

**MINUTES OF THE
LEE COUNTY REGIONAL PLANNING COMMISSION**

Regular Meeting

Monday, March 7, 2022, at 6:30 p.m.

**Third Floor Meeting Room
Old Lee County Courthouse, Dixon, Illinois**

Zoom Video- & Tele-conferencing

Meeting ID: 988 4502 4438

Password: 043424

Board Members

Hon. Charles T. Beckman, Chair
Ellen Smith, Vice Chair
Ben Forster, Member
Emily Pratt, Member
Reed Akre, Member

Staff

Dee Duffy, Zoning Officer
Alice Henkel, Clerk/Renewable Energy Coordinator
Charley Boonstra, State's Attorney

Chair Charles T. Beckman called the meeting to order at 6:32 p.m. He introduced this committee's newest member, Reed Akre. Clerk Alice Henkel called roll:

Members present: Beckman, Smith, Forster, Pratt, Akre

Members absent: None

Staff present: Duffy, Henkel

Staff absent: Boonstra

The next order of business was the approval of the minutes from the February 7, 2022 meeting. The minutes will stand approved as submitted.

The next order of business was comments from the visitors' section. There were no visitors present in person or on ZOOM.

Under old business was the Lee County Greenways and Trails Plan updates. There were none.

Also under old business was the Lee County Comprehensive Plan – reviewing sections of the Plan for updates. Zoning Administrator Dee Duffy presented the surrounding counties' portion of their comprehensive plan that addresses wind, solar, and other renewable energy. It was noted that the renewable energy production is minimally mentioned in all surrounding county comprehensive plans.

Ms. Henkel provided statistics showing how much prime farmland, as determined by the LESA, that has been consumed by special use permits for utility-scale solar energy systems.

Ms. Henkel explained that at the February 2022 meeting of the Lee County Board, the Board approved the agreement with Chastain and Associates, LLC (“Chastain”). Under the County’s agreement with Chastain, they will be taking over the preparation of the ordinances for wind, solar, pipeline, and battery energy storage systems. In order to involve the public in the process, Chastain will be preparing and distributing surveys related to each of the uses. Members of this commission were asked to provide any questions they would like to see incorporated into this survey.

There was no other old business.

Under new business was a discussion on storage containers (a/k/a shipping containers or cargo containers). Mrs. Duffy explained that these are not regulated by the current zoning code and she has no way to stop anyone from bringing them in to any district, including residential. Following some discussion, it was agreed that these containers should not be allowed in residential districts and will be considered a temporary use (which requires a temporary permit that is good for no more than 90 days), unless it has been anchored and/or made part of the real estate.

There was no other business.

At 7:46 p.m., Ben Forster made a motion to adjourn and a second was discerned. There was no debate. A vote was taken, and all were in favor. Motion passed, 5-0.

Respectfully submitted,

/s/ Alice Henkel

Alice Henkel, Clerk