauren Murray and Ann Murray, DBA LA Gourmet Catering, LLC and landowner John Murray Request to amend the Zoning Map to change the zoning district designation from the Existing AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District to allow development of an Event Center authorized by the Zoning Board of Appeals in related Zoning Case 700-S-11 7-43
- B. Monthly Report – to be distributed
- C. Other Business
- D. Designation of Items to be Placed on County Board Consent Agenda
- VIII. County Facilities**
- A. Designation of Top Ranked Firm for Consulting Services for Champaign County Jail Needs Assessment 44
- B. Recommendation for Shields Meeting Room Improvements to Enhance County Board Public Access 45-47
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- D. Courthouse Air Conditioning Compressor Failure 51-52
- E. New Lease for Regional Planning Commission for additional space at Brookens Administrative Center – to be distributed

F. 202 Art Bartell Construction Project

1. Monthly Report
2. Project Update

55

G. Physical Plant Monthly Reports

53-54

H. Chair's Report

I. Other Business

J. Designation of Items to be Placed on the Consent Agenda

**IX. Other Business**

**X. Adjournment**

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

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*Tuesday, August 7, 2012, 2012 – 6:00pm*  
*Lyle Shields Meeting Room*  
*1776 E. Washington St., Urbana, IL*

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

**MEMBERS ABSENT:** Ammons

**OTHERS PRESENT:** Deb Busey (County Administrator), Alan Reinhart (Facilities Director), John Hall (Zoning Administrator), Jeff Blue (County Engineer), Joel Fletcher (Assistant State's Attorney), Cameron Moore, Amy Marchant, Eileen Sierra & Susan Monte (RPC), many members of the public

**Call to Order**

Chair Weibel called the meeting to order at 6:09pm.

**Roll Call**

The secretary called the roll and the following members were present: Alix, Anderson, Bensyl, Berkson, Betz, Carter, Cowart, Esry, Holderfield, James, Jay, Kibler, Kurtz, Langenheim, Maxwell, McGinty, Michaels, Mitchell, Moser, O'Connor, Petrie, Quisenberry, Richards, Rosales, Schroeder and Weibel. Ammons was absent.

**Approval of Minutes**

**Motion** by James to approve the minutes of June 5, 2012; seconded by Mitchell. **Motion carried unanimously.**

**Approval of Agenda/Addendum**

**Motion** by Rosales to approve the agenda and addendum for the meeting; seconded by Esry. Alix requested that Item X.A. be removed from the agenda and there were no objections. **Motion carried unanimously.**

**Communications**

Alix thanked everyone who participated in the discussion related to the referenda for the Nursing Home. During that process many comments were received, but at this time it does not have support of the Board and is being removed from the agenda.

**Public Participation**

Joanie Heycoop, Rohn Koester, Tara McCauley, Jack Knott, Jen Tayabji, Danielle Chynoweth and Mary Ellen O'Shaughnessey spoke about the Champaign County Nursing Home.

52 Joe Lamb, John Dimit and Mike Kirchoff spoke about the Olympian Drive project.

53  
54 Robert Michael Doyle spoke about Gay, Lesbian, Bisexual & Transgender pride week.

55  
56 Chris Evans and Beldon Fields spoke about Public Safety Sales Tax funds.

57  
58 **County Facilities**

59 **Physical Plant Monthly Reports**

60  
61 Betz stated the monthly report was placed on the desks and asked if anyone had any  
62 comments on it. Petrie asked about the costs associated with gas and electric usage. Reinhart  
63 stated the electric is higher due to the much warmer temperatures this year. Richards asked  
64 about where the expenditures are expected to end. Reinhart felt we are right in line with the  
65 budgeted amount. Langenheim asked how much the increases related to increase in cost  
66 compared to increase in consumption. Reinhart stated we had a fixed rate for gas and electric  
67 costs, so the increase relates to consumption.

68  
69 **Motion** by Kibler to receive and place on file the Physical Plant Monthly Report;  
70 seconded by Esry. **Motion carried unanimously.**

71  
72 **202 Art Bartell Construction Project**  
73 **Monthly Report & Project Update**

74  
75 Reinhart explained that the payments this past month was for a large portion of the  
76 construction of the storm water project.

77  
78 **Motion** by James to receive and place on file the 202 Art Bartell Road Construction  
79 Project report; seconded by Schroeder. Schroeder asked about the negative amount. Reinhart  
80 said this was a negative change order in the original building project last year. He said those  
81 funds were never spent. **Motion carried.**

82  
83 **Lease Renewal Agreement with Niemann Foods**

84  
85 **Motion** by Weibel to recommend to the County Board approval of the Lease Renewal  
86 Agreement with Niemann Foods; seconded by Bensyl. When asked, Busey stated this is  
87 possibly the fifth year we have had this contract. James thought the issues with regard to the lot  
88 maintenance should be renegotiated. He also said he wanted the employees who use that lot  
89 know that this is an extra benefit provided them. Busey said that employees at other buildings  
90 have free parking due to their location. She said we use as much as we can that the County  
91 owns and this makes up the difference. **Motion carried unanimously.**

92  
93 **Chair's Report**

94  
95 None.

96  
97 **Other Business**

98  
99 Alix said they had a discussion at the Democrat caucus about projects or improvements  
100 that might be needed at the downtown jail facility and asked Reinhart to come up with a list.  
101 Reinhart said there are two projects that are needed with regard to water infiltration. He said one

102 is roof repairs and the other is a need for tuck pointing and brick work. He said those two areas  
103 need attention badly. He said he needs to look into the money that is available. Alix said this  
104 discussion came up and there is general support regardless of the future use of that building, there  
105 is maintenance needed to keep it functional. Betz said he would have this subject placed on the  
106 September agenda. Alix would like Reinhart to give information with the steps needed in order  
107 to get the work completed in this fiscal year. Reinhart said that it would not be possible to do  
108 any large scale projects due to bidding procedures. He said smaller scale projects are more likely  
109 to be able to be completed this year. Petrie suggested that Reinhart bring back three possibilities,  
110 those being the smaller and quicker projects, the larger projects, and a combination of smaller and  
111 larger bid projects.

112  
113 Designation of Items to be placed on the consent agenda

114  
115 Item VII. C. to be placed on the consent agenda.

116  
117 **Highway & Transportation**

118 County & Township Motor Fuel Tax Claims – June/July 2012

119  
120 **Motion** by Petrie to receive and place on file the County & Township Motor Fuel Tax  
121 Claims for June and July, 2012; seconded by Mitchell. **Motion carried unanimously.**

122  
123 Resolution Appropriating \$753,800 from County Motor Fuel Tax Funds for Estimated County  
124 Maintenance for the Period from January 1, 2012 thru December 31, 2012 – Section #12-00000-  
125 00-GM

126  
127 **Motion** by Jay to recommend to the County Board approval of a Resolution  
128 Appropriating \$753,800 from County Motor Fuel Tax Funds for the Estimated County  
129 Maintenance for the period from January 1, 2012 through December 31, 2012 – Section #12-  
130 00000-00-GM; seconded by Langenheim. Petrie had a timeline question. Blue said this is a  
131 formal sign-off for IDOT which is better estimated at this time of year. **Motion carried**  
132 **unanimously.**

133  
134 Consideration and Approval of Resolution Authorizing Acquisition of Certain Property by  
135 Purchase or Eminent Domain, Relating to Design, Construction and Maintenance of Olympian  
136 Drive

137  
138 **Motion** by Langenheim to recommend to the County Board approval of a Resolution  
139 Authorizing the Acquisition of Certain Property by Purchase or Eminent Domain, Relating to  
140 Design, Construction and Maintenance of Olympian Drive; seconded by Quisenberry. Fletcher  
141 stated that on page 2, the second “whereas” should read “Champaign County has previously  
142 determined a value which it believes to be a fair amount” and on page 3, paragraph 2. Should  
143 include the date of September 15, 2012 where it is now blank.

144  
145 **Motion** by Weibel to accept Fletcher’s amendments; seconded by Kurtz. **Motion**  
146 **carried unanimously.**

147  
148 Quisenberry agrees that Eminent Domain is not something he would normally choose,  
149 but there is a time limit on this project and therefore, he supports the motion.

150

151 **Motion** by James to request a roll call vote on the original motion as amended; seconded  
152 by Kibler. **Motion carried.**

153  
154 Alix stated he is also not a fan of eminent domain, but noted that very few public work  
155 projects of a significant size don't use eminent domain and if this is the only way to move the  
156 project forward, then he will support the motion. **Original motion carried by roll call vote**  
157 **with Alix, Anderson, Berkson, Betz, Carter, Cowart, Kibler, Kurtz, Langenheim, Maxwell,**  
158 **McGinty, Mitchell, Quisenberry, Richards, Rosales, Schroeder and Weibel voting yes and**  
159 **with Bensyl, Esry, Holderfield, James, Jay, Michaels, Moser, O'Connor and Petrie voting**  
160 **no.**

161  
162 Letter from City of Urbana re: County Board Resolution #8018

163  
164 Provided for information only.

165  
166 Other Business

167  
168 None.

169  
170 Designation of Items to be placed on the consent agenda

171  
172 Item VIII.B. placed on consent agenda..

173  
174 Environment & Land Use

175 Consideration and Approval of Resolution Approving Amended Partial Release of Judgment,  
176 Amending Resolution #8169

177  
178 Kurtz declared a brief recess at 8:40pm and reopened the meeting at 8:43pm

179  
180 **Motion** by James to recommend to the County Board approval of a Resolution  
181 Approving an Amended Partial Release of Judgment Amending Resolution #8169; seconded by  
182 Esry. Betz stated he will abstain from the vote because of a work relationship with a party  
183 involved in the transaction. **Motion carried with one abstention.**

184  
185 FY2013 CCRPC/County Planning Contract and Work Plan for Approval

186  
187 **Motion** by Cowart to recommend to the County Board approval of the FY2013  
188 CCRPC/County Planning Contract and Work Plan; seconded by Richards. Mr. Moore said there  
189 were some changes as previously requested by the County Board. He noted the issue of a  
190 building code analysis was removed and substituted with other items with regard to multi-family  
191 housing. Petrie asked why are other agencies are not doing the work, such as the fire marshall.  
192 Hall said that the County's liquor ordinance states that all facilities meet the State Fire Marshall  
193 requirements and yet it doesn't ask for a certification of that. He said every year it isn't known if  
194 they meet codes or not. By putting this in the work plan, we will know in the future if bars are  
195 meeting the fire codes. Petrie asked if the Zoning office couldn't handle this and Hall replied  
196 they simply do not have the time to do so. **Motion carried with no votes.**

197  
198 Zoning Case 721-AM-12

199

200 **Motion** by Esry to recommend approval to the County Board of a Resolution Approving  
201 Zoning Case 721-AM-12 for Premier Cooperative Inc to amend the Zoning Map to change the  
202 designation from the AG-1 to the B-1 Rural Trade Center Zoning District to allow expansion of  
203 the existing non-conforming grain elevator; seconded by Kibler. **Motion carried unanimously.**

204

205 Zoning Case 723-AM-12

206

207 **Motion** by Michaels to recommend to the County Board approval of Zoning Case 723-  
208 AM-12 for the Estate of Jon Buerkett with co-executors Thomas Fiedler and Dennis Buerkett for  
209 a request to amend the zoning map to change the designation from the B-3 Highway Business  
210 Zoning District to the B-4 General Business Zoning District; seconded by Mitchell. **Motion**  
211 **carried unanimously.**

212

213 5-Year Update to the Champaign County Solid Waste Management Plan 2007 Update

214

215 **Motion** by Kibler to recommend approval to the County Board of the 5-Year Update to  
216 the Champaign County Solid Waste Management Plan 2007 Update; seconded by Anderson.  
217 Petrie asked Monte if there were any items missing that she would like to see in the plan. Monte  
218 said this is to update the Illinois EPA with the information required. She stated there are no  
219 funds available from the state for additional updates at this time. **Motion carried unanimously.**

220

221 Public Notice of Illinois EPC Public Comment Period for Proposed Renewal of the Clean Air Act  
222 Permit Program Guardian West & Flex-N-Gate Manufacturing in Urbana

223

224 For information only.

225

226 RTAG – FY2013 Grant Application for Rural Public Transportation

227

228 **Omnibus motion** by Carter to recommend approval of all the documents related to the  
229 RTAG FY2013 Grant Application for rural Public Transportation; seconded by Maxwell. Kurtz  
230 mentioned that it has been an extraordinary two-year period for RTAG. Schroeder asked about  
231 finance figures being accessible on the RTAG website. He said last time the Board discussed  
232 this issue they were not yet available. Ms. Marchant stated they are now available. Schroeder  
233 said the last time the state was behind on their payments to the program. They currently owe the  
234 program over \$500,000, but some of the payments are expected to arrive shortly. The payouts to  
235 the agencies will pay on a priority level. on page 104 at that time they were not accessible on the  
236 website. Schroeder feels the amount owed from the state will grow and grow and feels the  
237 County will end up paying for the program. James agreed with that statement, but felt the  
238 RTAG staff is seeing that the money is spent correctly. Discussion continued about user trends  
239 and projections. Marchant said that Champaign County seems more trendy than most other  
240 rural counties in Illinois. Alix said it is clear that this is a successful program. Richards asked  
241 where the majority of the rides come from. Marchant said they are mainly from Rantoul, but the  
242 service covers Gifford, Ludlow and Thomasboro and those rides seem to be increasing. She  
243 mentioned that seniors using the service are rising as well. **Motion carried unainmously.**

244

245 Monthly Report

246

247 No action taken.

248

249 Other Business

250 None.

251

252 Designation of Items to be placed on the Consent Agenda

253

254 Items IX.C.D.E. and G. to be placed on the consent agenda.

255

256 **Policy, Procedures & Appointments**

257 Resolution Placing Questions Regarding the Champaign County Nursing Home on the  
258 November, 2012 Election Ballot

259

260 Removed from the agenda.

261

262 **Other Business**

263 Approval of Closed Session Minutes – June 5, 2012

264

265 **Motion** by Langenheim to approve the closed session minutes of June 5, 2012; seconded  
266 by James. **Motion carried unanimously.**

267

268 **ADDENDUM**

269 **Policy, Procedures & Appointments**

270 Closed Session to consider the purchase of real property for the use of the public body

271

272 **Motion** by Weibel to enter into executive session a 7:09pm pursuant to 5 ILCS  
273 120/2(c)(11) to consider litigation which is probable or imminent against Champaign County, and  
274 to consider the purchase of real property for the use of the public body, pursuant to 5 ILCS  
275 120/2(c)5 and that the following remain present: County's legal counsel, County Engineer,  
276 County Administrator and the recording secretary; seconded by Holderfield. **The motion**  
277 **carried by roll call vote with the following voting yes: Alix, Anderson, Bensyl, Berkson,**  
278 **Betz, Carter, Cowart, Esry, Holderfield, Jay, Kibler, Kurtz, Langenheim, Maxwell,**  
279 **Michaels, Mitchell, Moser, Petrie, Quisenberry, Richards, Rosales, Schroeder and Weibel.**  
280 **James and O'Connor voted no.**

281

282 The meeting was reopened at 8:29pm.

283

284 **Adjournment**

285

286 Adjourned at 9:10 pm

287

288

289

290 Respectfully submitted,

291

292 Ranae Wolken

293 Recording Secretary

294

295

296

297

298

299

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



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**  
**Andrew Kass, Associate Planner**

Date: **August 27, 2012**

RE: **Recommendation for rezoning Case 699-AM-11**

Request: **Amend the Zoning Map to change the designation from the existing AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District to allow development of an Event Center authorized by the Zoning Board of Appeals in related Special Use Permit Zoning Case 700-S-11, on property located at 2607 CR 1000E, Champaign.**

Petitioner: **Lauren Murray Miller and Annie Murray DBA LA Gourmet Catering, LLC, and John Murray.**

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### **STATUS**

The Zoning Board of Appeals (ZBA) voted 4 to 2 to "RECOMMEND ENACTMENT" of this map amendment at their August 16, 2012, meeting. The ZBA found that the rezoning achieved or conformed to all relevant Goals, Objectives, and Policies from the Champaign County Land Resource Management Plan.

At the same meeting the ZBA also approved related Case 700-S-11 subject to several special conditions of approval on a vote of 5 to 1. The ZBA is the final authority on Case 700-S-11 and no County Board action is required but the Event Center authorized in that Case cannot be established without approval of this map amendment.

This case is located in Hensley Township which has a Plan Commission and a Township protest is anticipated. See the review of the concerns of the Hensley Township Plan Commission below.

This case is not located within 1.5 miles of any municipality.

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### **ANTICIPATED PROTEST BY HENSLEY TOWNSHIP**

Townships are not required to provide justification in protests of County zoning cases. However, the Hensley Township Plan Commission did provide comments to the Zoning Board of Appeals at the opening of the public hearing on March 29, 2012, and those comments are briefly summarized in item 3 of the Finding of Fact. The comments by the Hensley Township Plan Commission were prepared prior to the following evidence that was received in the public hearing:

1. The Hensley Township Plan Commission had a concern about drainage. The ZBA reviewed a letter from the County's engineering consultant that was received March 27, 2012, in which the consultant reviewed the petitioner's preliminary storm water drainage plan and found that it appeared to be feasible to construct in a manner that will comply with the County's Stormwater Management Policy. See items 14.B.(2)(c); 14.C.(2)(d) and 14.C.(4)(c) in the attached Finding of Fact. A more extensive review is in the Summary of Evidence for related Case 700-S-11. The ZBA ultimately decided that more extensive engineering could be done if approved.
2. The Hensley Township Plan Commission had a concern about traffic and public safety. The ZBA required a Traffic Impact Analysis that was conducted by CUUATS staff and that was received on

May 16, 2012, that indicated minimal traffic impacts that are addressed by the special conditions of approval in related Case 700-S-11. See items 14.B.(2)(b); 14.C.(2)(c) and 14.C.(4)(b); and 17.A.(1)(b) in the attached Finding of Fact. A more extensive review is in the Summary of Evidence for related Case 700-S-11.

3. The Hensley Township Plan Commission had a concern that there was inadequate justification for the rezoning. The petitioners testified that the current zoning was too restrictive and in related Case 700-S-11 the ZBA found that the proposed Special Use was necessary for public convenience at this location.
4. The Hensley Township Plan Commission had a concern about whether this rezoning was appropriate given the general intent of the zoning districts. The ZBA reviewed the purpose and intent of the zoning districts in item 9. of the Finding of Fact. The ZBA made no specific Finding regarding general intent of the zoning districts but it did review evidence that the proposed location was consistent with other locations of the AG-2 Zoning District and that the uses authorized by right in the AG-2 District are compatible with adjacent AG-1 uses and that any proposed Special Use could be evaluated for compatibility on a case by case basis. See items 9.B.; 9.C.(2); and 9.C.(4) in the attached Finding of Fact.
5. The Hensley Township Plan Commission had a concern about whether this was incompatible with the purposes of the Zoning Ordinance. The ZBA does not generally review map amendment cases for this aspect of the Zoning Ordinance but this is one of the required Findings for related Case 700-S-11 and in that Case the ZBA found that the Special Use was in harmony with the purpose and intent of the Zoning Ordinance.
6. The Hensley Township Plan Commission had a concern about whether the proposed development supported agriculture or involved a product or service that is better provided in a rural area than an urban area. Item 14.B.(1) of the attached Finding of Fact documents that the ZBA determined the proposed Event Center will not interfere with agricultural operations and is a service which is not currently available in Champaign County and therefore is a service better provided in a rural area.
7. The Hensley Township Plan Commission had a concern about whether the proposed development protected public health and safety. The ZBA found that the proposed map amendment did protect public health and safety in item 16. of the attached Finding of Fact. The ZBA also made a more extensive finding in this regard in related Case 700-S-11.
8. The Hensley Township Plan Commission had a concern about whether the proposed exterior lighting was in compliance with the Zoning Ordinance. The petitioner revised the proposal to fully comply with the Ordinance and the ZBA made such a Finding in item 16.A.(2) of the attached Finding of Fact.
9. The Hensley Township Plan Commission had a concern about an outdoor patio as well as walking trails and sculptures. There are no walking trails or sculptures proposed but there is an outdoor patio and no concerns were documented by the ZBA.

Evidence was presented in the public hearing that demonstrated strong support on the part of many landowners in the Township and is reviewed under items 14.B.(1)(h) and (i) in the attached Findings.

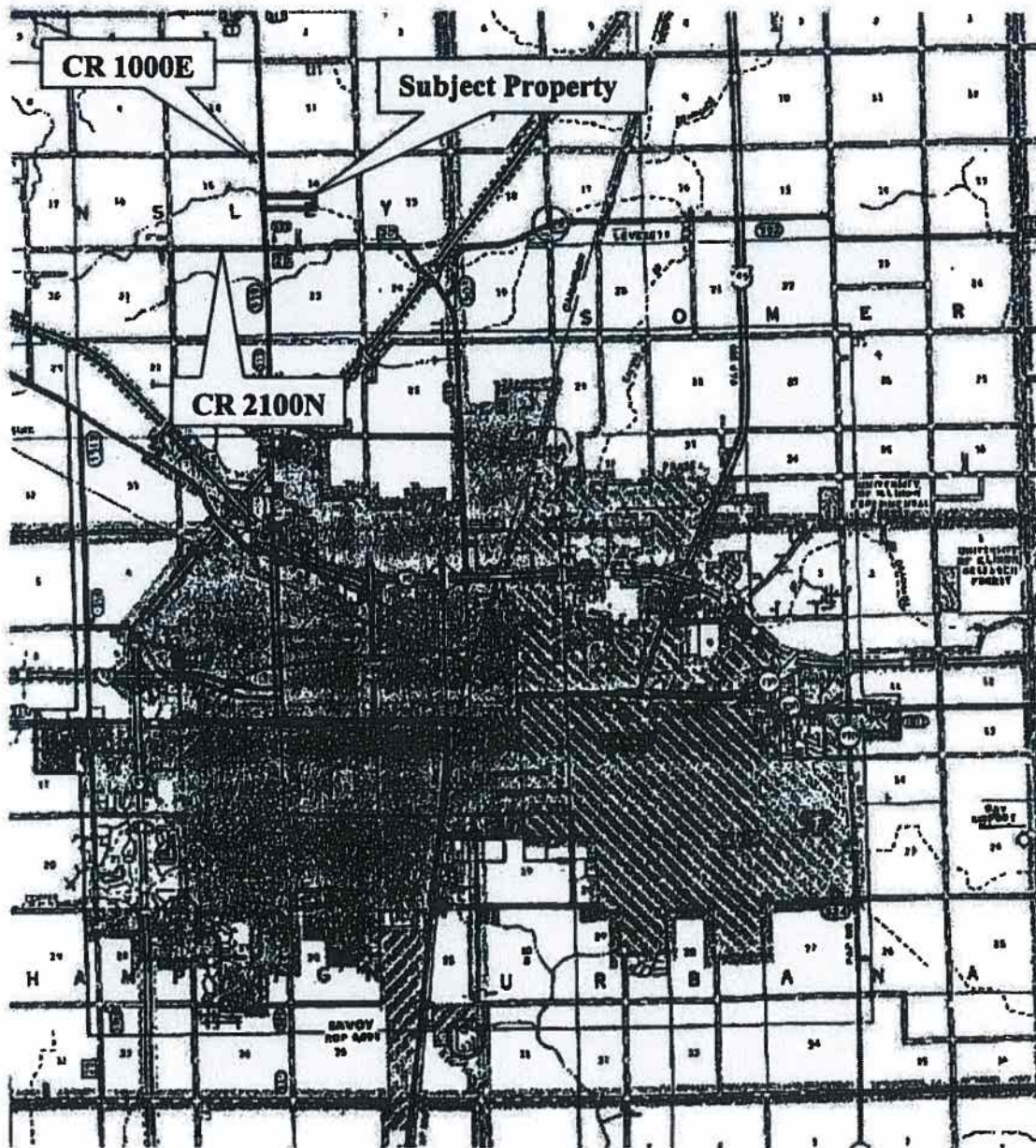
#### **ATTACHMENTS**

- A Case Maps (Location, Land Use, Zoning)
- B Site Plan
- C AS APPROVED Finding of Fact for Case 699-AM-11

**ATTACHMENT A. LOCATION MAP**

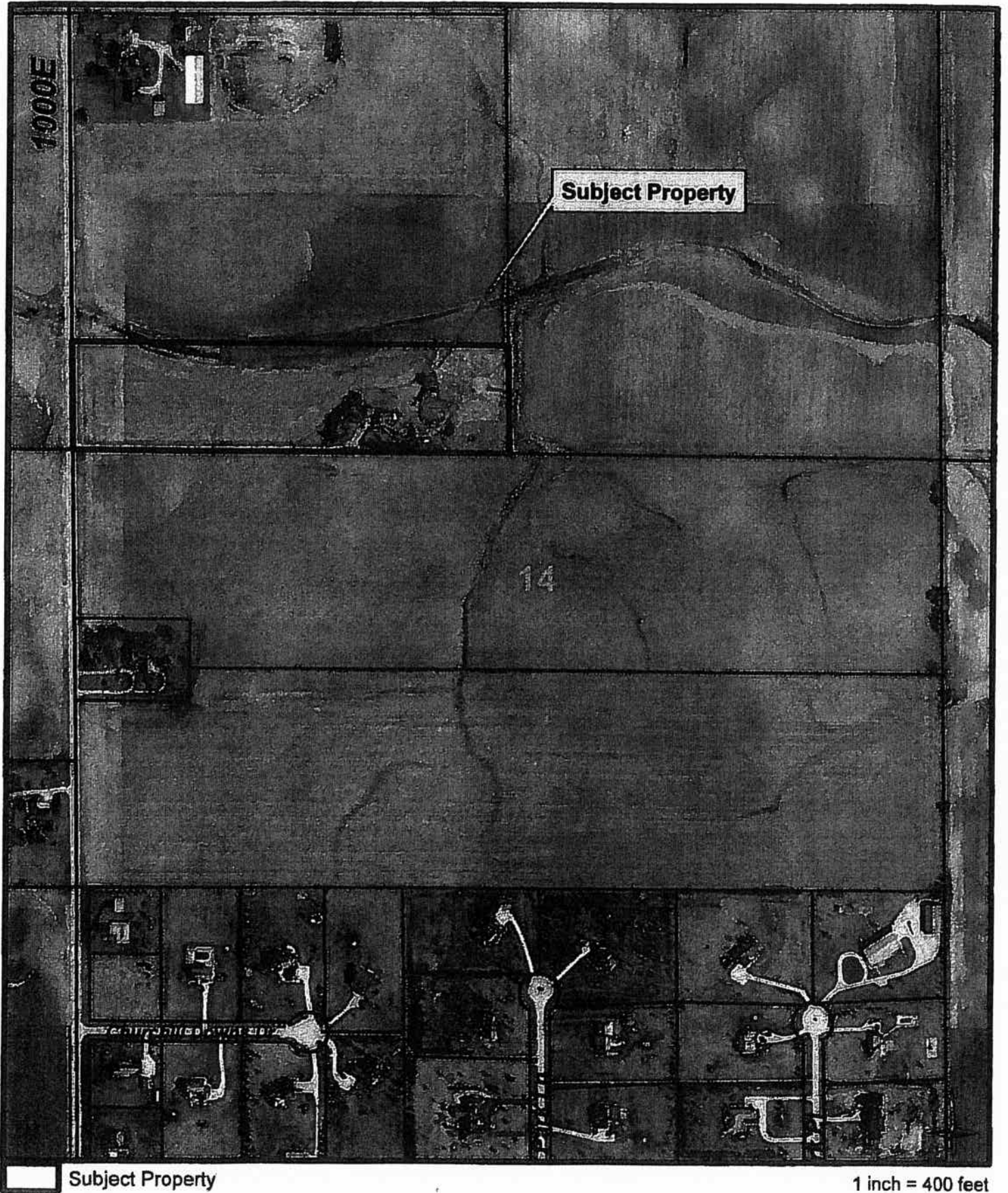
Case 699-AM-11 & 700-S-11

March 23, 2012



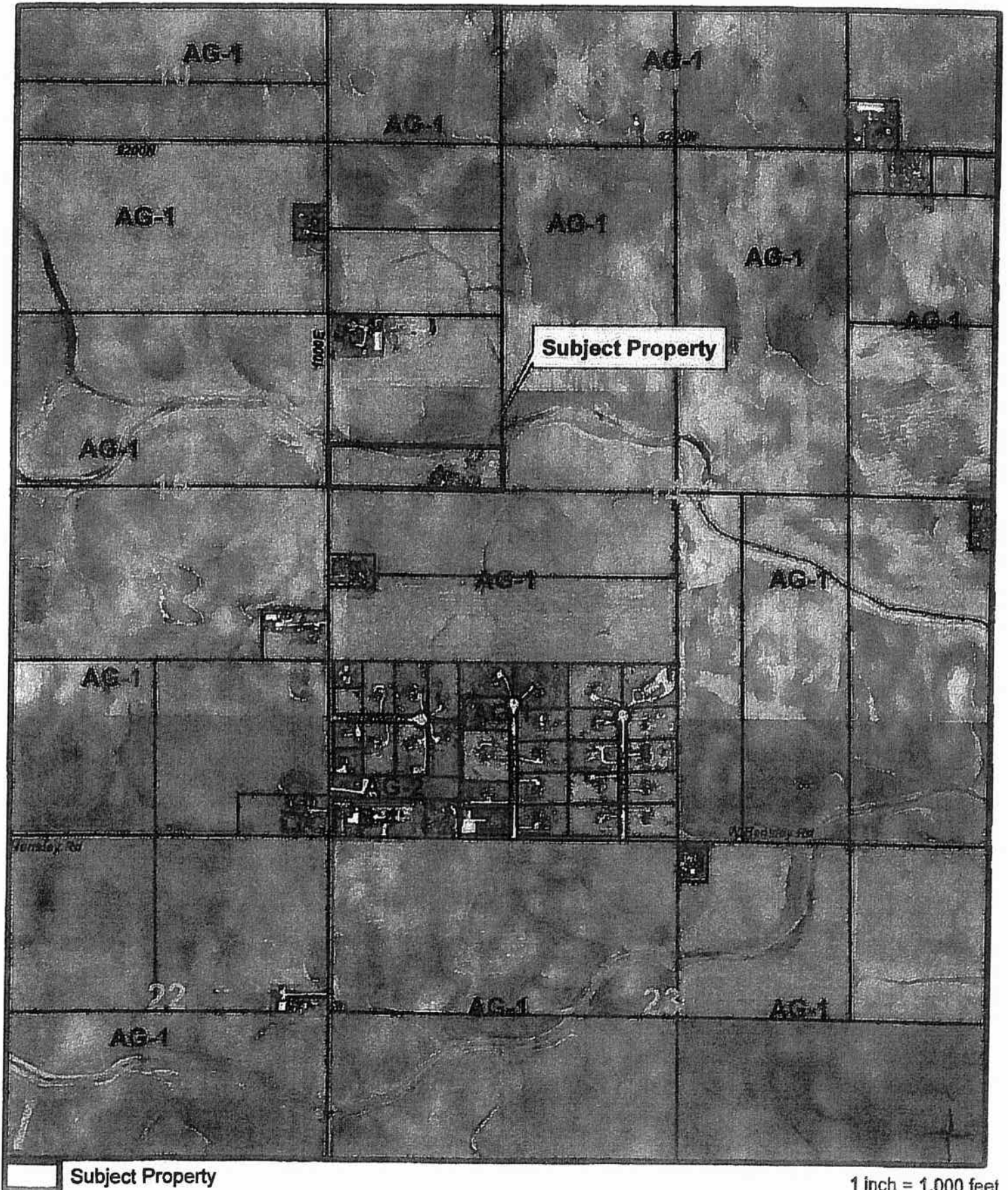
Orange  
County  
Department of  
Transportation  
2012

**Attachment A: Land Use Map  
Case 699-AM-11 & 700-S-11  
March 23, 2012**



1 inch = 400 feet

Attachment A: Zoning Map  
Case 699-AM-11 & 700-S-11  
March 23, 2012

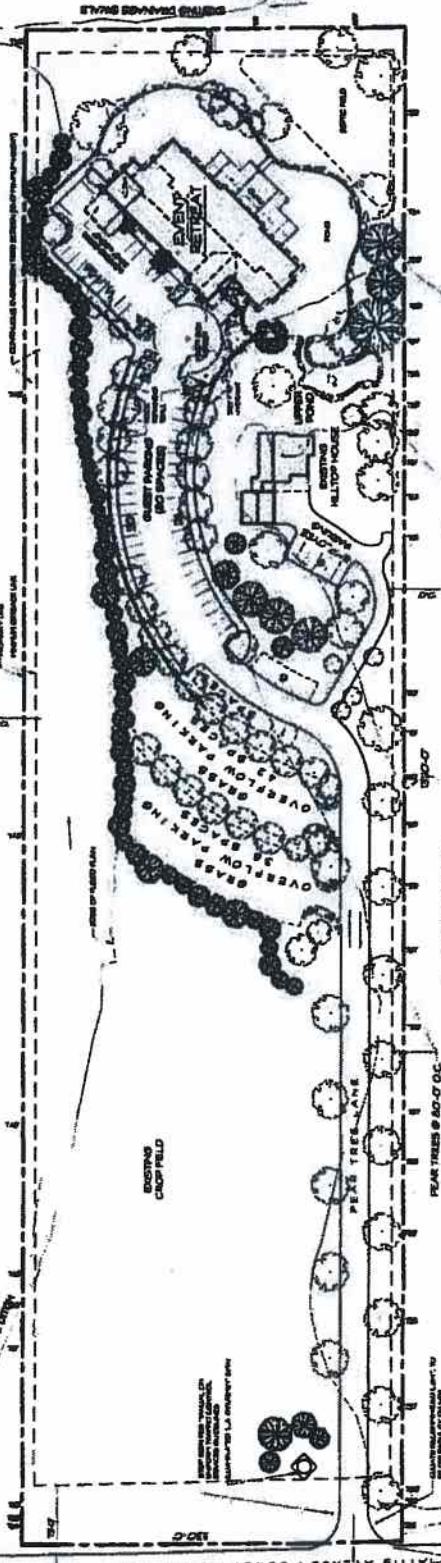


Subject Property

1 inch = 1,000 feet

ALL SITE AND EXTERIOR BUILDING LIGHTING WILL UTILIZE FULL HORIZONTAL CUTOFF FIXTURES AND COMPLY WITH THE CURRENT CHAMPAIGN COUNTY ZONING ORDINANCE 6.1.3. FINAL FIXTURE SCHEDULES WILL BE SUBMITTED ON ELECTRICAL PLANS AND SUBJECT TO REVIEW AT TIME OF BUILDING PERMIT APPLICATION.

NOTE: ALL TOPOGRAPHY SHOWN IS EXISTING



SITE PLAN  
SCALE: 1:100.0

**L.A. GOURMET EVENT RETREAT**

2150 CR 1000 EAST  
CHAMPAIGN, ILLINOIS 61822

RECEIVED

JUL 03 2012

CHAMPAIGN CO. P & Z DEPARTMENT

1106  
07/03/12  
A1

DATE  
BY  
CHKD  
APP'D

SITE PLAN  
L.A. GOURMET EVENT RETREAT  
2150 CR 1000 EAST  
CHAMPAIGN, ILLINOIS 61822



ofthorndruck architects

**AS APPROVED**

**699-AM-11**

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

---

**Final Determination: RECOMMEND ENACTMENT**

**Date: August 16, 2012**

**Petitioners: Lauren Murray Miller and Annie Murray DBA L.A. Gourmet Catering, LLC,  
and land owner John Murray**

**Request: Amend the Zoning Map to change the zoning district designation from the AG-1  
Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to  
operate the proposed Special Use in related zoning case 700-S-11.**

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**Table of Contents**

**Finding of Fact..... 2-26**

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**Case 699-AM-11 Summary Finding of Fact ..... 30**

**Case 699-AM-11 Final Determination..... 31**

**FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 29, 2012, April 26, 2012, June 14, 2012, July 12, 2012, and August 16, 2012**, the Zoning Board of Appeals of Champaign County finds that:

- \*1. The petitioner L.A. Gourmet, LLC is owned by Lauren and Annie Murray, 2607 CR 1000E, Champaign. The petitioner's father, John Murray owns the subject property.

(Note: asterisk indicates items of evidence that are identical to evidence in Case 700-S-11)

- \*2. Regarding the subject property where the special use is proposed to be located:
  - A. The subject property is a 10 acre tract in the Southwest Quarter of the Northwest Quarter of Section 14 of Hensley Township and commonly known as the home at 2150 CR 1000E, Champaign. Part of the subject property has an existing home on it and part of the subject property is used for agricultural production and consists of best prime farmland.
- \*3. The subject property is not located within the one and one-half mile extraterritorial jurisdiction of a municipality with zoning and is 2 miles from the City of Champaign. The subject property is in Hensley Township, which has a planning commission. Townships with a planning commission are notified of all map amendments and they have protest rights on such cases. The Hensley Township Planning Commission has provided the following comments:
  - A. At the March 29, 2012, public hearing Mr. Ben McCall, speaking on behalf of the Hensley Township Plan Commission objected to the proposed map amendment. Mr. McCall's testimony is summarized as follows:
    - (1) The Hensley Township Plan Commission is concerned about the impacts the proposed special use in related Special Use Case 700-S-11 will have on drainage.
    - (2) Traffic impacts cause by the proposed special use in related Special Use Case 700-S-11 were understated and vehicles traveling at 55 miles per hour and slowing down to turn into the subject property will lead to more accidents.
    - (3) There is no justification for rezoning subject property from AG-1 to AG-2 other than the desire of the owner to use the property for a purpose that is not allowed in the AG-1 zoning district.
    - (4) The rezoning of the subject property is inappropriate considering the general intent of the zoning districts for the following reasons:
      - (a) Rezoning the parcel from AG-1 would facilitate the mixture of urban and rural uses that the zoning ordinance intends to prevent;



- (b) Rezoning the parcel to AG-2 would enable scattered indiscriminate urban development; and
  - (c) The AG-2 district is generally located in areas near urban areas, but the subject property is not near an urban area or within 1.5 miles of an urban area.
- (5) The proposed rezoning is incompatible with the stated purposes of the zoning ordinance for the following reasons:
- (a) The proposed use of the subject property is incompatible with the surrounding area because it is not allowed in the AG-1 district;
  - (b) Rezoning the subject property would enable a haphazard and unplanned intrusion into rural Hensley Township;
  - (c) Rezoning the subject property would encourage non-contiguous development in a rural area; and
  - (d) Rezoning the subject property would discourage the preservation of the agricultural belt around the Champaign-Urbana area by encouraging an urban use in an agricultural area.
4. Regarding comments by petitioners, when asked on the petition what error in the present Ordinance is to be corrected by the proposed change, the petitioner has indicated:
- “Current ordinance has property desired listed as agriculture use only. We would like to use as business/agricultural area.”**
5. Regarding comments by the petitioner when asked on the petition what other circumstances justify the rezoning the petitioner has indicated the following:
- “There is 330 feet frontage between property and road. Property located on main road (Mattis/Dewey-Fisher RD). There would be no full time employees at facility.”**
- \*6. Regarding the site plan for the proposed Special Use in related Case 700-S-11:
- A. The site plan received March 2, 2012, April 17, 2012, June 11, 2012, and revised on July 3, 2012, shows the entirety of the subject property and includes the following:
    - (1) The existing 2,500 square feet home authorized in Zoning Use Permit 178-85-01 and attached garage authorized in Zoning Use Permit 345-87-01.
    - (2) A proposed event center which is approximately 11,300 square feet in area including approximately 8,256 square feet in meeting space. (\*Note square footage of the building is an approximation based on scale measurements, exact building dimensions have yet to be provided by the petitioner).

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Item 6.A. (continued)

- (3) Parking areas to accommodate up to 84 parking spaces and overflow parking in grassed areas west of designated parking areas that can accommodate 97 additional parking spaces.
- (4) A 24' × 50' loading berth.
- (5) The proposed location of the septic field in the southeast corner.
- (6) Screening along the northern edges of the designated and overflow parking areas and on the western edge of the overflow parking area.
- (7) Various landscaping features including detention ponds, rock retaining walls, and trees.
- (8) The location of the dry fire hydrant immediately south of the concrete turn-about.
- (9) The location of the KNOX Box on the proposed event center.
- (10) The location of the Stop sign at the exit of the property as recommended by CUUATS.
- (11) The location of the light at the entrance as recommended by CUUATS.
- (12) The location of the entrance warning sign as recommended by CUUATS.
- (13) The location of an illuminated L.A. Gourmet sign.
- (14) An indication that all site and exterior building lighting will utilize full horizontal cutoff fixtures and comply with Section 6.1.2.

**GENERALLY REGARDING LAND USE AND ZONING IN THE IMMEDIATE VICINITY**

- \*7. Land use and zoning on the subject property and in the vicinity are as follows:
- A. The subject property is currently zoned AG-1 Agriculture and is in use as a residential property with some of the subject property used for row-crop agricultural production. The purpose of the rezoning is to allow for an event center proposed as a Special Use in related Case 700-S-11.
  - B. Land on the north, south, east, and west of the subject property is also zoned AG-1 Agriculture and is in use as follows:
    - (1) Land on the north is in agriculture production except for one single-family dwelling.
    - (2) Land on the south is in agricultural production and there is one single-family dwelling to the south.

**AS APPROVED**

**Cases 699-AM-11  
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- (3) Land east of the subject property is in agricultural production.
  - (4) Land west of the subject property is in agricultural production.
8. Previous zoning cases in the vicinity are the following:
- A. Case 560-S-06 was a Special Use Permit for a Temple and Cultural Center in the AG-1 District that was approved by the ZBA on May 31, 2007. This is on a property less than one-quarter of a mile immediately south of the subject property.
  - B. Case 949-AM-94 was a two-part rezoning authorized on November 29, 1994. At the time of the rezoning the land was two miles from the City of Champaign boundary. The rezoning consisted of the following:
    - (1) Part A. A rezoning of 5.0 acres from AG-1 to Conditional (limited) B-4 to authorize reuse of the former Thoro-Bred Seed facilities in the Northeast corner of the intersection of County Highway 1 and Hensley Road (CR 2100N).
    - (2) Part B. A rezoning of 3.9 acres from AG-1 to AG-2. This parcel was located adjacent to the north side of the parcel in Part A.
  - C. Case 137-S-98 was a special use permit for a soil testing service on the land rezoned to AG-2 in Part B of Case 949-AM-94.

***GENERALLY REGARDING THE EXISTING AND PROPOSED ZONING DISTRICTS***

9. Regarding the existing and proposed zoning districts:
- A. Regarding the general intent of zoning districts (capitalized words are defined in the Ordinance) as described in Section 5 of the Ordinance:
    - (1) The AG-1, Agriculture DISTRICT is intended to protect the areas of the COUNTY where soil and topographic conditions are best adapted to the pursuit of AGRICULTURAL USES and to prevent the admixture of urban and rural USES which would contribute to the premature termination of AGRICULTURAL pursuits.
    - (2) The AG-2, Agriculture DISTRICT is intended to prevent scattered indiscriminate urban development and to preserve the AGRICULTURAL nature within areas which are predominately vacant and which presently do not demonstrate any significant potential for development. This DISTRICT is intended generally for application to areas within one and one-half miles of existing communities in the COUNTY.
  - B. Regarding the general locations of the existing and proposed zoning districts:
    - (1) The AG-1 District is generally located throughout the county in areas which have not been placed in any other Zoning Districts.

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Item 9.B. (continued)

- (2) The AG-2 is generally located in areas close to urban areas although in Somer Township the AG-2 district is as far as 3 miles from the City of Urbana and as far as 1.75 miles from the City of Champaign.
- (3) The subject property is 2 miles from the City of Champaign.
- (4) As described in the *Zoning Ordinance* the AG-2 District is intended generally for application to areas within one and one-half miles of existing municipalities.
- (5) The Zoning Map has always contained locations of the AG-2 District that are more than one and one-half miles from existing municipalities.
- (6) Approximately one-half mile south of the subject property is a 3.9 acre tract that was zoned AG-2 in 1994 when the tract was two miles from the City of Champaign.

C. Regarding the different uses that are authorized in the existing and proposed zoning districts by Section 5.2 of the Ordinance:

- (1) There are 10 types of uses authorized by right in the AG-1 District and there are 13 types of uses authorized by right in the AG-2 District:
  - (a) The following 11 uses are authorized by right in the AG-1 District:
    - Single family dwelling;
    - Subdivisions of three lots or less;
    - Agriculture;
    - Roadside Stand operated by Farm Operator;
    - Minor Rural Specialty Business;
    - Plant Nursery;
    - Township Highway Maintenance Garage;
    - Christmas Tree Sales Lot;
    - Off-premises sign within 660 feet of interstate highway;
    - Off-premises sign along federal highway except interstate highways; and
    - Temporary Uses
  - (b) The following additional uses are also authorized by right in the AG-2 District:
    - Country club or golf course;
    - Commercial Breeding Facility;
- (2) The uses authorized by right in the AG-2 district should be compatible with adjacent AG-1 uses.
- (3) There are 42 types of uses authorized by Special Use Permit (SUP) in the AG-1 District and 76 types of uses authorized by SUP in the AG-2 District:
  - (a) The following 42 uses may be authorized by SUP in the AG-1 District:

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- Hotel with no more than 15 lodging units;
- Residential PLANNED UNIT DEVELOPMENT;
- SUBDIVISION totaling more than three LOTS or with new STREETS or PRIVATE ACCESSWAYS (County Board SUP);
- Major RURAL SPECIALTY BUSINESS;
- Artificial lake of 1 or more acres;
- Mineral extraction, Quarrying, topsoil removal, and allied activities;
- Elementary School, Junior High School, or High School;
- Church, Temple or church related Temporary Uses on church Property;
- Municipal or Government Building;
- Township Highway Maintenance Garage;
- Adaptive Reuse of GOVERNMENT BUILDINGS for any USE Permitted by Right;
- Penal or correctional institution;
- Police station or fire station;
- Library, museum or gallery;
- Public park or recreational facility;
- Sewage disposal plant or lagoon;
- Private or commercial transmission and receiving tower (including antennas) over 100 feet in height;
- Radio or Television Station;
- Electrical Substation;
- Telephone Exchange;
- RESIDENTIAL AIRPORTS;
- RESTRICTED LANDING AREAS;
- HELIPORT-RESTRICTED LANDING AREAS;
- Farm Chemicals and Fertilizer Sales including incidental storage and mixing of blended fertilizer;
- Livestock Sales Facility and Stockyards;
- Slaughter Houses;
- Grain Storage Elevator and Bins;
- Riding Stable;
- Commercial Fishing Lake;
- Cemetery or Crematory;
- Pet Cemetery;
- Kennel;
- Veterinary Hospital;
- Off-premises sign farther than 660 feet from an interstate highway;
- Contractors Facilities with no outdoor operations or storage;
- Contractors Facilities with outdoor operations and/or storage;
- Small Scale Metal Fabricating Shop;

**AS APPROVED**

Item 9.C.(3)(a) (continued)

- Gas Turbine Peaker;
  - BIG WIND TURBINE TOWER (1-3 turbines);
  - WIND FARM (County Board SUP)
  - Sawmills Planing Mills, and related activities; and
  - Pre-Existing Industrial Uses (existing prior to October 10, 1973)
- (b) Except for a WIND FARM the same uses may also be authorized by SUP in the AG-2 District. The following additional uses may also be authorized by SUP in the AG-2 District:
- DWELLING, TWO-FAMILY;
  - Home for the aged;
  - NURSING HOME;
  - TRAVEL TRAILER Camp;
  - Commercial greenhouse;
  - Greenhouse (not exceeding 1,000 square feet)
  - Garden Shop;
  - Water Treatment Plant;
  - Public Fairgrounds;
  - MOTOR BUS station
  - Truck Terminal;
  - Railroad Yards and Freight Terminals;
  - AIRPORT;
  - HELIPORT/HELISTOPS;
  - Mortuary or Funeral Home;
  - Roadside Produce Sales Stand;
  - Feed and Grain (sales only);
  - Artist Studio;
  - Antique Sales and Service;
  - Amusement Park;
  - Resort or Organized Camp;
  - Bait Sales;
  - Country Club Clubhouse;
  - Lodge or private club;
  - Outdoor commercial recreational enterprise (except amusement park);
  - Private Indoor Recreational Development;
  - Public Camp or picnic area;
  - Seasonal hunting or fishing lodge;
  - Stadium or coliseum;
  - THEATER, OUTDOOR;
  - Aviation sales, service or storage;

- Self-Storage Warehouses, not providing heat and utilities to individual units;
  - LANDSCAPE WASTE PROCESSING FACILITIES;
  - Wood Fabricating Shop and Related Activities;
- (4) Any proposed Special Use Permit can be evaluated on a case by case for compatibility with adjacent AG-1 uses.

**GENERALLY REGARDING THE LRMP GOALS, OBJECTIVES, AND POLICIES**

10. 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 Polices 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 & POLICIES**

11. 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.**

Goal 1 is always relevant to the review of the LRMP Goals, Objectives, and Policies in land use decisions but is otherwise **NOT RELEVANT** to the proposed rezoning.

(Note: bold italics typeface indicates staff’s recommendation to the ZBA)

12. 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 RELEVANT** to Goal 2.

13. 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 **PARTIALLY ACHIEVES** Goal 3 for the following reason:

- A. The three objectives are as follows:

- (1) Objective 3.1 is entitled "Business Climate" and states, Champaign County will seek to ensure that it maintains comparable tax rates and fees, and a favorable business climate relative to similar counties.
- (2) Objective 3.2 is entitled "Efficient County Administration" and states, "Champaign County will ensure that its regulations are administered efficiently and do not impose undue costs or delays on persons seeking permits or other approvals."
- (3) Objective 3.3 is entitled "County Economic Development Policy" and states, "Champaign County will maintain an updated Champaign County Economic Development Policy that is coordinated with and supportive of the LRPM."

- B. Although the proposed rezoning is **NOT DIRECTLY RELEVANT** to any of these objectives, the Petitioner's are a local business and are proposing a venue that they claim is not available in Champaign County and therefore the proposed rezoning can be said to **PARTIALLY ACHIEVE** Goal 3.

14. 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 should **HELP ACHIEVE** Goal 4 for the following reasons:



- A. Objective 4.1 is entitled "Agricultural Land Fragmentation and Conservation" and states, "Champaign County will strive to minimize the fragmentation of the County's agricultural land bas and conserve farmland, generally applying more stringent development standards on *best prime farmland*."

The proposed rezoning ACHIEVES Objective 4.1 because of the following:

- (1) Objective 4.1 has nine policies. Policies 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.7, 4.1.8, and 4.1.9 are not relevant to the proposed rezoning.
- (2) Policy 4.1.1 states, "Commercial agriculture is the highest and best use of land in the areas of Champaign County that are by virtue of topography, soil, and drainage, suited to its pursuit. The County will not accommodate other land uses except under very restricted conditions or in areas of less productive soils."

The proposed rezoning ACHIEVES Policy 4.1.1 because the subject property is only partially in agricultural production and the site of the proposed building is not in agricultural production.

- (3) Policy 4.1.6 states, "Provided that the use, design, site and location are consistent with County policies regarding:
  - i. suitability of the site for the proposed use;
  - ii. adequacy of infrastructure and public services for the proposed use;
  - iii. minimizing conflict with agriculture;
  - iv. minimizing the conversion of farmland; and
  - v. minimizing the disturbance of natural areas,

then,

- a) on *best prime farmland*, the County may authorize discretionary residential development subject to a limit on total acres converted which is generally proportionate to tract size and is based on the January 1, 2998 configuration of tracts, with the total amount of acreage converted to residential use (inclusive of *by-right development*) not to exceed three acres plus three acres per each 40 acres (including any existing right-of-way), but not to exceed 12 acres in total; or
- b) on *best prime farmland*, the County may authorize non-residential *discretionary development*; or
- c) the County may authorize *discretionary review* development on tracts consisting of other than *best prime farmland*."

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Item 14.A.(3) (continued)

The proposed rezoning **ACHIEVES** Policy 4.1.6 for the following reasons:

- (a) The land is best prime farmland and consists of Drummer silty clay soil that has a Land Evaluation score of 98 and Wyonet silt loam that has a Land Evaluation Score of 65, Dana silt loam that has a Land Evaluation Score of 87, and Raub silt loam that has a Land Evaluation Score of 87 and the average Land Evaluation score is approximately 88.
- (b) The proposed use requires a Special Use Permit in the AG-2 Agriculture District, which allows consideration of site suitability, adequacy of public infrastructure and public services, conflict with agriculture, conversion of farmland, and disturbance of natural areas as part of the criterion regarding, "injurious to public health, safety, and welfare."
- (c) Achievement of Policy 4.1.6 requires achievement of related Objectives 4.2 and 4.3.

- B. Objective 4.2 is entitled "Development Conflicts with Agricultural Operations" and states, "Champaign County will require that each *discretionary review* development will not interfere with agricultural operations."

The proposed rezoning **ACHIEVES** Objective 4.2 because of the following:

- (1) **Policy 4.2.1 states, "The County may authorize a proposed business or other non-residential *discretionary review* development in a rural area if the proposed development supports agriculture or involves a product or service that is better provided in a *rural* area than in an urban area."**

The proposed rezoning **ACHIEVES** Policy 4.2.1 because based on the evidence, the proposed Event Center **WILL NOT** interfere with agricultural operations and is a service which is not currently available in Champaign County and therefore **IS** a service better provided in a rural area than in an urban area as follows:

- (a) The Land Resource Management Plan (LRMP) provides no guidance regarding what products or services are better provided in a rural area and therefore that determination must be made in each zoning case.
- (b) A written statement submitted by the petitioners on February 9, 2012, can be summarized as follows:
  - i. The proposed Event Center will provide an atmosphere that is not available in an urban setting.

- ii.* LA Gourmet Catering is the elite catering company of Champaign County and has grown 25% each of the last five years.
  - iii.* LA Gourmet Catering has been a part of over a thousand events but has had to turn down countless events because there was not a local venue available. This year alone the company moved 18 events outside of Champaign County.
  - iv.* There is unmet demand for a local space that embraces the Midwest.
  - v.* Clients looking for a retreat type venue include Pioneer Hibred, Ehler Brothers Fertilizer, Farm Bureau, Carle, Horizon Hobbies, Kraft, and the University of Illinois.
  - vi.* The subject property is close to town but maintains a country retreat feel and the intention is for the development to fit into the agricultural surroundings.
- \* (c)** At the April 26, 2012, public hearing petitioner Lauren Murray-Miller testified, and is summarized as follows:
- i.* Her family settled on the family farm only a few miles away from the subject property over 130 years ago and it was her grandfather and father that chose to forgo other opportunities to carry on the family farm.
  - ii.* It was at a young age that she and her siblings learned the hard work ethic and entrepreneurial spirit and are proud to be tied tightly to their farming roots. She and her sister Anne opened the company as a career to work on by themselves and give them the opportunity have employees that they can call family and clients that they can call friends and received an award from the University of Illinois College of ACES for Outstanding Young Alumni.
  - iii.* They have not submitted this proposal haphazardly and have done research and taken steps necessary to make sure that this is a feasible project.
- \* (d)** At the April 26, 2012, public hearing the following people spoke in favor of the proposed Special Use and rezoning and their testimony is summarized as follows:
- i.* Lisa Kesler stated that she lives one-quarter mile away from the subject property and has known Lauren and Anne Murray their entire lives and has watched them work very hard since the day the graduated. Both sides of the girls family have farmed in Hensley and Condit Townships for several generations therefore it comes as no surprise that they have always made the needs and tastes of the rural community a top priority in their business. She has no reservations regarding the proposed project.

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Item 14.B.(1)(d) (continued)

- ii.* Chris Wallace stated that she and her husband live directly north of the L.A. Gourmet kitchen and has lived there prior to the conception of the business. The business has been a good neighbor and there has been no noticeable disruption in their lives and L.A. Gourmet is probably the largest employer in Condit Township. She does not believe that the event center will create problems for local agriculture in the area because the girls grew up on a farm and are fully aware of dust, odors, pesticides, and anhydrous applications.
- iii.* Catherine Ehler stated that she farms land north and east of the subject property and knowing the history of the Murray family she believes that the girls will be good neighbors because they know the farming business better than probably most other people understand it and she supports the proposal and looks forward to its completion.
- iv.* Bernard Hammel stated that he has lived in the area for 79 years and that he is in support of the project.

- \**(e)* At the April 26, 2012, public hearing Eric Bussell, realtor for Keller-Williams Realty, testified and is summarized as follows:
  - i.* Approximately one year ago Anne and Lauren Murray contacted him to assist them in finding a location for their proposed event center and one year later they were unable to accomplish that.
  - ii.* They visited many buildings and properties and another real estate broker was brought in to help in the search.
  - iii.* The argument that there are other buildings out there to suit the needs of the business is not true because the general market does not provide for the needs of L.A. Gourmet and the need in the community for an event center such as this is strong.
  - iv.* The Clearview Subdivision is not appealing for the business because a unique wedding experience would be difficult to achieve there with the other anticipated commercial buildings.
- \**(f)* At the April 26, 2012, public hearing neighbor Peggy Anderson testified that she does have concerns regarding the compatibility of the proposed use with surrounding agriculture.
- \**(g)* At the April 26, 2012, public hearing Gwendoline Wilson testified, and is summarized as follows:

- i.* She owns and operates Nuptiae Wedding and Event Planning and has been in the business for 9 years and spoke in favor of the proposed Special Use.
  - ii.* She has worked with many local families to plan events that are special to each individual and more than half of the wedding plans have a budget of over \$44,000.
  - iii.* The wedding industry is very important to area businesses and a successful event center can impact the local economy not only through vending but also through hotel rooms, transportation, formal wear, rental companies, and specialty vendors because they employ many people.
  - iv.* There is a need for an event center such as the one proposed because few venues offer such a truly unique and rural setting and it is simply unattainable within the city limits. The event center will be especially appealing to rural families planning for special occasions and the picturesque nature.
- \* (h)** Letters of support regarding Case 699-AM-11 and 700-S-11 have been received from the following:
- i.* Roger and Marilyn Babb, 2126 CR 1100E, Champaign, received April 23, 2012.
  - ii.* Kevin Babb, 2126 CR 1100E, Champaign, received April 23, 2012.
  - iii.* Gene Warner, 1006 Churchill Downs Drive, Champaign, received April 23, 2012.
  - iv.* Mark J. Kesler, received April 24, 2012.
  - v.* Ron, Rich, Bernie, and Steve Hammel, received April 24, 2012.
  - vi.* Don and Lois Wood, 2283 CR 1100E, Champaign, received April 24, 2012.
  - vii.* Thomas R. Ramage, President, Parkland College, 2400 W. Bradley Ave, Champaign, received April 24, 2012.
  - viii.* Elizabeth Collins, received April 24, 2012.
  - ix.* Terri Kirby, Horizon Hobby, 4105 Fieldstone Road, Champaign, received April 25, 2012.
  - x.* John and Vicky Tedlock, 467 CR 2600N, Mahomet, received April 25, 2012.
  - xi.* Alex Ruggieri, Sperry Van Ness-Ramshaw Real Estate, 505 W. University Ave, Champaign, received April 25, 2012.
- \* (i)** At the June 14, 2012, public hearing petitioner, Anne Murray submitted a petition signed by those in support of the proposed special use. The following people signed the petition:
- i.* Donald and Lois Wood, 2283 CR 1100E, Champaign
  - ii.* Catherine Ehler, 1078 CR 2200N, Champaign
  - iii.* Tim Morrissey, 2218 CR 100E, Champaign
  - iv.* John and Betty Murray, 3801 Clubhouse #300, Champaign

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Item 14.B.(1)(i) (continued)

- v. Donna Kesler, 4107 West Hensley Road, Champaign
- vi. Thelma turner, 1709 South Division Street Apt. 36, Mahomet
- vii. James and Mary Gannaway, 4006 North Prospect, Champaign
- viii. Helen Hoffman, 1701 Willow View Road, Urbana
- ix. Paul Wilson, 3135 Prospect Avenue, Champaign
- x. Richard Schrock, 997 CR 2400N, Champaign
- xi. Philip and Myra Francis, 4613 North Mattis Avenue, Champaign
- xii. Charles Hansens, 862 CR 2800N, Dewey
- xiii. Doug Hansens, 2822 CR 800E, Dewey
- xiv. Robert Furtney, 2308 CR 900E, Champaign
- xv. Ronald Hammel, 3814 North Mattis Avenue, Champaign
- xvi. Richard Hammel, 4708 North Mattis Avenue, Champaign
- xvii. Helen Carmien, 2329 CR 1000E, Champaign
- xviii. Charles Ehler, 2230 CR 900E, Champaign
- xix. Kurt Kesler, 3307 CR 1100E, Rantoul
- xx. Lyle and Paulette Brock, 5111 North Duncan Road, Champaign
- xxi. Jacob Kesler, 1038 CR 2850, Rantoul
- xxii. John and Deanna Alexander, 2508 CR 900E, Champaign
- xxiii. Chuck Sharp, 2392 CR 1300E, Champaign
- xxiv. Don Sharp, 2392 CR 1300E, Champaign
- xxv. James E. Goss, P.O.A. Clinton C. Atkins Estate, 2805 South Boulder Drive, Urbana
- xxvi. Don and Cathy Vincent, 995 CR 2400N, Champaign
- xxvii. Lisa Kesler, 1801 West Hensley Road, Champaign
- xxviii. Roger and Marilyn Babb, 2126 CR 1100E, Champaign
- xix. Kevin Babb, 913 Matthews Lane, Fisher
- xxx. Louis Hansens, 2267 CR 1000E, Champaign
- xxxi. John Murray, 2607 CR 1000E Champaign
- xxxii. Esther Lindsey, 4908 Lindsey Road, Champaign
- xxxiii. Richard Alexander, 2231 CR 1000E, Champaign
- xxxiv. Gene Warner, 1006 Churchill Downs Drive, Champaign
- xxxv. Ryan and Amylynn Heiser, 2140 CR 750E, Champaign

- (2) **Policy 4.2.2 states, "The County may authorize *discretionary review* development in a rural area if the proposed development:**
- a. **is a type that does not negatively affect agricultural activities; or**
  - b. **is located and designed to minimize exposure to any negative affect caused by agricultural activities; and**
  - c. **will not interfere with agricultural activities or damage or negatively affect the operation of agricultural drainage systems, *rural* roads, or other agriculture-related infrastructure."**

The proposed rezoning **ACHIEVES** Policy 4.2.2 because based on the evidence, the proposed event center **DOES NOT** negatively affect agricultural activities, or **IS** located and designed to minimize exposure to negative effects of agricultural activities, and **WILL NOT** interfere with agricultural activities as follows:

- (a) Trees will be planted on the subject property to screen the parking areas from view of neighboring properties and to provide a buffer between agricultural activities and the activities of the property, but this screening could shade nearby farmland.
- (b) The traffic produced by the proposed use will be an increase in traffic, but its impact will be minimal as reported in the Traffic Impact Analysis received May 16, 2012 from the Champaign-Urbana Urbanized Traffic Study (CUUATS).
- (c) Agricultural drainage should not be affected because a special condition has been proposed in related Case 700-S-11 to protect and mitigate any impact this development may have on agricultural drainage tile.
- (d) The proposed Event Center will primarily be sited on land that is not in crop production and the remainder of the development will take a minimal amount of land out of crop production.
- \*(e) At the April 26, 2012, public hearing neighbor Peggy Anderson testified that she does have concerns regarding the compatibility of the proposed use with surrounding agriculture.
- \*(f) At the April 26, 2012, public hearing the following people spoke in favor of the proposed Special Use and rezoning and their testimony is summarized as follows:
  - i. Lisa Kesler stated that she lives one-quarter mile away from the subject property and has known Lauren and Anne Murray their entire lives and has watched them work very hard since the day they graduated. Both sides of the girls family have farmed in Hensley and Condit Townships for several generations therefore it comes as no surprise that they have always made the needs and tastes of the rural community a top priority in their business. She has no reservations regarding the proposed project.
  - ii. Chris Wallace stated that she and her husband live directly north of the L.A. Gourmet kitchen and has lived there prior to the conception of the business. The business has been a good neighbor and there has been no noticeable disruption in their lives and L.A. Gourmet is probably the largest employer in Condit Township. She does not believe that the event center will create problems for local agriculture in the area because the girls grew up on a farm and are fully aware of dust, odors, pesticides, and anhydrous applications.

AS APPROVED

Item 14.B.(2)(f) (continued)

iii. Catherine Ehler stated that she farms land north and east of the subject property and knowing the history of the Murray family she believes that the girls will be good neighbors because they know the farming business better than probably most other people understand it and she supports the proposal and looks forward to its completion.

- (3) **Policy 4.2.3 states, "The County will require that each proposed *discretionary development* explicitly recognize and provide for the right of agricultural activities to continue on adjacent land."**

The proposed rezoning ACHIEVES Policy 4.2.3 for the following reason:

- (a) The Petitioner's understand that this is a rural area where agricultural activities take place.
- (b) A special condition has been proposed to ensure that any subsequent owner recognize the rights of agricultural activities.

- (4) **Policy 4.2.4 states, "To reduce the occurrence of agricultural land use and non-agricultural land use nuisance conflicts, the County will require that all *discretionary review* consider whether a buffer between existing agricultural operations and the proposed development is necessary."**

The proposed rezoning ACHIEVES Policy 4.2.4 for the following reason:

- (a) There will be adequate space between the proposed use and adjacent agriculture uses.

- C. Objective 4.3 is entitled "Site Suitability for Discretionary Review Development" and states, "Champaign County will require that each discretionary review development is located on a suitable site."

The proposed rezoning ACHIEVES Objective 4.3 because of the following:

- (1) Policy 4.3.1 does not apply because the subject property is best prime farmland.
- (2) **Policy 4.3.2 states, "On best prime farmland, the County may authorize a discretionary review development provided the site with proposed improvements is well-suited overall for the proposed land use."**

The proposed rezoning ACHIEVES Policy 4.3.2 for the following reasons:

- (a) The land is best prime farmland and consists of Drummer silty clay soil that has a Land Evaluation score of 98 and Wyant silt loam that has a Land Evaluation Score of 65, Dana silt loam that has a Land Evaluation Score of 87, and Raub silt loam that has a Land Evaluation Score of 87 and the average Land Evaluation score is approximately 88.



- (b) While most of the subject property has been in agricultural production, much of the area for the proposed event center has not.
  - (c) The subject property fronts and has access to County Highway 1/CR 1000E. The Traffic Impact Analysis conducted by CUUATS, received May 16, 2012, indicates that the proposed use will have minimal impact on the road network. CUUATS made suggestions for safety measures and a special condition in related Case 700-S-11 will implement those suggestions.
  - (d) Agricultural drainage should not be affected because a special condition has been proposed in related Case 700-S-11 to protect and mitigate any impact this development may have on agricultural drainage tile.
  - (e) The subject property is not served by sanitary sewer, but a new septic system is proposed to be installed in the southeast corner of the subject property to serve the proposed event center. The Petitioner's have received a permit for the septic system from the Champaign County Health Department.
- (3) **Policy 4.3.3 states, "The County may authorize a discretionary review development provided that existing public services are adequate to support to the proposed development effectively and safely without undue public expense."**

The proposed rezoning ACHIEVES Policy 4.3.3 for the following reason:

- (a) The subject property is located approximately 8 miles from the Thomasboro Fire Protection District Station. The fire protection district was notified of the case and comments have been received and a special condition has been proposed in related Case 700-S-11 to implement the recommendations of the Thomasboro Fire Protection District.
  - (b) The subject property is approximately 2 miles from the City of Champaign.
- (4) **Policy 4.3.4 states, "The County may authorize a discretionary review development provided that existing public infrastructure, together with proposed improvements, is adequate to support the proposed development effectively and safely without undue public expense."**

The proposed rezoning ACHIEVES Policy 4.3.4 for the following reason:

- (a) The subject property has access to County Highway 1/CR 1000E. County Highway 1/CR 1000E is a two-lane highway that has adequate capacity for the proposed use.
- (b) The Traffic Impact Analysis conducted by CUUATS, received May 16, 2012, indicates that the proposed use will have minimal impact on the road network. CUUATS made suggestions for safety measures and a special condition in related Case 700-S-11 will implement those suggestions.

Item 14.C.(4) (continued)

- (c) Agricultural drainage should not be affected because a special condition has been proposed in related Case 700-S-11 to protect and mitigate any impact this development may have on agricultural drainage tile.

15. 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.**

LRMP Goal 5 is entitled "Urban Land Use" and is relevant to the proposed rezoning because the subject property is proposed to be rezoned AG-2 Agriculture. Goal 5 states, "Champaign County will encourage urban development that is compact and contiguous to existing cities, villages, and existing unincorporated settlements."

The proposed amendment **CONFORMS** to Goal 5 because of the following:

- A. Objective 5.1 is entitled "Population Growth and Economic Development" and states "Champaign County will strive to ensure that the preponderance of population growth and economic development is accommodated by new urban development in or adjacent to existing population centers."

The proposed rezoning **CONFORMS** to Objective 5.1 because of the following:

- (1) Objective 5.1 includes nine subsidiary policies. Policies 5.1.2, 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7, 5.1.8, and 5.1.9 do not appear to be relevant to the proposed amendment.
- (2) **Policy 5.1.1 states, "The County will encourage new urban development to occur within the boundaries of incorporated municipalities.**

The proposed rezoning **CONFORMS** to Policy 5.1.1 because of the following:

- (a) The subject property is not served by sanitary sewer.
- (b) The Appendix to Volume 2 of the LRMP defines "urban development" as the construction, extension, or establishment of a land use that requires or is best served by a connection to a public sanitary sewer system and "urban land use" as generally, land use that is connected and served by a public sanitary sewer system.
- (d) The proposed use is not urban development because the proposed use generates no process-related wastewater and can be very adequately served by an onsite septic system.
- (e) The AG-2 District contains many uses that can be considered urban development as defined by the LRMP such as a stadium or coliseum and any use which generates a substantial wastewater load.

- B. Objective 5.2 is entitled, "Natural Resources Stewardship" and states, "When new urban development is proposed, Champaign County will encourage that such development demonstrates good stewardship of natural resources."

The proposed amendment **CONFORMS** to Objective 5.2 because of the following:

- (1) **Policy 5.2.1 states, "The County will encourage the reuse and redevelopment of older and vacant properties within urban land when feasible."**

The proposed rezoning **CONFORMS** to Policy 5.2.1 because of the following:

- (a) The petitioners have indicated that they have been searching for a suitable property in Champaign County for two years and have not found a suitable property.
- (b) The proposed use is not urban development based on the discussion of Policy 5.1.1.

16. 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.**

Goal 6 has 4 objectives and 7 policies. The proposed amendment **ACHIEVES** Goal 6 for the following reasons:

- A. Objective 6.1 is entitled "Protect Public Health and Safety" and states, "Champaign County will seek to ensure that development in unincorporated areas of the County does not endanger public health or safety."

The proposed rezoning **ACHIEVES** Objective 6.1 because of the following:

- (1) **Policy 6.1.2 states, "The County will ensure that the proposed wastewater disposal and treatment systems of discretionary development will not endanger public health, create nuisance conditions for adjacent uses, or negatively impact surface or groundwater quality."**

The proposed rezoning **ACHIEVES** Policy 6.1.2 for the following reasons:

- (a) The Petitioner's have received a permit for a wastewater system from the Champaign County Health Department. The design of the system should not create nuisance conditions and should not endanger public health.
- (2) **Policy 6.1.3 states, "The County will seek to prevent nuisances created by light and glare and will endeavor to limit excessive night lighting, and to preserve clear views of the night sky throughout as much of the County as possible."**

The proposed rezoning **ACHIEVES** Policy 6.1.3 for the following reason:

AS APPROVED

Item 16.A.(2) (continued)

- (a) All outdoor lighting proposed will comply with exterior lighting requirements in Section 6.1.2 of the *Zoning Ordinance*.

- B. Objective 6.3 entitled "Development Standards" states, "Champaign County will seek to ensure that all new non-agricultural construction in the unincorporated area will comply with a building code by 2015."

The proposed rezoning **ACHIEVES** Objective 6.3 because of the following:

- (1) A special condition of approval has been proposed in related Case 700-S-11 to ensure that the proposed Event Center will comply with applicable building codes.

17. 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.**

Goal 7 has 2 objectives and 7 policies. The proposed amendment **ACHIEVES** Goal 7 for the following reason:

- A. Objective 7.1 is entitled "Traffic Impact Analysis" and states, "Champaign County will consider traffic impact in all land use decisions and coordinate efforts with other agencies when warranted."

The proposed rezoning **ACHIEVES** Objective 7.1 because of the following:

- (1) Policy 7.1.1 states, "**The County will include traffic impact analyses in discretionary review development proposals with significant traffic generation.**"

The proposed rezoning **ACHIEVES** Policy 7.1.1 for the following reasons:

- (a) The proposed Event Center will accommodate up to 400 people and the site plan includes 84 parking spaces and overflow parking that can accommodate 97 additional parking spaces.
- (b) The Traffic Impact Analysis (TIA) received May 16, 2012, conducted by the Champaign-Urbana Urbanized Transportation Study made recommendations regarding traffic safety in the area of the subject property, the recommendations are as follows:
- i.* Because the proposed event center will have minimal impact on traffic flow, no capacity or traffic operational improvements are necessary for the study roadway segment or the four study intersections (Bloomington Road, Olympian Drive, Ford Harris Road, and Hensley Road).

- ii. A stop sign on the event center driveway with due consideration for proper sight distance. This is required by a special condition in Case 700-S-11.
- iii. Lighting at the entrance to the subject property. This lighting shall only be operated during event times and fully comply with the lighting requirements of Section 6.1.2. This is required by a special condition in Case 700-S-11.
- iv. Way finding signage shall be placed a minimum of 200 feet in advance of the entrance to the subject property. This is required by a special condition in Case 700-S-11.
- v. All signage shall be placed in accordance with the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) guidelines.

18. 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 **NOT RELEVANT** Goal 8 because it will not be harmful to natural resources.

19. 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 **NOT RELEVANT** to Goal 9 because the proposed amendment does not address energy efficiency or the use of renewable energy sources.

20. 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.

**GENERALLY REGARDING THE LaSalle Factors**

21. In the case of *LaSalle National Bank of Chicago v. County of Cook* the Illinois Supreme Court reviewed previous cases and identified six factors that should be considered in determining the validity of any proposed rezoning. Those six factors are referred to as the *LaSalle* factors. Two other factors were added in later years from the case of *Sinclair Pipe Line Co. v. Village of Richton Park*. The *Champaign County Zoning Ordinance* does not require that map amendment cases be explicitly reviewed using all

Item 21. (continued)

of the *LaSalle* factors but it is a reasonable consideration in controversial map amendments and any time that conditional zoning is anticipated. The proposed map amendment compares to the *LaSalle* and *Sinclair* factors as follows:

**A. *LaSalle* factor: The existing uses and zoning of nearby property.**

Table 1 below summarizes the land uses and zoning of the subject property and properties nearby.

**Table 1: Land Use and Zoning Summary**

Direction	Land Use	Zoning
Onsite	Residential	AG-1 Agriculture
	Agriculture	
North	Agriculture	AG-1 Agriculture
	Residential	
East	Agriculture	AG-1 Agriculture
West	Agriculture	AG-1 Agriculture
South	Agriculture	AG-1 Agriculture
	Residential	

**B. *LaSalle* factor: The extent to which property values are diminished by the particular zoning restrictions.**

- (1) It is impossible to establish values without a formal real estate appraisal which has not been requested nor provided and so any discussion of values is necessarily general.
- (2) In regards to the value of nearby residential properties, it is not clear if the requested map amendment would have any effect.
- (3) In regards to the value of the subject property it also is not clear if the requested map amendment would have any effect.

**C. *LaSalle* factor: The extent to which the destruction of property values of the plaintiff promotes the health, safety, morals, and general welfare of the public.**

There has been no evidence submitted regarding property values. The proposed rezoning should not have a negative effect on the public health, safety, and welfare.

**D. *LaSalle* factor: The relative gain to the public as compared to the hardship imposed on the individual property owner.**

The gain to the public of the proposed rezoning is positive because the proposed amendment would allow the Petitioner's to provide a venue that is not available in Champaign County.

Currently, the hardship imposed on the Petitioner's is minimal. The Petitioner's understand they could not operate a Private Indoor Recreation Development as a Special Use under its current zoning.

- E. **LaSalle factor: The suitability of the subject property for the zoned purposes.**  
The subject property is suitable for the current zoned purposes. Currently, a portion of the property is used for agricultural production and will continue to be used for agricultural production if the proposed rezoning is approved.

In regards to the proposed zoned purposes, the suitability of the subject property for the proposed use will be determined in each case and therefore the final determination will be consistent with this fact.

- F. **LaSalle factor: The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.**

The AG-1 District was planned in 1973 and thus was intended to protect areas of the County where soil and topographic conditions are best adapted to the pursuit of agricultural uses. Currently, the subject property is not vacant. A single-family home exists on the property with another portion being used a farmland. 1973 and 2008 aerial photos were compared and it appears that the land cover in 1973 exists today on the subject property aside from the home which was constructed on the property in the mid 1980s. In addition, the single family homes to the north and south appear in the 1973 aerial photography.

- G. **Sinclair factor: The need and demand for the use.**

The proposed use, if rezoned is an Event Center for the Petitioner's catering business. The need and demand for the use is to provide a rural event center in Champaign County, which the Petitioners claim is not available in the area and events have had to be moved outside of the area to accommodate customers wishes.

- H. **Sinclair factor: The extent to which the use conforms to the municipality's comprehensive planning.**

The proposed use generally conforms to goals and policies of the Champaign County Land Resource Management Plan. The Petitioner's will be taking minimal, if any agricultural land out of production.

**REGARDING SPECIAL CONDITIONS OF APPROVAL**

22. Proposed Special Conditions of Approval:

- A. **The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

The above special condition is necessary to ensure the following:

**Conformance with policy 4.2.3.**

**DOCUMENTS OF RECORD**

1. Special Use Permit Application received on November 10, 2011, with attachments:
  - A Letter of Intent
  - B Sketches of location, existing use, and proposed use
2. Petition for Zoning Map Amendment signed by Lauren and Anne Murray received on November 10, 2011, with attachments:
  - A Letter of Intent
  - B Sketches of location, existing use, and proposed use
3. Site Plan, Building Plan, and Exterior Drawings received on February 9, 2012
4. Letter of Intent received February 9, 2012
5. Septic System Permit and Application received February 9, 2012
6. On-site Soil Evaluation for Septic Filter Field received February 13, 2012
7. Revised Site Plan received February 13, 2012
8. Revised Site Plan received March 2, 2012
9. Preliminary Memorandum for Case 700-S-11 dated March 23, 2012, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Site Plan (Proposed Development) received March 2, 2012
  - C Building plans and drawings received February 9, 2012
  - D Stormwater Drainage Plan
  - E Septic System Plan
  - F Letter of Intent received February 9, 2012
  - G Draft Summary of Evidence, Finding of Fact, and Final Determination
10. Preliminary Memorandum for Case 699-AM-11 dated March 23, 2012, with attachments:
  - A Case Maps (Location, Land Use, Zoning)
  - B Draft Finding of Fact, and Final Determination
11. Supplemental Memorandum for Case 700-S-11 dated March 29, 2012, with attachment:
  - A letter from Don Wauthier received March 27, 2012
12. Special Report from the Hensley Township Plan Commission submitted by Mr. Ben McCall at the March 29, 2012, public hearing.
13. Revised site plan received April 17, 2012



14. Supplemental Memorandum for Case 700-S-11 dated April 20, 2012 with attachments:
  - A Revised site plan received April 17, 2012
  - B County Highway 1 Crash Location and Severity Map 2007-2011
  - C County Highway 1 5-Year Crash Information Map
  - D Revised Summary of Evidence, Finding of Fact, and Final Determination
15. Supplemental Memorandum for Case 699-AM-11 dated April 20, 2012, with attachment:
  - A Revised Finding of Fact and Final Determination
16. Scope of Services from the Champaign County Regional Planning Commission received April 23, 2012
17. Supplemental Memorandum for Case 700-S-11 dated April 26, 2012, with attachments:
  - A Traffic Accident Information for County Highway 1
  - B Scope of Services
  - C Letters of Support from the following:
    1. Roger and Marilyn Babb, 2126 CR 1100E, Champaign
    2. Kevin Babb, 2126 CR 1100E, Champaign
    3. Gene Warner, 1006 Churchill Downs Drive, Champaign
    4. Mark J. Kesler
    5. Ron, Rich, Bernie, and Steve Hammond
    6. Don and Lois Wood, 2283 CR 1100E, Champaign
    7. Thomas R. Ramage, President, Parkland College, 2400 W. Bradley Ave, Champaign
    8. Elizabeth Collins
    9. Terri Kirby, Horizon Hobby, 4105 Fieldstone Road, Champaign
    10. John and Vicky Tedlock, 467 CR 2600N, Mahomet
    11. Alex Ruggieri, Sperry Van Ness-Ramshaw Real Estate, 505 W. University Ave, Champaign
18. Traffic Impact Analysis prepared by the Champaign-Urbana Urbanized Area Transportation Study (CUUATS), received May 16, 2012
19. Supplemental Memorandum for Case 700-S-11 dated June 8, 2012, with attachments:
  - A Approved minutes from the April 26, 2012, public hearing for Case 699-AM-11 and 700-S-11
  - B Traffic Impact Analysis
  - C NRCS Dry Hydrant Information and Standard Details
  - D Site Distance Map
  - E Revised Summary of Evidence, Finding of Fact, and Final Determination
20. Supplemental Memorandum for Case 699-AM-11 dated June 8, 2012, with attachments:
  - A Approved Minutes from the April 26, 2012, public hearing for Cases 699-AM-11 and 700-S-11
  - B Revised Finding of Fact, and Final Determination

DOCUMENTS OF RECORD (continued)

21. Revised Site Plan received June 11, 2012
22. Supplemental memorandum for Case 700-S-11 dated June 14, 2012, with attachments:
  - A Annotated Site Plan
23. Supplemental Memorandum for Case 699-AM-11 dated June 14, 2012, with attachments:
  - A Comparison of AG-2 District in Somer Township with Proposed AG-2 District
23. Petition in support of the proposed Special Use submitted by Annie Murray on June 14, 2012
24. Written statement submitted by Phil Kesler on June 14, 2012
25. Written statement submitted by Birgit McCall on June 14, 2012
26. Written statement submitted by Ben McCall on June 14, 2012
27. CUUATS response to Birgit McCall testimony received June 19, 2012
28. Email dated June 19, 2012 from Annie Murray
29. Revised Site plan received June 26, 2012
30. Revised Site plan received June 28, 2012
31. Revised Site Plan received July 3, 2012
32. Supplemental Memorandum for Case 700-S-11 dated July 6, 2012, with attachments:
  - A Revised Site Plan received July 3, 2012
  - B Petition of support submitted on June 14, 2012, by Annie Murray
  - C CUUATS response to June 14, 2012 testimony of Birgit McCall
  - D Summary of Evidence, Finding of Fact, and Final Determination
33. Supplemental Memorandum for Case 699-AM-11 dated July 6, 2012, with attachments:
  - A Zoning Map
  - B Excerpt of June 14, 2012 draft minutes
  - C LRMP Appendix of Defined Terms
  - D Finding of Fact and Final Determination
34. LRMP Goals, Policies, Objectives, and Appendix of Defined Terms
35. Supplemental Memorandum for Case 700-S-11 dated July 12, 2012, with attachments:
  - A Highlighted Map Illustrating Locations of Landowners in June 14, 2012, Petition of Support received July 12, 2012

**AS APPROVED**

**Cases 699-AM-11  
Page 29 of 31**

36. Two photographs submitted by Anne and Lauren Murray on July 12, 2012
37. Planning Commissioners Journal Article submitted by Ben McCall on July 12, 2012
38. Written testimony submitted by Ben McCall on July 12, 2012
39. Written testimony submitted by Lisa Kesler on July 12, 2012

**SUMMARY FINDING OF FACT**

From the documents of record and the testimony and exhibits received at the public hearing conducted on **March 29, 2012, April 26, 2012, June 14, 2012, July 12, 2012, and August 16, 2012**, the Zoning Board of Appeals of Champaign County finds that:

1. The proposed Zoning Ordinance map amendment **WILL HELP ACHIEVE** the Land Resource Management Plan because:
  - A. The proposed Zoning Ordinance map amendment **WILL HELP ACHIEVE** the following LRMP goals:
    - 3, 4, 6, and 7
  - B. The proposed Zoning Ordinance map amendment **WILL NOT IMPEDE** the achievement of the other LRMP goals.
2. The proposed Zoning Ordinance map amendment **IS** consistent with the *LaSalle* and *Sinclair* factors.

**AS APPROVED**

**Cases 699-AM-11  
Page 31 of 31**

**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 699-AM-11** should **BE ENACTED** by the County Board in the form attached hereto and **SUBJECT TO THE FOLLOWING SPECIAL CONDITION:**

**The owners of the subject property hereby recognize and provide for the right of agricultural activities to continue on adjacent land consistent with the Right to Farm Resolution 3425.**

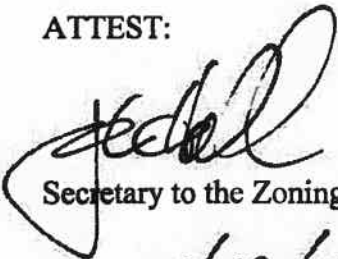
The foregoing is an accurate and complete record of the Findings and Determination of the Zoning Board of Appeals of Champaign County.

**SIGNED:**



Eric Thorsland, Chair  
Champaign County Zoning Board of Appeals

**ATTEST:**

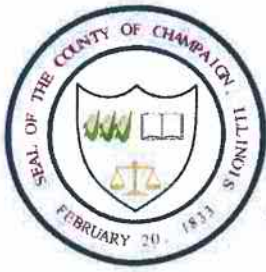


Secretary to the Zoning Board of Appeals

Date

8/28/12

EVALUATION CRITERIA	LLP	Justice Solutions Group	DZ Illinois	Kimme & Associates
Proposed Approach for Analysis and Forecasting	337.5	351	258.75	366.75
Proposed Approach for Communications and Stakeholder Engagement	369	355.5	238.5	342
Unique Approach to Project	432.5	352.5	242.5	405
Qualifications of Project Team	356	316	252	342
Relevant Project Experience	391.5	347	267.75	362.25
Proposed Project Schedule	312	272	242	290
Cost Proposal	342	274.5	261	285.75
<b>TOTAL SCORE</b>	<b>2540.5</b>	<b>2268.5</b>	<b>1762.5</b>	<b>2393.75</b>



**CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES** 1776

East Washington Street, Urbana, Illinois 61802-4581

*ADMINISTRATIVE, BUDGETING, PURCHASING, & HUMAN RESOURCE  
MANAGEMENT SERVICES*

**Deb Busey, County Administrator**

**MEMORANDUM**

**TO: Tom Betz, Deputy Chair of County Facilities and MEMBERS of the  
CHAMPAIGN COUNTY BOARD COMMITTEE of the WHOLE**

**FROM: Deb Busey, County Administrator  
Gordy Hulten, County Clerk  
Alan Reinhart, Facilities Director  
Andy Rhodes, IT Director**

**DATE: August 29, 2012**

**RE: IMPROVEMENTS to SHIELDS MEETING ROOM for ENHANCED  
PUBLIC ACCESS**

**ISSUE:**

*County Board Strategic Plan Goal 1: Champaign County is a high performing local government organization committed to open, transparent governance.*

The current Shields Meeting Room is in need of attention in order to improve public access to county government as documented in County Board Strategic Plan Goal 1. Issues include:

- The County Board will downsize to 22 members instead of 27 members in December 2012.
- The Board Room sound system which has been in use since 1996 is failing, and provides inadequate sound quality for the public broadcast of the county board meetings. A recent repair to keep the system going cost over \$2,000, and still does not address the declining quality of the sound system.
- The single camera video system for live broadcast and taping of the County Board Meetings is limited in capacity to provide quality broadcast of the meetings.
- The current configuration of seating is not desirable for the conduct of discussion and debate among board members during their meetings.

**REPORT:**

We have identified and compiled resources within our FY2012 budgets as follows, and would like to recommend improvements to the Shields Meeting Room to address the public access challenges and shortfalls as follows:

**COUNTY CLERK:**

The County Clerk, acting as Clerk of the County Board, has assumed responsibility for the video taping and subsequent broadcasting and replay on cable public access of the county board meetings. The County Clerk would like to replace the camera system for the county board meetings with a more state-of-the art system, with cameras installed in the ceiling and operated by County Clerk staff from a sound room. The County Clerk has available in the FY2012 budget up to \$20,000 to spend on the replacement of this video system, and would like to participate in the Shields Meeting Room remodeling project by doing that before November 30<sup>th</sup>.

**IT:**

County IT has always provided some level of support to the sound system, recordings, and power point and other presentations provided in the Board Room. As Board Members and the public are all aware if they take the opportunity to view the live or re-broadcast of board meetings, the 16-year old sound system provides a poor quality product, which cannot be improved with the continued use of this system. We would also like to take this opportunity to upgrade the system for delivering presentations to the Board. County IT has available in our FY2012 budget up to \$30,000 to spend on the replacement of the sound system and other technological improvements.

**PHYSICAL PLANT/GENERAL COUNTY:**

The removal of the raised platform in the Shields Meeting Room could forever improve the flexibility of the room and allow for a U-arrangement for the Board Members – with improved public visibility and improved visibility among board members for discussion purposes. The attached diagram demonstrates a layout which creates that improved visibility. The demolition of the raised platform would also lead to replacement of carpeting in the meeting room – however the carpet is 17 years old, and because of the public use of the space, is in need of replacement anyway. Installation of a window from the sound room from which the County Clerk staff will operate the camera system, and appropriate installation of wiring for sound, video, and electronic access for board members will also be a consideration in our portion of this project.

At this time, the County Board has \$60,000 of unspent funds in the General County FY2012 budget - \$55,000 in the Contingent line item, and \$5,000 in the Attorney Fees line item. These funds are available, upon County Board approval of transfer of the \$55,000 in the contingent line item – to be used for this project.

**CAPITAL ASSET REPLACEMENT FUND/TREASURER BUDGET:**

The County Treasurer has reserved funds in the Capital Asset Replacement Fund Budget for the Treasurer which have been set aside for furnishings, and a high density filing system which the Treasurer has determined will not be replaced. With that determination, these funds are available



to be re-distributed, and the Treasurer has volunteered to have these funds transferred to cover the cost of replacement of furnishings for the board room which includes transitioning to smaller tables that will work better in the U-configuration; replacing chairs for board members; and potentially adding to or replacing public seating with gang-style chairs that are more comfortable than the current pews. The Capital Asset Replacement Fund has \$16,000 in reserved funds available for this project.

**SUMMARY:**

We all believe an overall update to the Shields Meeting Room, and the systems within it which serve the public through the broadcast of meetings held there, is necessary and timely. Collectively, we can put together a budget for this update and improvement with our existing FY2012 budgets, without the need for an additional appropriation from the General Corporate Fund balance. We also believe the improvements will provide at a minimum, a 15-20 year solution and enhanced operation to benefit the County Board and the public it serves.

As stated above, the combined resources we have identified for this project total \$126,000. Upon the approval of the County Facilities Committee to move forward, we can begin the process of identifying and procuring the necessary equipment. Other than the approval of the County Facilities Committee to proceed, the only additional board action required will be to approve a Budget Transfer moving the \$55,000 in the General Corporate Contingent line item to the Physical Plant budget. Upon the approval of County Facilities, we will prepare and present that budget transfer to the Finance Committee at its September 11<sup>th</sup> meeting.

We would request the County Board move its November COW and County Board Meetings to the Dimit Meeting Room in RPC, to enable the remodel to be completed between November 7<sup>th</sup> and November 30<sup>th</sup>. The new facility is then fully operational and ready for the Organizational Meeting of the new County Board on December 3, 2012.

**RECOMMENDED ACTION:**

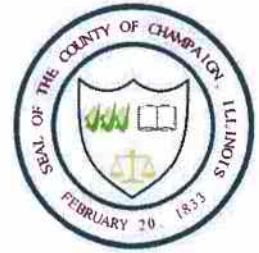
***The County Facilities Committee of the Whole approves the remodel of the Shields Meeting Room with replacement of video system by the County Clerk, replacement of Sound System and Presentation System by County IT, remodel of room by Physical Plant, and replacement of furnishings through the Capital Asset Replacement Fund. The County Facilities Committee further recommends to the Finance Committee approval of a transfer of \$55,000 from the General County Contingent Line Item to the Physical Plant Budget for the completion of this project.***

Thank you for your consideration of this request.

## **CHAMPAIGN COUNTY PHYSICAL PLANT**

1776 EAST WASHINGTON STREET, URBANA, ILLINOIS 61802-4581

*FACILITIES & GROUNDS MANAGEMENT SERVICES*



**Alan Reinhart, Facilities Director**

### **MEMORANDUM**

**DATE:** 8-27-2012

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

**FROM:** Alan Reinhart, Facilities Director

**RE:** Sheriff's Office/Downtown Correctional Center Improvements

As requested at the Committee of the Whole Meeting on August 7, 2012 we looked at the Sheriff's Office/Correctional Center to try and identify repairs/improvements that could possibly be finished this Fiscal Year. I have looked at this from two different perspectives. The primary goal is trying to maintain the integrity of the building. Secondly, I discussed with the Sheriff and Officers what could be done to repair or improve the conditions of the building for the Officers and inmates.

#### **INTEGRITY OF BUILDING**

The building is experiencing moisture damage due to repeated perimeter roof failures, leaking caulking joints in the stone coping and cracks in the brick veneer. I have separated these problems into two (2) projects:

##### **Limited Roof Maintenance and Repair**

The existing roof was installed in 1995 and is experiencing shrinkage and is starting to pull away from the parapet. The most problems lately have been on the south part of the building over the entrance, lobby and open office area. I am receiving price quotes from Roofing Contractors to remove the membrane from the perimeter, allow it to relax, reattach it to the roof deck, install new flashing at the perimeter, and install new flashing at the sky light and roof penetrations over this area. This would take care of approximately 6,000 square feet of the 28,400 total square feet of the roof.

##### **Exterior Masonry Walls**

All of the parapet stone coping is in need of caulking and mortar replacement. Miscellaneous tuck pointing needs to be done on the exterior walls of the building where there are cracks and open mortar joints.

## **INTERIOR IMPROVEMENTS**

After discussion with the Sheriff's Office, we identified several areas in the building that are in need of repairs that could be broken into small projects:

### **Indoor Recreation Area Floor Tile**

The indoor recreation area has approximately 30% of the floor tile broken/cracked or missing. Floor tile to match the existing is no longer available. Although testing has not been done at this time, there is a high probability, due to the age and color of the mastic used to glue the tile in place, the tile and floor mastic will have to be abated before new tile can be installed.

### **Replacement Jail Locks**

The majority of the main corridor locks in the Jail area are obsolete. These locks must be retrofitted as they fail as parts are no longer obtainable. We identified 10 locks that are in the primary travel path for the officers and inmates and have heavy use. The replacement locks are proprietary and must be purchased from the authorized dealer. By purchasing locks at this quantity, we would receive a 15% discount off the standard individual purchasing price.

### **Increase Natural Lighting**

The natural lighting in the day rooms was greatly restricted in the 1980's by welding plate steel over the security windows. A short time later a series of small holes were drilled in the plate steel to allow a limited amount of natural lighting into the day room areas. To increase the amount of natural lighting and possibly reduce the energy consumption of the building lighting, the windows could be removed from the outside of the building, 7" wide slots would be cut into the plate steel and then the windows would be re-installed and re-caulked.

### **Shower Stall Coverings**

The shower stalls have multiple layers of paint that have been applied over the years. Power washing, scraping and cleaning leaves a questionable surface for adhesion for new paint. A proven method we have used in two (2) showers is to install aluminum sheeting mechanically fastened to the shower walls. There are 8 remaining showers that do not have sheeting installed.

### **Jail Painting**

It has been multiple years since the cell blocks and day rooms have been painted. The Physical Plant employees have recently painted and trimmed two (2) of the day rooms. The individual cell blocks were not cleaned or painted due to the work load of our employees and the amount of time to access the cell blocks.

**At the time of this memo, all pricing has not been received to satisfy the requirements of the County's Purchasing Policy. Disclosure of the pricing received at this time could give potential contractors an unfair advantage. If the required numbers of price quotes are received before the C.O.W. meeting, they will handed out at the meeting.**

Priority	Project	Status	Value	Estimated Completion Time
1	Limited Roof Maintenance and Repair	2 Price quotes received Estimated range	\$20,000 to \$25,000	4 Weeks
2	Exterior Masonry Walls	1 Price quoted received Estimated range	\$15,000 to \$20,000	3 Weeks
3	Indoor Recreation Area Floor Tile	Estimated	\$13,250	6 Weeks
?	Replacement Jail Locks	Pricing received from Dealer	\$8,403	1 Week
?	Increase Natural Lighting (16 Window locations)	1 Price quote received Estimated range	\$7,000 to \$10,000	3 Weeks
?	Shower Stall Coverings	Pricing not received		Dependent on Jail Population
?	Jail Painting	Pricing not received		Dependent on Jail Population

# **CHAMPAIGN COUNTY PHYSICAL PLANT**

1776 EAST WASHINGTON STREET, URBANA, ILLINOIS 61802-4581

*FACILITIES & GROUNDS MANAGEMENT SERVICES*



**Alan Reinhart, Facilities Director**

## **MEMORANDUM**

**DATE:** 8-21-2012

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

**FROM:** Alan Reinhart, Facilities Director

**RE:** Courthouse Air Conditioning Compressor Failure

During the last week of July we experienced troubles with the Courthouse Air Conditioning Compressor, circuit #2, overloading their main line fuses. After trouble shooting the circuit, it was determined that the internal wiring of the compressor had failed and was causing the overload condition. The Courthouse A/C system has 4 circuits that stage on and off as required by the cooling load of the building. With the changing season and reduced load, we are able to maintain the internal building temperatures without any problems using the 75% cooling capacity we currently have.

Once the failure was found, we contacted three (3) firms that have experience and factory training on our type of system for price quotes to replace the failed compressor. All three (3) firms supplied a price quote that included a minimum of one (1) year warranty on materials. The proposals are from:

Hunzeker Service Agency, Peoria, Illinois	\$35,160.00
Entec Services, Inc., Peoria, Illinois	\$26,400.00
Reliable Mechanical Co., Savoy, Illinois	\$23,905.00

Because of the unknown cause of the failure, it is recommended by the proposers that this system be flushed to remove the existing oil and new oil and filters be installed during the replacement process. This will add approximately \$4,000.00 to the total cost of the replacement.

I recommend that we accept the proposal from Reliable Mechanical Co. for \$23,905.00 and include the additional \$4,000 to flush the system to make sure all impurities are removed from the oil, for a total cost of \$27,905.00.

Because of the lack of funds in our current budget, I will send a request to the Finance committee for a budget amendment to cover the cost of this unforeseen failure.



**CHAMPAIGN COUNTY ADMINISTRATIVE SERVICES** 1776

East Washington Street, Urbana, Illinois 61802-4581

*ADMINISTRATIVE, BUDGETING, PURCHASING, & HUMAN RESOURCE  
MANAGEMENT SERVICES*

**Deb Busey, County Administrator**

**MEMORANDUM**

**TO: Tom Betz, Deputy Chair of County Facilities and MEMBERS of the  
CHAMPAIGN COUNTY BOARD COMMITTEE of the WHOLE**

**FROM: Deb Busey, County Administrator**

**DATE: August 29, 2012**

**RE: Courthouse Air Conditioning Compressor Failure**

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You have been provided with information by Facilities Director Alan Reinhart regarding the failure of a Courthouse Air Conditioning Compressor unit with an estimated replacement budget of \$27,905. Deputy Chair Betz asked me to provide you with options for funding this replacement in the FY2012 budget.

**OPTION 1:**

You could recommend the preparation of a budget amendment in the amount of \$27,905 on the General Corporate Fund FY2012 budget to appropriate this money from the fund balance. The monthly General Corporate Fund Budget Projection Reports have consistently projected that the General Corporate Fund should end the fiscal year in a revenue neutral to revenue positive position. The available beginning fund balance for the General Corporate Fund was at \$3.8 million – 12% of FY2012 expenditure. The projected ending fund balance in the most recent report is approximately \$4.1 million – 13.2% of FY2012 expenditure.

**OPTION 2:**

The Courthouse Construction Fund has a current balance of \$854,339. The Courthouse Video and Sound System replacement project was budgeted out of the Courts Construction Fund in FY2012. The project was completed, and there is \$17,000 of expenditure authority remaining in that fund. A budget amendment in the amount of \$11,000 could be prepared to appropriate the additional expenditure authority necessary for this project to be completed from the Courts Construction Fund Balance.

If you approve moving forward with this project, and recommend which of the two funding options you would select; we will prepare the appropriate budget amendment to go to the Finance Committee of the Whole on September 11<sup>th</sup> for approval and recommendation to the County Board.

Gas Utilities - FY2012

Period	Courthouse	204 E Main	502 S Lierman	JDC	1905 E Main	EMA/MET/CAD Rear	Brookens	ITC	1705 E Main North Garage	1705 E Main South Garage	202 Art Bartell	Monthly Totals
December - Ameren	\$3,687.33	\$566.19	\$1,958.76	\$455.15	\$252.42	\$90.64	\$1,598.24	\$3,261.76	\$118.60	\$210.96	\$806.98	\$13,007.03
December - Integrys	\$10,302.50	\$1,966.86	\$5,133.06	\$1,531.62	\$737.13	\$103.00	\$4,054.90	\$9,029.81	\$212.69	\$574.63		\$33,646.20
January - Ameren	\$3,853.33	\$615.54	\$2,243.97	\$507.20	\$268.29	\$116.18	\$1,774.05	\$3,577.38	\$143.49	\$241.97	\$902.70	\$14,244.10
January - Integrys	\$9,974.41	\$2,032.61	\$5,514.24	\$1,629.24	\$739.70	\$173.39	\$4,211.88	\$9,209.58	\$275.01	\$641.76		\$34,401.82
February - Ameren	\$3,676.72	\$610.07	\$1,976.15	\$407.64	\$264.48	\$121.92	\$1,529.23	\$3,368.21	\$137.67	\$228.48	\$773.29	\$13,093.86
February - Integrys	\$8,223.85	\$1,781.29	\$4,114.84	\$1,103.61	\$624.40	\$147.13	\$3,034.93	\$7,478.44	\$199.93	\$503.91		\$27,212.33
March - Ameren	\$3,090.24	\$368.06	\$1,812.90	\$204.77	\$239.05	\$92.11	\$1,036.90	\$1,593.05	\$97.33	\$124.46	\$523.49	\$9,182.36
March - Integrys	\$7,495.03	\$1,066.89	\$4,096.54	\$466.46	\$592.43	\$52.02	\$2,031.94	\$3,511.63	\$71.33	\$171.00		\$19,555.27
April - Ameren	\$3,016.89	\$396.97	\$1,597.04	\$177.74	\$229.90	\$85.05	\$991.17	\$289.73	\$85.21	\$86.89	\$297.31	\$7,253.90
April - Integrys	\$5,519.02	\$878.22	\$2,662.93	\$274.71	\$418.28	\$19.59	\$1,444.28	\$33.29	\$19.99	\$24.56		\$11,294.87
May - Ameren	\$2,351.45	\$160.92	\$1,275.22	\$125.44	\$185.94	\$82.47	\$639.69	\$408.24	\$80.18	\$89.88	\$148.21	\$5,547.64
May - Integrys	\$4,839.52	\$204.49	\$2,299.62	\$102.24	\$360.40	\$6.82	\$809.42	\$38.33	\$0.00	\$11.50		\$8,672.34
June - Ameren	\$1,879.64	\$135.52	\$1,091.83	\$107.71	\$167.26	\$81.98	\$535.18	\$410.56	\$80.18	\$89.97	\$80.10	\$4,659.93
June - Integrys	\$4,394.12	\$144.27	\$2,207.12	\$48.09	\$378.63	\$6.57	\$660.23	\$52.47	\$0.00	\$15.32		\$7,906.82
July - Ameren	\$2,238.85	\$145.33	\$1,339.30	\$102.95	\$224.73	\$82.61	\$364.52	\$422.29	\$80.18	\$90.10		\$5,090.86
July - Integrys	\$4,323.64	\$133.33	\$2,327.10	\$17.79	\$455.49	\$6.67	\$128.88	\$68.89	\$0.00	\$11.12		\$7,472.91
August - Ameren												\$0.00
August - Integrys												\$0.00
September - Ameren												\$0.00
September - Integrys												\$0.00
October - Ameren												\$0.00
October - Integrys												\$0.00
November - Ameren												\$0.00
November - Integrys												\$0.00
<b>Total to date</b>	<b>\$78,866.54</b>	<b>\$11,206.56</b>	<b>\$41,650.62</b>	<b>\$7,262.36</b>	<b>\$6,138.53</b>	<b>\$1,268.15</b>	<b>\$24,845.44</b>	<b>\$42,753.66</b>	<b>\$1,601.79</b>	<b>\$3,116.51</b>	<b>\$228.31</b>	<b>\$222,242.24</b>

Ameren - gas delivery and tax charges  
Integrys - gas usage

Prepared by Ranae Wolken  
8/27/2012

Electric Utilities - FY2012

Period	Courthouse	204 E Main	502 S Llerman	JDC	1905 E Main	1701 E Main Rear EMA/METCAD	Nite Lite	Brookens	ITC	1705 E Main North Garage	1705 E Main South Garage	202 Art Bartell	Monthly Totals
December - Integrys December - Champion	\$17,021.68	\$6,330.01	\$7,998.26	\$3,426.93	\$4,254.50	\$116.88	\$189.62	\$8,500.83	\$6,148.01	\$64.68	\$81.90	\$639.04	\$54,782.34
January - Integrys January - Champion	\$17,374.28	\$5,693.04	\$9,485.39	\$3,938.93	\$3,563.60	\$136.66	\$203.20	\$9,508.39	\$6,811.20	\$70.99	\$68.82	\$216.56 \$20.53	\$57,071.06 \$20.53
February - Integrys February - Champion	\$15,871.77	\$5,927.77	\$7,786.87	\$3,427.11	\$3,427.11	\$127.32	\$186.49	\$8,245.61	\$5,841.99	\$70.90	\$75.82	\$197.12 \$355.62	\$51,185.88 \$355.62
March - Integrys March - Champion	\$21,903.00	\$6,485.77	\$11,197.06	\$3,548.06	\$3,923.56	\$131.61	\$179.22	\$10,355.79	\$5,659.80	\$67.40	\$106.75	\$205.14 \$374.34	\$63,763.16 \$374.34
April - Integrys April - Champion	\$25,014.66	\$7,591.45	\$12,192.87	\$3,802.19	\$4,534.32	\$136.17	\$174.88	\$11,723.75	\$5,521.61	\$62.36	\$56.59	\$183.47 \$333.81	\$70,994.32 \$333.81
May - Integrys May - Champion	\$26,344.07	\$7,035.82	\$13,069.98	\$3,747.00	\$4,255.89	\$123.94	\$170.26	\$12,917.96	\$6,765.27	\$94.31	\$86.50	\$178.90 \$318.19	\$74,789.90 \$318.19
June - Integrys June - Champion	\$29,415.76	\$8,480.75	\$15,546.11	\$4,516.54	\$5,993.71	\$154.85	\$138.65	\$14,324.68	\$7,348.42	\$68.20	\$88.55	\$285.66 \$360.30	\$86,361.88 \$360.30
July - Integrys July - Champion	\$34,327.03	\$9,476.59	\$18,625.25				\$16,581.67		\$8,500.76			\$594.98	\$87,511.30
August - Integrys August - Champion													\$0.00
September - Integrys September - Champion													\$0.00
October - Integrys October - Champion													\$0.00
November - Integrys November - Champion													\$0.00
<b>Total to Date</b>	<b>\$187,272.25</b>	<b>\$57,021.20</b>	<b>\$95,901.79</b>	<b>\$26,406.76</b>	<b>\$29,952.69</b>	<b>\$927.43</b>	<b>\$1,252.32</b>	<b>\$92,158.68</b>	<b>\$52,597.06</b>	<b>\$498.84</b>	<b>\$564.93</b>	<b>\$1,738.03</b>	<b>\$547,544.14</b>

Prepared by Ranae Wolken  
8/27/2012

Nite Lites are billed by Ameren - all other electric is provided by Integrys Energy



**202 SOUTH ART BARTELL ROAD CONSTRUCTION PROJECT**

Prepared By: E. Boatz August, 2012

	ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT TOTAL	PAYMENTS THIS MONTH	PAYMENTS YEAR TO DATE	BALANCE TO FINISH
<b>Original Project Budget</b>						
<b>Current Budget w/Change Orders</b>	\$1,945,722.00					
<b>Design/Build</b>						
Roesler Construction	\$1,355,005.00	-\$8,655.00		\$0.00	\$1,346,350.00	\$0.00
<b>Total Design/Build</b>	\$1,355,005.00	-\$8,655.00	\$1,346,350.00	\$0.00	\$1,346,350.00	\$0.00
<b>Licensing &amp; Permitting (Includes Insurance)</b>	\$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			\$0.00	\$405,129.26	\$42,327.74
<b>Total Building Costs</b>	\$590,717.00	\$0.00	\$590,717.00	\$0.00	\$503,047.05	\$87,669.95
<b>PROJECT TOTAL</b>	\$1,945,722.00	-\$8,655.00	\$1,937,067.00	\$0.00	\$1,849,397.05	\$87,669.95

% of Project Paid to Date

95.47%