

**From:** [Andel, Teri](#)  
**To:** [Andel, Teri](#)  
**Subject:** 1701 East Main Street - CC Poor Farm/Almshouse - HISTORIC PRESERVATION COMMISSION-PUBLIC INPUT JUNE 2, 2021  
**Date:** Friday, June 04, 2021 2:32:43 PM

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**From:** Brian Adams <[bongo72612@gmail.com](mailto:bongo72612@gmail.com)>  
**Sent:** Tuesday, June 01, 2021 2:59 PM  
**To:** !Planning <[Planning@urbanillinois.us](mailto:Planning@urbanillinois.us)>  
**Subject:** 1701 East Main Street - CC Poor Farm/Almshouse - HISTORIC PRESERVATION COMMISSION-PUBLIC INPUT JUNE 2, 2021

\*\*\* Email From An External Source \*\*\*

To the Historic Preservation Commission:

To follow up on my question regarding plans by the county to demolish the old county Poor Farm/Almshouse, I went through some old emails (below) and seems I did discuss county plans for the building with Barb Wysocki back in September 2011. She was amenable to doing something in January 2012, which is probably why I went to the January 10, 2012 meeting and spoke; again, there was never any follow up.

Brian Adams

### **Email Exchange with Barbara Wysocki, September 2011.**

**From:** [badams4@illinois.edu](mailto:badams4@illinois.edu)  
**To:** [b-wysocki@hotmail.com](mailto:b-wysocki@hotmail.com)  
**Subject:** Coles County Poor Farm  
**Date:** Thu, 8 Sep 2011 14:46:53 +0000

Hi Barb,

Have you seen the recent article in "Historic Illinois" about the Coles County Poor Farm? Compared to the Champaign County Poor Farm designed by Royer, the Coles County farm is in very poor condition, and is now abandoned as used as a "haunted house". A very sad situation.

We should be proud of the wonderful integrity of Royer's complex here in Urbana; any plans to commemorate the Champaign County Poor Farm as it turns 100 years old?

Brian Adams

**From:** Barbara Wysocki [[b-wysocki@hotmail.com](mailto:b-wysocki@hotmail.com)]  
**Sent:** Friday, September 09, 2011 12:26 PM  
**To:** Adams, Brian  
**Subject:** RE: Coles County Poor Farm

Brian --- I just finished reading that article this morning. It is quite a contrast when examining the history of the two buildings and we should really cherish the property in Champaign County.

Forgive my ignorance, but when will the Royer structure turn 100?

**From:** [badams4@illinois.edu](mailto:badams4@illinois.edu)  
**To:** [b-wysocki@hotmail.com](mailto:b-wysocki@hotmail.com)

Subject: RE: Coles County Poor Farm  
Date: Mon, 12 Sep 2011 04:28:39 +0000

Barb,

I discussed in detail the history of the Champaign County Poor Farm in my PACA article and my recently published biography of Joseph William Royer. In both of those, the dates associated with the poor farm are reported. Work started in 1910, and the cornerstone is dated 1910. The building was accepted by the county in January, 1912. So, there are a couple of dates that could be used to celebrate its centennial milestone. However, given Urbana's track record with many of its historic architectural treasures, I fear the Champaign County Poor Farm may eventually go down the same path as the Coles County poor farm, if not worse. I guess those interested in the architectural history of Urbana and Champaign County should admire it while its still here!

**From:** Barbara Wysocki <[b-wysocki@hotmail.com](mailto:b-wysocki@hotmail.com)>  
**Sent:** Monday, September 12, 2011 10:08 AM  
**To:** Adams, Brian <[badams4@illinois.edu](mailto:badams4@illinois.edu)>  
**Subject:** RE: Coles County Poor Farm

Brian --- I like the January date and it would come at a time when there are few competing distractions. While I have seen and only pursued the Royer book, I've not spent any significant time with it yet. I have it on my winter reading list. I may need to push it to the top of the list!

**From:** [Andel, Teri](#)  
**To:** [Andel, Teri](#)  
**Subject:** FW: 1701 East Main Street - CC Poor Farm/Almshouse - HISTORIC PRESERVATION COMMISSION-PUBLIC INPUT JUNE 2, 2021  
**Date:** Friday, June 04, 2021 2:47:32 PM  
**Attachments:** [120110minutes.pdf](#)

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**From:** Brian Adams <[bongo72612@gmail.com](mailto:bongo72612@gmail.com)>  
**Sent:** Tuesday, June 01, 2021 3:52 PM  
**To:** !Planning <[Planning@urbanillinois.us](mailto:Planning@urbanillinois.us)>  
**Subject:** 1701 East Main Street - CC Poor Farm/Almshouse - HISTORIC PRESERVATION COMMISSION-PUBLIC INPUT JUNE 2, 2021

\*\*\* Email From An External Source \*\*\*

To the Historic Preservation Commission:

I've attached minutes from the January 10, 2012 Champaign County Board meeting at which I spoke about any plans for the Champaign County Almshouse/Poor Farm.

Brian Adams

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

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*Tuesday, January 10, 2012 – 6:00pm*  
*Lyle Shields Meeting Room*  
*1776 E. Washington St., Urbana, IL*

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

**MEMBERS ABSENT:** Carter, Moser, Nudo

**OTHERS PRESENT:** John Hall (Zoning Administrator), Deb Busey (County Administrator), Alan Reinhart (Facilities Director), Tom Berns and Chris Billing (Berns, Clancy & Assoc.), John Cooper (Asst. County Engineer), Joel Fletcher (Asst. State's Attorney), Eileen Sierra, Andy Kulcsycki and Amy Marchant (CRIS), Ranae Wolken (recording secretary), John Farney (video recorder)

**Call to Order**

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

**Roll Call**

The secretary called the roll and the following were present: Alix, Anderson, Bensyl, Berkson, Betz, Esry, Holderfield, James, Jay, Jones, Kurtz, Langenheim, Maxwell, McGinty, Michaels, O'Connor, Petrie, Quisenberry, Rosales, Schroeder and Weibel. Cowart, Richards and Ammons arrived after roll call.

**Approval of Minutes**

**Motion** by Rosales to approve the minutes of December 6, 2011, as presented; seconded by James. **Motion carried unanimously.**

**Approval of Agenda/Addendum**

**Motion** by Richards to approve the agenda for the meeting; seconded by Rosales. Chair Weibel asked that the RTAG Monthly and Quarterly Reports be moved ahead in the agenda to allow those speaking to that to be able to leave after that report. There was no addendum. **Motion carried unanimously.**

**Public Participation**

Brian Adams spoke regarding one of the older County buildings, the county poor farm. He said he had done some research on the architect of the building. He said construction started in 1910 and the poor farm opened in 1912. He inquired about and expressed a potential celebration to landmark the building upon its 100<sup>th</sup> anniversary.

**Communications**

Mr. Weibel directed the committee's attention to a letter from Warren Jeff regarding polygamists organizations and said the office has been inundated with daily mailings and asked board members if he would be allowed to send on to recycling to which the members agreed.

Kurtz said he attended the Champaign City council building on January 9 regarding intergovernmental restrictions regarding Clinton landfill. The first vote the executive committee took was to send a letter in opposition to be sent in opposition to the landfill. Other cities, Bloomington and Decatur, are looking to join in opposition. He will provide updates as available.

**Highway & Transportation**

**Monthly Reports**

**Motion** by Ammons to receive and place on file the monthly report for December, 2011; seconded by Anderson. **Motion carried unanimously.**

**County Engineer**

**Petition – Kerr Road District**

John Cooper briefly explained that the Petition by Kerr Road District is to repair a drainage tile.

**Motion** by Bensyl to recommend approval of a Petition Requesting and Resolution Approving Appropriation of Funds from the County Bridge Fund Pursuant to 605 ILCS 5/5-501 for Kerr Road District; seconded by James. **Motion carried unanimously.**

**Other Business**

None.

**Designation of Item to be Placed on the Consent Agenda**

The Kerr Bridge petition is to be placed on the consent agenda.

**County Facilities**

**Physical Plant Monthly Reports**

Mr. Reinhart explained there are still some bills from FY11 outstanding, but the report should be complete next month.

**Motion** by Jay to receive and place on file the Physical Plant monthly reports for November, 2011; seconded by Cowart. **Motion carried unanimously.**

202 Art Bartell Construction Monthly Report

Mr. Reinhart briefly explained report. He said all the projects and owner items are complete and under budget. The only item left is the East Campus Storm Water management project.

**Motion** by James to receive and place on file the report; seconded by Kurtz. **Motion carried unanimously.**

East Campus Storm Water Management Project

Maxwell asked Tom Berns and Chris Billing about the design life of the aluminized steel box. Billing said the concrete box could easily have a 50-80 year life and the aluminized steel could also be in the order of a 50 year life, being buried.

**Motion** by Maxwell to recommend adoption of the Storm Sewer Approach with the aluminized steel; seconded by James. Betz stated his concern with the motion, only because he thought the committee had previously discussed action coming in February. But he also stated the item was on the agenda and complies with the Open Meetings Act. Betz reluctantly allow discussion of the motion on the floor. Petrie felt the cost estimates were new information provided this evening and doesn't feel that it complies with the Open Meetings Act. Betz thought the item was previously deferred to February. Alix also stated his recollection was that the item was deferred to February, but would confirm with the minutes of the previous meeting. Betz said it needed to be determined which month the item was deferred to.

**Motion** by Langenheim to table to motion; seconded by Petrie. Betz stated the motion to table is not debatable. Alix requested a point of order saying that if the motion made by Maxwell was not in order due to the date, then that motion is not proper. **Motion to table failed.**

Ammons asked about the differences of the approaches. Cowart asked if they had discussed with Jeff Blue's department to work on some of the excavating work on the project to cut some of the costs. Billing stated that estimates were determined based on actual contractors, but costs would come down a bit if they ended up doing the work. He said that the County Highway Department will be busy in 2012 with some of their projects, based on his conversations with Mr. Blue.

Bensyl stated the minutes of October 4, 2011 reflect that action is to be taken in January. Betz ruled Maxwell's motion in order.

Berkson asked that when talking about design life, what happens when the EPA comes in and says the metal work is not acceptable. She feels they should look at alternatives to the metal storm sewer work. She also stated that if a new jail is built it should all be a coordinated approach. Betz asked Mr. Berns if storm water projects are normally inspected by the EPA, Berns said no, not to his knowledge. Betz asked if Berns knew of projects in the last 5 years in which the EPA has come in and said changes needed to be made. Berns said none, to his knowledge. Berns said the previous storm water plan already took into account an expanded jail. Some of the basins have already been built.

Jay said he had concerns with delaying this project any further. He said that all of the presenters said the green plans would cost more and take more with maintenance. Jay feels it is imperative it be done and that it could have been done already. He agrees that there could be law changes and it can be done.

Alix asked what the estimate was for the total impervious area and the fees from the City of Urbana for the storm water fees. He question about the City of Urbana incentives would be for using green plans. Berns hasn't seen any updates from the City of Urbana. Weibel thought the fees would be approximately \$35,000 for all the county owned property.

Alix said he's been following this and his reason to defer previously was to allow someone from the public to present lower costs for the green options, but hasn't seen any yet. He said he would like, at this point, to hear about lower costs. Berkson said her understanding of that would be to talk with the other firm that turned in an RFQ. Busey said the Board entered into a contract with BCA. If the Board wants to pay another engineering firm to prepare another quote, there will be other fees. Busey said it is possible, but that is starting over. Holderfield said she had spoken with someone about classes from Parkland College doing this project for the County and due to the limited number of projects they're able to do, they were not interested in doing so. She couldn't find anyone to step forward to ease the burden of the costs to the County.

Petrie said that as to expectations of some board members to expect someone to step forward with proposals, but those people are not open to giving proposal for no payment for their services. She also said that since the City of Urbana is not pushing for the project to be completed soon, it gives some breathing room and time to pursue further. Petrie said there is a potential jail expansion. She said that one of the initiatives of the strategic planning was identified that the County develop a comprehensive plan for the County facilities. She said she would like the time to look for grants and allow to seek to lower costs.

Esry stated that everyone has heard that time is money and the longer it drags out costs will rise, labor and materials. He said the Storm Water Plan had already taken into consideration the jail expansion, so that part of the discussion is moot. He feels something needs to be done.

James expressed his belief of the need to get the drainage situation going. Richards favors the greens approach, but hasn't heard any alternatives to lower the costs and the project needs to move forward.

Ammons asked if one the RFQ is out and the work is done, do we then have to do a second for a second phase. Ms. Busey said the intent of the RFQ was to provide a contract for engineering services. The Board elected to take a staffed approach and provide two design alternatives. She always assumed the remainder of the project would be completed with that same firm when it was issued. Ammons asked if that was stated in the RFQ. Busey said that no, those alterations were made when approved. Busey said the first stage of the RFQ contract is completed. Busey the intent of the RFQ was always to continue on through with the firm selected. The question was which approach.

Berkson asked about the option to go to the second firm if the first proposal was not satisfactory. Busey said that once the contract was entered into, then that is the firm to go with. Alix agreed with Petrie that we can't expect services be provided for nothing. But he was hoping to see something along the lines of items each portion of work for lower costs, and he hasn't seen any evidence of a game-changing approach. Alix then spoke to Busey, that there seems to be some disconnect what members of the vendor selection committee and the board had with regards to the options. He hopes that board members ask more questions in the future and that staff give more explanation.

**Motion** by Bensyl to call the motion and requested a roll call vote; seconded by James.  
**Motion carried.**

**A roll call vote on the original motion by Maxwell carried with Alix, Bensyl, Betz, Esry, Holderfield, James, Jay, Jones, Maxwell, McGinty, Michaels, O'Connor, Quisenberry, Rosales and Schroeder voting yes and with Ammons, Anderson, Berkson, Cowart, Kurtz, Langenheim, Petrie, Richards and Weibel voting no.**

Other Business

None.

Designation of Items to be Placed on the Consent Agenda

No items to be placed on the consent agenda.

**Environment & Land Use**

**Recreation & Entertainment License**

**Curtis Orchard**

**Motion** by Betz to approve the annual renewal of a Recreation & Entertainment License for Curtis Orchard, Ltd., 3902 S. Duncan Road, Champaign for January 1, 2012 through December 31, 2012; seconded by Schroeder. **Motion carried.**

**Gordyville, LLC**

**Motion** by Esry to approve the annual renewal of a Recreation & Entertainment License for Gordyville, LLC, 2205 County Road, Gifford for January 1, 2012 through December 31, 2012; seconded by Michaels. **Motion carried.**

**Lake of the Woods Bar & Liquor**

**Motion** by Maxwell to approve the annual renewal of a Recreation & Entertainment License for Lake of the Woods Bar & Liquor, 204 South Prairieview Road, Mahomet for January 1, 2012 through December 31, 2012; seconded by Holderfield. **Motion carried.**

Tincup RV Park

**Motion** by Holderfield to approve the annual renewal of a Recreation & Entertainment License for Tincup RV Park, Inc., 1715 East Tincup Road, Mahomet, for the period January 1, 2012 through December 31, 2012; seconded by Jay. **Motion carried.**

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

Kurtz read the memo from John Hall requesting approval to proceed with a public hearing for an amendment to the Zoning Ordinance requirements for wind farms. Ammons asked why there were changes being made regarding reclamation agreement to simply a requirement for a site reclamation plan. Joel Fletcher, stated it makes more sense to put this in the ordinance in that it basically forces the developer to seek a variance in the ordinance if they do not agree with the ordinance. He said it makes it a condition of getting the special use permit.

Weibel asked if sections on Page 77 and Page 78 should be the same. John hall said this is what is going on with the current wind farm. Weibel also asked about the definition of "Board" and Hall said in this case it means the Zoning Board. Weibel also asked if a landowner could ask for removal of concrete lower than 54", possibly 72". Hall stated yes, but it wouldn't be enforced by Zoning. Weibel felt there needed to be a better definition of an average salvage price because of varied locations. Hall said this should be done by a licensed engineer to do the estimate. Hall thought it removed flexibility if defined in the ordinance and the cost might be more. He said we would be better off to get an estimate from a reputable engineer. Weibel wants to know what the cost is. Hall said a list of items could be included to ask in each case. Weibel asked about the definition of derelict. Hall said it was not defined. Weibel would like the definition in there. Hall deferred to Joel Fletcher. Fletcher directed the Board's attention to paragraph "d" on page A-7 already provides some specific guidance, because it would impossible to define every possible way something can become derelict. Weibel's final question was about re-commissioning. He doesn't feel it would be a problem for some years, but should be looked at with regard to fees. Hall said it is not covering costs on the special use permit, covering costs on the zoning permit. Hall said they probably spent over \$20,000 reviewing the current wind farm.

Alix wondered if salvage value is defined as net salvage value, for example, after transportation cost, disassembly, etc. Fletcher said he was unaware of statutory definitions of salvage value. Alix asked how we ensure the numbers the engineer gives are what asked for and feels that is what should be asked.

Petrie previously mentioned to Hall about goals that any documents approved and definitions that are specific to this ordinance and not a general zoning ordinance. She asked if there are any stipulations to fill the hole left by the 54 inches of concrete with regard to the type of soil. She states that site should be brought to what the site was when project began. Petrie stated her concerns with the paragraph regarding financial assurance every two years. She felt it should occur every year. Fletcher doesn't see legal concerns with that, but it can be discussed. James said that the public and those that need to read these will understand. Brief discussion continued.

Hall said he is ready to proceed if the committee is complete with discussion. He will proceed with next step.

#### Monthly Report

**Motion** by James to receive and place on file the monthly report for Zoning; seconded by Rosales. **Motion carried unanimously.**

#### RTAG reports

Andy Kulczycki, Community Service Center of Northern Champaign County, explained the first part of the annual report covers definitions. He thanked the Board for seeing the need and meeting the demand for rural transportation. Transit services occur Monday through Friday, 7am to 5pm and explained costs for the fares. He stated they could never come close to meeting the need in previous years. Weibel asked how a registered rider is defined. Amy Marchant, CRIS CEO said a person who has completed a form with information is a registered rider. Petrie asked if there were any grant programs for those individuals that can't pay the cost of a trip. Petrie asked if they have had some people who can't afford at all. Ms. Marchant stated there is a ride called a Medicaid ride. Petrie asked if it was possible to provide limited service on Saturdays. Ms. Marchant stated that with limited reimbursements from the state, there isn't a cash flow at this time to provide that.

The Quarterly Report says that medical need and employment are the main reasons people are using the program. At this point with the number of vehicles and the late state payments they are at capacity, but are hopeful they will be able to do something down the road. Kurtz asked about how fluctuating fuel prices affect the bottom line. Ms. Marchant said it has been okay and are able to obtain fuel from CUMTD at cost. Schroeder asked how far behind the State is behind in payments. They are 6 months behind and waiting on \$109,000.

**Motion** by Betz to receive and place on file the RTAG quarterly and annual reports; seconded by Quisenberry. **Motion carried unanimously.**

#### Other Business

None.

#### Designation of Items to be placed on the Consent Agenda

No items to be placed on the agenda.

#### Other Business

##### MLK Proclamation

Weibel stated this item would normally have been presented to the Policy Committee, but the event is taking place prior to that date.

**Motion** by Betz to adopt a Proclamation Designating Friday, January 13, 2012 as the 11<sup>th</sup> Annual County-Wide Celebration of Martin Luther King, Jr.; seconded by Richards. **Motion carried.**

**Adjournment**

Meeting declared adjourned at 7:34pm.

Respectfully submitted,

Ranae Wolken  
Recording Secretary