

Sharon K. Williams, District 1  
Junior Watkins, District 2  
Lynn Scott Pearson, District 3  
Chairperson-Andrew A. Rand, District 4  
Rachael Parker District 5  
G. Allen Mayer, District 6  
James C. Dillon, District 7  
Phillip Salzer, District 8  
Michael Phelan, District 9



Andrew A. Rand - Chairperson  
R. Steve Sonnemaker, County Clerk

Vice-Chairperson -Stephen M. Morris, District 10  
Mary Ardapple, District 11  
Robert Baietto, District 12  
James T. Fennell, District 13  
Brian Elsasser, District 14  
Carol Trumpe, District 15  
Brad Harding, District 16  
Thomas H. O'Neill, III, District 17  
Paul Rosenbohm, District 18

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**PEORIA COUNTY BOARD  
MEETING MINUTES  
Thursday, October 08, 2015  
6:00 PM**

**Limestone Community High School • 4201 Airport Road • Bartonville, IL 61607**

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**CALL TO ORDER  
MOMENT OF SILENCE  
PLEDGE OF ALLEGIANCE  
ROLL CALL BY THE COUNTY CLERK**

Attendance was taken with the Roll Call-Pro voting system, and the following members of the Board were present: Ardapple, Baietto, Dillon, Elsasser, Fennell, Harding, Morris, O'Neill, Pearson, Phelan, Rand, Rosenbohm, Salzer, Watkins and Williams, with Mayer, Parker and Trumpe absent.

**I. APPROVAL OF MINUTES**

- Approval of September 10, 2015 County Board Minutes

Fennell moved for approval of the minutes, Williams seconded. The minutes were approved by a unanimous roll call vote of 15 ayes.

**II. PROCLAMATIONS & PRESENTATIONS**

Parker entered the meeting

- Welcoming remarks by Larry Stranz, Limestone High School alumnus and former Peoria County employee.

Larry Stranz described the area as the world's most beautiful township. He noted his connection to the area, the county and the County Board members. He explained the airport, the railroad, the river and 474, making Limestone the place to come when anything is needed.

- A proclamation recognizing Gary Stella for his service to the community.
- A proclamation recognizing Mark H. Ayers' accomplishments in the building and construction trades and supporting the dedication of "Honorary Mark H. Ayers Way" and "Mark H. Ayers Unity Hall" in his honor.



### **III. CITIZENS' REMARKS**

Chairman Rand noted that the zoning case is an important matter, and there needs to be a change to the rule on limiting citizens' remarks. He requested to extend the time limit to one hour, giving 30 minutes to each side on the zoning cases. Morris moved to expand comments to one hour, Ardapple seconded. The motion was approved by a unanimous roll call vote of 16 ayes.

Denise Moore, Black Business Alliance Peoria, addressed the board regarding the Minority Business Development Center in Peoria, Illinois. She discussed the need for the Center, because it would have a direct impact on income, employment, and poverty. She presented that the Center's direction would focus on contractors and all businesses involving ethnic minorities, women, and veterans. She described other community outreach programs that will use the Center and how the Center will aid in meeting minority participation goals for concerned agencies. She stated that the board previously commissioned a study showing a need and allocated money to this cause. She expressed that it is still needed today.

### **IV. CONSENT AGENDA**

- C1.** The Treasurer Report consisting of the Bank and CD's Portfolio for the month of August 2015 and Revenue & Expenditure Reports for the month of July 2015.
- C2.** A resolution (item 1 - surrender; items 2-61; 65-69; 71-78 - conveyances; items 62-64 - reconveyances; item 70 - deferred redemption; item 79 - deferred reconveyance) from the Ways and Means Committee recommending that the County Board Chairman be authorized and directed to execute deed of said property to the highest bidder, and be authorized to cancel the appropriate Certificates of Purchase. This resolution shall be effective ninety days from October 8, 2015 and any transaction between the parties involved not occurring within this period shall be null and void.
- C3.** A resolution from your Budget Subcommittee recommending approval of additional appropriation in the FY2015 budget in the amount of \$483,000.00 to cover capital improvement revenue and expense for the Capital Project Fund.
- C4.** A resolution from your Health, Public Safety and Justice Committee recommending approval of the most responsive bid of MatrixCare, Inc., Bloomington, MN, for the provision of a Heddington Oaks Electronic Records System, in an amount not to exceed \$112,348.00.
- C5.** A resolution from your Land Use and Infrastructure Committee recommending approval of a Federal Agreement between Peoria County and IDOT to utilize federal funding for bridge replacement on Eden Road



in the amount of \$414,000.00.

- C6.** A resolution from your Land Use and Infrastructure Committee recommending approval of the lowest responsible bid of Schaefer & Son Excavating, Chillicothe, IL, in the amount of \$5,500.00, for demolition of the unsafe, dilapidated house and carport located at 1805 S. East Lane in Peoria, IL.
- C7.** A resolution from your County Operations Committee recommending approval of the execution of the 2016 HIPAA Exemption Election Document.
- C8.** A resolution from your County Operations Committee recommending settlement authority in an amount not to exceed \$37,000.00 be approved to settle Worker's Compensation Case No. 010015-005084-WC-01.

**C9. Chairman Appointments**

Rosenbohm moved to approve the Consent Agenda and Watkins seconded. Morris asked to pull Item C4; Parker asked to pull Item C9. The Consent Agenda, except for Items C4 and C9, was approved by a roll call vote of 15 ayes and 1 nay, with Harding voting nay.

**C4. Resolution for approval of Heddington Oaks Electronic Records System.**

Williams moved to approve Item C4 and O'Neill seconded. Item C4 was passed by a roll call vote of 14 ayes and 2 nays, with Harding and Morris voting nay.

**C9. Chairman Appointments**

Parker moved to approve Item C9 and O'Neill seconded. Parker asked to pull the appointments to the Minority Business Ad-Hoc Committee. Chairman Rand agreed to pull the appointments to reformat the committee with a different charter. Item C9 was approved by a roll call vote of 15 ayes and 1 nay, with Harding voting nay.

**V. ZONING ORDINANCE AND RESOLUTIONS**

- 1.** Case 026-15-U, Petition of Akron Services, Inc. (Eugene A. Haggerty Trust, Eugene Haggerty, Robert Haggerty, Anna Lee Haggerty, owners) A Special Use as required in Section 20-5.1.3.2.a of the Unified Development Ordinance. This section allows for an Agriculturally-related business in the "A-1" Agricultural Preservation Zoning District. The petitioner proposes to operate an agricultural-related business to offer crop chemicals, fertilizer and seed, as well as operate a grain market to store and dry harvested crops. The parcel is located in Trivoli Township. The Zoning Board of Appeals recommends approval. The Land Use and Infrastructure Committee concurs.

Dillon moved to approve the ordinance and Rosenbohm seconded. Mr. Giebelhausen detailed the Board's basis for decision on the ordinance. He informed the Board that the decision may not be based on any new facts from the comments, only on the findings of the Zoning Board of Appeals.



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He noted that a contest was filed that could trigger a supermajority vote, but that it did not meet the criteria to force a supermajority vote. Chairman Rand announced that the citizens' remarks would be limited to 30 minutes for each side.

Gary Baughman, 14710 W. Cottonwood Road, Hanna City, addressed the Board in support of the ordinance. He stated his family has farmed the land south of the elevator for 59 years. He believes the company would be an asset to the community.

Eric Stanley, 1313 S. Downs School Road, Elmwood, addressed the Board in support of the ordinance. He identified his involvement on the Trivoli Township Board of Trustees. He described the unanimous desire for approval among the Township Supervisor, Township Highway Commissioner, and the Chairman of the Planning and Zoning Committee. He predicted that the Akron Services company would benefit not just farmers, but the Township in jobs and tax dollars.

Tim Wagenbach, General Manager and Vice President of Akron Services, Inc., addressed the Board in support of the ordinance. He mentioned there is excitement for the project, and there has been no history in the company of causing injury, harm, or financial loss to their neighbors. He said there are new and more stringent laws coming into affect to oversee anhydrous ammonia use and storage. He stated the proposed addition is not a huge expansion, just part of the regulations for anhydrous storage. He provided information on moving the facility to mitigate noise issues. He reported that the area is lacking in the agriculture, grain, fertilizer, and anhydrous services, and the farmers can benefit from it. He stressed that the company will continue to be a good neighbor.

Alan Knobloch, Grain Manager, Akron Services Inc., addressed the Board in support of the ordinance. He presented the need for the service in the area for grain storage and grain merchandising because it is devoid of that service, and the farmers would greatly benefit. He described how the growth would provide tax dollars. He stated that the expansion as proposed would be a win-win because they can be friendlier to the neighbors than the operations in the past and improve the economy of the County.

Ben Martin, Agronomy Manager, Akron Services Inc., addressed the Board in support of the ordinance. He emphasized how accommodating Akron Services is to its employees and customers. He explained that they service large customers down to those that have home gardens. He asked for the Board to look at the facts and approve the rezoning.

Kevin Wagenbach, Glasford Plant Manager, Akron Services Inc., addressed the Board in support of the ordinance. He provided information on the type of services the company provides. He stated that the company provides services to the small and medium farmer, and this expansion helps them. He explained how the yield on corn has risen from 180 possible bushels to 240 possible bushels on average, and the need for expanded services exists. He urged the Board for support.

Lawrence Wagenbach deferred his time to Robert Potts.

Robert L. Potts, Attorney, Whitney & Potts Ltd., addressed the Board in support of the ordinance. He noted that the current property could be developed without restrictions, but they bought more land to make the property more compatible to the company's operations and move facilities South away from the neighbors, necessitating the zoning change. He detailed the need for the services that would be provided; from the farmers and the company saving time to the reduction in cost for



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transportation due to the location being near a main thoroughfare and the river. He reported that the project would create jobs and clean up the property.

Joyce Blumenshine deferred her time to Lawrence Meyer.

Michelle Bashusen, 14423 W. Southern Avenue, Princeville, addressed the Board in opposition to the ordinance. She stated she lives next to a grain elevator and they contend with three issues: dust, noise, and traffic. She described how the dust in the air is terrible, covering homes and cars. She stressed how the dryer fans are so loud that neighbors must yell to be heard. She explained that traffic is bad with the semis going in and out all day long.

Lawrence Meyer, Owner and Operator, Meyer Organic Produce, addressed the Board in opposition to the ordinance. He emphasized a need for a buffer zone for organic farmers from other farming. He informed the Board of his belief that the Potters have the need to be protected. He stated that she cannot pick up her land and move it, but they could put the elevator elsewhere. He expressed his fear of GMOs, and referenced research showing the detrimental effects it has on people that have contact with them. He explained that it takes time for the soil to produce superior produce. He expressed that the County's Land Use Plan was created to protect people like her.

Susan Shelkopf deferred her time to Kris Percy.

Eric Gerke deferred his time to Anne Patterson.

Susan Hostetler deferred her time to Kate Potter.

Rick Fox, 15215 N. Ivy Lake Road, Chillicothe, addressed the Board in opposition to the ordinance. He urged the Board to look at the Land Use Plan because it will put the current organic farmer at a disadvantage. He stated that he would not oppose a grain elevator, but the location should be different.

Anne Patterson, Owner and Manager of Living Earth Farm, addressed the board in opposition to the ordinance. She described how the Sun Dappled Farms may look different than other farms, but it has more biodiversity. She said the farm takes care of 75 different plant species, 7 animal species, wild edible plants that have higher nutritional value than other farms, beneficial pollinators, and important microorganisms. She brought up that customers want the type of food that is grown by the farm. She urged the Board to consider, thoughtfully, the full impact on all parties involved in this decision.

Kate Potter, Owner and Operator of Sun Dappled Farms, addressed the Board in opposition to the ordinance. She detailed the impact on her business if the ordinance is passed. She expressed that the Zoning office and Zoning Board had not acknowledged harm to the neighbors in its analysis. She stated the property values and her business would be hurt and this is against the land use policy. She expressed that the business would be hurt since no one would want to be around the dust and noise associated with the Akron facility. She laid out how the operating plant would affect the road use. She guaranteed that the backup of semi traffic on Cramer Road to Route 116 would create a hazard. She stressed that a vote for the ordinance would be a vote against a vibrant future for Peoria County, existing neighboring homeowners, small farmers selling local food, health and safety of residents, environment, sustainable small businesses, and future generations.



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Annette Moore, 3913 S. Granville Avenue, Bartonville, addressed the Board in opposition to the ordinance. She highlighted the land use policy adopted by the Board which shows an interest in supporting nontraditional farming. She asserted that the Peoria County decision makers are not really supporting nontraditional agriculture when there is money to be had instead. She stated her belief that she sees the project as big business against small farms, and she urged the Board to consider the negative impacts of a special use.

Dr. Kris Percy, 115 N. Cramer Road, Elmwood, addressed the Board in opposition to the ordinance. She discussed the scale of the proposed facility, stating that the company would be unable to operate on the existing land. She believed using the site as it is would create no objection from the residents and would mitigate any health hazards that could result. She said the scale would overwhelm and change the character of the charming rural community. She concluded that the property values would not increase, which is against what the Zoning Board of Appeals had stated.

Robert Cannon, 10601 N. Strawn Court, Peoria, addressed the Board in opposition to the ordinance. He brought up scientific studies related to GMOs and chemicals used, along with the possible toxicity related to their use. He predicted that those will be banned in the future and it would make more sense to build something smaller.

Harding left the meeting.

Scot Guariglia, 2615 W. Rohmann Avenue, West Peoria, addressed the Board in opposition to the ordinance. He stated that the future of agriculture will be organics. He believed that the chemicals ingested over time will cause stress and disease in people, leading to visits to doctors who then have no idea what happened to them. He recommended that the Board protect the small pieces of organic environment that is left.

Harding returned to the meeting.

Tom Crow passed on his time to address the Board.

Sandra Crow, 3005 N. Easton Place, Peoria, addressed the Board in opposition to the ordinance. She expressed her displeasure of the rezoning, possibly putting Kate Potter out of business. She insisted that the plant could go any place and organic farms should be protected. She asked that the Board look at the impact carefully, taking into consideration the impact on Kate Potter.

James Bernal passed on his time to address the Board.

Mr. Giebelhausen informed the Board that if they would like more facts to be found, they could return the ordinance back to the Zoning Board of Appeals. He mentioned that the zoning petitions in front of the Board are to be considered as all or nothing based on the request by the petitioner, and that the votes should be as consistent as possible in that regard.

Elsasser stated that he would be abstaining from the vote due to his family doing business with Akron Services for 50 years.

Dillon commended both sides of the issue expressing their beliefs on the subject. He noted that the



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Trivoli Township unanimously approved the zoning change, the Zoning Board of Appeals voted 5-2 to approve, and a committee meeting approved 6-0 with Elsasser abstaining. He believed that with the information presented, the Board should vote yes.

Pearson thanked all of those attending the meeting, stating that she could not recall a more difficult case in front of the Board.

O'Neill stated he would be voting in favor due to the standard set forth by the Planning and Zoning department.

Salzer asked Mr. Wahl, based off a letter from Akron Services, if he was aware of any USDA organic certification being revoked due to the location being near a bio-tech material. Mr. Wahl informed the Board that the portion of the letter Salzer is referring to was not part of the testimony given, and cannot be considered.

Phelan asked Mr. Wahl if the petition is denied, could the company duplicate the same service on the existing industrial tract. Mr. Wahl believed it could be possible for grain storage, but he is unsure about the ammonia storage according to the site plan submitted. Phelan expressed that the company could still use the land for grain operations without action by the Board, with the dust and trucks still being present.

Harding identified his close proximity to the facility and his farming business. He announced he would be voting on the ordinance and voting for it because progress often means unhappiness with some people. He encouraged the Planning and Zoning department and future petitioners to look to this situation, and learn from it. He asked Ms. Lowder if the opponents presented any alternative at the Zoning Board of Appeals meeting. She confirmed that there were alternatives suggested by Ms. Potter and an offer made to purchase the property. He asked that if the ordinance is passed, the neighbors move on and said there is an opportunity for success.

Ardapple discussed her respect for the agricultural companies in their strong work as economic partners in their communities, and her beliefs gained from the Zoning Board of Appeals hearing. She believed that there is a negative impact to the Potters. She thanked Akron Services for trying to be a good neighbor. She stated that she is a strong local advocate of sustainable agriculture and the future role it plays as an economic driver. She explained she would be a no vote, because Peoria County can do better in the future with the two models coexisting.

Rosenbohm thanked those who gave testimony on both sides. He expressed that it would be a tough decision for him due to seeing both sides of farming through his business. He said he heard from both sides of the issue, but there is a consideration being made for farmer safety due to flatter land to the new location, and would be voting in the affirmative.

The ordinance passed by a roll call vote of 12 ayes, 3 nays and 1 abstention, with Ardapple, Pearson and Watkins voting nay and Elsasser abstaining.

2. Case 027-15-Z, Petition of Akron Services, Inc. (Foster Farms, Inc., owner) A Rezoning request from "I-1" Light Industrial to "A-1" Agricultural Preservation. The petitioner proposes to operate an agricultural-related business to offer crop chemicals, fertilizer and seed, as well as operate a grain market to store and dry harvested crops. This parcel is located in Trivoli Township. The



Zoning Board of Appeals recommends approval. The Land Use and Infrastructure Committee concurs.

Dillon moved to approve the ordinance and Fennel seconded. The ordinance passed by a roll call vote of 12 ayes, 3 nays and 1 abstention, with Ardapple, Pearson and Watkins voting nay and Elsasser abstaining.

3. Case 028-15-U, Petition of Akron Services, Inc. (Foster Farms, Inc., owner) A Special Use as required in Section 20-5.1.3.2.a of the Unified Development Ordinance. This section allows for an Agriculturally-related business in the "A-1" Agricultural Preservation Zoning District. The petitioner proposes to operate an agricultural-related business to offer crop chemicals, fertilizer and seed, as well as operate a grain market to store and dry harvested crops. The parcel is located in Trivoli Township. The Zoning Board of Appeals recommends approval. The Land Use and Infrastructure Committee concurs.

Dillon moved to approve the ordinance and Rosenbohm seconded. The ordinance passed by a roll call vote of 12 ayes, 3 nays and 1 abstention, with Ardapple, Pearson and Watkins voting nay and Elsasser abstaining.

4. A resolution from your County Operations Committee recommending approval of a six month Funding Agreement with the Black Business Alliance to support the creation of a Minority Business Development Center in Peoria, Illinois, in an amount not to exceed \$50,000.00.

Phelan moved to approve the resolution and Salzer seconded. Mr. Rothert explained that the goal and purpose of the new development center is to mirror what is done at the County, to foster minority business development. He identified that 26% of the population in the County are minorities, but only 10% of businesses are owned by a minority. He reported that the Black Business Alliance approached the County for seed funding for the new development center. He detailed that the Black Business Alliance is a nonprofit corporation that provides networking and technical assistance for black businesses in the community. He stated the money is an investment to help tackle a need that the County has identified as a disparity, and it helps reach a County goal.

Mr. Sorrel summarized the action of the Minority Business Ad Hoc Committee, which found a need for the money. He said the Black Business Alliance has asked for and received funding from other agencies in the community. He mentioned that poverty, tied to race, is a large issue in the County, and he sees this as a means to combat the problem. He noted the funding could be marked as a win, but the outcomes may be measured over a generation. He distinguished the difference between the goals of the County in its focus on minority owned contractors, while the new development center would address all minority owned businesses.

Ardapple expressed that she is adamantly opposed to the funding because the Board approved \$250,000 investment in a minority business contractor program a year ago, a program she fully supported, but a year two funding agreement could not be passed. She believed passing this funding would be inappropriate and hasty because the funding on the original program was not available.

Parker asserted that the minority contractor initiative and the minority business development center are different. She suggested that the Black Business Alliance is no different than a company



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coming to the Board for a loan, but not providing funding because it had just given money to another company. She said that although there will be some ties between the two entities, the \$50,000 will touch more lives than the \$250,000 investment. She believed that the funding is another opportunity to help a lot of people on the south end of town that have no place to go for help. She informed the Board that the Center has lined up more funding, and the County will be a small part of that pool. She encouraged all to support the resolution.

Williams proposed that the money is an investment in a person with more than 17 years of experience, and that the project will be a success because of Denise Moore. She predicted that the money provided would be going a long way.

Pearson explained that the Board had previously discussed solely funding something just like this, but now all of the work would be done by Denise Moore.

Elsasser noted that he was apprehensive to fund the original \$250,000 because it did not keep the money local. He said he is more willing to spend money like this because it would be staying local. He explained that he struggles now with voting for the measure due to the amount already spent in the area.

Phelan remarked that the money that the Board discussed in the past was meant to be used to incubate business, but the funding in front of the Board now would be used as an accelerator; helping with people that are already in business but need additional help. He explained that the other funding given was primarily for construction. He stated that there were large scale projects in the community and the Board wanted to build capacity as quickly as possible, to aid in trying to find minority participation. He said projects requesting minority participation hire outside of the area because there were not minority contractors in this community. He expressed that the funding will enhance what has been given before, but that was directly related to construction. He brought up that he would be willing to send the question back to Committee, but he does not see what other information could be provided. He recognized that the County would have a presence on the Board of directors of the organization, it is an investment in older neighborhoods, it will help minority groups, and create jobs. He urged the Board to vote for the measure.

Pearson asked about the importance of voting on the measure now because the funding would be matched. Mr. Rothert reported that the Economic Development Council believed this project would not be competitive for the grant at this time, relieving the need for expediency at this time.

Baietto stressed that the development center is a road out of poverty, and it has to succeed. He predicted that the establishment of more businesses would lead to fewer shootings and less of a lot of other things. He said he does not care about the money any longer, he wants action.

Watkins maintained that if the South side ever needed help, it needs it now and deserves any help it can get.

Ardapple summarized that she is in favor of minority business development, but the issue is abandoning one project for a new one.

Parker recognized that many in the minority community are excited about the Minority Business Development Center, because many plan on being part of it. She stated that seeing all of the



excitement makes her want to support it even more. She said that anytime there is an opportunity to fund minority business development, she is all for it.

Williams described her attendance to a neighborhood association meeting near the proposed area close to where she lives, and how this project gives everyone who lives there hope.

Chairman Rand highlighted the points that Ardapple discussed and asked Mr. Rothert what happened to the support for the Contractor Development Initiative. Mr. Rothert noted that the CDI has set up a fundraising goal for the next phases, and said he has had contact with various entities to continue the initiatives.

Harding stressed his support for the resolution because he sees the money as an investment. He said Denise Moore's track record shows she will succeed.

Morris reported that he will abstain from the vote because his firm has a business relationship with one of the entities in the transaction.

The resolution passed by a roll call vote of 13 ayes, 2 nays and 1 abstention, with Ardapple and Elsasser voting nay and Morris abstaining.

## **VI. MISCELLANEOUS AND ANNOUNCEMENTS**

Ardapple announced she is distributing a policy paper on locally produced food. She asked that the information be sent to the Land Use Committee for an ad hoc discussion group to be established on the role for sustainable agriculture. She suggested that there is a growing attraction for economic growth that's not being tapped into, and that the County has an important role. She also urged all to attend a fundraiser given by Gifts in the Moment called Dig In on November 7th. She said that access to healthy food is very important, and this organization has developed a regional food policy council.

Mr. Sorrel noted that the 2016 Administrator's Recommended Budget has been prepared and is available for distribution.

Dillon congratulated Gabe McLeod from the County Clerk's Office on his upcoming marriage.

Baietto recognized the achievement of the Illinois Football Team, the Chicago Bears and Chicago Cubs winning on the same weekend.

## **VII. ADJOURNMENT**

There being no further business before the Board, the Chairman announced the meeting was adjourned.