

**MINUTES OF THE
LEE COUNTY ZONING BOARD OF APPEALS**

**Regular Meeting
Thursday, August 4, 2022, at 7:00 p.m.**

**County Board Room
Old Lee County Courthouse, Dixon, Illinois**

**Zoom Video- & Tele-conferencing
Meeting ID: 91539239154
Password: 209840**

**YouTube
<https://www.youtube.com/watch?v=Zcwzlc2JGdc>**

Board Members

Bruce Forster, Chair
Craig Buhrow, Vice Chair
Mike Pratt, Member
Glen Hughes, Member
Rex Meyer, Member
Garrett Schoenholz, Alternate Member

Staff

Dee Duffy, Zoning Administrator
Charles Boonstra, Lee County State's Attorney
Alice Henkel, Clerk

At 7:00 p.m., Chair Bruce Forster called the meeting to order, and roll was called.

Members present: Forster, Buhrow, Pratt

Members absent: Hughes, Meyer, Alternate Member Schoenholz

Staff present: Henkel

Staff absent: Duffy, Boonstra

The next order of business was the approval of the minutes for the hearing on Petition No. 22-P-1591, by GSG Wind, LLC that took place on April 7, April 13, May 4, May 9, May 12, June 16, and June 27, 2022. Mike Pratt made a motion to approve the minutes, and a second was discerned. There as no debate, and a vote was taken. Motion passed, 3-0.

The next order of business was a motion to adjourn pursuant to the Lee County Board's vote on Petition No. 22-P-1591, by GSG Wind, LLC. Craig Buhrow made a motion, and a second was discerned. There was no debate. A vote was taken, and the ayes prevailed. Motion passed, 3-0.

Under old business was Petition 22-P-1594, by Petitioner Lee County Zoning Office, PPN# 19-22-08-200-002 formerly known as part of PPN# 19-22-08-200-002 in Sublette Township. The Lee County Zoning Office is asking for a revocation of a special use permit pursuant to §10-2D-3 of the Lee County Code.

Renewable Energy Coordinator Alice Henkel explained that the Zoning Office is currently working on a formal agreement between the County and FPC Services, Inc., in which the special use permit will be revoked. She requested that the Board continue the hearing on this matter to the October 6, 2022 meeting of the Zoning Board of Appeals, so that if an agreement is not reached, the hearing on the petition can occur at that time.

Courtney Kennedy, attorney for FPC Services, Inc. was present via ZOOM and stated she had no objection to the continuation.

Craig Buhrow made a motion to continue the hearing on Petition No. 22-P-1594 to the October 6, 2022 meeting of the Zoning Board of Appeals, and a second was discerned. During debate, Mr. Buhrow asked who was working on the agreement. Ms. Henkel explained that she would be preparing a draft agreement for the State's Attorney's review. Once he has had a chance to weigh, it will be provided to Attorney Kennedy for her to present to her clients. A vote was taken, and the ayes prevailed. Motion passed, 3-0.

There was no other old business.

Under new business was Petition 22-P-1596 by Petitioner Sheri Gossage. PPN# 11-16-09-100-012 in Lee Center Township. Petitioner is requesting to appeal the Zoning Administrator's final decision and determination of a zoning violation dated July 12, 2022.

Ms. Henkel explained that upon review of Mrs. Gossage's appeal, the State's Attorney felt that the appeal did not sufficiently explain why she is appealing the decision of the Zoning Administrator. In order to allow Mrs. Gossage time to amend her appeal, this Board could continue her appeal to the September 1, 2022 meeting of the Zoning Board of Appeals. Mrs. Gossage would agree to the continuation so long as she was allowed to amend her appeal. Ms. Henkel asked the Board to continue the hearing on her appeal to September 1, 2022 to allow her time to amend her appeal.

Mrs. Gossage and her husband were present.

Mike Pratt made a motion to continue the hearing on Petition 22-P-1596 to September 1, 2022 to allow Mrs. Gossage time to amend her appeal. A second was discerned and there was no debate. A vote was taken, and the ayes prevailed. Motion passed, 3-0.

There was no other business.

Ms. Henkel addressed changes that were made to the ZBA's proposed conditions to the GSG Wind, LLC petition by the Zoning Office that were ultimately approved by the County Board. She wanted to make it clear to this Board that the changes were not meant to undermine the work of this Board but were necessary from a policy implementation and uniformity standpoints.

Ms. Henkel also gave an update on the work being done by the Renewable Energy Committee. The proposed private pipeline ordinance went before the Lee County Regional Planning Commission on August 1, 2022 for public hearing. The planning commission moved to send the proposed pipeline ordinance back to the County Board with the comments of the public.

The revised wind and solar ordinances were sent back to the Renewable Energy Committee by the Lee County Board on July 21, 2022. The Renewable Energy Committee will be meeting on August 8, 2022, at 9:00 a.m. for further discussion. That meeting will be open to the public.

At 7:20 p.m., Mike Pratt made a motion to recess. A second was discerned and there was no debate. A vote was taken, and all were in favor. Motion passed, 3-0.

Respectfully submitted,

/s/ _____
Alice Henkel