



Properties/Planning/Zoning Committee Meeting – September 7, 2021

Third Floor Boardroom, Old Lee County Courthouse – 10:00 a.m.
112 E Second Street, Dixon, Illinois 61021

Meeting called to order at 10:00 a.m. by Chair John Nicholson

Members present: Chair John Nicholson, Vice Chair Dave Bally, Bill Palen, Tom Wilson, and Marvin Williams (10:07-11:22) were all present in person.

Members absent: None

Board Members Department Heads, or Employees present: Greg Saunders (Maintenance Supervisor), Greg Gates (LOTS)(10:00-10:45), Sally Dempsey (Bookkeeper at LOTS)(10:00-10:45), Dee Duffy (Zoning Administrator)(10:00-10:18), Teri Zinke (Animal Control)(10:00-10:10), Charley Boonstra (State's Attorney)(10:07-11:23), Jonathan Henrikson (IT) and Becky Brenner (Board Secretary) were all present in person. John Simonton (Sheriff)(10:10-11:23) attended via Zoom video conferencing.

Visitors: Courtney Kennedy, Amber Miller and Keith Bolin representing National Grid Renewables and Junction Solar, formerly Geronimo Energy (10:00-10:15).

Courtney Kennedy explained that on May 21, 2019, the County Board approved petition# 19-P-1545, a 100-megawatt solar farm project proposed to be constructed on 750 acres in Alto and Reynolds Townships, by Junction Solar. Junction Solar was requesting an extension on their special use permit due to COVID-19 delays in the project and felt that they fit the provisions in the approved petition as "substantially underway". The company was requesting a two (2) year extension through May 21, 2024.

Approval of Minutes

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

Review of Claims & Reports

Motion from Bill Palen: 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

Teri Zinke reported that maintenance was working to install the guillotine doors and finishing up the outdoor kennels at Animal Control, which will be the final portion of the Capital project.

Greg Saunders reported that the Dixon Water Department had contacted him about a water leak at the old jail. The Maintenance Department is looking for the leak, but it could possibly be underground. He also reported that they had been working quite a bit at Animal Control to get the guillotine doors installed and finish up the outside kennels. Greg was happy to announce that the new control system at the New Courts Building was being installed and there would be training on the system later in the day. The system provides alarms, notifications, protections, and remote monitoring.

Greg Gates walked the committee through the monthly LOTS report. Highlights included the second round of REBUILD Capital funding through IDOT, end of year reports completed for IDOT, and information on COVID-19/Coronavirus Pandemic Impact on Public Transportation. The full report will be included in the August County Board agenda packet.

Zoning Petitions

Dee Duffy reported that eight (8) of the ten (10) petitions coming from the ZBA were being recommended for approval for map amendments to Ag-1 Agricultural District. However, 5 (five) of these parcels were located at the intersection of route 251 and 30, which is an appealing location for development. Because of the potential for development, she was withdrawing the request for the map amendments for these 5 (five) parcels. Dee went on to explain that Petitions 21-P-1573 and 1574 were denied the Ag-1 Agricultural District map amendment request. The ZBA was requesting that the owner of these two parcels report every three months to the Zoning Administrator on the progress made to the adult entertainment establishment, giving the owner a chance to continue the use.

Old Business

John Nicholson reported that the tuck-pointing on the Old Courthouse was, for the most part, pressure washed, ground out and tuck-pointed on three sides of the building.

John Nicholson explained that last month the Administrator brought a Committee and Boardroom rental agreement to the committee for review. The agreement was brought back to committee this month with a hourly fee schedule of \$25.00 for two hours or less, \$20.00 for up to four hours, and \$15.00 an hour for any rental over four hours. Rentals are only allowed during the hours of 8:30 a.m. – 4:00 p.m. Monday-Friday.

Motion from Dave Bally: To approve the Meeting Rooms Reservation and Use Agreement as written.

Second by Bill Palen: Motion carried unanimously by voice vote.

Tom Wilson explained that the County hired a structural engineer to evaluate the old jail to see if the building could safely be repurposed for indoor parking, transportation of prisoners, and storage and parking for the Maintenance Department.

Motion from Dave Bally: To approve spending up to \$2,500 for the structural evaluation of the old jail.

Second by Bill Palen: Motion carried unanimously by voice vote.

Motion from Tom Wilson: To move the Resolution reappointing John Hilleson, James Book and alternate Ben Forster to the Regional Planning Commission for a term of three years.

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

New Business

Dee Duffy reported that she was submitting a resolution requesting a permit extension for the Junction Solar project that was approved on May 21, 2019, petition# 19-P-1545. The provisions in the approved petition state that the project must be established and substantially underway within three (3) years of the date that the special use was granted. County code allows for the County Board to extend the three (3) year period for good cause without additional ZBA hearings.

Motion from Dave Bally: To approve the Resolution Regarding Extension of Special Use Permit, Junction Solar, LLC and forward to the Executive Committee.

Second by Bill Palen: Motion carried unanimously by voice vote.

Dee Duffy also asked explained that she was submitting a resolution for a moratorium on battery energy storage systems until the Lee County Planning Commission could establish an ordinance pertaining to this form of renewable energy.

Motion from Tom Wilson: To approve the Resolution Moratorium on Battery Energy Storage Systems for 6 (six) months to allow the Planning Commission time to create an ordinance pertaining to battery energy storage.

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

The committee, John Simonton and Greg Saunders discussed the options available for EMA and Maintenance to repurpose the old jail and the Food Pantry building to use as storage and house equipment. The Sheriff offered bay one at the New LEC to the Maintenance Department to work on

vehicles and equipment that needed repairs so they would be out of the elements. Also discussed were items that could potentially be disposed of that are in the Food Pantry building.

Tom Wilson explained that the original bid for the tuck-pointing project was \$215,000. There was a late fee of \$10,000 charged to the County because the contract was not signed by the deadline and labor negotiation costs needed to be included. The deadline was missed because the meeting to approve the contract had to be cancelled because of a staffing shortage due to COVID. There was a credit given to the County for patching and sealing of the building that was dropped from the contract. Because there are dutchman replacements that must be done, Berglund has submitted a change order to the County for \$50,867.14. The additional cost to the County over and above the agreement is \$21,854.14.

Motion from Tom Wilson: To authorize the \$21,854.14 change order from Berglund and send the item to the Finance Committee for approval.

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

Motion to adjourn by Tom Wilson:

Second by Dave Bally

Meeting adjourned at 11:23 a.m.

Respectfully submitted by,
Becky Brenner – County Board Secretary

The next scheduled meeting for Properties/Planning/Zoning Committee will be 10:00 a.m., on Tuesday, October 12, 2021