



# Lee County Properties, Planning, and Zoning Committee Meeting Minutes

Lee County, Illinois

Sep 13, 2022 at 9:00 AM CDT

Old Lee County Courthouse, Third Floor Boardroom, 112 E 2nd St, Dixon, IL 61021

## I. Call to Order

Meeting called to order at 9:00 a.m., by Chair Tom Wilson.

## II. Committee Member Roll Call: Chair Tom Wilson, Vice Chair Dave Bally, Bill Palen, Marvin Williams, Rick Humphrey, and Jack Skrogstad

All Committee Members were present in person.

Also present: John Nicholson (County Board Vice Chair), Chris Norberg (Board Member), Charley Boonstra (State's Attorney), Wendy Ryerson (Administrator), Dee Duffy (Zoning Administrator), Alice Henkel (Renewable Energy Coordinator), Greg Saunders (Maintenance Supervisor), and Becky Brenner (Board Secretary) were all present in person. Teri Zinke (Animal Control Administrator) attended the meeting via Zoom video conferencing.

## III. Public Attendees

Courtney Kennedy, Emily Skill, and Anthony Neve attended via Zoom video conferencing.

## IV. Approval of the Minutes from the Previous Meeting - (August 16, 2022)

Minutes from the August 16, 2022, Lee County Properties, Planning, and Zoning Committee Meeting were approved as presented without modification.

## V. Animal Control Department

### A. Report

Teri walked the committee through the revised fees and fines schedule and explained that this revised schedule incorporated the recent ordinance changes.

### B. ACTION ITEMS

#### 1. Approval of Revised Fees/Fines Schedule

**Motion** to move the Animal Control Revised Fees and Fines Schedule to the Executive Committee for inclusion on the County Board agenda.

**Moved** by Dave Bally. **Second** by Jack Skrogstad. **Motion** passed with five (5) votes in favor and one (1) vote against. Tom Wilson, Dave Bally, Bill

Palen, Marvin Williams, and Jack Skrogstad voted in favor. Rick Humphrey voted against.

## VI. LOTS

### A. Report

Greg Gates was not able to attend the meeting, but submitted a comprehensive report to the committee. This report will be included in the September County Board agenda packet.

### B. ACTION ITEMS

Wendy Ryerson explained that the Mass Transit District resolution and memorandum of understanding had gone through committee in August, but was tabled during the County Board meeting because Ogle County had tabled them at their meeting. The concerns revolved around the possibility that the Mass Transit would become a taxing district and would levy real estate taxes. Both the resolution and the MOU will be moving ahead at Full Board in September with modifications declaring that this was not the intent or goal of the district.

#### 1. Resolutions Authorizing Creation of Reagan Mass Transit District

**Motion** to move the resolution Authorizing the Creation of the Reagan Mass Transit District to the Executive Committee for inclusion on the County Board agenda. **Moved** by Marvin Williams. **Second** by Jack Skrogstad. **Motion** passed unanimously by voice vote.

#### 2. Memorandum of Understanding for Creation of Reagan Mass Transit District

**Motion** to move the Memorandum of Understanding Concerning Creation of Reagan Mass Transit District to the Executive Committee for inclusion on the County Board agenda. **Moved** by Jack Skrogstad. **Second** by Dave Bally. **Motion** passed unanimously by voice vote.

## VII. Maintenance Department

### A. Report

Greg Saunders reported that the department was busy finishing up several projects and that the asbestos abatement in the Old LEC had been completed.

### B. ACTION ITEMS

#### 1. Work Order Review and Approval

There were no work orders to review.

## VIII. Zoning

### A. Report

Dee Duffy walked the committee through her comprehensive report covering Zoning, Planning, and Renewable Energy. This report will be included in the September County Board agenda packet.

### B. Procedures, Restructuring, and Enforcement Updates - Board Member Jack Skrogstad

Jack Skrogstad reported that the Zoning Department was demoing a module that would work with the County's current tax administration software and would assist in streamlining and organizing the department's petitioning and permitting process.

### C. ACTION ITEMS

#### 1. Going To The Zoning Board of Appeals

##### a. Petition 22-P-1597, Special Use for a Community Solar Project

**Motion** to move Petition 22-P-1597 to the Executive Committee for Inclusion on the County Board agenda. **Moved** by Dave Bally. **Second** by Bill Palen. **Motion** passed with five (5) votes in favor and one (1) vote against. Tom Wilson, Dave Bally, Bill Palen, Marvin Williams, and Jack Skrogstad voted in favor. Rick Humphrey voted against.

##### b. Petition 22-P-1598, Special Use for a Community Solar Project

**Motion** to move Petition 22-P-1598 to the Executive Committee for Inclusion on the County Board agenda. **Moved** by Dave Bally. **Second** by Bill Palen. **Motion** passed with five (5) votes in favor and one (1) vote against. Tom Wilson, Dave Bally, Bill Palen, Marvin Williams, and Jack Skrogstad voted in favor. Rick Humphrey voted against.

##### c. Petition 22-P-1599, Special Use for a Community Solar Project

**Motion** to move Petition 22-P-1599 to the Executive Committee for Inclusion on the County Board agenda. **Moved** by Dave Bally. **Second** by Jack Skrogstad. **Motion** passed with five (5) votes in favor and one (1) abstention. Tom Wilson, Dave Bally, Bill Palen,

Marvin Williams, and Jack Skrogstad voted in favor. Rick Humphrey abstained.

2. Coming From The Zoning Board of Appeals

- a. Petition 22-P-1595, Special Use for a Community Solar Project - Dixon Township

**Motion** to move Petition 22-P-1595 to the Executive Committee for Inclusion on the County Board agenda. **Moved** by Dave Bally. **Second** by Jack Skrogstad. **Motion** passed with five (5) in favor and one (1) vote against. Rick Humphrey voted against.

IX. Planning Commission

A. Report

The report for Planning was included in Dee Duffy's report under Zoning.

B. ACTION ITEMS

1. Going To the Planning Commission

- a. Petition 22-PC-68, Text Amendment for Wind Energy Systems

**Motion** to move Petition 22-PC-68 to the Executive Committee for inclusion on the County Board agenda. **Moved** by Dave Bally. **Second** by Bill Palen. **Motion** passed unanimously by voice vote.

- b. Draft Wind Energy Systems Ordinance (Petition 22-PC-68)

*The draft ordinance for Petition 22-PC-68 was included on the agenda for committee and public review.*

- c. Petition 22-PC-69, Text Amendment for Solar Energy Systems

**Motion** to move Petition 22-PC-69 to the Executive Committee for inclusion on the County Board agenda. **Moved** by Dave Bally. **Second** by Jack Skrogstad. **Motion** passed unanimously by voice vote.

- d. Draft Solar Energy Systems Ordinance (Petition 22-PC-69)

*The draft ordinance for Petition 22-PC-69 was included on the agenda for committee review.*

X. Renewable Energy

A. Report

Alice Henkel explained that the Renewable Energy Committee recently met and voted to send the draft ordinances for the wind and solar energy systems to the

Properties Committee to be moved to the Planning Commission for a public hearing.

B. Action Items

There were no action items coming from the Renewable Energy Committee.

XI. Other Business

Tom Wilson gave the following updates on projects in the County:

- The County was not awarded the morgue grant for the Old LEC.
- The architect is finishing up the drawings for the Old LEC demolition.
- The fiber line that connects the City of Dixon, the Police Department, and 911 currently runs through the Old LEC, but will be removed from the building and rerouted by the city so service is not interrupted during demolition in the area.
- The lead and asbestos abatement at the Old LEC has been completed, so demolition has begun in the lower level of the building for a maintenance garage.
- A bid document will soon be put together for the cost of providing secured parking for the Judges, jury rooms, and any remaining demolition at the Old LEC.
- Work order forms are forthcoming from the Judges in the New Courts Building for the addition of a courtroom on the second floor for grand jury hearings and to accommodate the Pre-Trial Fairness Act changes going into effect on January 1, 2022.
- Scope letters have been written for the additional HVAC work in the New Courts Building.
- The elevator project in the New Courts building has started.
- Numbers are being put together for roofing and tuckpointing at the New Courts Building.

Wendy Ryerson reported that a recommendation had been forwarded by the ARPA Committee to the Finance Committee for a Broadband Grant. Below is information about the grant:

- Lee County's grant match, over five (5) years, would be between \$1.6 and \$1.7 million.
- The Broadband grant currently available is not getting Broadband to homes, it is developing and securing the necessary "middle-mile" infrastructure that would eventually bring Broadband to communities. Future phases will bring Broadband into homes.
- The deadline for application of this grant is September 30, 2022.

- The County Board would have to approve participation at the September County Board Meeting. Notice of the award will be announced on or about March 1, 2023 and the grant requires the complete buildout to be completed within five (5) years.

XII. New Business

Wendy reported that the Board Rules and Procedures would be coming to the County Board Meeting in September. She explained that the new rules would not go into affect until after December 1, 2022. The rules account for the County Board member reduction from twenty-four (24) to twenty (20) members. They also include the new procedures regulating electronic voting. The OnBoard software that the Board uses does have a voting module.

XIII. Executive Session

There was no request for executive session.

XIV. Adjournment

**Motion** to adjourn at 9:30 a.m. **Moved** by Bill Palen. **Second** by Marvin Williams. **Motion** passed unanimously by voice vote.

The next meeting of the Properties, Planning, and Zoning Committee will be 11:00 a.m., on Tuesday, October 11, 2022.