



County Services Committee Meeting Minutes

Lee County, Illinois

Tuesday, January 14, 2025, 9:00 AM

Old Lee County Courthouse, Third Floor Boardroom, 112 E 2nd St, Dixon, IL 61021

This meeting can be viewed in its entirety on YouTube using the web address below
<https://www.youtube.com/watch?v=KcUwDq6PGGY>

I. Call to Order

Meeting was called to order at 9:00 a.m., by Chair Jack Skrogstad.

II. Committee Member Roll Call: Chair Jack Skrogstad, Vice Chair Ali Huss, Dean Freil, Katie White, Ron Gascoigne, Reed Akre

Jack Skrogstad, Ali Huss, Dean Freil, Ron Gascoigne, and Reed Akre attended in person. Katie White attended via Zoom from 9:38 - 9:41 a.m.

Also present: Keane Hudson and Mike Koppien (Board Members), Dave Anderson (County Engineer/Highway Department), Charley Boonstra (State's Attorney), Jeremy Englund (Administrator), Alice Henkel (Zoning Administrator), Nancy Petersen (County Clerk and Recorder), Paul Rudolphi (Treasurer), Chris Tennyson (Regional Office of Education Superintendent), and Becky Brenner (Board Secretary) all attended in person.

Discussion during attendance:

Paul Rudolph reported that W2s for Board Members and employees can be picked up in the Treasurer's Office.

III. Public Attendees

Greg Gates, Executive Director at RMTD (Reagan Mass Transit District). Kayla Flood Maples Road Solar, LLC.

A. *Reagan Mass Transit Report*

Greg Gates attended the meeting in person and provided the committee with a detailed report from the Reagan Mass Transit District. This report will be attached to the minutes and included in the January County Board agenda packet.

IV. Approval of the Minutes from the Previous Meeting - (December 10, 2024)

Minutes from the December 10, 2024, County Services Committee Meeting were accepted as presented without modification.

V. Transportation/Solid Waste

A. *Monthly Report*

Dave Anderson walked the committee through the detailed report that he submitted from the Highway Department and Solid Waste Management. This report will be attached to a copy of the minutes and included in the January County Board agenda packet.

1. 2025 Bid Letting Schedule - No action needed
Dave Anderson provided the committee with a letting schedule for County projects. Board Members are welcome to attend these lettings that are all scheduled for 9:00 a.m.

B. Highway Department

1. Engineering Services Agreement - Information Only
Dave Anderson explained that township bridge funds will be used to pay for this project on Beemerville Road. These funds pass through the County Treasury but are not County funds and are not budgeted. These funds can only be administered to township projects and do not require County Board approval.

C. Solid Waste Management

There were no items on the agenda for Solid Waste Management.

VI. Assessor's Office - GIS Department

A. Assessor's Office

1. *Monthly Report*

Jennifer Boyd was not able to attend the meeting but submitted a detailed report from the Assessor's Office. This report will be attached to the minutes and included in the January County Board agenda packet.

B. GIS Department (Geographic Information System)

1. *Monthly Report*

Sami Elarifi was not able to attend the meeting but submitted a detailed report from the GIS Department. This report will be attached to the minutes and included in the January County Board agenda packet.

VII. County Board

Jeremy Englund reported the following information regarding the BEAD Grant (Broadband Equity, Access, and Deployment):

- Illinois was awarded slightly over \$1 billion dollars for Broadband infrastructure expansion throughout the state.
- The state is currently working towards phase one within the project.
- Lee County currently has the highest eligible Broadband serviceable locations in the state that are able to receive BEAD funding. Lee County, out of the entire state, has the highest unserved or needed serviceable locations; roughly 8,300, eligible for BEAD funding. The next highest is Ogle County, which has 6,300.
- The County is currently working with four (4) service providers that are crafting draft applications for the first phase of the project which targets the hardest to serve areas. Wave two (2) of the project will hopefully start in the Spring of 2025 and target the remaining locations.

Jeremy Englund reported the following information regarding RAISE Grant Application (Rebuilding American Infrastructure with Sustainability and Equity):

- The County is working on the RAISE Planning Grant application of \$1.5 million dollars in partnership with Sauk Valley College and the Reagan Mass Transit District. The grant would be for a multi-use path from the City of Dixon to Sauk Valley College. The application is due by January 30th.
- This is the fourth application that the County has submitted for the grant. Jeremy Englund and Greg Gates met with the feds after the last submission to get a better grasp on what could be done to achieve a better response.

VIII. County Clerk and Recorder's Office

A. *Monthly Report*

Nancy Petersen walked the committee through the detailed report that she submitted. The full report will be attached to the minutes and included in the January County Board agenda packet.

IX. IT Department (Information Technology)

A. *Monthly Report*

Paul Gorski was not able to attend the meeting but submitted a detailed report from the IT Department. The full report will be attached to the minutes and included in the January County Board agenda packet.

X. ROE (Regional Office of Education #47)

A. *Monthly Report*

Chris Tennyson explained that he had not submitted a report this month, but the report he will be submitting for February will include December's information. His office processes a great deal of paperwork in December due to the end of the first semester and required reporting.

XI. Veterans Assistance

A. *Year End Numbers for 2024*

Jim Gorman was not able to attend the meeting but submitted a detailed report summarizing the year-end totals for 2024. He also conveyed via email that he continues to gather information regarding the future hiring of a VSO Officer. The year-end report will be attached to the minutes and included in the January County Board agenda packet.

XII. Zoning / Planning

A. *Monthly Report*

Alice Henkel walked the Committee through the detailed report that she submitted. The full report will be attached to the minutes and included in the January County Board agenda packet.

B. *Petitions Going To the Zoning Board of Appeals - 2 Petitions*

1. Petition No. 25-P-1636, (Farmers Market), by Kevin J. and Shelly L. Rod, as owner of certain real property identified as PIN 05-17-05-100-007 and commonly known as 2506 Shaw Road, West Brooklyn.

Motion to move Petition No. 25-P-1636 to the Executive Committee for inclusion on the January County Board agenda. **Moved** by Dean Freil. **Second** by Ron Gascoigne. **Motion** passed unanimously by voice vote.

Petition No. 25-P-1637, (Farm Machinery Repair), by Kevin J. and Shelly L. Rod, as owner of certain real property identified as PIN 05-17-05-100-007 and commonly known as 2506 Shaw Road, West Brooklyn.

Motion to move Petition No. 25-P-1637 to the Executive Committee for inclusion on the January County Board agenda. **Moved** by Dean Freil. **Second** by Ron Gascoigne. **Motion** passed unanimously by voice vote.

C. *Petitions Coming From the Zoning Board of Appeals - 1 Petition*

1. Petition No. 24-P-1634, by Georgios Karountzos, as owner of certain real property identified as PIN 12-14-16-300-001 and commonly known as 823 Sterling Road, Dixon.

- a. Resolution for Petition No. 24-P-1634

Motion to move the resolution for Petition No. 24-P-1634 to the Executive Committee for inclusion on the January County Board agenda. **Moved** by Reed Akre. **Second** by Dean Freil. **Motion** passed unanimously by voice vote.

D. *Petitions Going To the Planning Commission - 1 Petition*

1. Petition No. 25-PC-77 by the Lee County Engineer, was filed in which Petitioner seeks to amend the text of Title 11: SUBDIVISION, FLOOD CONTROL AND STORM WATER MANAGEMENT, Chapter 4: STORM WATER MANAGEMENT, of the Lee County Code of Ordinances.

Dave Anderson walked the committee through the proposed amendments to the ordinance which included the following:

- Reduction in the size of the detention ponds that are required in less populated areas.
- Stricter requirements in more populated areas.
- Sites being developed of less than a quarter of an acre or 11,000 square feet would be exempt.
- Single family homes would be exempt.
- Solar farms would be exempt if the developer could demonstrate that runoff from the constructed site is less than previously existed.
- Ag facilities and practices would be exempt.

Motion to move Petition No. 25-PC-77 to the Executive Committee for inclusion on the January County Board agenda. **Moved** by Ali Huss. **Second** by Ron Gascoigne. **Motion** passed unanimously by voice vote.

E. *Petitions Coming From the Planning Commission*

There were no petitions coming from the Planning Commission.

F. *Petition to Amend Financial Security for Decommissioning - Maples Road Solar, LLC/Zoning Department*

Alice Henkel explained that under Ordinance No. 11-22-008, once the Zoning Administrator has approved the cost estimate for decommissioning, "the Applicant shall deposit, in the County escrow account, unless the County Board in its sole discretion agrees to accept alternative security, or a portion thereof, in the form a security bond approved by the County, an amount of one hundred twenty-five percent (125%) of the estimate, so as to cover the cost of decommissioning as well as inflation cost in future years. The value of surety shall not be reduced based on the salvage value of any materials or equipment." Maples Road Solar, LLC wishes to deviate from the ordinance in that they are requesting a decommissioning surety bond or letter of credit of roughly \$1 million which would be 125% of the decommissioning amount required. Alice made the members aware that the County had allowed a letter of credit from companies in the past that also included an administrative fee.

Motion to move the Petition to Amend Financial Security for Decommissioning - Maples Road Solar/Zoning Department to the Executive Committee for inclusion on the January County Board agenda? **Moved** by Reed Akre. **Second** by Dean Freil. **Motion** passed unanimously by voice vote.

XIII. Unfinished Business

There were no items under Unfinished Business.

XIV. New Business

There were no items under New Business.

XV. Executive Session

There was no request for an Executive Session.

XVI. Adjournment

Motion to adjourn at 9:41 a.m. **Moved** by Ron Gascoigne. **Second** by Dean Freil. **Motion** passed unanimously by voice vote.

The next County Services Committee Meeting is scheduled for
9:00 a.m., Tuesday, February 11, 2025

Respectfully submitted by:
Becky Brenner - Board Secretary

Lee County Highway Department
Report to the County Services Committee – JANUARY 2025

The following represents a report of notable Highway Department activities and explanations of requested board actions:

Status of Current Projects

- 2025 Bid letting schedule is attached to this report.
- Projects listed on the bid letting schedule represent 37 separate projects totaling an estimated \$6 million.

Other:

- In addition to assembling projects for bidding, the engineering staff will begin inspection of approximately 100 bridges this winter to comply with the Federal Highway Administration's National Bridge Inspection Standards.
- Working on updating the Stormwater Management Ordinance. In general, working to relax detention basin size requirements.
- Will be advertising for Shop Foreman position soon.
- Beemerville Road Engineering Agreement (attached for reference)

Board Action Items:

Solid Waste

Electronics collection is closed for the season and will reopen again in April. The contract is in place with Dynamic Lifecycle Innovations for recycling E-waste in 2025.



MONTHLY ASSESSMENT OFFICE REPORT
January 14, 2024 – County Services Committee

- The deadline to file a Board of Review Appeal was January 3rd, 2024. We have 71 appeals currently docketed which seems to be on pace with past years. In the last four years the appeal count has ranged from 54-77 appeals.
- Our phone and counter traffic were very steady during this last month since the change of assessment notices were mailed out. My staff did a tremendous job facing many difficult conversations with professionalism and courtesy.
- The Board of Review will begin meeting Friday, January 17th for preliminary review of the appeals. My staff and I have been preparing the files, reviewing records and doing research to assist the board in making their decisions.
- The beginning of the year is a time our homestead exemptions need to be updated. We are making sure to get each exemption updated with new dates, any State Statute changes or internal updates needed and getting the updated forms posted on the county website.
- Task lists for our township assessors and field inspectors are being completed for the 2025 year. There is a lot of organization and preparation that goes into that to make sure the people going out in the field to collect measurements and information have the tools and information they need. I recently spoke to the Zoning Officer, Alice Henkel, regarding the implementation of field inspections in their office and how we can coordinate some of our efforts. Our office is in turn figuring out how to readjust the workflow on our end to streamline some of the field inspection needs.

Respectfully submitted,

Jennifer Boyd, CIAO
Chief County Assessment Officer/GIS Supervisor



Monthly GIS Department Report
January 9, 2025

- Processed parcel split and combination requests for November.
- Maintained and updated GIS layers, including land use, zoning, and other relevant datasets.
- Updated and uploaded NG911 and 911 GIS layers to public safety mapping systems.
- Responded to map scanning and printing requests.
- Provided census data for the Sublette Fire District.
- Completed and submitted damage assessment surveys and dashboards to EMA for review and approval to ensure accuracy and compliance before public release.
- Developing an operations dashboard to track the real-time progress of field data collectors and monitor completed tasks related to photo inspections within the office.

Respectfully Submitted,
Sami Elarifi
GIS Coordinator



COUNTY CLERK & RECORDER
REPORT FOR JANUARY COMMITTEE MEETING

- **CONSOLIDATED ELECTION APRIL 1, 2025**
- Ballot Certification Deadline for this election is January 23, 2025
- Early Voting and Voting by Mail Begins on February 20, 2025
- Tax Extension Process is under way in my 2nd floor office
- January 15-17 Illinois Association of County Clerks and Records Winter Conference held in East Peoria

Respectfully submitted,

Nancy Petersen
Lee County Clerk & Recorder



IT Department
Paul Gorski, IT Director
www.leecountyil.com

January 14, 2025

IT Board Report – January 2025

1. Please join me in congratulating Jonathan Henrikson on his four-year anniversary here in Lee County. Jonathan began his career here as a BEST, Inc. intern, becoming a full-time employee a few months later. (So expect more congratulations in May.)
2. Probation - Travis Null completed the replacement of all the PCs in the Probation Department.
- 3 Courts - Jonathan Henrikson completed some laptop deployments to our Judges and will be starting some other PC deployments in February.
4. Circuit Clerk – Travis is working on some new PC deployments in the Circuit Clerk's office.
5. Animal Control – In mid-December, Jonathan and Travis relocated Animal Control PCs in advance of some office upgrades and restored the PCs in late December. All work completed.
6. County-wide – We're migrating user PCs to Windows 11 in advance of Microsoft planned retirement of Windows 10 in October 2025.
7. Animal Control – In mid-December, Jonathan and Travis relocated Animal Control PCs in advance of office upgrades and restored the PCs in late December. All work completed.
8. Upcoming projects include:
 - Computer upgrades in SAO later this spring, pending grant approval.
 - County-wide – reorganize, consolidate on-site login, domain servers.
 - Organize Cybersecurity response team and response team plan.

Contact me with any questions.

Thank you.

Paul Gorski
IT Director
Lee County, IL
815-285-8166
pgorski@countyoflee.org



Report to County Services Committee of Lee County Board

January 14, 2025 | 9:00 AM

1) RIDERSHIP DATA (October 1 – December 30, 2024)

| | October, 2024 | November, 2024 | December, 2024 | FY 25 Trend |
|------------------|---------------|----------------|----------------|--------------|
| RIDES | 8,714 | 7,172 | 7,933 | 95,100 |
| SERVICE HOURS | 2,755 | 2,252 | 2,547 | 31,076 |
| MILES OF SERVICE | 75,482 | 63,387 | 70,409 | 759,388 |
| FUEL COST | \$19,632.67 | \$18,460.22 | \$16,907.88 | \$268,852.32 |

2) DEVELOPMENTS

a) Service Contract Discussions

- i) Initial discussions on potential service contracts have been had with Rochelle Community Hospital as well as OSF (formerly KSB Hospital). Both of these are in the very preliminary stages, with good content from the initial meetings.
- ii) A meeting is also being sought with Mercy Health, which opened an emergent clinic in the City of Dixon late in 2024.

b) Transit Desert Grant / IDOT State Planning and Research

- i) The initial meeting of the Technical Advisory Committee was held Wednesday, January 8, 2025 with representatives from Lee and Ogle Counties attending the meeting in the 3rd Floor Board Room of the Old Lee County Court House. The next meeting of the Technical Advisory Committee will likely be in March.
- ii) Next steps in the process, spearheaded by the NIU Center for Governmental Studies (NIU/CGS), will include interviews with key stakeholders.
- iii) NIU/CGS is also starting the review of existing data for transit deserts in the two-county region. A Public Survey is being developed by NIU/CGS with distribution in the near future.
- iv) A series of Focus Groups will be established by NIU/CGS for the coming months.
- v) This project will look at the general “transportation needs” of residents in Lee and Ogle Counties, specifically those areas of the counties more remote in nature

c) Feasibility Studies: Dixon and Rochelle

- i) The two Feasibility Studies are now officially completed. The Dixon Study wrapped up at the end of November, while the Rochelle Study completed its work at the end of December.
- ii) The remaining elements for the RLS Associates is to provide December expenses to RMTD for requisition.
- iii) RMTD and RLS and Associates held an initial meeting with IDOT leadership about potential funding (operational and capital) for the initiation of the fixed routes in Dixon and Rochelle.
- iv) RLS staff presented to the Ogle County Board during its December 17, 2024 meeting.

d) Auditing Services

- i) RMTD and Wipfli, LLC have completed the annual Single Transportation Audit, as a requirement of RMTD’s contract with IDOT.
- ii) The audit reviewed all transit funding sources for the period of July 1, 2023 – June 30, 2024.
 - (1) Downstate Operating Assistance Program
 - (2) 5311 / 5311F for local and Intercity Bus operations
 - (3) CARES (Covid) funding

e) IT Services

- i) RMTD held its initial meeting with Sundog IT, the selected IT vendor out of DeKalb/ Sycamore.
- ii) The initial transition from DC Computers to Sundog IT is scheduled for January 27, 2025.
- iii) The agreement with Sundog is a three-year contract with two (2) additional one-year options.

f) Pending Request for Bids / Intercity Bus

- i) An upcoming bid opportunity to operate Intercity Bus services on I-88 and I-39 will be forthcoming in the next six (6) months, with the selected operator beginning on July 1, 2025.

g) Request for Bids / Replacement Vehicles

- i) RMTD has an initial draft of a Request for Proposals for two (2) (possibly three) Ford Transit type vehicles, and which has been shared with IDOT for their initial review. As of the date of this response there has been no additional feedback from IDOT on the RFP. This RFP will allow for the use of REBUILD 1 funding.

h) Architectural/Engineering Firm / Oregon facility construction

- i) Pre-bid Concurrence paperwork has been submitted to IDOT for its review. Once concurred will allow for going out for the hiring of a General Contractor.
- ii) Larson and Darby, architectural firm out of Rockford, is the architect/engineering firm hired for the Oregon Construction project. This project is part of RMTD application under REBUILD 1

i) Rural Winnebago County Transit Services

- i) Working on Intergovernmental Agreement with Winnebago County to provide rural transit.
- ii) Separate agreement being finalized for the contractual hiring of a person to be the PCOM (oversight) of the rural transit services being provided.
- iii) The contractual budget proposed by IDOT for this new rural service is as follows:
 - (i) 5311 Contract: \$207,864
 - (ii) DOAP Contract: \$798,728

j) Hydrogen Fuel Feasibility Study

- i) The Request for Proposals for a Project Lead Consultant for the Hydrogen Fuel Feasibility Study was published on Friday, January 3, 2025. Respondents need to have their proposals back in to RMTD by no later than 1:00 PM on Friday, February 7, 2025.
- ii) IDOT State Planning and Research Program is finalizing the execution of its agreement with RMTD, which has been awarded \$300,000 to assess the feasibility of using hydrogen fuel cell vehicles and hydrogen fuel in rural Illinois.

k) Budget/Contracts for FY 2026 (July 1, 2025 – June 30, 2026)

- (1) RMTD will learn this week their funding allocations for FY 2026.
- (2) Contractual amounts for State Fiscal Year 2026 are expected to be as follows:
 - (a) 5311 Contract: \$283,450 (no change)
 - (b) DOAP Contract: \$2,053,708 (an additional 10%)
 - (c) 5311F Contract (I-88 and I-39): \$2,029,606 (no change)

l) Vehicle Procurement

- (1) RMTD will be receiving six (6) vehicles (2 minivans, 4 light duty buses) via IDOT's 2022 CVP Application. Delivery should be the spring of 2025.
- (2) RMTD collaboration with IDOT on a federal proposal to the Low/No Emission Grants.
 - (a) RMTD will procure two (2) electric buses via this proposal.

3) OPERATIONAL AND CAPITAL RELATED DEVELOPMENTS

a) Capital Funding / Community Project Funding | Representative Darin LaHood

- i) Funding includes construction of additional administrative space at Dixon Transit Center

b) Capital Funding / REBUILD Round 1

- i) Funding provides for construction of new Oregon location
- ii) Furnishings and equipment for Oregon facility
- iii) Implementation of video surveillance cameras in 17 of RMTD's buses and minivans (completed)
- iv) Three (3) new buses (Ford transit type vehicles)

c) Capital Funding / REBUILD Round 2

- (1) RMTD Proposal will allow for the following:
 - (a) Two electric vehicles for use in the RMTD system
 - (b) Three (3) new offices at Reagan Transit Center and secured file room/storage room
 - (c) Develop new Conference Room between Reagan Transit Center and Mechanical Bay
 - (d) Geothermal and Solar technologies will be incorporated into complex

d) Capital Funding / REBUILD Round 3

- i) RMTD will receive \$62,500 for the purchase of 2 service vehicles

Lee County Veterans Assistance Commission

Tally for YEAREND 2024

Total number of calls in office: 748
Total number of visitors to the office: 395

Total number of food vouchers issued in Yearend 2024
Total of bills received for food vouchers: \$937.11

Total number of veterans using the van: 71
Total number of trips van made: 62
Total number of volunteer van drivers: 42

Veterans transported by volunteers: 31
Total volunteers driving veterans by car: 18
Total number of trips volunteers made: 29
Total number of veterans driving self: 76
Total trips veterans made driving self: 124

Total number of trips to: Total cost:

| | | |
|--------------|----|------------|
| Davenport | 4 | \$343.28 |
| Freeport | 19 | \$850.65 |
| Hines | 0 | \$0.00 |
| Iowa City | 7 | \$742.52 |
| J. Brown | 0 | \$0.00 |
| LaSalle | 5 | \$221.00 |
| Madison | 27 | \$2,539.94 |
| Moline | 5 | \$622.73 |
| Monroe | 2 | \$174.20 |
| Rockford | 78 | \$3,239.20 |
| Sterling | 1 | \$14.74 |
| Sycamore | | \$349.44 |
| Keys for Van | | \$333.42 |
| Total | | 9431.12 |

Grand totals:

| | |
|--------------------|------------|
| Transportation | \$9,431.12 |
| Food Vouchers | \$937.11 |
| Van Lease | \$2,616.00 |
| Office Supplies | \$1,004.61 |
| Rent Assistance | \$825.00 |
| Utility Assistance | \$977.63 |

Total assistance ##### 15791.47

MONTHLY ZONING AND PLANNING REPORT

January 14, 2025 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS –

1. Petition No. 24-P-1634 by Georgios Karountzos, as owner of certain real property identified as PIN 12-14-16-300-001 and commonly known as 823 Sterling Road, Dixon, Illinois, in Marion Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for the purpose of operating an auto repair business under the “Auto Repair – Minor” use classification as set forth in the Lee County Code . The parcel is currently zoned Ag-1, Rural/Agricultural District and is 5 acres in size.

This petition was heard on January 2, 2025. Following the public hearing, **the Zoning Board of Appeals voted unanimously (4-0) to recommend approval of this petition to the County Board, with the following conditions:**

1. Petitioner shall be limited to working on 15 vehicles onsite, at one time;
2. No vehicles shall be stored or parked in the public right-of-way;
3. No signs shall be placed on the property unless approved by the Lee County Zoning Office;
4. The Petitioner shall not operate a junkyard or scrap processing facility as those terms are defined by the Lee County Code, from the property; and
5. The Petitioner shall comply with, among other things, the Hazardous Materials section of the Lee County zoning code.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS –

1. Petition No. 25-P-1636 by Kevin J. and Shelly L. Rod, as owner of certain real property identified as PIN 05-17-05-100-007 and commonly known as 2506 Shaw Road, West Brooklyn, Illinois, in Brooklyn Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for the purpose of farm product processing, packaging and distribution (Farmer’s Market). The parcel is currently zoned Ag-1, Rural/Agricultural District and is 4.15 acres in size.
2. Petition No. 25-P-1637 by Kevin J. and Shelly L. Rod, as owner of certain real property identified as PIN 05-17-05-100-007 and commonly known as 2506 Shaw Road, West Brooklyn, Illinois, in Brooklyn Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for the purpose of construction and farm equipment/machinery sales/services. The parcel is currently zoned Ag-1, Rural/Agricultural District and is 4.15 acres in size.



ACTIONS COMING FROM THE PLANNING COMMISSION - None

ACTIONS GOING TO THE PLANNING COMMISSION –

1. Petition No. 25-PC-77 by the Lee County Engineer, was filed in which Petitioner seeks to amend the text of Title 11: SUBDIVISION, FLOOD CONTROL AND STORM WATER MANAGEMENT, Chapter 4: STORM WATER MANAGEMENT, of the Lee County Code of Ordinances.

OTHER ACTIONS FROM THE ZONING OFFICE

There are currently two other zoning petitions that are still pending: Petition No. 24-P-1632 by Jeffrey A. Lewis and Petition No. 24-P-1635 by Jake R. Kastner. The ZBA initially agreed to continue Mr. Lewis's hearing so he could address the concerns of his neighbor before proceeding, and subsequently for a medical appointment. This petition will be heard February 6, 2025, at 6:00 p.m.

With regard to Mr. Kastner's petition, it must first be heard by the City of Dixon's planning committee as the petition parcels are located within a mile and a half of the City limits. As such, Mr. Kastner's petition will also be heard by the ZBA on February 6, 2025, at 6:00 p.m.

Last month, the County Board voted to approve a moratorium on battery energy storage systems while the County developed an ordinance regulating these systems. I was hoping to have a draft to you this month; unfortunately, I was not able to get that accomplished so I will be bringing a draft to you next month.

Last month, I announced that the Zoning Office has begun working with the State's Attorney's office on a text amendment to amend the zoning code to allow for a Zoning Hearing Officer in place of the Zoning Board of Appeals. Again, I was hoping to have a draft to you this month; unfortunately, I am going to have to push it back to next month.

The Zoning Office continues to work with the Maples Road Solar, LLC project for its application for building permit for a 5 MW community solar project. The issue of decommissioning financial surety needs to be resolved before the permit can be issued.

Recently, Deputy Zoning Administrator Laura Mangrum was one of twelve (12) people selected nationwide to participate in FEMA's Hazard Mitigation Assistance External Stakeholder Working Group (HMA ESWG). As part of this group, Laura will meet with local and state employees who engage in Hazard Mitigation Assistance activities to collect data on what is and is not working, attend monthly virtual meetings, as well as two meetings that will be in person, with the goal of bringing forth solutions to help streamline the Hazard Mitigation Assistance process. I feel this is a unique opportunity for Laura that will also provide Lee County with insight into any changes coming from FEMA in the future.

Early last year, the Zoning Office began working with the owners of Sauk Valley Granite at 511 Willett Ave., Dixon, Illinois to address several flood plain violations. We are happy to share with you that the majority of the violations have been resolved. As we are now into the winter months, my office will reconnect with the owners in the spring to resolve any remaining violations. Once these efforts have been



fully resolved, we would like to shift the focus to the former Eller & Wiley Block Co. site to address the violations at that location.

Next month I will be attending POWERGEN International 2025 in Dallas, Texas. POWERGEN is a premier event for professionals in the power generation industry that serves as a central hub for over 7,500 attendees including power producers, utilities, EPCs (Engineering, Procurement & Construction), consultants, OEMs (Original Equipment Managers), large scale energy users, and government representatives. This year's conference will focus on key topics such as digitalization, decarbonization, efficiency, hydrogen, nuclear, battery storage and the broader clean energy transition. This event aims to guide energy professionals through the ever-evolving landscape of power generation, focusing on sustainable and cleaner energy solutions as the industry moves forward. The conference will take place from February 11 to 13, 2025.

During the month of November 2024, the Zoning Office processed thirteen (13) building permits. Permit fees in the amount of \$2,154.85 were collected.