



## Lee County Board Meeting - RESCHEDULED from 12/22/22 Minutes

Lee County, Illinois

Dec 27, 2022 at 6:00 PM CST

Old Lee County Courthouse, Third Floor Boardroom

112 E. 2nd. St, Dixon, IL 61021

### I. Call to Order:

Chairman Olson called the rescheduled session of the Lee County Board to order December 27, 2022 at 6:00 P.M. at the Old Lee County Courthouse, 3rd Floor Boardroom in Dixon.

### II. Pledge of Allegiance:

Chairman Olson led the Pledge of Allegiance

### III. Roll Call:

Clerk Petersen called the roll. Members physically present were Chairman Olson, members: Akre, Bivins, Book, Freil, Gascoigne, Hudson, Koppien, Naylor, Pearson, Robertson, Schielein, Shippert, Skrogstad, Wilson and Zeman. Via Zoom: Kitson and Mimini. Absent: White and 1 Seat not sworn in as of the December meeting.

### IV. Announcements:

Chairman Olson reminded everyone to mute or turn off cell phones.

### V. Approval of Board Minutes:

There are three meeting minutes that need to be approved this month. November 22, 2022 Regular County Board Meeting, November 22, 2022 Truth in Taxation Hearing, and December 5, 2022 Reorganizational Meeting. Stand as read.

### VI. Resolution: Appointment of Michael Pearson to fill vacancy in County Board District 3

Because of the potential for bad weather last week, Clerk Petersen swore in Michael Pearson early. The passing of the resolution will make the appointment official. **Motion** to approve **Resolution #2022-12-003** Appointment of Michael Pearson to fill vacancy in County Board District 3.

**Moved** by Mr. Wilson. **Second** by Mr. Hudson. **Motion** carried unanimously by voice vote.

VII. Zoning and Planning

A. Petitions Coming From the Zoning Board of Appeals:

1. Petition 22-P-1598, Special Use for a community solar project-South Dixon Township

**Motion** by Mr. Skrogstad to approve **Resolution #2022-12-004** Petition 22-P-1598 (Crawford Solar 1, LLC) Special Use for a community solar project-South Dixon with 12 conditions. Discussion, Mr. Pearson asked about the end of life with solar panels and the proposed decommission policy. Ms. Henkel spoke on behalf of this subject and stated that yes there is a decommissioning plan in place. **Second** by Ms. Naylor. **Motion** carried by voice vote. Ms. Shippert voted no.

2. Petition 22-P-1599, Special Use for a community solar project-South Dixon Township

**Motion** by Mr. Skrogstad to approve **Resolution #2022-12-005** Petition 22-P-1599 (Crawford Solar 1, LLC) Special Use for a community solar project-South Dixon with 12 conditions.

**Second** by Ms. Naylor.

**Roll call vote is called.**

**YES:** Book, Freil, Gascoigne, Hudson, Kitson, Koppien, Mimini, Naylor, Pearson, Robertson, Schielein, Skrogstad, Wilson, Zeman, Akre, Bivins and Olson

**NO:** Shippert

**ABSENT:** White

1 Seat not sworn in as of meeting

B. Petitions Coming From the Planning Commission: None

VIII. Administrator Monthly Update and Board Member Comments

Administrator Wendy Ryerson spoke about a few highlights.

1. United States EDA planning grant was approved.

2. Vacancy still open for a Representative to the Tri-County Opportunities Council. Ms. Shippert volunteered for the position.

IX. Public Comments:

Three visitors, all residents that live on Lowell Park Road, spoke on the subject of the Lowell Park Speed Zone and their concern of raising the speed limit back up to 55 MPH.

1. Mark Cecchetti
2. Thomas Halla
3. Jeff Thomas

X. County Organization Presentations/Updates:

None

XI. Reports of Committee:

A. County Services Committee: Jack Skrogstad , Chair

Mr. Skrogstad stated minutes are in your OnBoard. Highlights:

1. New Committee structure
2. Mr. Gorski I.T. Director getting new emails set up for County Board Members

B. Blackhawk Hills Regional Council: Angie Shippert , Liaison

No Report

C. Claims Committee: Mike Zeman, Chair

Mr. Zeman stated minutes are in OnBoard

D. Executive Committee: Bob Olson, Chair

Chairman Olson stated minutes are in the packet on OnBoard

E. Health Department: Katie White, Liaison

No Report

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

Mr. Koppien stated highlights:

1. Financial burden of the upcoming Fairness Act in January
2. Testing of the OnBoard voting

G. 911 Board: Keane Hudson, Liaison

Mr. Hudson stated notes are in OnBoard.

H. Finance Committee: Jim Schielein, Chair

Minutes are in the packet on OnBoard. Highlights:

1. Year End Healthy Surplus
2. Family Food Baskets approval
3. Appellate Prosecutor's Resolution

I. Tri-County Opportunities Council:

No Report

J. Tourism: Ron Gascoigne, Liaison

No Report

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

No Report

XII. Unfinished Business:

A. Ordinance: Lowell Park Speed Zone (Held over in November)

The speed limit was previously changed from 55 mph to 45 mph. Recently the Highway Department was asked to revisit the matter and see if the changes were effective. Another study was done in July of 2022, which showed little change. At recommendation of the committee, the speed limit was bumped back up to 55 mph. Motion to approve the Lowell Park speed zone ordinance, Mr. Olson called a second and third time for a motion, none was heard. The **ordinance died for lack of a motion.**

XIII. New Business:

A. Resolution: Appellate Prosecutor's Office

**Motion** to approve **Resolution #2022-12-006** Appellate Prosecutor, **Moved** by Ms. Naylor. **Second** by Mr. Hudson. **Motion** carried unanimously by voice vote.

B. Resolution: Revisions to the Zoning and Building Permit Fees

- A. **Motion** to approve **Resolution #2022-12-007** Revisions to the Zoning and Building Permit Fees. **Moved** by Mr. Friel. **Second** by Mr. Koppien. **Motion** carried unanimously by voice vote.

C. Resolution: County Board Meeting Dates - Fiscal Year 2023

**Motion** to approve **Resolution #2022-12-008** County Board Meeting Dates-Fiscal Year 2023. **Moved** by Ms. Naylor. **Second** by Mr. Gascoigne. **Motion** carried unanimously by voice vote.

D. Resolution: Motor Fuel Tax Maintenance for FY 2023

**Motion** to approve **Resolution # 2022-12-009** Motor Fuel Tax Maintenance for FY 2023. **Moved** by Mr. Skrogstad. **Second** by Mr. Gascoigne. **Motion** carried unanimously by voice vote.

E. Board Rules and Procedures-Revisions

**Motion** to approve **Resolution #2022-12-010** Board Rules and Procedures-Revisions **Moved** by Mr. Skrogstad. **Second** by Mr. Freil. **Motion** carried unanimously by voice vote.

F. Battery Energy Storage System - Moratorium Extension

**Motion** to approve **Resolution # 2022-12-011** Battery Energy Storage Systems Moratorium Extension until March 31, 2023. **Moved** by Mr. Wilson. **Second** by Ms. Naylor. **Motion** carried unanimously by voice vote.

G. Resolution: Establishing Zoning Ordinance Review Ad Hoc Committee

**Motion to table** Resolution establishing Zoning Review Ad Hoc Committee. **Moved** by Mr. Hudson. **Second** by Mr. Wilson. **Motion** carried unanimously by voice vote.

H. Family Food Basket Donation Event (Information Only)

County Administrator Wendy Ryerson spoke about this event.

Highlights:

1. Includes Health Department, Lots and Lee County Board.
2. Provided 26 Food Baskets to needy families
3. Looking for it to become an annual event.

XIV. Appointments:

- A. Resolution: Reappointing Robert Thompson to Lee County Sheriff's Merit Commission

**Motion** to approve **Resolution # 2022-12-012** Reappointing Robert Thompson to Lee County Sheriff's Merit Commission. **Moved** by Mr. Wilson. **Second** by Mr. Skrogstad. **Motion** carried unanimously by voice vote.

- B. Resolution: Appointing Ali Huss as Alternate Member of Zoning Board of Appeals

**Motion** to approve **Resolution #2022-12-013** Appointing Ali Huss as alternate member of Zoning Board of Appeals. **Moved** by Ms. Shippert. **Second** by Mr. Skrogstad. **Motion** carried unanimously by voice vote.

- C. Resolution: Appointing Ermir Ramadani Reagan Mass Transit District Trustee

**Motion to table** Resolution appointing Ermir Ramadani Regan Mass Transit District Trustee. **Moved** by Mr. Koppien. **Second** by Mr. Wilson. **Motion** carried unanimously by voice vote.

- XV. Executive Session:

None

- XVI. Approval of County Officer's Reports/Quarterly Treasurer's Report

**Motion** to approve County Officer's Reports and the Quarterly Treasurer's Report. **Moved** by Mr. Wilson. **Second** by Mr. Schielein.

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

**Motion** to approve Monthly Revenue, Claims Paid, Claims Paid in Vacation, and Payroll Paid. **Moved** by Ms. Naylor. **Second** by Mr. Skrogstad.

**Roll call vote is called.**

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

**NO:** None

**ABSENT:** White and Book

**1 Seat not sworn in**

**Motion carried by roll call vote.**

XVIII. Approval of Board Member Mileage and Per Diem

**Motion** to approve Board Member Mileage and Per Diem for the month of November paid out in the month of December. **Moved** by Wilson. **Second** by Mr. Koppien. **Motion** carried unanimously by voice vote.

XIX. Motion to Adjourn:

**Motion** to adjourn. **Moved** by Mr. Wilson. **Second** by Mr. Robertson. Motion carried unanimously by voice vote.

Adjourned at 7:10 P.M.

Robert Olson Chairman Lee County Board

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

Lee County Board  
Dixon, Illinois

Resolution # 2022-12.003

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**DECLARING VACANCY IN COUNTY BOARD DISTRICT 3  
AND  
APPOINTMENT OF MICHAEL PEARSON TO FILL VACANCY**

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WHEREAS, the Lee County Board was duly organized pursuant to 55 ILCS 5/1-3005; and,

WHEREAS, Board Member Doug Farster passed away on October 14, 2022, and subsequent to his death was re-elected to District 3 of the Lee County Board, resulting in a vacancy for his unexpired term of 48 months; and,

WHEREAS, at the time of his election, Doug Farster was a member of the Republican Party; and,

WHEREAS, in accordance with Illinois law, it is necessary that the County Board declare a vacancy exists in this County Board District 3; and,

WHEREAS, in accordance with Illinois Compiled Statute 10 ILCS 5/25-11, the Central Committees of the Lee County Republican Party and Lee County Democratic Party have been duly informed of said vacancy; and,

WHEREAS, pursuant to 10 ILCS 5/25-11 of the Illinois Election Code, if more than 28 months remain in the term, an appointment shall be until the next general election at which time the vacated office shall be filled by election for the remainder of the term.

NOW, THEREFORE, BE IT RESOLVED, by the County Board of Lee County Illinois, that:

- a. A vacancy is hereby declared to exist in this County Board District 3; and,
- b. Michael Pearson is hereby appointed to fill the vacancy until the 2024 General Election



ATTEST:

  
Lee County Clerk

PASSED BY THE LEE COUNTY BOARD

THIS 27th DAY OF September, 2022.

By: 

Lee County Board Chairman



RESOLUTION NO. 2022.12.004

WHEREAS, the Lee County Board desires to act upon Petition No. 22-P-1598 by Petitioner Crawford Solar 1, LLC. The parcel identification number is 18-08-12-200-012 and is situated in South Dixon Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a special use permit in the Ag-1, Rural/Agricultural District for the purpose of constructing a two (2) megawatt (MW) community solar farm.

WHEREAS, the necessary public hearing was held before the Zoning Board of Appeals on the petition described which resulted in a recommendation to approve, with the attached conditions, from the Zoning Board of Appeals for said Petition.

NOW, THEREFORE, BE IT ORDAINED by the Lee County Board that Petition No. 22-P-1598 (Crawford Solar 1, LLC) be approved/denied by the Lee County Board, with the attached conditions.



PASSED BY THE LEE COUNTY BOARD

THIS 27th DAY OF December, 2022.

BY: \_\_\_\_\_

Lee County Board Chairman

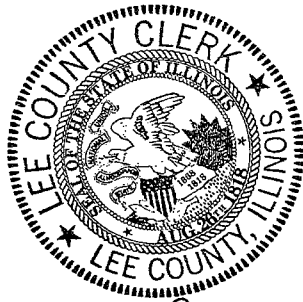
ATTEST:

Margaret Jensen  
Lee County Clerk

### **Conditions of the Special Use Permit Granted Under Petition No. 22-P-1598**

- A. Permitted Construction Times. Construction activities shall commence no earlier than 7:00 a.m. and shall be discontinued no later than 8:00 p.m. on Monday through Saturday within  $\frac{1}{4}$  mile of a non-participating residence, unless a waiver is obtained from the affected, non-participating resident.
- B. Drain Tile Survey. Petitioner is required to provide the Lee County Zoning & Planning Office with evidence of having done a drain tile survey before a building permit is issued.
- C. Drainage Tile Repair. If it is found that any subsurface drainage tile is damaged within the proposed site, such damage be repaired to the same or better condition within one month.
- D. Surface Drainage Patterns. Petitioner is required, before being issued a building permit, to provide a map of the surface water drainage patterns within the Development Area to the Lee County Zoning and Planning Office.
- E. SHPO Acceptance. Petitioner is required, before being issued a building permit, to show Lee County Zoning and Planning Office the acceptance of the Tetra Tech archaeological survey by the SHPO before a building permit is issued.
- F. Security Cameras. If the Petitioner, due to on-site criminal activity, wishes to install one or more security cameras, the Crawfords must receive written permission to do so and ensure that any such cameras be focused into the Development Area and not capture any images from nearby real estate.
- G. Manufacturers' Specifications. Petitioner is required to provide the Lee County Zoning & Planning Office with manufacturers' equipment specification for the equipment to be installed in the SESes before a building permit is issued.
- H. Fire Protection Plan. Petitioner is required to provide the Lee County Zoning & Planning Office with a suitable "Fire Protection Plan" before a building permit is issued.
- I. Screening. Petitioner is required to provide the Lee County Zoning & Planning Office with evidence, before a building permit is issued, that they have contacted the landowner(s) adjacent to the proposed Development on the southwest to give them their Ordinance screening options.
- J. Landscape Plan. Petitioner is required to provide the Lee County Zoning & Planning Office with an acceptable written "landscape plan" before the issuance of a building permit.
- K. Foundation and Design. Petitioner is required to provide the Lee County Zoning & Planning Office with a Professional Engineer's Certificate that the foundation and design of the solar panels is within professional accepted standards, prior to the issuance of a building permit.
- L. Power and Communication Lines. The power and communication lines ("Lines") running between banks of solar panels shall be buried underground except from point of interconnection to existing utility-owned, above-ground electrical wires. If the Lines are not buried, a solar cable management system, or similar technology, must be utilized. When

Lines are buried underground, the County Zoning Administrator, when or after granting a building permit, may grant variances when shallow bedrock, watercourses, or other elements of nature landscape interfere with the ability to bury Lines.



PASSED BY THE LEE COUNTY BOARD

THIS 27<sup>th</sup> DAY OF December 2022

BY:

Robert J. Olson  
Lee County Board Chairman

ATTEST:

BY:

Nancy Petersen  
Lee County Clerk

RESOLUTION NO. 2022.12.005

WHEREAS, the Lee County Board desires to act upon Petition No. 22-P-1599 by Petitioner Crawford 1A Solar, LLC. The parcel identification number is 18-08-12-200-012 and is situated in South Dixon Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a special use permit in the Ag-1, Rural/Agricultural District for the purpose of constructing a two (2) megawatt (MW) community solar farm.

WHEREAS, the necessary public hearing was held before the Zoning Board of Appeals on the petition described which resulted in a recommendation to approve, with the attached conditions, from the Zoning Board of Appeals for said Petition.

NOW, THEREFORE, BE IT ORDAINED by the Lee County Board that Petition No. 22-P-1599 (Crawford Solar 1A, LLC) be approved ~~denied~~ by the Lee County Board, with the attached conditions.



PASSED BY THE LEE COUNTY BOARD

THIS 27<sup>th</sup> DAY OF December, 2022.

BY: [Signature]

Lee County Board Chairman

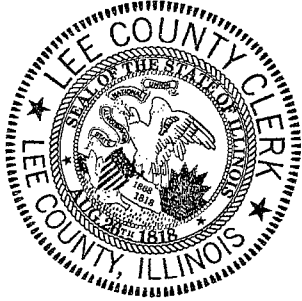
ATTEST:

[Signature]  
Lee County Clerk

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- A. Permitted Construction Times. Construction activities shall commence no earlier than 7:00 a.m. and shall be discontinued no later than 8:00 p.m. on Monday through Saturday within ¼ mile of a non-participating residence, unless a waiver is obtained from the affected, non-participating resident.
- B. Drain Tile Survey. Petitioner is required to provide the Lee County Zoning & Planning Office with evidence of having done a drain tile survey before a building permit is issued.
- C. Drainage Tile Repair. If it is found that any subsurface drainage tile is damaged within the proposed site, such damage be repaired to the same or better condition within one month.
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interconnection to existing utility-owned, above-ground electrical wires. If the Lines are not buried, a solar cable management system, or similar technology, must be utilized. When Lines are buried underground, the County Zoning Administrator, when or after granting a building permit, may grant variances when shallow bedrock, watercourses, or other elements of nature landscape interfere with the ability to bury Lines.



ATTEST:

BY: Nancy Petersen  
Lee County Clerk

PASSED BY THE LEE COUNTY BOARD

THIS 27<sup>th</sup> DAY OF September, 2022

BY:

Robert G. Olson  
Lee County Board Chairman

RESOLUTION

#2022-12-006

WHEREAS, the Office of the State's Attorneys Appellate Prosecutor was created to provide services to State's Attorneys in Counties containing less than 3,000,000 inhabitants; and

WHEREAS, the powers and duties of the Office of the State's Attorneys Appellate Prosecutor are defined and enumerated in the "State's Attorneys Appellate Prosecutor's Act", 725 ILCS 210/1 et seq., as amended; and

WHEREAS, the Illinois General Assembly appropriates monies for the ordinary and contingent expenses of the Office of the State's Attorneys Appellate Prosecutor, one-third from the State's Attorneys Appellate Prosecutor's County Fund and two-thirds from the General Revenue Fund, provided that such funding receives approval and support from the respective Counties eligible to apply; and

WHEREAS, the Office of the State's Attorneys Appellate Prosecutor shall administer the operation of the appellate offices so as to insure that all participating State's Attorneys continue to have final authority in preparation, filing, and arguing of all appellate briefs and any trial assistance; and

27th NOW, THEREFORE, BE IT RESOLVED that the Lee County Board, in regular session, this day of December 2022 does hereby support the continued operation of the Office of the State's Attorneys Appellate Prosecutor, and designates the Office of the State's Attorneys Appellate Prosecutor as its Agent to administer the operation of the appellate offices and process said appellate court cases for this County.

BE IT FURTHER RESOLVED that the attorneys employed by the Office of the State's Attorneys Appellate Prosecutor are hereby authorized to act as Assistant State's Attorneys on behalf of the State's Attorney of this County in the appeal of all cases when requested to do so by the State's Attorney, and with the advice and consent of the State's Attorney, prepare, file, and argue appellate briefs for those cases; and also, as may be requested by the State's Attorney, to assist in the prosecution of cases under the Illinois Controlled Substances Act, the Cannabis Control Act, the Drug Asset Forfeiture Procedure Act, and the Narcotics Profit Forfeiture Act. Such attorneys are further authorized to assist the State's Attorney in the trial and appeal of tax objections.

BE IT FURTHER RESOLVED that the Office of the State's Attorneys Appellate Prosecutor will offer Continuing Legal Education training programs to the State's Attorneys and Assistant State's Attorneys.

BE IT FURTHER RESOLVED that the attorneys employed by the Office of the State's Attorneys Appellate Prosecutor may also assist the State's Attorney of this County in the discharge of the State's Attorney's duties in the prosecution and trial of other cases, and may act as Special Prosecutor if duly appointed to do so by a court having jurisdiction.

BE IT FURTHER RESOLVED that if the Office of the State's Attorneys Appellate Prosecutor is duly appointed to act as a Special Prosecutor in this County by a court having jurisdiction, this County will provide reasonable and necessary clerical and administrative support and victim-witness coordination on an as-needed basis and will also cover all reasonable and necessary case expenses such as expert witness fees, transcripts, evidence presentation, documents, lodgings, and all other expenses directly related to the prosecution of the case.

BE IT FURTHER RESOLVED that the Lee County Board hereby agrees to participate in the service program of the Office of the State's Attorneys Appellate Prosecutor, commencing December 1, 2022 and ending November 30, 2023, by hereby appropriating the sum of \$14,000.00 as consideration for the express purpose of providing a portion of the funds required for financing the operation of the Office of the State's Attorneys Appellate Prosecutor, and agrees to deliver the same to the Office of the State's Attorneys Appellate Prosecutor on request during the stated twelve month period.

Passed and adopted by the County Board of Lee County, Illinois, this

27th day of December 2022

ATTEST:

Nancy Petersen  
County Clerk



Chairman

Robert J. DeLoe

Lee County Board  
Dixon, Illinois

RESOLUTION NO. 2022.12.007

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**REVISIONS TO THE ZONING AND BUILDING PERMIT FEES**

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WHEREAS, Lee County has in force a County Zoning Ordinance wherein various fees have been established; and

WHEREAS, said Zoning Ordinance provides for changes in said fees when appropriated; and

WHEREAS, the Lee County Board has determined it is necessary to periodically review and update fees charged for any permits, applications, filing fees, certificate fees, or other costs assessed in the administration and enforcement of the Lee County Zoning Ordinance; and

WHEREAS, the fee structure is deliberately excluded as part of the Zoning Ordinance with the intent that said fees may be changed from time to time without an amendment to the Zoning Ordinance; and

NOW, THEREFORE, BE RESOLVED by the Lee County Board that the following pages of structured fees are hereby established and will replace the present fees for Lee County Zoning.



PASSED BY THE LEE COUNTY BOARD

THIS 27<sup>th</sup> DAY OF December, 2022.

BY: [Signature]  
Lee County Board Chairman

ATTEST:

[Signature]  
Lee County Clerk & Recorder



## LEE COUNTY BUILDING PERMIT FEES

Lee County Board 12/27/22 Resolution No. 2022-12-007

### Structures; Additions & Structural Alterations

### Fee

Floor area above ground ( <i>Living area</i> )	\$ .20/sq. ft.	_____
Floor area below ground ( <i>Basement</i> )	\$ .20/sq. ft.	_____
Garages/Accessory buildings	\$ .15/sq. ft.	_____
Pools ( <i>Above ground</i> )	\$ 50.00	_____
Pools ( <i>Inground</i> )	\$ 100.00	_____
Fences	\$ 50.00	_____
Signs (Non-illuminated)		
150 sq. ft. or less	\$ 50.00	_____
150 but less than 300 sq. ft.	\$ 100.00	_____
300 or more sq. ft.	\$ 250.00	_____

### Signs (Illuminated)

150 sq. ft. or less	\$ 100.00	_____
150 but less than 300 sq. ft.	\$ 200.00	_____
300 or more sq. ft.	\$ 500.00	_____

*(The square feet shall be measured by the smallest square, rectangle, triangle, circle or combination that will encompass the entire display area. If one side of the sign provides for more display area than another, the measurements will be made on the larger side.)*

Development permit	\$ 50.00	_____
Temporary permit	\$ 50.00	_____
Minimum building permit fee ( <i>Any fee less than \$50.00</i> )	\$ 50.00	_____

Late fee ( <i>Twice the cost of the building permit</i> )	\$	_____
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*(Fee will be charged to both owner and contractor if any construction begins prior to the building permit being issued)*

Agricultural building penalty fee	\$ 150.00	_____
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*(Fee will be charged for any agricultural building commenced without an approved permit)*

Reissued building permit	\$ 50.00 + permit cost	_____
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*(A building permit will be void if construction has not commenced 50% within a period of one (1) year from the date permit was issued. A building permit may be reissued only once)*

## LEE COUNTY BUILDING PERMIT FEES

Lee County Board 12/27/22 Resolution No. 2022-12-007

CONTINUED

Commercial/Industrial structures	\$ .25/sq. ft.	_____
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*Cell towers	\$ 25.00/foot	_____
Additional equipment to existing cell tower site	\$ 1,200.00	_____
*Meteorological tower	\$ 25.00/foot	_____

Light Detection and Ranging System (LIDAR)	\$ 1,200.00 per unit	_____
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Aircraft Detection Lighting Systems (ADLS)	\$ 1,200.00 per unit	_____
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Wind turbine or solar (Non-commercial use)	\$ 5.00/per kilowatt/AC side	_____
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Pipeline	\$ 0.50/per inch diameter x feet	_____
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*Commercial power generation (New construction)		
Up to 10 MW	\$ 10,000/per megawatt	_____

10 up to 50 MW	\$100,000 + \$5,000/per megawatt above 10	_____
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50 up to 100 MW	\$300,000 + \$3,500/per megawatt above 50	_____
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Greater than 100 MW	\$475,000 + \$1,500/per megawatt above 100	_____
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Commercial power generation (Replacement of generator, turbine, blades, or other major components)	\$ 2,000/per megawatt	_____
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Commercial power generation (Substation, inverter/transformer pads)	\$ 1,200.00	_____
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Zoning Petition (Rezoning, variance, special use)	\$ 750.00	_____
<i>(Per parcel. \$750 up to the first 10 acres then \$25.00 per acre thereafter)</i>		

Subdivision Petition		
Preliminary Plat	\$ 750.00	_____
<i>(\$750 up to the first 10 lots then \$25.00 per lot thereafter)</i>		

Final Plat	\$ 500.00	_____
<i>(\$500 up to the first 10 lots then \$25.00 per lot thereafter)</i>		

Penalty fee	\$500.00 + petition costs	_____
<i>(Fee will be charged for any development in violation of zoning classification)</i>		

\*Formal Decommissioning Plan required

### Total Building Permit Fee

Please make check out to: Lee County

*All fees paid are non-refundable.*

*Fees not otherwise classified: If a fee is not specifically provided for in the building permit fees structure, a reasonable fee shall be set by the Lee County Zoning Administrator. No fee is required for any structure or use by any municipality, school, state or federal governmental agency. These agencies must, however, submit an application for a permit.*

Lee County  
Dixon, IL

RESOLUTION No. 2022-12-008

COUNTY BOARD MEETING DATES – FISCAL YEAR 2023

WHEREAS, 5 ILCS 120/2.03 provides that each governmental body subject to the provisions of “An Act in Relation to Meetings” must, at the beginning of each calendar or fiscal year, prepare and make available a schedule of all its regular meetings for such year, listing the time and place of such meetings.

BE IT RESOLVED, by the County Board of Lee County, Illinois, that the following scheduled meetings of said Board for the 2023 fiscal year be and are hereby designated to convene at the hour of 6:00 o’clock p.m. at the Old Lee County Courthouse in the third-floor courtroom.

Thursday, December 22, 2022.....	Stated Meeting
Thursday, January 19, 2023.....	Stated Meeting
Thursday, February 23, 2023.....	Stated Meeting
Thursday, March 23, 2023.....	Stated Meeting
Thursday, April 20, 2023.....	Stated Meeting
Thursday, May 25, 2023.....	Stated Meeting
Thursday, June 22, 2023.....	Stated Meeting
Thursday, July 20, 2023.....	Stated Meeting
Thursday, August 24, 2023.....	Stated Meeting
Thursday, September 21, 2023.....	Stated Meeting
Thursday, October 19, 2023.....	Stated Meeting
Tuesday, November 21 2023.....	Stated Meeting



ATTEST:

Margaret Jensen  
Lee County Clerk

PASSED BY THE LEE COUNTY BOARD

THIS 27th DAY OF December, 2022.

By: [Signature]  
Lee County Board Chairman



**Illinois Department  
of Transportation**

**Resolution for Maintenance  
Under the Illinois Highway Code**

District	County	Resolution Number	Resolution Type	Section Number
2	Lee	#2022-12-009	Original	23-00000-00-GM

BE IT RESOLVED, by the Board of the County of Lee Illinois that there is hereby appropriated the sum of One Million Twenty Four Thousand two Hundred Twenty Five Dollars ( \$1,024,225.00 )

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/23 to 12/31/23.  
Beginning Date Ending Date

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that County of Lee shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Nancy Petersen County Clerk in and for said County of Lee in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

Board of Lee at a meeting held on 12/27/22  
Governing Body Type Name of Local Public Agency Date  
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 27th day of December 2022.  
Day Month, Year

(SEAL)



Clerk Signature & Date

Nancy Petersen 12/27/22

APPROVED

Regional Engineer Signature & Date  
Department of Transportation

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# BOARD RULES AND PROCEDURES

Resolution No. 2022-12-010

Adopted: December 27, 2022

Effective: December 27, 2022



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The following Board Rules and Procedures are designed to establish the order of business, ensure fair and orderly public meetings, and allow the Board to make effective and timely decisions in the governing of the County's business functions.

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**Lee County Board  
Dixon, Illinois**

**RESOLUTION NO. 2022-12-014**

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**BATTERY ENERGY STORAGE SYSTEMS  
MORATORIUM EXTENSION**

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**WHEREAS**, the existing Lee County Zoning Ordinance does not address some new renewable energy technologies such as battery energy storage system and/or battery storage power stations; and

**WHEREAS**, the Lee County Board (Board) desires to create an ordinance for emerging technologies such as battery energy storage system and/or battery storage power stations; and

**WHEREAS**, pursuant to Resolution #9-21-25, effective September 16, 2021, Lee County established the Renewable Energy Committee to review and revise, if necessary, the ordinances, resolutions, and policies related to renewable energy technologies; and

**WHEREAS**, pursuant to Resolution #12-21-013, dated December 21, 2021, the Board placed a moratorium on accepting zoning petitions for battery energy storage systems and/or battery storage power stations until June 1, 2022; and

**WHEREAS**, pursuant to Resolution #05-22-008, dated May 19, 2022, the Board extended the moratorium on battery energy storage systems and/or battery storage power stations until September 1, 2022; and

**WHEREAS**, pursuant to Resolution #08-22-009, dated August 25, 2022, the Board extended the moratorium on battery energy storage systems and/or battery storage power stations until November 30, 2022; and

**WHEREAS**, pursuant to Resolution #2022-12-\_\_\_\_\_, dated December 22, 2022, the Board restructured the former Renewable Energy Committee into the Lee County Ordinance Review Committee; and

**WHEREAS**, the creation of the ordinances and policies related to battery energy storage system and/or battery storage power stations is not yet completed, therefore the former Renewable Energy Committee, n/k/a the Lee County Ordinance Review Committee, is seeking another extension of the moratorium.

**NOW, THEREFORE BE IT RESOLVED**, effective upon passage by the Lee County Board, a moratorium on accepting zoning petitions for battery energy storage system and/or battery storage power stations is hereby extended until March 31, 2023.



PASSED BY THE LEE COUNTY BOARD

THIS 27<sup>th</sup> DAY OF September, 2022

BY: [Signature]  
Lee County Board Chairman

ATTEST:

BY: [Signature]  
Lee County Clerk

Lee County Board  
Dixon, Illinois

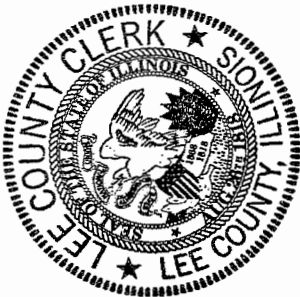
**RESOLUTION NO. 2022.12.012**

**RESOLUTION REAPPOINTING MEMBERS OF THE  
LEE COUNTY SHERIFF'S MERIT COMMISSION**

WHEREAS, appointments to the Lee County Sheriff's Merit Commission are made by the Chairman of the County Board of Lee County with the approval of the Lee County Board; and

WHEREAS, Robert Thompson's term expires December 31, 2022, and he has shown a desire to be reappointed.

NOW THEREFORE, BE IT RESOLVED that Robert Thompson's said reappointment shall be for a term of five (5) years, expiring December 31, 2027.



PASSED BY THE LEE COUNTY BOARD

THIS 27<sup>th</sup> DAY OF December, 2022.

BY: [Signature]  
Lee County Board Chairman

ATTEST:

[Signature]  
Lee County Clerk



LEE COUNTY BOARD

Resolution # 2022.12.012

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**LEE COUNTY ZONING BOARD OF APPEALS  
APPOINTMENT OF ALI HUSS  
AS AN ALTERNATE MEMBER**

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WHEREAS, appointments to the Lee County Zoning Board of Appeals are made by the Chairman of the County Board of Lee County with the approval of the Lee County Board; and

WHEREAS, Lee County Zoning Board of Appeals is seeking the appointment for an alternate member to fill a vacancy for a five (5) year term; and

WHEREAS, Ali Huss has shown a desire to be appointed as an alternate member of the Lee County Zoning Board of Appeals.

THEREFORE, IT IS HEREBY RESOLVED by the County Board of Lee County, Illinois, that Ali Huss be appointed as an alternate member of the Lee County Zoning Board of Appeals for a term beginning December 23, 2022, and ending December 23, 2027.



PASSED BY THE LEE COUNTY BOARD

THIS 27<sup>th</sup> DAY OF December, 2022

BY: [Signature]  
Lee County Board Chairman

Attest:

[Signature]  
Nancy Petersen, Lee County Clerk