

AGENDA OF THE LEE COUNTY BOARD

February 15, 2005

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

APPOINTMENT & OATH - Charles Stoddard - County Board District 4
TO ZONING BOARD:

-0-

TO PLANNING COMMISSION: -0-

FROM ZONING BOARD: -0-

FROM PLANNING COMMISSION: 05-PC-45 - Nachusa Twp. - Greenwood Acres Sub.

REPORTS OF COMMITTEE:

911 BOARD

ADMINISTRATIVE SERVICES

SOLID WASTE/HEALTH & WELFARE

ROAD & BRIDGE

COMMITTEE CLAIMS

COUNTY PROPERTIES

R.C.&D. - BLACKHAWK HILLS

COUNTY SERVICES

FINANCE

CLAIMS

EXECUTIVE/JUDICIAL/LAW ENFORCEMENT

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

OLD BUSINESS

NEW BUSINESS

APPOINTMENTS

GIS - Demonstration - Brant

Ordinance - Hotel/Motel Tax

Ordinance - Health Dept., Amend Code (sewers & sewage disposal)

Resolution - Fees for use of 3rd floor rooms (Old Courthouse)

State's Attorney's Quarterly Report

Union Contract - Operating Engineers #150 - Highway Dept.

Ordinance - Additional fees to finance court system, Amend Code (hold until March)

Ordinance - Amend Liquor Code, Sunday hours (hold until March)

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 JANUARY 2004

There were a total of 4 permits issued for the month of January with a total dollar volume of \$257,100. There was 1 permit issued for single-family homes in the amount of \$185,000.

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

Respectfully submitted,



Chris Henkel
Zoning Administrator

LEE COUNTY REGIONAL PLANNING COMMISSION

William O'Keefe, Chairman

Bob Logan, Member

Wendy Ryerson, Member

John Hilleson, Member

Pat Dunphy, Member

Ellen Smith, Member

Chris Henkel, Zoning Officer

Erica Scheidecker, Clerk

The Lee County Planning Commission met on Monday, February 7, 2005 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, Pat Dunphy, Ellen Smith, John Hilleson, Chris Henkel, and Erica Scheidecker, Clerk.

Chairman Bill O'Keefe stated that Russ Renner, the highway department engineer, was present. As Mr. Renner could only be in attendance at the beginning of the meeting, the issue pertaining to him would be addressed first.

Chris Henkel reported that the Lee County Storm Water Ordinance was created by Russ Renner using the best of Ogle and Whiteside counties' ordinances. Mr. Henkel reported that Rochelle area citizens have raised concerns regarding the ordinance, and that Russ Renner had met with them to address those concerns.

Russ Renner reported on his meeting with citizens of Rochelle. At that meeting, Mr. Renner told them that the storm water release rate in the ordinance is actually more conservative than the common engineering standards found across the U.S. Mr. Renner stated the outcome of the meeting was that the attendees were satisfied with the new storm water ordinance, specifically that it would be as restrictive as was necessary. Their only concern was that it might be changed between now and the time it's adopted. Mr. Renner reported that Reynolds and Alto Township planned to hold a special meeting immediately and adopt the ordinance themselves, although they were unsure of its legality. For areas that do need to control storm water, Mr. Renner recommended evaluating and addressing those issues locally, rather than adopting an overly restrictive ordinance for the county.

Chairman O'Keefe asked if Mr. Renner was comfortable with the current draft of the storm water ordinance and he stated that he was.

New business was addressed beginning with the review of the sketch plan submitted by John Schultz. The proposed 16-lot subdivision is located in Amboy Township on the southwest corner of Amboy, west of Rocky Ford Road. Chris Henkel reported he received letters from the Mayor and the Planning Commission of the City of Amboy saying they approve of the plans for development.

Chris Henkel reported that the health department had no issue with the sketch plan, and the only concern raised was by the highway department.

Chairman O'Keefe inquired if the property was on sewer and Mr. Henkel replied that it was not. Mr. O'Keefe asked John Schultz why they don't get annexed by the city. Mr. Schultz reported that the City of Amboy is amenable to annexing but the neighbors are not.

Chairman O'Keefe asked if the area was contiguous to Amboy and Chris Henkel replied that it was not. There is a small piece of land in between.

Bob Logan stated Mr. Schultz might be able to get sewer and water from the city even though the property is not contiguous. There could be an intergovernmental agreement so that the subdivision could receive sewer, and when the area does become contiguous it would have to be annexed. Bill O'Keefe stated that if it was within a mile and a half it could be annexed.

Chairman O'Keefe stated that the comprehensive plan encourages development contiguous to existing communities, because they do have sewer and water. It is desirable to have them tie into sewer and water to the extent possible. The planning commission doesn't want septic developments next to an existing community with a sewer plant that is a ¼ mile away. Bill O'Keefe also observed that the city could condemn the land for easements for sewer and water, if it's within a mile and a half.

Bob Logan recommended that Mr. Schultz talk to Amboy to reach an agreement regarding sewer. It was observed that the city does not have water at this time. Mr. Logan then added this subdivision should be made as city lots. Mr. Henkel also stated that if it is annexed then lot size could as small as ¾ acres because of city sewer.

Russ Renner, the county engineer, stated that the highway department's concern was a possible conflict with preliminary plans to make improvements on the Rocky Ford bridge and road. They are planning to take the bend out of the road that can be seen on Mr. Schultz's sketch plan. Mr. Schultz stated that this would not be a problem and he could alter the affected lots.

Mr. Renner also stated that there needed to be a cul-de-sac or hammer head on the end of the new proposed roadways and Mr. Schultz replied that this was also not a problem. He reported that they were planning on creating cul-de-sacs.

Chris Henkel reported if the subdivision was on both city sewer and water the lots can be as small as ½ acre in size, which is to Mr. Schultz's advantage.

Bill O'Keefe stated this location is appropriate for development and that the commission was not trying to discourage Mr. Schultz. Chairman O'Keefe stated that the Planning

Commission would like to see this subdivision tied into the utilities of Amboy. Chris Henkel concluded that we are not giving the green light on the sketch, but the recommendation from the Planning Commission is that Mr. Schultz should contact Amboy and see what steps can be taken. Following this, Mr. Schultz should return to this commission.

Next, Chairman O'Keefe asked if there were any comments or corrections to last month's minutes. There were none and Wendy Ryerson made a motion to approve and Bob Logan seconded. All were in favor. The minutes were adopted from last month's meeting.

Mr. O'Keefe asked if there were any visitors present who were not listed on the agenda. Visitor Dawn Andermann, acting village president of Steward, stated that the Village of Steward is currently developing a Comprehensive Plan that will be done by the end of March. Consultant Dave Emanuelson is assisting them and was present as well.

Chairman O'Keefe stated that this project needed to wait until the remapping of the county zoning map is undertaken. The remapping will occur after the new ordinances are adopted, as there will be new zoning categories. Most of Steward will be zoned as TN (traditional neighborhood), which means development can occur if it's compatible with existing uses.

Dave Emanuelson stated that their second issue is the planned use map. Rochelle is threatening to come outside of Ogle County and into Lee County, so Steward is trying to protect its northern boundaries. Steward currently has water but not sanitary sewer. Ultimately, they would like develop an agreement to hookup to Rochelle's sewer. The purpose for a comp plan is so trustees can have something to say, and to coordinate with Lee County.

Mr. O'Keefe stated that when the Lee County Comprehensive Plan was made in 2000 this region of the county was neglected, but it is now a high priority. Chairman O'Keefe stated that every community will be at the table when the remapping is done, and there will be public hearings.

Bob Logan asked that since Steward is incorporated, if they adopt a comp plan and zoning ordinance. Bill O'Keefe replied that they could. Ms. Andermann stated that they were not worried about inside the village, but about the mile and a half jurisdiction around it. Bob Logan stated with their comp plan, they would get strong control over it.

Chairman O'Keefe stated that they will have input into the remapping process and into revisions of the master plan. He told them to keep in contact with the planner, Vandewalle. Mr. O'Keefe suggested they attend the next Planning Commission on March 7, as there will be a presentation by Mike Slavney from Vandewalle.

The second order of new business was the hearing for Petition 05-PC-45 from Gary Greenwood for PPN# 14-09-04-200-005, Nachusa Township. The property is located on the East side of Detour Rd. approximately ¼ mile north of IL RT 38.

The property owner, Gary Greenwood, would like to create a two-lot subdivision out of his five acre parcel, with lot sizes 1.14 and 3.374 acres. Chris Henkel referred to the sketch plan for the two lot subdivision, stating Mr. Greenwood planned to make a second lot on the north side of his property. Chris Henkel reported that Mr. Greenwood had made the changes recommended by the Planning Commission to the sketch plan. Mr. Henkel reported that all of Mr. Greenwood's paper work had been turned in and notifications to the neighbors had been sent. Mr. Henkel stated the health department had no problems with the proposed subdivision.

Wendy Ryerson made a motion to approve and Bob Logan seconded. It was approved unanimously. Chairman O'Keefe stated it will go to the Lee County Board on February 15 at 9:00 a.m. with a recommendation for approval.

Bill O'Keefe stated he had received a memo from Vern Gottel, titled "Proposed I-39/IL Route 251 Distribution Corridor Plan" which Mr. Gottel had found on the internet. Bill O'Keefe stated it is important but it's not something that this commission is working on and it should be forwarded to the appropriate people. Marilyn Shippert, a Lee County Board Member, stated that we should question whether it is a valid document. Chris Henkel will contact Mike Ribel from Ogle County Zoning to determine the status of this plan. Chris Henkel will also determine if the memo should be passed on to our planner, Mike Slavney. Bill O'Keefe stated this issue will be deferred to the next meeting.

Chris Henkel reported that Petition 04-PC-44 by Steven C. Kitzman was approved by the Lee County Board. Also, Petition 04-P-1399 by Ronald Weber was approved by the Lee County Board.

Chairman O'Keefe asked Chris Henkel what old business needed to be addressed.

Chris Henkel reported he had received feedback on the zoning ordinances from Chuck Montavon from the village of Compton. Residents would like a two foot setback inside the property line for fences. Bill O'Keefe stated that was not feasible. He stated that people assume fences are on property lines and that a setback would generate confusion and dispute.

Chris Henkel also reported that Compton residents would like seven foot setbacks on fences in alleyways so that there is space for snow plows to push the snow. Chris Henkel stated Compton wanted Lee County to make it an ordinance that requires surveys for fences. Chairman O'Keefe stated that we would not require surveys for fences.

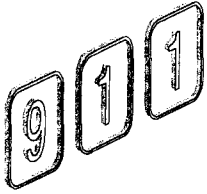
It was also observed that the number of alleys in Compton was probably only about three.

John Hilleson stated that this type of issue is appropriate for the township to address themselves. It is too difficult for the Planning Commission to determine something that will work for the entire county. Bob Logan and Wendy Ryerson agreed.

Mr. O'Keefe recommended those individuals attend the public hearing to voice their opinion.

Chris Henkel asked if there was anything in the new ordinances about fencing in the front yard and if so, what it was. Bill O'Keefe stated that there was a provision regarding this. He said this issue should be deferred to the next meeting.

Bob Logan moved to adjourn the meeting and Wendy Ryerson seconded. All were in favor and the meeting was adjourned at 7:45 p.m.



Meeting Minutes 911 Board

Lee County E.T.S.B.

January 27, 2005 6:30 PM

Meeting called by: Chairman Rhodes

UNAPPROVED

Type of meeting: Monthly Board Meeting

Attendees: 911 Commissioners; Director Dallas; Mark Callison, Dixon City Fire Department

- Call to Order

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

- Prior Minutes

A motion was made by Deb Killian and seconded by Norris Tucker that the minutes from the December 23, 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input 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 he is not seeking reappointment on the ET SB in May when his term expires. He further advised that he will recommend to Chairman Seeberg that Mark Callison be appointed in his place. Jeff Blake advised that he will not be seeking reappointment in May, 2006. Kevin Lalley indicated that he will be moving out of his district and that may affect his reappointment also.

- Property Committee

Kevin Lalley advised that the State's Attorney's opinion reference the Prevailing Wage Act was attached in the agenda packet, specifically concerning the garage bay insulation. After further discussion on the matter, it was recommended that Director Dallas and the State's Attorney work together to create a document that lists the contract requirements for any contractor that bids

work for the ETSB. Chairman Rhodes recommended that the ETSB accept the low bid for the garage bay insulation based on the SA opinion. Kevin Lalley made a motion, seconded by Brad Sibley, that the ETSB rebid the garage bay insulation project after a template is approved by the State's Attorney. 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input 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 type="checkbox"/>	No <input checked="" 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"/>

Kevin Lalley advised that a Compton site visit is scheduled for February 3rd. Dixon-Ottawa Communications, Dixon Commercial Electric, Tony Maietta from Scientel, Kevin and Shelley will be present at the site to discuss placement of the UPS so that it does not interfere with the microwave link equipment. The FCC license on the Compton tower site is still pending.

The FCC decision on mandatory narrowbanding radio frequencies was discussed. Kevin Lalley recommended working towards the requirements and purchases of equipment throughout the next ten years. Most of the ETSB base equipment will need to be replaced. Jeff Blake recommended an inventory of the equipment be completed as soon as possible in order to budget for next year.

- Education

Deb Killian advised that there is an educational VoIP class scheduled for March 10th in the Chicago area. The cost for the course was \$299.00 for every 2 persons and that cost expired in December. Director Dallas obtained a quote for 4 persons to attend for the price of 3. Deb Killian, Kevin Lalley, Brad Sibley, and Shelley Dallas were interested in attending. Discussion on the requirements for VoIP were discussed. Kevin Lalley made a motion, seconded by Jeff Blake, that the ETSB send 4 people to the VoIP class in March for the price of 3. 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent <input 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"/>

- ESZ Committee

Kevin Kellen advised that the GPS audit and analysis report from GeoComm has been received. Director Dallas explained the process in order to correct the fall out records. Director Dallas is working closely with Becky Whisenand from Lee County Zoning and Brandt Scheidecker, the GIS/IT Director, in order to get both the Sidewell and GeoComm records as accurate as possible before the second phase of the GeoComm installation.

Nextel and T-Mobile have completed Phase 2 testing successfully and are live with Phase 2 wireless in Lee County.

Kevin Kellen explained that Director Dallas is working with Lee County Zoning and Lee County Highway to implement a process mandating persons seeking a building permit to purchase a 9-1-1 sign prior to being issued a building permit. This will not affect any existing structures. There are some issues that need to be addressed prior to implementing the mandatory 9-1-1 sign purchases; however, further updates will be given as progress with the new zoning ordinance is made.

- Executive Committee

Chairman Rhodes advised that there is an Administrative Services Committee meeting scheduled for Tuesday, February 8th. One of the topics on the agenda is to continue discussion on Computer Dynamics' proposal to the County for a new phone system. Kevin Lalley and Shelley submitted a list of questions/concerns to the Committee regarding the effects the change could have on public safety so that the issues could be addressed at the February meeting. Chairman Rhodes indicated that the City has a pending contract with Gallatin River and is not interested in changing their phone service at this time.

