



This meeting was held via conference call per the Governor of Illinois, J.B.Pritzker's signed "Executive Order 2020-07" on March 16, 2020, Section 6, during the duration of the Gubernatorial Disaster Proclamation of March 9, 2020, the provisions of the open Meetings Act, 5 ILCS 120, requiring or relating to in-person attendance by members of a public body are suspended and "Executive Order 2020-08" on March 21, 2020, all public gatherings in the State of Illinois of 10 People or more are prohibited during the duration of the Gubernatorial Disaster Proclamation of March 9, 2020.

The public was notified on February 5, 2021, via the Lee County website to email public requests to: countyboardrequests@countyoflee.org and the meeting was live streamed on February 9, 2021, at <http://www.youtube.com/channel/UCO3ZPalJgtBWMfph0rstLXA>

Properties/Planning/Zoning Committee Meeting – February 9, 2021

Third Floor Boardroom, Old Lee County Courthouse – 9:00 a.m.
112 E Second Street, Dixon, Illinois 61021

Meeting called to order at 9:0 a.m. by Chair Dave Bowers

Members present: Chair Dave Bowers, Vice Chair David Bally and John Nicholson were present in person, Bill Palen and Marvin Williams attended via Zoom video conferencing.

Members absent: None

Board Members Department Heads, or Employees present: Marilyn Shippert (Board Member), Charley Boonstra (State's Attorney), Teri Zinke (Animal Control), Paul Gorski (IT Administrator), Greg Gates (LOTS), Shelley Dempsey (Bookkeeper at LOTS), Dee Duffy (Zoning Administrator), Jonathan Henrickson (IT Intern) and Becky Brenner (Board Secretary) were present in person, Nancy Petersen (County Clerk) Greg Saunders (Maintenance Supervisor) both attended via Zoom video conferencing. Rick Humphrey joined the meeting via Zoom in Executive Session at 10:20 a.m.

Visitors: Tyler Coon (Duke Energy Renewables, Developer of the South Dixon Solar LLC Project), Kyle Barry (Attorney on behalf of South Dixon Solar), and Brad and Angela Shippert were present in person, Adam Lusz attended via Zoom video conferencing. Denise Burrs was not present at the meeting but sent an email expressing her opposition to the South Dixon Solar project and asking the Board Members to vote against the petition.

Approval of Minutes

The January 2021 minutes of the Properties/Planning/Zoning Committee were approved without modification.

Brad and Angela Shippert and Adam Lusz attended the meeting to express their opposition to Petition 20-P-1558, South Dixon Solar and asked the committee to vote against the petition at the February 18, 2021, County Board Meeting. Tyler Coon spoke on behalf of the South Dixon Solar Project and provided a brief overview of the ZBA hearings and the ZBA's recommendation to the County Board to approve the project. Denise Burrs was not present at the meeting but sent an email expressing her opposition to the South Dixon Solar project and asked the Board Members to vote against the petition.

Review of Claims & Reports

Motion from Marvin Williams: To approve all claims for Animal Control, Rabies, Maintenance, Zoning, and LOTS.

Second by Dave Bally: Motion carried unanimously by voice vote.

Department Head Reports

Greg Saunders reported that the Maintenance Department has hired a replacement employee and they would be starting on March 1, 2021. He also wanted to thank the Department Heads for their patience during the construction, employee shortage, and weather hinderances.

Dee reported that the Big Sky Wind Repower, petition 20-P-1557, had concluded its testimony and the ZBA would begin its findings of fact section on February 16, 2021. Dee explained that two petitions coming to the ZBA had missed the deadline for the Properties agenda but would be presented to the Executive Committee on Thursday, February 11, 2021.

Teri Zinke reported that she met with Dave Bowers, John Nicholson, and Greg Saunders to walk through the process of replacing the existing eight (8) worn and rusted kennels with a new configuration that would include additional kennels and that would allow the animals to come in and out, provide easier cleaning and the option to isolate aggressive animals. Bids have been requested for concrete work. There are funds in the capital budget to cover about 50% of the project. Final numbers are being pulled together.

Greg Gates walked the committee through the monthly LOTS report. Highlights included news that the Mass Transit District Development / Advisory Council had their first meeting on January 28, 2021, with representatives from Lee and Ogle Counties and that IDOT has put out the contracts for fiscal year 2022 and the application process was opened as of January 25, 2021. The full report will be included in the January County Board agenda packet.

Old Business

Dave Bowers reported that the food pantry alarm system has gotten moved to the back burner because of other projects and a staff shortage. He also reported that the sneeze guard and security door installation in the Treasurer's Office had been completed. Dave explained that the County is still awaiting news regarding the Shovel Ready Grant Application for the Old LEC demo and site preparation for future use. Dave also reported that weekly meetings are being conducted with regards to the Lan and VOIP upgrades to the Old and New Courthouses, LOTS, Animal Control, and the Highway Department. The new phone system installation has been completed in the Health Department and they are up and running. Fiber between the Old Courthouse and the New Courts Building has been connected and all new data switches have been installed. The Wi-Fi in both courthouses has been upgraded but is not yet operational. The new Wi-Fi networks will be operational by the end of March.

Greg Saunders reported that the carpet for Judge Klahn's Courtroom area had not come in yet and that construction is still being done in the pit, so the carpet is on hold in that area. Greg is working on getting proposals for the carpet work that will be done within the scope of the 2021 budgeted amount.

Greg Gates reported that the Mass Transit District Advisory Council will probably not meet again until there is an ordinance to review. The earliest this could be, would be May of 2021. Greg explained that the development of a Mass Transit District would probably not be feasible until 2023 considering the amount of work that IDOT would need to do.

Greg Gates also reported that the committee reviewed the Greyhound single audit in December of 2020 and he would be presenting the information to the Executive Committee in February for information only.

Dave Bowers reported that the Ad Hoc Committee to review new Solar Ordinance for additional enhancements met on February 5, 2021. The two (2) main topics have been setbacks and screening. The committee intends to meet one more time to complete the ordinance before forwarding to the County Board.

Dee Duffy walked the committee through her request to increase the fee to file a Zoning petition from \$525.00 to \$600. She also requested that any extra occurring meetings for the same petition be assessed the \$600.00 fee. She explained that the cost to conduct a meeting when all members of the ZBA were present, including the alternate and a clerk, was \$535.00. If the fee were increased \$75.00 per meeting the cost for the actual meeting would be met and there would be additional funds to cover the cost of security and upkeep with meeting equipment, laptops, projectors, microphone system, and the added workload to the IT Department with Zoom and YouTube.

Motion from Marvin Williams: To increase the petition fee from \$525 to \$600 and any extra occurring meetings from the same petition be assessed \$600 per meeting.

Second by John Nicholson: Motion carried unanimously by voice vote.

Dave Bowers reported that the Architectural firm Tyson and Billy was hired to create a project manual for the work of restoring the outside of the Old Courthouse. Review of the manual will be conducted, and the job will be posted for bids. Bids would tentatively be due on March 5, 2021. The County has been in contact with Representative Demmer regarding timing of the grant that had been dedicated to the project.

New Business

Dee Duffy reported that South Dixon Solar filed petition 20-P-1558 for a special use permit to construct a solar energy system and proceedings began on December 3, 2020 and continued through January 27, 2021. The ZBA sent the petition, with four (4) conditions, to the County Board with the recommendation to approve the project.

Executive Session

Motion from Marvin Williams: To enter into Executive Session at 10:15 a.m. for the purpose of discussing 5 ILCS 120/2 (c)(1) personnel.

Second by John Nicholson.

Roll call vote: Chair Dave Bowers, Vice Dave Bally, John Nicholson, Bill Palen, and Mavin Williams

Also present: Marilyn Shippert, Rick Humphrey, Charley Boonstra and Becky Brenner

Meeting started at 10:20 a.m. after a short break.

Roll call vote back in open session: Chair Dave Bowers, Vice Dave Bally, John Nicholson, Bill Palen, and Mavin Williams

Also present: Marilyn Shippert and Becky Brenner.

Back in open session at 10:36 a.m.

Motion to adjourn by John Nicholson:

Second by Dave Bally. Motion carried unanimously by voice vote.

Meeting adjourned at 10:36 a.m.

Respectfully submitted by,
Becky Brenner – County Board Secretary

The next scheduled meeting for Properties/Planning/Zoning Committee will be 9:00 a.m., on Tuesday, March 9, 2021