



AGENDA

**LEE COUNTY PROPERTIES/PLANNING AND ZONING COMMITTEE MEETING
10:00 A.M., MONDAY, NOVEMBER 8, 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 From the Zoning Board of Appeals:

 - a. Petition 21-P-1566, Petitioner: South Dixon Solar, LLC, PPN#'s: On File. Located in South Dixon Township. Petitioner is requesting special use zoning for a solar farm.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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 To the Zoning Board of Appeals:

 - a. Petition 21-P-1581, Petitioner: Nutrien AG Solutions, Inc., PPN# 01-06-20-231-003 in Alto Township. The Petitioner desires a Special Use for the purpose of farm product processing, packaging and distribution.
 - b. Petition 21-P-1582, Petitioner: Adria Meat Packing Company, Peter Cabo, PPN# 21-12-01-451-001 in Willow Creek Township. The Petitioner is requesting a Special Use in an Ag-1 Agricultural District for the purpose of developing an animal slaughtering facility and holding pens.
 - c. Petitioner: Michael Partington, PPN# 07-08-06-379-003 in Dixon Township. The Petitioner is requesting to rezone from C-3 General Business District to I-1 Planned Industrial District.
 - d. Petition 21-P-1584, Petitioner: Michael Partington, PPN# 07-08-06-379-003 in Dixon Township. The Petitioner is requesting a Special Use for the purpose of a Mini-Storage Facility, contingent upon the subject property being rezoned to I-1 Planned Industrial District.
6. **Planning Petitions**

Petitions Coming From 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. Resolution: Regarding Extension of Special Use Permit, OneEnergy Development, LLC, Petition 18-P-1536
 - b. Resolution: Regarding Extension of Special Use Permit, OneEnergy Development, LLC, Petition 18-P-1537
 - c. New pulleys and belts quote for rooftop units 1 and 2 at the New Courts Building
 - d. Rooftop temperature control replacement proposal for units 1 and 2 at the New Courts Building
 - e. Repairs/replacement of HVAC rooftop units at the Old Courthouse
 - f. Audio video upgrades in the Boardroom and third floor committee room – discussion only
 - g. Resolution: Appointment of Emily Pratt to the Lee County Regional Planning Commission
 - h. Resolution: Re-appointment of Ben Forster to the Lee County Regional Planning Commission
 - i. Memorandum of Understanding (MOU) between Lee County and LOTS
9. **Executive Session**
 - a.
10. **Adjournment**

John Nicholson, Chair
Posted: 11.04.21

Highlighted items require action