

AGENDA OF THE LEE COUNTY BOARD

December 19, 2006

9:00 A.M.

3RD FLOOR BOARDROOM, OLD LEE COUNTY COURTHOUSE
112 E. SECOND STREET, DIXON, ILLINOIS

OPEN MEETING WITH INVOCATION OR PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS

APPROVAL OF BOARD MINUTES OF PREVIOUS MINUTES

PUBLIC/VISITOR COMMENT:

A. ITEMS ON THE AGENDA - VISITORS ALLOWED 10 MINUTES

B. ITEMS NOT ON THE AGENDA - VISITORS ALLOWED 5 MINUTES

06-P-1433 - Haliczzer - Willow Creek Twp

TO ZONING BOARD: 06-P-1434 - Johnson - Hamilton Twp

06-P-1435 - Jalapeno Pepes, Inc. D/B/A Heartbreakers - Viola Twp

TO PLANNING COMMISSION:

FROM ZONING BOARD:

FROM PLANNING COMMISSION:

REPORTS OF COMMITTEE:

FINANCE

R.C.&D. - BLACKHAWK HILLS

CLAIMS

COUNTY SERVICES

SOLID WASTE/HEALTH & WELFARE

911 BOARD

ROAD & BRIDGE

ADMINISTRATIVE SERVICES

COMMITTEE CLAIMS

EXECUTIVE/JUDICIAL/LAW ENFORCEMENT

COUNTY PROPERTIES

COUNTY OFFICERS REPORTS, REQUEST FOR DEPOSIT OF FUNDS, ORDERS PAID IN VACATION

OLD BUSINESS

NEW BUSINESS

APPOINTMENTS

Treasurer - Quarterly Report

Treasurer - Approval of John Fritts' Bond for Treasurer/Collector

Highway - Amendment to Road Occupancy Agreement

City/County Dispatch Agreement

Ordinance - Amendment to Liquor Code (Christmas Eve falls on Sunday)

MILEAGE & PER DIEM

ALL BILLS & APPROPRIATIONS ALLOWED BY ROLL CALL

ADJOURN

LEE COUNTY REGIONAL PLANNING COMMISSION

William O'Keefe, Chairman
Robert Logan, Vice Chairman
James Book, Member
John Hilleson, Member
Wendy Ryerson, Member

Chris Henkel, Zoning Officer
Alice Henkel, Clerk

The Lee County Planning Commission met on Monday, December 4, 2006 at 6:30 p.m. in the Lee County Courthouse, Dixon, Illinois. Chairman William O'Keefe called the meeting to order and took roll with the following members present: Robert Logan, Wendy Ryerson, John Hillison, Jim Book and Alice Henkel, Clerk.

The first order of business was the approval of October meeting and November meeting minutes. Wendy Ryerson moved to approve the October minutes and Robert Logan seconded it. All were in favor and the October minutes were approved. Approval of November minutes was deferred until the January meeting so that all members of the board would have sufficient time to review the minutes. The November meeting minutes were not presented to the board until that evening.

Mr. O'Keefe asked if anyone present who was not on the agenda and/or had questions or comments on anything not covered in the agenda. Dan Johnson came forward with a question regarding possible rezoning. Chris Henkel is not sure how to advise Mr. Johnson and asked him to present his question to the Planning Commission.

Mr. Johnson wants to take a 10.4 acre piece of property, currently zoned Ag-1, and use it for his business. The property is located on Baseline Road just north of Walnut. The farm has a dairy set-up, however, the buildings have not been used for that purpose in years.

Mr. Johnson's business is plastic injection molding. He would like to use the existing buildings on the farm site and he and his wife would reside in the house also located on the property.

Mr. Henkel thought it might fall under the Home Occupation ordinance. However, under the ordinance, the Home Occupation must only employ family members. Mr. Johnson said there is a possibility of hiring non-family employees in the future. Also the ordinance states that there is to be no manufacturing in an Home Occupation, which Mr. Johnson would be manufacturing his products.

After further discussion, the Planning Commission advised Mr. Johnson to take his matter before the Zoning Board of Appeals and request a Variance to Ag-1 zoning for Home Occupation.

Mr. O'Keefe then asked Chris Henkel for the Report of Action from the Lee County Board from last month. The report is as follows:

06-P-1432, Sundown Farm Services and Schilpp IND/AG
PPN #10-13-08-300-004, Harmon Township
Special Use, Ag-1 to C-3 Approved

Mr. O'Keefe momentarily digressed from the Agenda to discuss the matter of the proposed Junk Car Ordinance before addressing any new business. Assistant State's Attorney, Andrew Bollman, was present to address this matter.

Mr. Bollman presented the proposed Junk Car Ordinance to the Planning Commission (see attached). He explained that it would be added to the H Schedule, as H 19.

Mr. Bollman reassured Ms. Ryerson that they would have the support of the State's Attorney office in enforcing violators of this ordinance.

Mr. Bollman stated the Planning Commission would have a chance to review the final ordinance before it would go to the Zoning Board of Appeals.

After discussion was complete, Mr. Logan made a motion to approve the proposed Junk Car Ordinance and Ms. Ryerson seconded it. A vote was taken, resulting in 4-1 in favor of the proposed ordinance. Mr. Hilleson voted against the proposed ordinance, stating he feels it is overly restrictive.

The first item of new business was the concept plan for Hickory Hills Estate. Steve Haliczzer, property owner, and Rick Bowers, engineer, were in attendance to present the concept plan.

Mr. Haliczzer currently owns nine 5-acre parcels, located along the intersection of Howlet Road and Johnson Road. His intentions are to rezone the parcels to R-1 and create a subdivision. LESAs have been done on the parcels.

The main topic of discussion regarding these parcels was the placement of the driveways. The driveways would be located along Johnson Road.

In a letter from County Road Commissioner, Dave Anderson, he states that he is against nine individual driveways along road due to safety issues. In the letter, Mr. Anderson suggests the possibility of shared driveways.

Mr. Bowers stated that he is not in favor of shared driveways in low-volume traffic situations.

The Planning Commissions stated they are in favor of the 9-lot layout of the subdivision. They, too, are not in favor of nine individual driveways. The board liked the ideas of the

shared driveways. Mr. Bowers said he would work with these suggestions to complete the concept plan.

The next item of new business was a presentation given by the Village of Steward. Ms. Andermann, mayor of Steward, addressed the board and informed them that the village had formed a planning commission. Four of the five members were present.

Next the County Planning Commission was presented with Steward's Comprehensive Plan, Ordinance Codes, a negotiated Jurisdictional Boundary Line and Intergovernmental Cooperation Agreement between the village and Rochelle, and a Waste Water Agreement.

Rick Cain, Chairman of the Steward Planning Commission, informed the board that the village is in the process of drawing up a zoning map, determining residential and industrial zones for existing parcels and potential growth. An FPA is currently in place in a 3-mile radius of the village.

Discussion was then held regarding village jurisdiction and county jurisdiction. The county shall retain jurisdiction beyond 1 ½ mile of the Village of Steward, even if the property shall fall within the FPA.

Chairman O'Keefe asked that the items presented by the Village of Steward be turned over to the county planners to make sure the zones of the village are accurately portrayed on the county maps.

Under old business, discussion was held regarding signage fees.

Mr. Henkel presented the Planning Commission with the State's requirements for signage fees. He recommended that the County adopt the State code which states as follows:

1. For signs of less than 150 square feet, the fee shall be \$50.
2. For signs of at least 150 but less than 300 square feet, the fee shall be \$100.
3. For signs of 300 or more square feet, the fee shall be \$200.
4. The square feet shall be measured by the smallest square, rectangle, triangle, circle or combination that will encompass the entire display area. If one side of the sign provides for more display area than another, the measurements will be made on the larger side.

After further discussion, Chairman O'Keefe felt there is a need to make a distinction between illuminated and non-illuminated signs.

John Hilleson made a motion to adopt the following fees:

Non-illuminated Signs

1. For signs of less than 150 square feet, the fee shall be \$50.
2. For signs of at least 150 but less than 300 square feet, the fee shall be \$100.
3. For signs of 300 or more square feet, the fee shall be \$250.
4. The square feet shall be measured by the smallest square, rectangle, triangle, circle or combination that will encompass the entire display area. If one side of the sign provides for more display area than another, the measurements will be made on the larger side.

Illuminated Signs

1. For signs of less than 150 square feet, the fee shall be \$100.
2. For signs of at least 150 but less than 300 square feet, the fee shall be \$200.
3. For signs of 300 or more square feet, the fee shall be \$500.
4. The square feet shall be measured by the smallest square, rectangle, triangle, circle or combination that will encompass the entire display area. If one side of the sign provides for more display area than another, the measurements will be made on the larger side.

Wendy Ryerson seconded this motion. A vote was taken and all were in favor.

The January meeting will not take place on January 2, 2007. The Planning Commission agreed to meet Tuesday, January 9, 2007, at 6:30 p.m.

Robert Logan made a motion to adjourn the meeting and Jim Book seconded it. All were in favor. The meeting was adjourned at 8:15 p.m.

FINANCE COMMITTEE MEETING

THURSDAY, DECEMBER 14, 2006
9:00 A.M.

Finance met at 9:05 AM

Chairman Ketchum welcomed new members and promised to work hard.

Roll Call: Chairman Ketchum, Vice Chairman K. Hummel, M. Shippert, J. Nicholson and D. Higgs

Guests: Kathy Ferguson, John Fritts, Jim Seeberg, Nancy Nelson, Kim Becker, Andrew Bollman, John Varga, Marty Meyer, Chuck Stoddard, Charles Dunphy, Denise McCaffrey and Malinda Osborne.

Kim Becker presented Probation Dependant Children Report.

Denise McCaffrey reported she will be reviewing her report system to make it easier to understand. Reported on Computer System, one unit up and running. She wants to add another in the first quarter, and still another in the second quarter. She stated for clarification that she collects all bond money and no, they don't always get their money back.

Sheriff Varga reported that they have looked into the cost of feeding inmates and hasn't found a lower price. They are looking at the \$4.00 Drug Program to see if they can save money on inmate medicine. New radio system should be up and running this week.

ASA Andrew Bollman reported the States Attorney has surpassed 2 million in collections and are looking for ways to keep their collector.

John Fritts presented the quarterly financial report.

Marilyn Shippert reported a balance of \$169,000.00 in the Health Insurance Fund. A \$150,000.00 was put in for start up funding and it has grown by approximately \$19,000.00. She stated the committee is recommending a 12% increase in employee contribution. Chairman Seeberg questioned the wisdom of this.

A motion was made by Higgs and seconded by Nicholson to recommend to the negotiating committee that we want raises in dollars and cents, not percentages. The motion passed 5-0.

Chairman Ketchum and Nicholson discussed wage problems and maybe a catch up policy.

IMRF Rate Information: The big one went up and the small one went down.

Nicholson reported the Properties Committee is thinking of raising the umbrella liability insurance from 1,000,000.00 to 5 million. Bid on this so far is \$18,000.00.

Meeting adjourned at 9:55 AM

Recorder,
Dave Higgs

SOLID WASTE COMMITTEE MEETING
WEDNESDAY, DECEMBER 13, 2006
9:00 A.M., OLD COURTHOUSE, DIXON, IL

Members present: Trent, Leffelman, Power, Truckenbrod Absent: Williams
Also present: David Anderson, Jack Nicklaus, Dr. Bill Kuhfus and Malinda Osborne (SVN)

Claims:	Veterans'	\$3501.29
	Solid Waste	\$16983.44
	ROE	\$1857.68
	Rabies	\$212.23
	Animal Control	\$1739.71

Motion to approve claims from proper accounts by Leffelman; seconded by Power; motion carried 4-0.

Animal Control Report

Regarding implementation of State mandated neutering program, material is in hands of State's Attorney office; expected to be 2-3 months before enactment.

Dr. Kuhfus present; he reported lease has been signed; good for another year. He expressed opinion in favor of keeping the State fee money for use in Lee County. (AC office and committee concur.)

Dr. Kuhfus said the veterinarians have been giving more 3 year vaccinations; County still has only 1 year registration tags. Chairman will request Nancy Cullen to pursue establishing a 3 year registration option. She should consult other vets in the County as well as in other counties. This could be cost and time savings for veterinarians and owners.

Jack reported that he has been checking a lot of rabies tags. Also, several dogs have been adopted out in recent weeks.

Solid Waste Report

Dave has received a letter from Moring Disposal, Inc., regarding a dumpster diver. The issue is not Moring's opposition to someone removing material from a dumpster but rather the liability of someone getting hurt on their equipment with Moring having no control over how it is being used.

Decals will be ordered and attached by Moring to discourage digging material out of containers.

Quarterly ground water reports from STS have not come in yet. Another company is interested in reviewing the reports. This company's policy to have only governmental agencies. Dave will pursue this service option with goal of bringing a proposal to the County.

Reviewed income from landfill in 2006. Receipts are about \$500,000 under 2005 receipts. Expect this trend to continue; one factor is the increased State fees that make hauling to Indiana more economical.

Motion to adjourn at 9:55.

Next meeting will be January 10, 2007; 9 AM.

Respectfully submitted,
Judy Truckenbrod

AMENDMENT TO ROAD OCCUPANCY AGREEMENT

THIS AMENDMENT TO AN AGREEMENT (hereinafter "Amendment") is made and entered into as of the _____ day of _____, 2006, by and between the Lee County Board, Old Court House, 112 E. Second St., Dixon, Illinois 61021 (hereinafter "County") and West Shore Pipeline Company, having a mailing address of 6100 S. Yale Avenue, Real Estate 719 OWP, Tulsa, Oklahoma 74136, successor-in interest to Badger Pipeline. (hereinafter "West Shore")

WHEREAS, the "County" and Badger Pipe Line are parties to that certain Agreement dated August 18, 1987, related to certain land occupancy rights traversing under certain "County" road(s), with the road(s) shown as attachments hereto and hereby made a part hereof, located in Lee County, Illinois.

WHEREAS, West Shore Pipe Line Company is the successor-in-interest to Badger Pipe Line Company.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, "County" and "West Shore" hereby amend the Agreement in the following respects only:

- (1) The term of this "Amendment" shall be extended for twenty years (20) from the date of execution of this "Amendment" by all parties.
- (2) This agreement does not grant any rights for future construction within Lee County without further consent from Lee County and only grants existing occupancy rights in the area depicted on the map attached hereto. Should, at any time, West Shore Pipe Line Company require additional land occupancy rights from Lee County Highway Department for new construction activities, Lee County will negotiate in good faith for those rights and not unreasonably deny future applications for those.
- (3) Within 30 business days from the date of execution, West Shore shall monetarily compensate the "County" for administrative and processing fees a one-time payment in the amount of \$500.00.

THE ENTIRE AGREEMENT OF THE PARTIES IS SET FORTH IN THIS AMENDMENT AND IN THE AGREEMENT DATED JANUARY 27, 1987 AS AMENDED HEREBY AND SUPERCEDES ANY AND ALL OTHER AGREEMENTS BETWEEN THE PARTIES HERETO RELATING TO THE SUBJECT MATTER HEREOF. EXCEPT AS OTHERWISE AMENDED HEREIN, ALL TERMS AND PROVISIONS OF THE AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first written above.

Lee County Board Chairman

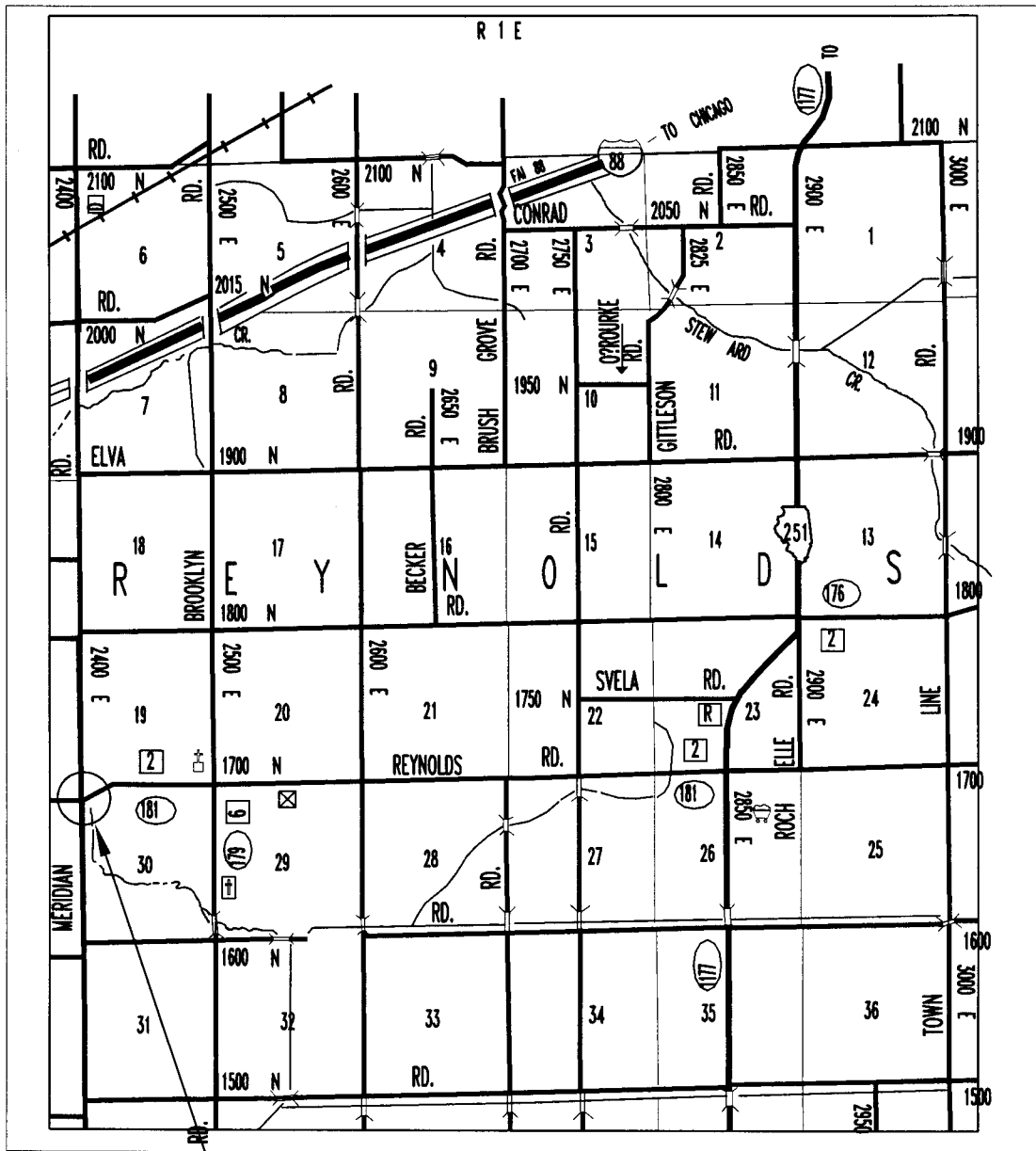
James Seeberg

West Shore Pipe Line Company:

James C. Andrews, President

LEE COUNTY

Reynolds Township



Pipeline Crossing Location
Referenced in Attached Agreement

5280 0 5280 10560 15840 Feet



ROAD AND BRIDGE COMMITTEE
MONDAY, DECEMBER 11, 2006

The Lee County Road and Bridge Committee met at 8:00 A.M. on the above date to conduct their regular monthly audit together with other County Highway business. The following members were present: Art Tofte, Dick Binder, Charlie Dunphy, David Chandler and James Wentling. Also Present: Rick Ketchum

The committee first approved the minutes for last months meeting.

The committee then audited and approved claims from the previous month. The claims were as follows: County Highway \$36,064.08 and payroll of \$52,274.27; County Special Bridge \$1,800.55; County Motor Fuel \$1,808.18 and Township Motor Fuel \$1,944.28. The Committee also reviewed the request for deposit of funds in the amount of \$22,804.80 into the County Highway Fund. A motion made by Mr. Chandler and seconded by Mr. Binder carried approving the claims.

Mr. Anderson then reviewed the agreement between Lee County and West Shore Pipe Line Company. This agreement will renew the land occupancy rights for the company operating the pipeline that crosses under Reynolds Road just East of Meridian road. The last renewal was passed by the County Board on 8/18/87 and was for a twenty year period from September 1986. A motion was made by Mr. Binder and seconded by Mr. Wentling to approve the agreement. All were in favor. The agreement will be presented at the next County Board meeting for approval.

Mr. Anderson then discussed the overtime that was expended for snow plowing during last week's winter storm. Mr. Anderson is unsure if disaster aid will be available to the County, but he has inquired about it and will continue to pursue the issue.

For the benefit of both new and experienced members, Mr. Anderson reviewed the funding sources available to the Highway Department and some of the restrictions on the uses of each source. He also informed the committee how the funding levels have changed in recent years and the reason behind the changes.

Other issues being addressed by Mr. Anderson include:

1. Developing a road usage agreement with Big Sky Wind for the planned wind farm in East Grove and May Townships.
2. Meeting with the area planners to coordinate land use and infrastructure needs in the proposed development area of Northeast Lee County and Southeast Ogle.
3. Meeting with IDOT officials to discuss the impacts of said infrastructure to IDOT Right-of-way.

The next Road and Bridge meeting will be on January 8, 2007 at 8:00 a.m. at the Highway Department in Amboy.

Meeting adjourned at 9:15 A.M.

Respectfully Submitted,
David Anderson

