



Lee County Board Meeting Minutes

Lee County, Illinois

Jul 20, 2023 at 6:00 PM CDT

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

I: Call to Order:

Vice Chairman Tom Kitson called the regular session of the Lee County Board to order July 20, 2023, at 6:00 P.M. at the Old County Courthouse, 3rd Floor Boardroom in Dixon.

II. Pledge of Allegiance:

Vice Chairman Kitson led the Pledge of Allegiance

III. Invocation - Father Kramer - Retired Priest in Dioceses of Rockford

Vice Chairman Kitson introduced Father Kramer retired Priest in Dioceses of Rockford to lead the Board in an Invocation.

IV. Roll Call:

Clerk Petersen called the roll. Members physically present were Vice Chairman Kitson, members: Akre, Bivins, Book, Freil, Gascoigne, Hudson, Koppien, Mimini, Naylor, Pearson, Robertson, Schielein, Shippert, Skrogstad, White and Zeman. Absent: Allen, Wilson and Olson.

V. Announcements:

A. Please mute or turn off cell phones

VI. Approval of Board Minutes: June 22, 2023 Regular County Board Meeting

There were no revisions to the minutes; stand as read.

VII. Monthly Resolutions: (Joseph Meyer)

A. 1 Resolution, Parcel #13-21-12-328-046 (roll call)

Motion to approve Resolution #2023-07-001, Joseph Meyer Resolution Parcel #13-21-12-238-046. **Moved** by Mr. Freil. **Second** by Mr. Schielein.

Roll call vote is called:

YES: Freil, Gascoigne, Hudson, Koppien, Mimini, Naylor, Pearson, Robertson, Schielein, Shippert, Skrogstad, White, Zeman, Akre, Bivins, Book and Kitson.

NO: None

ABSENT: Wilson, Allen, and Olson.
Motion carried by roll call vote.

VIII. Zoning and Planning

A. Petitions Going To the Zoning Board of Appeals: 2 Petitions

1. Petition 23-P-1615, Petitioner John Hilliker, PPN# 06-09-23-300-006, Special Use to operate business from Property with one onsite employee

Motion to move Petition 23-P-1615 to the Zoning Board of Appeals.
Moved by Mr. Mimini. **Second** by Mr. Koppien. **Motion carried** unanimously by voice vote.

2. Petition 23-P-1616, Petitioner Wiggins Solar, LLC, PPN# 18-08-11-400-014, Special Use for a Solar Energy System - South Dixon Township

Motion to move Petition 23-P-1616 to the Zoning Board of Appeals.
Moved by Mr. Skrogstad. **Second** by Mr. Koppien. **Motion carried** unanimously by voice vote.

B. Petitions Going To the Planning Commission: None

C. Petitions Coming From the Zoning Board of Appeals: 5 Petitions

1. Petition 23-P-1610, Petitioner HTIMS LP, PPN# 10-13-14-301-006, Map Amendment from R-2 Single Family Res Dist to C-2 Planned Office/Business Dist for small sales, service, and repair-Harmon Twp

Motion to approve Resolution #2023-07-002 Petition 23-P-1610 Petitioner HTIMS LP. **Moved** by Mr. Koppien. **Second** by Mr. Hudson. **Motion carried** unanimously by voice vote.

2. Petition 23-P-1611, Petitioner HTIMS LP, PPN# 10-13-14-301-008, Map Amendment from R-2 Single Family Res Dist to C-2 Planned Office/Business Dist for small sales, service and repair-Harmon Twp

Motion to approve Resolution #2023-07-003 Petition 23-P-1611 Petitioner HTIMS LP. **Moved** by Mr. Freil. **Second** by Mr. Hudson. **Motion carried** unanimously by voice vote.

3. Petition 23-P-1613, Petitioner Lee County Zoning Office, PPN#20-11-23-100-005, revocation of Special Use-Viola Township

Motion to approve Resolution #2023-07-004 Petition 23-P-1613. **Moved** by Ms. Naylor. **Second** by Mr. Skrogstad. **Motion carried** unanimously by voice vote.

4. Petition 23-P-1612, Petitioner Lee County Zoning Office, PPN# 20-11-23-100-005, Map Amendment from I-3 Heavy Industrial District to C-3 General Business District-Viola Township

Motion to approve Resolution #2023-07-005 Petition 23-P-1612.

Moved by Mr. Freil, **Second** by Mr. Skrogstad. **Motion carried** unanimously by voice vote.

5. Petition 23-P-1614, Petitioner Lee County Zoning Office, PPN#20-11-23-100-006, revocation of Special Use-Viola Township

Motion to approve Resolution #2023-07-006 Petition 23-P-1614.

Moved by Mr. Skrogstad. **Second** by Ms. Naylor. **Motion carried** unanimously by voice vote.

D. Petitions Coming From the Planning Commission: 1Petition

1. Petition 23-PC-74, Petition to amend the text of Lee County Code 10-4: Ag-1 Rural/Agricultural District

Motion to approve Petition 23-PC-74. Moved by Mr. Skrogstad; **Seconded** by Mr. Friel. **Motion carried** unanimously by voice vote.

Upon further consideration, Vice Chairman Kitson stated Petition 23-PC-74 is required to lay over for 1 month according to Board Rules.

Vice Chairman Kitson requested a **motion to reconsider the original motion for Petition 23-PC-74 Moved** by Mr. Hudson. **Second** by Mr. Schielein. **Motion carried** unanimously by voice vote.

Motion to hold over Petition 23-PC-74 until the August County Board meeting. **Moved** by Ms. Naylor. **Second** by Mr. Freil. **Motion carried** unanimously by voice vote.

IX. Administrator Monthly Update and Board Member Comments

No comments

X. Public Comments:

George Breust and Mark Wagner spoke on the Whitney House in Franklin Grove.

Six citizens spoke on the topic of the proposed 5G Cell Tower near Amboy. Citizens present that spoke on this topic were: Jake McCoy, Michael Hermes, Gary Wilhelm, Kyle Schoenholz, Robert Moore, and Kelly Regan Robery. Vice Chairman Kitson asked Ms. Henkel from Zoning to review the process if a petition is filed in Lee County:

Once a petition is received the county has 30 days to hear the petition and 75 days to vote on the petition. Notification requirements for special use petitions are set forth by the state, which requires publication of notice of the public hearing in a local newspaper a minimum of 15 days prior to the public hearing.

Additional notices must be mailed to adjacent property owners by certified mail a minimum of 15 days prior to the hearing. The public hearing will take place before the Zoning Board of Appeals. The ZBA will hear and consider all evidence presented during the public hearing, it will then make a recommendation to the County Board as to whether the petition shall be approved or denied. The public hearing is the proper forum for hearing the concerns of the public. It is at that time that the petitioner will present testimony and evidence. The public will have an opportunity to ask questions of the petitioner, present factual and relevant evidence and/or testimony and provide a public statement in support of or against the proposed project. An independent hearing facilitator will be present at the public hearing to oversee the proceedings and his duty will be to ensure that the public hearing is lawfully conducted in an orderly fashion. Any member of the public wishing to weigh in on this matter will be guaranteed the right to be heard at the public hearing.

XI. County Organization Presentations/Updates:

Karla Belzer County Director University of Illinois Extension update. Highlights:

- Lee County 4-H Program updates and the upcoming Lee County 4-H Fair is July 27-30
- Lee County Homemakers Education
- Master Gardeners and the Jr. Gardener program
- Illinois Junior Chef program
- New Youth Development Educator is on board.
- Annual Report for Carroll, Lee and Whiteside highlights: Lee County Homemakers, Embryology Program, Phone an Expert Program and the Mental Health Programming.

XII. Reports of Standing Committees:

A. County Services Committee: Jack Skrogstad, Chair

Mr. Skrogstad gave his report. New to the committee is each department head providing a written report every month so that report becomes part of the agenda packet.

B. Public Safety and Court Services Committee: Mike Koppien, Chair

Mr. Koppien gave his report.

C. Facilities and Maintenance Committee: Tom Wilson, Chair

Mr. Freil gave the report in Mr. Wilsons absence.

D. Claims Committee: Mike Zeman, Chair

Mr. Zeman gave his report and reported a total of 91 claims.

E. Finance: Jim Schielein, Chair

Mr. Schielein gave his report. Budget process starts last week of July.

F. Executive Committee: Bob Olson, Chair

Mr. Kitson stated minutes are in the agenda packet in Mr. Olson's absence.

XIII. Reports of Other Committees or Appointments

A. Board of Health: Katie White, Liaison

Ms. White gave her report. Highlights:

- Lead testing was completed by the state, all towns in our county were high except for Sublette.
- Home visits are on the upswing.
- 12% increase in the client base
- Bivalent vaccine is available.
- Infectious disease uptick in cases of chlamydia.

B. 911 Board: Keane Hudson, Liaison

Mr. Hudson gave his report. Ms. Dallas met with the County Facilities Maintenance committee member Dean Freil regarding the deteriorating concrete wall between the old law enforcement center and the 911 building.

C. Tourism: Ron Gascoigne, Liaison

Mr. Gascoigne gave his report.

D. Tri-County Opportunities Council: Angie Shippert, Liaison

Ms. Shippert gave her report, minutes are in the agenda packet.

E. Blackhawk Hills Regional Council/Lee-Ogle Enterprise Zone: Angie Shippert , Liaison

Ms. Shippert had no report. The next meeting is the end of July.

F. Lee County Industrial Development Association (LCIDA): Reed Akre, Liaison

Mr. Akre had no report.

G. Counties of Illinois Risk Management (CIRMA): Mike Zeman

Mr. Zeman had no report.

H. United Counties Council of Illinois (UCCI): Tom Kitson. Liaison

Mr. Kitson stated minutes are in the agenda packet.

I. Illinois Association of County Board Members (IACBM): Mike Koppien

Mr. Koppien had no report.

XIV. Unfinished Business:

- A. Petition 23-PC-72, Text Amendment to 10-15-15, Wind Energy Systems (held over in June)
- Motion to approve Resolution #2023-07-007** Petition 23-PC-72 Text Amendment to 10-15-15, Wind Energy Systems held over in June. **Moved** by Mr. Skrogstad. **Second** by Ms. Naylor. **Motion carried** unanimously by voice vote.
- B. Petition 23-PC-73, Text Amendment to 10-15-20, Solar Energy Systems (held over in June)
- Motion to approve Resolution #2023-07-008** Petition 23-PC-73 Text Amendment to 10-15-20, Solar Energy Systems held over in June. **Moved** by Mr. Hudson. **Second** by Mr. Freil. **Motion carried** unanimously by voice vote.
- C. Ordinance: Revised Lee County Hotel/Motel Tax (held over in May)
- Motion to take off the table**, the Revised Lee County Hotel/Motel Tax Ordinance. Ms. Ryerson stated the this has been in the works for the last few months with a four-member focus group working to finding a way to maintain a tourism program in Lee County after November 30, 2023, when the Intergovernmental Agreement with the City of Dixon expires and the hotel/motel tax revenue decreases 73%. The Ordinance will go into effect as of November 30th. **Moved** by Mr. Bivins. **Second** by Mr. Freil. **Motion to approve Ordinance #2023-07-009** Revised Lee County Hotel/Motel Tax. **Moved** by Mr. Gascoigne. **Second** by Ms. Naylor. **Motion carried** unanimously by voice vote.
- D. 2023 Best, Inc. Lease Agreement (tabled in June)
- Motion to take off the table**, the 2023 Best Inc. Lease Agreement. Ms. Ryerson stated that this is a revised lease with the contract only being for a 6-month term, through December 31, 2023. After that it will be a month-to-month lease. Due to the HVAC project in the Courts Building next year, it is likely the 3rd Floor of the Old Courthouse will be needed for court services. **Moved** by Mr. Bivins. **Second** by Ms. Naylor. **Motion carried** unanimously by voice vote. **Motion to approve** the Revised Best Inc. Lease Agreement. **Moved** by Mr. Gascoigne. **Second** by Mr. Freil. **Motion carried** unanimously by voice vote.
- E. Petition 23-P-1606, Amboy IL Solar 1 LLC, PPN" 06-09-12-400-003, Special Use for a Community Solar Energy System-Franklin Grove Township (tabled in June)
- The Zoning Department recommends Petition 23-P-1606 Amboy IL Solar 1 LLC remains tabled until additional information is available from the State Historic Preservation Office. Ms. Henkel spoke on behalf of an online meeting that she attended that was conducted by the state historic preservation office. At the meeting were representatives from the developer as well as their legal counsel, representatives from a third-party consultant that performed historical studies as well as four members of the state historic preservation office, and Kim

Nielsen who is the daughter of Mr. Bruce who owns the Whitney home. The third-party consultants gave a report on their findings. Ms. Nielsen was given an opportunity to voice her concerns. Mr. Robano with the state historic preservation office informed Ms. Nielsen that their job is not to stop the project but to identify adverse effects on a project and then to recommend mitigation of those adverse effects. The project is still under review and the estimated time frame is 2 to 3 weeks for the final findings. Hearing no objections **Petition 23-P-1606 will remain on the table.**

XV. New Business:

A. Lee County Safety Manual

Motion to approve Resolution #2023-07-010 Lee County Safety Manual. **Moved** by Mr. Hudson. **Second** by Mr. Koppien. **Motion carried** unanimously by voice vote.

B. MOU - Lee County Tourism

Motion to approve the MOU - Lee County Tourism. **Moved** by Mr. Freil. **Second** by Mr. Skrogstad. **Motion carried** unanimously by voice vote.

C. Contract with Chastian & Associates

Motion to approve the Contract with Chastian & Associates. Ms. Henkel spoke about the conditions approved under the special use permit granted to the GSG Wind Farm repower which allows the county to contract with a third-party engineer who oversees the construction of the project at the expense of the developer. **Moved** by Mr. Freil. **Second** by Mr. Skrogstad. **Motion carried** unanimously by voice vote.

XVI. Appointments:

A. Resolution: Reappointment of Wesley Englehart as Trustee of the Compton Community Fire Protection District

Motion to approve Resolution #2023-07-011 Reappointment of Wesley Englehart as Trustee of the Compton Community Fire Protection District. **Moved** by Mr. Freil. **Second** by Mr. Akre. **Motion carried** unanimously by voice vote.

XVII. Executive Session:

No Executive Session

XVIII. Approval of County Officers Reports/Quarterly Treasurer's Report

Motion to approve the County Officer 's Reports. **Moved** by Ms. Naylor. **Second** by Mr. Koppien. **Motion carried** unanimously by voice vote.

XIX. Approval of Monthly Revenue Report, Claims Paid, Claims Paid in Vacation, and Payroll Paid (Roll Call Vote)

Motion to approve the Monthly Revenue Report, Claims Paid, Claims Paid in Vacation, and Payroll Paid. **Moved** by Mr. Freil. **Second** by Mr. Gascoigne.

Roll call vote is called.

YES: Gascoigne, Hudson, Koppien, Mimini, Naylor, Pearson, Robertson, Schielein, Shippert, Skrogstad, White, Zeman, Akre, Bivins, Book, Freil and Kitson.

NO: None

ABSENT: Wilson, Olson and Allen

Motion carried unanimously by voice vote.

XX. Approval of Board Member Mileage and Per Diem

Motion to approve Board Member Mileage and Per Diem. Moved by Mr. Bivins.

Second by Mr. Freil. Motion carried unanimously by voice vote.

XXI. Motion to Adjourn:

Motion to adjourn. **Moved** by Mr. Freil. **Second** by Ms. White. **Motion carried** unanimously by voice vote.

Adjourned at 7:11 P.M.

Tom Kitson Vice Chairman Lee County Board

Attest: Nancy Petersen Ex-Officio Clerk of the Lee County Board