



Properties/Planning/Zoning Committee Meeting – March 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 9:00 a.m. by Chair Dave Bowers

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

Members absent: None

Board Members Department Heads, or Employees present: Charley Boonstra (State's Attorney), Teri Zinke (Animal Control), Greg Gates (LOTS), Shelley Dempsey (Bookkeeper at LOTS), Dee Duffy (Zoning Administrator), Alice Henkel (Zoning Assistant and Renewable Energy Coordinator), Jonathan Henrickson (IT Intern), Jim Schielein (Board Member), and Becky Brenner (Board Secretary) were present in person, Greg Saunders (Maintenance Supervisor) and John Simonton (Sheriff) both attended via Zoom video conferencing.

Visitors: Keith Bolin and Amber Miller were present to represent National Grid Renewables.

Approval of Minutes

The February 2021 minutes of the Properties/Planning/Zoning Committee were approved with one correction.

Motion by John Nicholson: To approve the February 26, 2021, minutes of the Solar Ad Hoc Committee Meeting.
Second by Bill Palen. Motion carried unanimously by voice vote.

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 he had met with three (3) contractors on March 5th that were interested in looking at the tuck-pointing and sealing project at the Old Courthouse. He also reported that he may be looking to hire a part-time person to cover for those employees that are out because of illness. Greg was also hoping to catch up on some projects now that the snow had slowed up and there was less time spent on snow and ice removal.

Teri Zinke reported that the office did their first impound of livestock last month. The animals have all been adopted. She also reported that the new phones installed in the office were working well. Teri and Dave Bowers walked the committee through the kennel upgrade project. Dave explained that most of the cost associated with the project was budgeted under Capital Improvement in the amount of \$16,360. Because of an increase in steel costs, the cost of the project, minus the outside insulated guillotine doors, would be \$17,504. This would give Animal Control some additional kennels, new gates, and floors that were elevated and sloped properly to the drains for easier cleaning.

Motion from Bill Palen: To recommend the Kennel upgrades for Animal Control for \$17,504, \$1,144 over the budgeted amount, to the Finance Committee.

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

Greg Gates walked the committee through the monthly LOTS report. Highlights included the increase in ridership during the first week in March of 961 riders, and the FY 2022 contract development. He also reported that the new phone system was fully functional. The full report will be included in the March 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 explained that the Shovel Ready Grant Application for the Old LEC demo and site preparation for future use item on the agenda had been denied. He is hoping that other options would become available as new COVID funding became available. Dave also reported that the Lan and VOIP upgrades to the Old and New Courthouses, LOTS, Animal Control are working. The County is waiting for a port date for the Highway Department because they had a different phone provider. Dave also reported that the new LAN WIFI upgrades to both courthouses should be completed within the next few weeks. The equipment had all been installed, it was just a matter of getting the phones operational first.

Greg Saunders reported that the new carpet for the pit area would be installed shortly. Maintenance is finishing up some painting in the area.

Greg Gates reiterated that the Mass Transit District Advisory Council will not likely meet again until there is an ordinance to review. The earliest this could be would be May of 2021.

Greg Gates also reported that the Greyhound single audit is a requirement of IDOT that had been presented to the Properties Committee in December of 2020 and would be coming to County Board in March just as an awareness.

Dave Bowers reported that the Ad Hoc Committee to review new Solar Ordinance for additional enhancements had completed their review of the ordinance and a copy of the recommendation was presented to the committee. Dave walked the committee through the additional revisions.

Motion from John Nicholson: To move the revised Solar Ordinance for Additional Enhancements to the Executive Committee.

Second by Bill Palen: Motion passed 4 Yes and 1 No vote.

Jim Schielein addressed the committee regarding the absence of participating landowners in the active development of the new solar ordinance. Several of the concerns that he addressed with the committee included setbacks, fencing, exclusion zone, and screening issues.

Keith Bolin thanked the committee for advancing the solar ordinance to the Executive Committee and expressed his desire to work with the County in future.

Dee Duffy reported that last month she had submitted Zoning fee changes to the committee but had not provided the resolution for County Board. A copy of the resolution would be included in the March County Board agenda packet.

Greg Saunders reported that the new custodian/maintenance employee, Ryan Kreps, had started in the Old Courthouse and was doing a great job.

Dave Bowers reported that the bid opening for the tuck-pointing project at the Old Courthouse would be Friday, March 12, 2021, at the Old Courthouse at 10:00 a.m. The County will be checking with Representative Demmer's Office to confirm that the grant money set aside for this project is still available and will be awarded.

New Business

Dee Duffy reported that in the March ZBA meeting, petition 21-P-1559 was heard and the members asked the petitioner to come back in April to present a proposal that would attempt to deal with the special use accommodating the current property. The ZBA also heard petition 21-P-1559 and voted to recommend this petition to the County Board. Petition 21-P-1561 will be coming to the ZBA in April. She also reported that Big Sky Wind

was withdrawing petition 20-P-1557 but will petition under new ownership with different equipment in the future. Dee also explained that there was a discussion at the last ZBA meeting regarding meeting times and there will be a resolution coming to Executive with the changes.

Greg Gates explained that the three (3) documents he had on the agenda were requirements that needed to go before the County Board for the FY2022 application of funding from IDOT.

Leaving the current number of County Board members at 24 was the consensus coming out of this committee.

Motion to adjourn by Marvin Williams:

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

Meeting adjourned at 10:45 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, April 5, 2021