

**AGENDA OF THE LEE COUNTY BOARD**

December 21, 2004

9:00 a.m.

**3<sup>RD</sup> 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

TO ZONING BOARD: 04-P-1399 – Weber – Sublette Twp.  
04-P-1400 – Kitzman – Dixon Twp.

TO PLANNING COMMISSION: 04-PC-44 – Kitzman – Dixon Twp. – Subdivision Plat

FROM ZONING BOARD:

FROM PLANNING COMMISSION:

REPORTS OF COMMITTEE:

911 BOARD	R.C.&D. – BLACKHAWK HILLS
ADMINISTRATIVE SERVICES	COUNTY SERVICES
SOLID WASTE/HEALTH & WELFARE	FINANCE
ROAD & BRIDGE	CLAIMS
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 Paul R. Schutz – Harmon Drainage District #1  
David Didier – Maple Grove Drainage District

Operators #150 Union Contract – Highway Department

Treasurer's Quarterly Report

Resolution – Health Dept. – IL. Public Health Mutual Aid System

Ordinance – Highway Dep. – Altered Speed Zones (hold until Jan.)

Ordinance – Health Dept. – Sewers & Sewage Disposal (hold until Jan)

Ordinance – Health Dept. – Home Health Service (hold until Jan)

Ordinance – No Smoking Policy (hold until Jan)

Resolution – 2005 Meeting Dates

Resolution – 3% pay increase on anniversary date – 20 years of service

Resolution – State's Attorney Appellate Prosecutor

MILEAGE & PER DIEM

ALL BILLS & APPROPRIATIONS ALLOWED BY ROLL CALL

ADJOURN

LEE COUNTY  
ZONING BOARD OF APPEALS  
TELEPHONE 288-3643      LEE COUNTY COURT HOUSE  
DIXON, ILLINOIS 61021

ZONING REPORT FOR NOVEMBER 2004

There were a total of 19 permits issued for the month of November with a total dollar volume of \$1,697,200. There were 6 permits issued for single-family homes in the amount of \$1,040,000.

There are no petitions for the County Board to take action on.

Very truly yours,

*Chris Henkel*

Chris Henkel  
Zoning Administrator

## LEE COUNTY REGIONAL PLANNING COMMISSION

William O'Keefe, Chairman

Bob Logan, Member

Wendy Ryerson, Member

James Book, Member

Ellen Smith, Member

Marilyn Shippert, Member

John Schmidt, Member

John Hilleson, Member

Chris Henkel, Zoning Officer

Erica Scheidecker, Clerk

The Lee County Planning Commission met on Friday, December 3, 2004 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: Bob Logan, Wendy Ryerson, James Book, Ellen Smith, Marilyn Shippert, John Schmidt, John Hilleson, Chris Henkel, and Erica Scheidecker, clerk.

Chairman O'Keefe opened the meeting stating that this would be the last Planning Commission meeting that member Marilyn Shippert would be attending, as she has been elected to the Lee County Board.

Chairman O'Keefe asked if there were any comments or corrections to last month's minutes. Marilyn Shippert stated that Terri Savko's last name had been incorrectly spelled and needed to be corrected. All were in favor for November's minutes to be approved.

Chris Henkel reported the following three actions be the County Board. One, Wycliffe Bible Translators, Petition No. 04-P-1394 was approved for special use for a campground. Two, Petition No. 04-P-1397, D&E Farms, LLC was approved for special use of a rock quarry. Three, Petition No. 04-P-1398, Lakeview Farms was approved for changing zoning from AG-2 to AG-3.

Chairman O'Keefe inquired as to whether Attorney Dan Fish had gotten back with Chris Henkel regarding a definition for the Wycliffe Bible Camp. Mr. Henkel replied that he had not gotten back to him with the definition. Chris Henkel stated there were several issues regarding that. They did have list of restrictions that applied to the special use, including no more trailers, only the existing dwellings.

Chairman O'Keefe asked if there was any new business or old business and there was not. Mr. O'Keefe stated that they would adjourn to subcommittee work sessions, which included reviewing, as a committee, the ordinances to see if there were any new suggestions or changes.

Chris Henkel stated he had talked with Russ Renner, the county engineer. Russ Renner said he was comfortable with the way the subdivision ordinances were written. Russ Renner had no comment in regard to the zoning. Mr. Henkel said he was waiting for tonight's meeting to determine if they were ready to send this out for a public hearing. The ordinances have been sent to townships with planning commissions, including Reynolds Township, Palmyra Township, and Alto Township. The ordinances have not been sent to the State's Attorney's office yet, due to the change in office.

Chairman O'Keefe noted that the exhibits to the zoning ordinance, including the ones for landscaping and cell towers, have not been completed yet. Chris Henkel asked the status regarding cell towers. William O'Keefe stated that he wanted to keep the cell towers as a special use permit and influence issues such as color, landscaping (i.e. shrubs) and fencing around the base, and particularly the placement in regards to the road. Chairman O'Keefe asserted that he did not feel the cables would stop the towers if they were to fall down.

Wendy Ryerson asked what is currently proposed in the zoning ordinance and Chairman O'Keefe replied that it is currently a special use. Mr. O'Keefe also stated that we are not telling them how to build the cell towers or prohibit them, but just that there are safety risks and aesthetic issues. Also, that they are essentially no different than windmills, which currently have a 500 foot limitation between the windmill and the road.

Chairman O'Keefe asked if there were any comments or changes to the other ordinances. Marilyn Shippert stated that she is hearing from the east side of Lee County that the Storm Water Ordinance is watered down. William O'Keefe replied that the ordinance was written by our engineer, and Chris Henkel added that the engineer did so by combining the best of the Ogle and Whiteside Counties' ordinances. William O'Keefe stated that on the tributary map on the eastern part of the county, it can be seen that it all drains to Rochelle, and remarked that they are solving our problem. Mr. O'Keefe felt that our engineer would be the appropriate person to defend the ordinance at public hearings, and Ms. Shippert stated that he should be aware that this could be an issue.

Chairman O'Keefe noted that they should have some of these general maps to refer to at the public hearing, especially the drainage map. He also added that although it is a comprehensive ordinance, it could be stricter.

Chris Henkel asked if there was anything in the ordinances in regards to the airport. He received an application for a building permit for a receiving tower near the Dixon airport that would enable a 2-way radio. He did not issue the permit, as it would have been in a flight path. Chris Henkel pointed out that on page 15 of 29 of Exhibit H they had planned to insert airport elevations. Chairman O'Keefe said he had not done that yet.

Chris Henkel showed the Planning Commission the map from Whiteside County, who currently have existing safety zone standards. John Schmidt noted that they had previously discussed adopting the elevation standards from Whiteside County. Chairman O'Keefe agreed and told Chris Henkel to insert the restrictions for the safety zone for the

airport. Chris Henkel asked if those restrictions would also apply to private landing strips, and Chairman O'Keefe replied that those instances are special use and would be subject to those same standards.

Chairman O'Keefe then gave the floor to the one visitor present, Ron Cooper, the Supervisor for Palmyra Township. Ron Cooper stated he has concerns with title 12, page 17 of the subdivision ordinance, regarding the five acre rule. Mr. Cooper believes there is still not a good solution to prevent the loophole problem of farmers selling five acres, a building permit being issued to the buyer, and then smaller acreages being deeded back to the farm owner. Ultimately, this creates a small subdivision in prime farmland.

Chris Henkel stated he had discussed with Palmyra Township's attorney, Dan Fish, how to track this issue. There is no process in place, between the County Clerk and the Zoning office, to know when this is occurring. Mr. Henkel stated that after the building permit is issued for the five acre parcels, lots are then sold and deeded, and he is unaware of it. Chairman O'Keefe stated that some counties have a Recording Committee to review deeds, but doesn't know of any rural counties that do.

Wendy Ryerson suggested that since they had reduced the acreage size from five to two it would decrease the incentive use the loophole. Chairman O'Keefe stated there is a provision in the ordinance that talks about after a property is deeded, you can't issue a building permit for two years, and suggested we might increase the time period. Ron Cooper also stated that it could be helpful to increase the time length to three or five years.

John Hilleson stated that in the new plan they can build on two acre lots. Mr. Hilleson asked if we would know when there had been 4 homes built. Chris Henkel replied that yes, the ordinance requires that that be tracked, and in the new GIS system it will be flagged when someone tries to build the fifth home. Chairman O'Keefe stated that although this won't stop the transfer of the property, it will stop the building permit.

Chairman O'Keefe stated he felt that by getting the LESA score down, it would reduce this problem. Chris Henkel stated that the current LESA cutoff score for building permits is 224. Anything greater than 224 is denied a permit. Wendy Ryerson said she felt 214 or 215 would be a reasonable number to recommend to the County Board and William O'Keefe said he was thinking of 212.

Chairman O'Keefe made a motion to recommend to the County Board that the LESA score be 210. All were in favor.

Chris Henkel asked whether the LESA score should be calculated by him or by the Planning Commission. Wendy Ryerson stated that Chris Henkel should continue to do it and Chairman O'Keefe agreed. James Book stated he felt the LESA scoring was pretty objective. Mr. Henkel pointed out there were only two subjective questions on LESA: whether it complies with the comprehensive plan and whether it complies with the

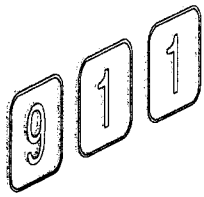
surrounding uses. Chris Henkel stated that he applies those questions consistently. John Hilleson noted that this could be an eighteen to forty point difference in the score.

Ron Cooper stated there was also an issue with the ¼ mile roadway, one entrance. Mr. Cooper talked with the Dixon rural fire department stated that they would like to see two points of access in and out of subdivisions. Chairman O'Keefe requested that we get something from the fire protection district and Chris Henkel stated he would contact Chief Lalley.

Chris Henkel inquired about the Development Manual that is referred to in the ordinances. Chairman O'Keefe stated there is a rough draft and it will be something that Mr. Henkel will use for administration. It has forms and fees, etc., and it can be edited as needed without having to follow the ordinance process. Chris Henkel asked if the fees that haven't been changed in ten years should be reviewed. Chairman O'Keefe stated that those should be reviewed, and that the planner can provide recommendations.

It was agreed to send the ordinances to the following: County Farm Bureau, State's Attorney, municipalities with sewer and water, Lee County board members, Zoning board members, and the planners. Chris Henkel will proceed with that and ask for comments back by December 30<sup>th</sup> to then be reviewed at the January 3<sup>rd</sup> meeting. Chris Henkel suggested the public hearing be held at the Lee County Courthouse. It was agreed at the January meeting the committee will schedule the public hearing. Chris Henkel will put a notice in the paper for the public hearing which will also state where the public can locate a copy.

Marilyn Shippert made a motion to adjourn and James Book seconded. All in favor, motion carried. Meeting adjourned at 8:00 p.m.



# Meeting Minutes 911 Board Lee County E.T.S.B.

November 18, 2004 6:30 PM

**Meeting called by:** Chairman Rhodes

**Type of meeting:** Monthly Board Meeting

**Attendees:** 911 Commissioners; Director Dallas; Steven Dickey, Amboy PD Intern

- Call to Order **UNAPPROVED**

Chairman Rhodes called the meeting to order at 6:30 pm. The roll was called with the following response:

Jeff Blake	05-16-2006	Present representing <b>Law Enforcement</b>
Pat Hilliker	05-16-2006	Absent representing <b>Fire District</b>
Kevin Kellen	05-17-2005	Present representing <b>Medical</b>
Deb Killian	Sheriff's Designee	Present representing <b>Lee County Sheriff</b>
Kevin Lalley	05-17-2005	Present representing <b>Fire District</b>
Dean Rhodes	05-17-2005	Present representing <b>Medical</b>
Karen Setchell	05-16-2006	Present representing <b>At Large</b> (arrived later in the meeting)
Brad Sibley	06-14-2005	Present representing <b>Law Enforcement</b>
Norris Tucker	05-16-2006	Present representing <b>Lee County Board</b>

Pat Hilliker was attending the Blackhawk Firefighters meeting in LaSalle.

Secretary/Treasurer Blake introduced Steven Dickey; Chairman Rhodes gave a brief explanation of the responsibilities of the ET SB and the ongoing operations of the PSAP.

- Prior Minutes

A motion was made by Norris Tucker and seconded by Deb Killian that the minutes from the October 28, 2004 ET SB meeting be approved and published. Chairman Rhodes called for further discussion. There being none, the vote was called for as follows:

Jeff Blake	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Pat Hilliker	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
Kevin Kellen	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Deb Killian	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Kevin Lalley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Dean Rhodes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Karen Setchell	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Brad Sibley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Norris Tucker	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>

- Public Comments

- Chairman's Comments

Chairman Rhodes advised that Bob Balayti will be completing a proposal for the maintenance of the insulation in the garage bays. In addition, Chairman Rhodes met with Dennis Meredith reference the fence at the bottom of the outside stairway on the South side of the building. A drawing of the proposed gate and proposal for the labor and materials is forthcoming.

- Property Committee  
Kevin Lalley advised that the Compton tower license is still pending and the microwave link labor and materials will be carried over to next year's budget.

The Homeland Security grant has been approved and Director Dallas is ordering the equipment.

Two proposals from Dixon Commercial Electric were attached in the agenda packet. One of the proposals included running conduit from the basement to the ceiling space above the computer room. There is currently no additional room in the conduit that runs from the basement to the upstairs to run any future cables. The second proposal is for the clean up of CAT5 wiring in the computer room and to install connectivity cables in the North wall of the computer room. Kevin Lalley recommended having the work completed. Brad Sibley made a motion, seconded by Kevin Kellen, that the ETSB accept the proposal from Dixon Commercial Electric for labor and materials to install a cable tray in the basement, install conduits from the basement to ceiling space above computer room, install caddy j-hooks, and install cable connections in the computer room of the 9-1-1 Center as proposed. Chairman Rhodes called for further discussion. There being none, the vote was called for as follows:

Jeff Blake	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Pat Hilliker	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
Kevin Kellen	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Deb Killian	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Kevin Lalley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Dean Rhodes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Karen Setchell	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Brad Sibley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Norris Tucker	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>

- Education

- ESZ Committee

Kevin Kellen reported that a conference call with GeoComm is scheduled for November 22<sup>nd</sup>. The Lee County field work is completed and the conference call will address the second phase of the mapping project as well as the intergration with the County data. Brandt Scheidecker, the County GIS/IT Director, will also be on the call.

- Executive Committee

- Treasurer's Report

Report was given by Secretary/Treasurer Blake. Transaction reports from October 28, 2004 to date: Wireline Amcore Checking \$588,962.53; Wireless Checking \$95,015.70 for an ETSB account total of **\$683,978.23**. Jeff Blake explained that the 5<sup>th</sup>/3<sup>rd</sup> account has been closed and the monies transferred into the Amcore wireline account. The interest rate in the Amcore money market account was greater and 5<sup>th</sup>/3<sup>rd</sup> Bank ceased sending monthly statements due to the inactivity of the account. Norris Tucker made a motion, seconded by Karen Setchell, that the Treasurer's report be approved as submitted. Chairman Rhodes called for further discussion. There being none, the vote was called for as follows:

Jeff Blake	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Pat Hilliker	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
Kevin Kellen	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Deb Killian	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Kevin Lalley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Dean Rhodes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Karen Setchell	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Brad Sibley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Norris Tucker	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>

Secretary/Treasurer Blake reviewed the 2004-2005 budget with those present. The carry-over amount on the wireline account was changed from the draft previously distributed due to the 5<sup>th</sup>/3<sup>rd</sup> account being closed. Carry-over verses revenue was explained. Jeff Blake stressed that the ETSB strives to keep \$250,000 in reserve for major equipment failures or upgrades. Norris Tucker made a motion, seconded by Deb Killian, that the ETSB approve the 2004-2005 wireline and wireless budget as presented in the November 18, 2004 agenda packet. Chairman Rhodes called for further discussion. There being none, the vote was called for as follows:

Jeff Blake	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Pat Hilliker	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>

Kevin Kellen	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Deb Killian	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Kevin Lalley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Dean Rhodes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Karen Setchell	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Brad Sibley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Norris Tucker	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>

UNAPPROVED

- Claims

Report was given by Secretary/Treasurer Blake as follows:

**WIRELINE CLAIMS:** Kevin Kellen \$18.00; NENA \$380.00; Petty Cash \$63.06; Coffee Express \$22.00; SBM \$60.00; Dixon-Ottawa Communications \$449.00; Motorola \$8,663.20; NCAT \$582.50; Platinum Plus \$1,716.61; Dixon Police Department \$25,957.95; GeoComm \$4,766.00; Gallatin River \$3,752.97; SBC \$161.73; Verizon North \$2,747.54; Lee County \$24,000; ComEd \$639.27; Nicor \$25.93; Gallatin River \$166.56

**TOTAL: \$74,172.32**

**WIRELESS CLAIMS:** Gallatin River Communications \$159.78; HTE VAR \$548.00; Sungard HTE, Inc. \$7,916.84;

**TOTAL: \$8,624.62**

**GRAND TOTAL: \$82,796.94**

Kevin Lalley made a motion, seconded by Brad Sibley, that the total claims in the amount of \$82,796.94 be approved and ordered paid. Chairman Rhodes called for further discussion. There being none, the vote was called for as follows:

Jeff Blake	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Pat Hilliker	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
Kevin Kellen	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Deb Killian	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Kevin Lalley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Dean Rhodes	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Karen Setchell	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Brad Sibley	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>
Norris Tucker	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input type="checkbox"/>

- Commissioner / Director Comments

The CAD V equipment migration took place November 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup>. There were some issues with the redundant Gateway; however, the installation was completed. The telecommunicators are using the new CAD V dispatch product. The CAD VI migration will take place next year which involves upgrading the Gateways to Windows in lieu of OS/2. New Gateways will need to be purchased and have been budgeted in the 2004-2005 budget.

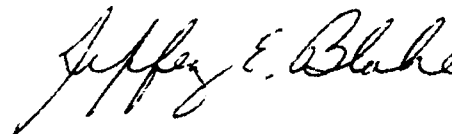
Norris Tucker indicated that he may not be re-appointed to the ETSB after December 6<sup>th</sup> when the new County Board Chairman and members are in place.

Jeff Blake indicated that the ETSB may want to explore the possibility of hiring a part-time employee when creating next year's budget.

There being no further business, the meeting was adjourned per motion by Kevin Lalley with a second by Brad Sibley.

- Next Meeting

The next meeting will be **Thursday, December 23, 2004 at 6:30 p.m.** at the PSAP.



Jeff Blake, Secretary/Treasurer

