



Lee County Properties, Planning, and Zoning Committee Meeting Minutes

Lee County, Illinois

May 10, 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 was 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

Rick Humphrey attended via Zoom video conferencing. All other members were present in person.

III. Meeting Attendees and Visitors

John Nicholson (County Board Vice Chair)(9:06-9:33), Wendy Ryerson (Administrator), Greg Saunders (Maintenance Supervisor), Dee Duffy (Zoning Administrator)(9:00-9:23), Alice Henkel (Renewable Energy Coordinator), Greg Gates (LOTS), and Becky Brenner (Board Secretary) were all present in person. Teri Zinke (Animal Control Administrator) attended by Zoom video conferencing.

IV. Approval of the Minutes from the Previous Meeting - (April 12, 2022)

The minutes from the April 12, 2022, Properties, Planning, and Zoning Committee Meeting were approved without modification.

V. Review of monthly claims report

The committee was provided a report of all the claims submitted and paid for from April 8, 2022 - May 5, 2022, from Animal Control, LOTS, Maintenance, Zoning, and Planning.

VI. Administrator and Department Head Reports

Greg Gates walked the committee through the report that he submitted. The full report will be included in the May County Board agenda packet. Highlights included:

- Resolution / IDOT Consolidated Vehicle Program
- Requisitions with IDOT / FY2022
- Ridership Increases

Greg Saunders reported the following information from the Maintenance Department:

- The old HVAC rooftop units at the Old Courthouse will be removed and replaced on Thursday, May 12, 2022, so the South entrance to the building will be closed throughout the day. In preparation for the replacement, the units will be shut down on Wednesday.
- Maintenance has a few small electrical jobs to finish in the new server room at the New Courts Building and then they will have completed their part of the project.
- The installation of the new HVAC controls for the New Courts Building will be completed within the next few days.
- The new generator for the Old Courthouse has been delivered and an installation date will be forth coming.

Dee Duffy reported the following information from her for Zoning:

- The agenda stated that there were five (5) petitions coming from the Zoning Board of Appeals this month. However, three (3) of the five (5) petitions were granted a continuance until a later date.
- The ZBA will be hearing the request from GSG Wind, LLC. for a Special Use Permit to repower for several weeks in June.
- Petition 22-PC-66, was held over in February and will be voted on at the May 19, 2022, County Board Meeting.

VII. Petitions Going to the Zoning Board of Appeals - None

VIII. Petitions Going to the Planning Commission - None

IX. Petitions Coming from the Zoning Board of Appeals - ~~5~~ 2 Petitions

- A. Petition 22-P-1590, Petitioner: Jerad Zellhofer, PPN#'s 02-15-23-300-007 & 02-15-26-200-005 in Amboy Township

Motion to move Petition 22-P-1590 to the Executive Committee for inclusion on the May County Board agenda. Moved by Jack Skrogstad. **Second** by Dave Bally. **Motion** passed unanimously by voice vote.

- B. Petition 22-P-1592, Michael and Mary Anderson, PPN# 02-15-36-200-016 in Amboy Township

Motion to move Petition 22-P-1592 to the Executive Committee for inclusion on the May County Board agenda. Moved by Marvin Williams. **Second** by Jack Skrogstad. **Motion** passed unanimously by voice vote.

- ~~C. Petition 22-P-1593, Lee County Zoning Office, PPN# 19-22-05-400-006 in Sublette Township~~

This petition was granted a continuance until the July 7, 2022, meeting of the Zoning Board of Appeals.

~~D. Petition 22-P-1594, Lee County Zoning Office, PPN# 19-22-08-200-002 formerly known as part of PPN# 19-22-08-200-002 in Sublette Township~~

This petition was granted a continuance until the July 7, 2022, meeting of the Zoning Board of Appeals.

X. Petitions Coming from the Planning Commission - None

XI. Renewable Energy Committee Updates - Board Member Chris Norberg

Alice Henkel reported the following information from the May 3, 2022, Renewable Energy Committee Meeting:

- The committee reviewed the pipeline public survey results and looked at a draft of the pipeline ordinance.
- The Lee County State's Attorney is working with the City of Amboy attorney to get an MOU established regarding the pipeline and biogas facility.
- The committee also reviewed the proposed renewable energy survey questions for wind, solar, and battery energy storage systems that was posted to the County Website and placed in eight (8) different location throughout the County on May 8th. The survey will be open until May 21th.
- The next meeting of the Lee County Renewable Energy Committee will be May 26, 2022, at 9:00 a.m., at the Old Lee County Courthouse.

XII. Zoning Procedures, Restructuring, and Enforcement Updates - Board Member Jack Skrogstad

Jack Skrogstad reported that he had attended his first Zoning Board of Appeals hearing earlier in the month and had learned a great deal. He explained that there had been interest in requiring contractors that work in Lee County to register with the County as approved contractors. The process would include providing proof of insurance and bonding. The registration would not be considered an endorsement.

XIII. Old Business

A. Repurposing of the Old Jail - Continuing Status Update

Tom Wilson reported the following information regarding the repurposing of the Old LEC:

- The asbestos inspection report approved last month came back positive. A scope letter will be drawn up so abatement contractors can quote the work for proper asbestos removal.

- Demolition plans have been completed.
- Finished drawings will not be done until it is determined exactly what elements/offices/uses will be included in the space.

B. New Courts Building Boiler Replacement Project - Continuing Status Update

Tom Wilson brought the committee up to speed on the following topics:

- The State's Attorney is currently working on the New Courts Building Boiler Replacement contract. The replacement project will start as soon as the contract is signed and the proper permitting is acquired.
- Scope letters are being prepared for the replacement of additional boilers in the older part of the New Courts Building. Once the scope letters are complete, the project will go out for bid to be awarded.
- Greg Saunders continues to work on getting quotes for the elevator in the New Courts Building that quit working in April.

XIV. New Business

A. Animal Control Ordinance

Teri Zinke reported the following information from Animal Control:

- The statute prohibiting dog owner's from allowing pets to ride unsecured in pickups and UTV/ATV and the statute prohibiting the revocation of barn/feral cat permit had both been removed from the proposed Animal Control Ordinance held over in the April 2022 County Board Meeting.
- Teri Zinke and Wendy Ryerson requested that the ordinance lay over until the June County Board Meeting because the changes made had not been reviewed by all the Board Members yet. After discussion:

Motion to table the Animal Control Ordinance. **Moved** by Bill Palen. **Second** by Jack Skrogstad. **Motion** passed unanimously by voice vote.

Tom Wilson expressed his appreciation to Board Member Chris Norberg and Administrator Wendy Ryerson for meeting in person with Teri Zinke to walk through some of the concerns that had been expressed since the April Properties meeting.

B. Resolution: Battery Energy Storage Systems Moratorium Extension

Motion to move the Battery Energy Storage Systems Moratorium Extension Resolution to the Executive Committee for inclusion on the May County Board agenda. **Moved** by Jack Skrogstad. **Second** by Bill Palen. **Motion** carried unanimously by voice vote.

C. Resolution: Moratorium Extension on Solar Energy Systems

Motion to move the Moratorium Extension on Solar Energy Systems Resolution to the Executive Committee for inclusion on the May County Board agenda.

Moved by Jack Skrogstad. **Second** by Marvin Williams. **Motion** carried unanimously by voice vote.

D. Resolution: Moratorium Extension - Wind Energy Systems

Motion to move the Moratorium Extension on Wind Energy Systems Resolution to the Executive Committee for inclusion on the May County Board agenda.

Moved by Jack Skrogstad. **Second** by Dave Bally. **Motion** carried unanimously by voice vote.

XV. Appointments

There were no appointments.

XVI. Executive Session

No executive session was requested.

XVII. Adjournment

Motion to adjourn at 9:33 a.m. **Moved** by Marvin Williams. **Second** by Jack Skrogstad. **Motion** passed unanimously by voice vote.

The next Properties, Planning, and Zoning Committee Meeting is scheduled for 9:00 a.m., on Tuesday, June 14, 2022