



AGENDA

**LEE COUNTY PROPERTIES/PLANNING AND ZONING COMMITTEE MEETING
10:00 A.M., TUESDAY, OCTOBER 12, 2021
THIRD FLOOR COURTROOM ROOM
112 E. SECOND STREET, OLD LEE COUNTY COURTHOUSE, DIXON, ILLINOIS 61021**

Chair John Nicholson, Vice Chair Dave Bally, Bill Palen, Marvin Williams, Tom Wilson

1. **Call to Order**
2. **Roll Call & Approval of Minutes from the Previous Meeting**
3. **Visitors**
4. **Claims and Department Head Reports**
 - a. Animal Control, Rabies, and Pet Population
 - b. Building and Maintenance
 - c. LOTS – Lee/Ogle Transportation System
 - d. Planning and Zoning
 - e. Insurance & Bonds
 - f. **Motion to approve claims**
5. **Zoning Petitions**

Petitions Coming to the Zoning Board of Appeals:

 - a. Petition 21-P-1577, Petitioner: Matthew P Lindstrom, PPN# 16-01-36-226-034 in Palmyra Township. Petitioner is requesting a map amendment from R-2 Single Family Residential District to Ag-1 Agricultural District for the purpose of raising family owned farm animals.
 - b. Petition 21-P-1578, Petitioner: Steven and Tracy Kitzman, PPN# 07-02-29-376-003 in Dixon Township. The Petitioners desire to rezone the subject property to Ag-1 Rural/Agricultural District. The Petitioners desire to combine the adjacent parcels owned by them, those being identified by permanent real estate index numbers 07-02-29-376-003 and 07-02-29-376-004.
 - c. Petition 21-P-1579, Petitioner: Patrick and Joanie Mulligan, PPN# 07-02-34-104-006 in Dixon Township. The Petitioners desire to rezone the subject property from R-2 Single Family Residential District to Ag-1 Rural/Agricultural District.
 - d. Petition 21-P-1580, Petitioner: Patrick and Joanie Mulligan, PPN# 07-02-34-104-006 in Dixon Township. The Petitioners desires a Special Use for the purpose of an Automobile Repair Shop-Minor, contingent upon the subject property being rezoned to Ag-1 Agricultural District allowing a single-family dwelling.

Petitions Coming From the Zoning Board of Appeals:

 - a. Petition 21-P-1566, Petitioner: South Dixon Solar, LLC, Property Identification Numbers: 180815300001, 180815300006, 180815300007, 180815400002, 180815400003, 180816400005, 180816400009, 180816400012, 180817300002, 180819200002, 180819200003, 180819200004, 180819400002, 180820100015, 180820300004, 180820400007, 180821100002, 180821200002, 180821200003, 180821200004, 180821200006, 180821400010, 180822100004, 180822200003, 180822200013, 180822200014, 180822300005, 180822400003, 180823100002, 180823300005, 180823300006, 180826100005, 180826100012, 180826300001, 180826300003, 180827100005, 180827200002, 180827200004, 180827400001, 180827400002, 180828100002, 180828200005, 180828300001, 180828300002, 180828400004, 180829100001, 180829200006, 180830200002, 180830400004, 180833100001, 180820400008. Located in South Dixon Township. Petitioner is requesting special use zoning for a solar farm.
6. **Planning Petitions**

Petitions Coming to the Planning Commission:

 - a. Petition 21-PC-64, Petitioner Lee County, Lee County desires to amend 10-15-20: Solar Energy Systems under Title 10 of the Zoning Regulation in the Lee County Code of Ordinances.
7. **Old Business**
 - a. Old Courthouse Tuck-Pointing Project update
 - b. Repurposing Old LEC Discussion and Update
 - c. Storage for Maintenance and EMA
8. **New Business**
 - a. Installation of bench on Old Courthouse lawn for the late Honorable Judge Martin Hill
 - b. Assessor's remodel project update
 - c. Refund from Alpha Controls
 - d. New Computer Installed for Maintenance
 - e. Resolution: Appointment of Charles Beckman to the Lee County Planning Commission
9. **Executive Session**
 - a.
10. **Adjournment**

John Nicholson, Chair
Posted: 10.07.21

Highlighted items require action