



Properties/Planning/Zoning Committee Meeting – October 12, 2021

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

Meeting called to order at 10:03 a.m. by Chair John Nicholson

Members present: Chair John Nicholson, Vice Chair Dave Bally, Bill Palen, Tom Wilson, and Marvin Williams were all present in person.

Members absent: None

Board Members Department Heads, or Employees present: Wendy Ryerson (Administrator), Greg Saunders (Maintenance Supervisor), Greg Gates (LOTS)(10:03-10:55), Sally Dempsey (Bookkeeper at LOTS)(10:03-10:55), Dee Duffy (Zoning Administrator)(10:03-10:36), Charley Boonstra (State's Attorney), Jonathan Henrikson (IT) and Becky Brenner (Board Secretary) were all present in person. Teri Zinke (Animal Control) and John Simonton (Sheriff) attended via Zoom video conferencing.

Visitors: Phillip Manno, Bruce Werning, and Jaime Sanchez with Carpenters Union Local 790 were all present to show their support for the Duke Energy solar petition on the agenda. They explained that solar energy brings standard wages, economic growth, and a renewable energy source to the area.

Approval of Minutes

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

Review of Claims & Reports

Motion from Dave Bally: To approve all claims for Animal Control, Rabies, Maintenance, Zoning, and LOTS.

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

Department Head Reports

Teri Zinke reported that she had a dog in the kennel that had ruined one of the doors. The owner of the dog was taking responsibility for the cost to replace it. She is also looking for a solution to cover the parts of the kennels that are wood because the dogs are chewing on it.

Greg Gates walked the committee through the monthly LOTS report. Highlights included the increase of ridership from 728 rides during the week of September 27th in 2020 to 1,000 rides during the same time frame in 2021. Also included were the Illinois Public Transportation Association Conference that will be held from September 14-16 and the Capital funding opportunity through IDOT with the 2nd round of the REBUILD grant. The full report will be included in the October County Board agenda packet.

Zoning and Planning Petitions

Dee Duffy reported that the ZBA was currently hearing testimony from the South Dixon Solar petition and there will be several hearing nights in the next several weeks. This petition will not be on the October County Board agenda. During the ZBA meeting on November 4th the ZBA will be hearing four (4) separate petitions, three (3) petitions requesting map amendments and one (1) petition requesting a special use permit for an auto repair shop.

Motion from Marvin Williams: To move petitions 21-P-1577, 21-P-1578, 21-P-1579, and 21-P-1580 to the Executive Committee.

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

Dee Duffy also reported that the Planning Commission will be meeting November 1st to hear petition 21-PC-64 for a text amendment to the Solar Energy Systems Ordinance to allow solar arrays in an industrial zone.

Motion from Bill Palen: To move petition 21-PC-64 to the Executive Committee.

Second by Marvin Williams: Motion carried unanimously by voice vote.

Old Business

John Nicholson and Greg Saunders reported that Berglund Construction was looking to wrap up the tuck-pointing project at the Old Courthouse on October 15th. John Nicholson, Tom Wilson, and Greg Saunders will be inspecting the final project before Berglund removes the equipment so touchup work can be done if needed.

John Nicholson walked the committee through the information received from the structural inspection of the old jail done by Scott Brown at Wendler Engineering Services, Inc. He provided the committee with preliminary ideas of how the building could be used. The ideas included a maintenance shop, storage, indoor parking for the Judges and States Attorney, and sally port and holding cells for the Sheriff's Office. There was a lengthy discussion by the committee regarding the uses of the building, but no action was taken.

John Nicholson reported that EMA and the Sheriff have agreed to remove some of the EMA equipment in the old jail to make room for Maintenance vehicles and storage. The County is pursuing storage for EMA that is larger and more centrally located.

New Business

Greg Saunders explained that the family of the late Honorable Judge Martin Hill had purchased a memorial bench that had been placed on the west side of the Old Courthouse lawn. Maintenance framed out the space and Derrick Hipple from LOTS poured the concrete pad. The bench was installed late in September and a dedication service will be held in the future.

Greg Saunders reported that the hallway in the Assessor's Office had been drywalled, the walls had been painted, a new ceiling had been put in, and new LED lighting had been installed.

Greg Saunders also explained that the County had been refunded a little over \$10,000 for HVAC control work that was paid for but had never worked properly. The Company also retracted a \$5,000 invoice for work that was scheduled but never done.

Greg Saunders happily reported that he had received a new computer in his office.

Motion from Dave Bally: To move the Resolution reappointing Charles Beckman to the Lee County Planning Commission to the Executive Committee.

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

Dave Bally requested that Boardroom technology be added to the agenda in November. Wendy Ryerson explained that Chairman Olson had requested that she pursue solutions for technological upgrades to the audio-visual capabilities in the boardroom along with board organizational software. She reported that she was working with Jack Skrogstad and Marilyn Shippert to research board organizational software and would be presenting a proposal to the Finance Committee for this software later in the week. The new system would be completely digital, Zoom integrated, and all the necessary documents for meetings would be accessible through a tablet or laptop.

Wendy Ryerson reminded the committee that the FY2022 Budget, the FY2022 Levy request, and the PACE Program ordinances would be coming to County Board on the 21st to lay over until the November 2022 County Board meeting.

Motion to adjourn by Marvin Williams

Meeting adjourned at 11:21 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 Monday, November 8, 2021