

**MINUTES OF THE  
LEE COUNTY REGIONAL PLANNING COMMISSION**

**Regular Meeting**

**Monday, January 6, 2020, at 6:30 p.m.**

**Third Floor Meeting Room  
Old Lee County Courthouse, Dixon, Illinois**

Board Members

William O’Keefe, Chair  
James Book, Member  
John Hilleson, Member  
Chris Henkel, Member  
Ellen Smith, Member  
Vern Gottel, Alternate Member  
Ben Forster, Alternate Member

Staff

Dee Duffy, Zoning Officer  
Alice Henkel, Clerk

At 6:30 p.m., Chair William O’Keefe called the meeting to order and asked the Clerk to call the roll:

Members present: O’Keefe, Book, Henkel, Smith, Forster, Hilleson  
Members absent: None

Member Chris Member has taken the seat of Wendy Ryerson who is longer serving on this board.

The first order of business was the approval of the minutes from the March 4, 2019 meeting. Ellen Smith made a motion that the minutes be approved. A second was discerned, and there was no debate. A vote was taken, and the ayes prevailed. The motion passed.

The next order of business was comments from the visitors’ section. There were no visitors.

There was no old business.

The first order of new business was a LESA Appeal by Petitioner Jim Jarvis. This parcel in question is PPN 04-10-15-300-005, a 40-acre parcel of unimproved farmland, located on the east side of Midway Road, approximately a quarter-mile north of Herman Road, in Bradford Township. The parcel scored 258 on the LESA.

Mr. Jarvis was present. He explained that he would like to build a residence for his grandson using approximately 2 acres of the parcel. Mr. Jarvis currently farms that parcel (and others), along with his son and grandson. His grandson is currently living in Rochelle and he would like him to be closer to the rest of family who all live in the vicinity of the parcel in question. Once Mr. Jarvis

passes, his grandson will inherit the property; however, he will be the owner of the property so long as he is living.

The parcel used to contain a farmstead, which Mr. Jarvis wanted to fix up but was unable to do to vandalism. He eventually tore all the buildings down. While the buildings and foundations have been removed and Mr. Jarvis is farming the former farmstead, a standard well still exists on the property. The new home will be built in the area where the well exists.

The Board agreed that in cases like these, it does not like to waive the LESA on the entire parcel. The Board would like Mr. Jarvis to have a survey done of the area where the home will sit, approximately 2 acres in size. It will then waive the LESA only on the part of the parcel where the home will be.

The next item of new business was a discussion regarding the Lee County Comprehensive Plan and Greenways and Trails Plan. Chairman O'Keefe feels the Greenways and Trails Plan be reviewed and the Lee County Comprehensive Plan be updated so that is more adequately reflects the greenways and trails that exist in Lee County. This is will be an open and continued discussion by this Board.

There was no other new business.

In other business, Zoning Administrator Dee Duffy informed the Board that depending how the County Board votes, that this Board may need to have discussions regarding medical/recreational marijuana and how that fits into the County's Comprehensive Plan.

At 7:15 p.m., James Book made a motion to adjourn, and a second was discerned. A vote was taken, and the motion passed by unanimous consent.

Respectfully submitted,

*/s/ Alice Henkel*

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Alice Henkel, Clerk