

The County Board of Whiteside County, Illinois, convened in the County Board room at the Law Enforcement Center in Morrison on Wednesday, March 21, 2018 at 6:00 p.m. Notice of the special meeting was given to all Board Members and was posted in the County Clerk's office.

Mr. Duffy, Chairman, called the board meeting to order and directed the Clerk to call the roll. On roll call members: James Arduini, Thomas Ausman, Sue Britt, Shane Celestino, Doug Crandall, Paul Cunniff, James Duffy, John Espinoza, Glenn Frank, Kurt Glazier, Mark Hamilton, Fidencio Hooper-Campos, Eugene Jacoby, Martin Koster, William McGinn, Cynthia Mead, William Milby, Karen Nelson, Katherine Nelson, Linda Pennell, Larry Russell, Howard Bud Thompson, Glenn Truesdell, and Doug Wetzell (24) were present; member: Daniel Bitler, Ruth Stanley and Robert VanDeVelde (3) were absent.

Mr. Duffy led the Board in the Pledge of Allegiance to the Flag.

Motion by Mrs. Britt that the County Clerk dispense with the reading of the minutes of the meeting of February 20, 2018 and March 13, 2018 special meeting, and that these minutes, as sent to the members, be approved. Seconded by Mr. Cunniff. Motion carried.

Mr. Truesdell presented the following Resolution:

RESOLUTION NO. 1

WHEREAS, since our last Whiteside County Board meeting, family and friends of Stephen Wilkins, former Whiteside County Board Member, have been saddened by his passing on February 16, 2018 and

WHEREAS, Mr. Wilkins served as a County Board member from December 1, 2008 thru August 28, 2017; and

WHEREAS, we, the members of the Whiteside County Board, with sincerity and respect, wish to condole the Wilkins family in their hour of bereavement;

NOW, THEREFORE BE IT RESOLVED, that the Board's deepest sympathies, memorialized by this Resolution, be conveyed to the Wilkins family.

Motion by Mr. Truesdell to approve the Resolution of Condolence for the family of former County Board member Steve Wilkins. Motion carried.

Mr. McGinn presented the following Ordinance:

ORDINANCE NO. 2

WHEREAS, the Whiteside County Building and Zoning Administrator duly filed with the Planning and Zoning Commission, her petition praying that the following amendments be made to the Whiteside County Zoning, Planning and Development Ordinance found in Chapter 39, Articles I, II, III, V, VII and IX of the Whiteside County Code; and

WHEREAS, the Whiteside County Planning and Zoning Commission held the required public hearing on the proposed amendments on February 15, 2018, and has recommended to the County Board that said amendments be adopted as follows:

Chapter 39 - ZONING, PLANNING AND DEVELOPMENT

ARTICLE I. - IN GENERAL

Sec. 39-3. - Definitions.

Administrator means the Building and Zoning Administrator. (See section 39-326.)

Boathouse means any structure used exclusively for protecting or storing of boats and related equipment for non-commercial purposes as an accessory to a residential use. Other features inconsistent with the use of the structure exclusively as a boathouse are prohibited. The floor of the boathouse is required to be above Base Flood Elevation. The boathouse shall not exceed 12 feet in height measured from the peak of the roof to the natural ground grade. It shall not exceed 30 feet in depth or 16 feet in width.

WPGF WECS applicant means the entity or person who submits to the county, pursuant to section 39-267(c), an application for the siting of any WECS or substation.

WECS operator means the entity responsible for the day-to-day operation and maintenance of the WECS, including any third party subcontractors.

WECS owner means the entity or entities with an equity interest in the WECS, including their respective successors and assigns. The term "WPGF WECS owner" does not mean:

WECS substation means the apparatus that connects the electrical collection system of the WECS and increases the voltage for connection with the utility's transmission lines.

ARTICLE II. – ZONING DISTRICTS

Sec. 39-27. - Generally.

(c) Territorial jurisdiction.

- (1) Territory disannexed from a municipality. All territory that is disannexed from a municipality is classified "A-1" under this article. The county may change the zoning classification by following the rezoning procedures.

Sec. 39-41. - Use matrix.

- (a) Generally. The permitted, conditional special and accessory uses within each zoning district are set out in table 2-1, Use matrix, below. The use table establishes the following categories of uses:

Notation	Category	Description
P	Permitted by right	Permitted if the use meets the standards established in the zoning district. All uses permitted by right are considered the same type of use: i.e., using a property for a use permitted by right is not considered a change in use.
S	Special use	Requires special use approval (refer to section 39-146).
A	Accessory	The use is permitted only if it is customarily incidental and subordinate to a principal permitted use located on the same lot or parcel.

Table 2-1. Use Matrix

Use	F-1	C-1	A-1	A-R	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	Definition
Agriculture/Forestry													
Agricultural uses, buildings, or structures	P	P	P	P	P	P	P	P	P	P	P	P	Land used for agricultural purposes, as defined in 55 ILCS 5/5-12001.
Greenhouse, nursery, and floriculture			P	P	P	P	P	P	P	P	P	P	Land or greenhouses used to raise flowers, trees, shrubs or other plants for sale. This does not include wholesale greenhouses exempt from zoning regulation by 55 ILCS 5/5-12001.
Kennel/pet care			P						P	P	P	P	A facility, either state licensed or not, housing dogs, cats or other household pets, where grooming, breeding, boarding, training or selling of animals is conducted as a business. This shall include the breeding of animals for the purpose of sales at other locations.
Private stable			A	A	A								A structure which is located on a lot on which a dwelling is located and which is designed, arranged, used or intended to be used for housing of horses or ponies for the private use of occupants of the dwelling, but in no event for hire.
Support functions for agriculture			P								P	P	Establishments that perform activities associated with production and distribution of forest and agricultural products, such as spraying and harvesting. Note: farm and farm labor management is classified under office, above.
Residential													
Single-family detached dwelling		P	P	P	P	P							A detached dwelling unit designed for and occupied only by one family.
Caretaker dwelling		A	A	A	A	A	A	A	A	A	A	A	Living quarters of persons employed on the premises.
Farm dwelling		A	A	A	A	A	A	A	A	A	A	A	A dwelling unit located on a tract of land for which the principal use is the pursuit of agriculture, as defined herein, with the dwelling unit being clearly accessory and subordinate to such agricultural use, subject to the limitation that such dwelling unit is occupied by or intended for occupancy by the owner of such tract or by a person whose principal occupation is the pursuit of agriculture on such land.
Multifamily dwelling							P	P	P	P			A single structure designed for and intended to be occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided. Included in this definition will be apartments, condominiums and townhouses or row houses. Each dwelling unit will have a minimum of 720 square feet of livable space (open porches, garages, breezeways or terraces not included).
Mixed-use building							P	P	P	P			A building with commercial, artisan or research and development uses, and with dwelling units on floors above the ground floor or behind storefronts or non-residential floor space. Examples include lofts and buildings with stores on the ground floor and

																				apartments above.
Manufactured home			P																	A single-family dwelling that complies with, and is certified by the manufacturer to comply with, the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. section 5401, et seq. The term "manufactured home" does not include a structure which otherwise complies with this chapter but which was built prior to June 15, 1976, which units are classified as mobile homes.
Manufactured home (non-complying)			S																	A manufactured home that: (1) does not meet the requirements for manufactured homes in article V of this chapter; or that (2) is placed on property not owned by the owner of the manufactured home.
Mobile home			S																	Any structure, built before October of 1976, designed for permanent habitation and so constructed as to permit its transport on wheels, temporarily or permanently attached to its frame or undercarriage, from the place of its construction to the location, or subsequent locations, at which it is intended to be a permanent habitation and designed to permit the occupancy thereof as a dwelling place for one or more persons. See section 39-252 for additional restrictions.
Manufactured home land lease community										S										A manufactured home land lease community is a lot upon which two or more occupied manufactured homes are located either free of charge or for revenue purposes, and where a space on the lot is leased to the person who owns the manufactured home. This does not include the use of mobile or manufactured homes on a farm to house farm workers.
Modular home		P	P	P	P	P	P													A building assembly or system of building subassemblies, designed and built in a factory for the habitation of one or more persons, including the necessary electrical, plumbing, heating, ventilating and other systems, of closed or open construction, transported to a building site for installation or assembly and installation on a permanent foundation. Such units shall be in compliance with the state modular housing code prepared by the state department of public health. Modular dwellings may be placed by permit alone, but will not include the placement of two or more mobile or manufactured homes which were not originally constructed to be a single unit. For purposes of this article, modular will include panelized, precut, or sectional homes.
Recreational dwelling		P																		See article V of this chapter.
Rooming house								P	P	P	P									A dwelling occupied by a resident family or resident occupant and three or more rent paying persons.
Two family dwelling/duplex							P	P	P	P	P									A detached residential structure containing two dwelling units designed for occupancy by not more than two families.
Accommodations																				
Bed and breakfast			S	S	S	S	S	S	S	P	P									An operator-occupied residence providing accommodations for a charge to the public with no more than five guest rooms for rent in operation for more than ten nights in a 12-month period. Breakfast may be provided to the guests only and food preparation facilities must be licensed by the county health department. Bed and breakfast establishments shall not include motels, hotels, boardinghouses or food service establishments.
Dormitory, fraternity or sorority										P	P	P	P							A space in a building where group sleeping accommodations are provided with or without meals for persons not members of the same family group, in one room or in a series of closely associated rooms under joint occupancy and single management. Examples include college dormitories, and military barracks. A fraternity or sorority is a building used as group living quarters for students of a college or university, who are members of a fraternity or sorority recognized by the college or university.
Group home (eight or fewer persons)		P	P	P	P	P	P	P	P	P	P									A specialized residential care home, the residents of which do not constitute a family, that serves persons with disabilities; that is licensed, certified, or accredited by appropriate governmental entities; and that does not serve persons as an alternative to incarceration for a criminal offense, persons whose primary reason for placement is substance or alcohol abuse, or persons whose primary reason for placement is treatment of a communicable disease.

												touch-up painting and upholstery, replacement of parts and motor service to passenger automobiles and trucks, but not including any operations specified under "automobile repair, major."
Automotive sales or rental								P	P	P		The use of any building, land area, or other premise for the display and sales or rental of new or used automobiles generally, but may include light trucks or vans, trailers, or recreational vehicles. This shall also include any vehicle preparation or repair work conducted as an accessory use, but such use shall be conducted wholly inside a structure. Automobile sales shall not include the outside storage of vehicles which do not operate or are being used for the salvage of parts to repair other vehicles.
Bakery, retail								P	P	P		Bakeries whose products are sold at retail on the premises.
Financial institutions								P	P	P		An establishment that provides retail banking, credit and mortgage, or insurance services to individuals and businesses. This classification includes banks and savings and loan establishments, brokerage firms, check cashing and currency exchange outlets and stand-alone automated teller machines.
Business support services (e.g., print/copy shop)								P	P	P		Establishments engaged in performing activities that are ongoing routine business support functions that businesses and organizations traditionally do for themselves. Examples include print/copy shops, document preparation services, call centers, telemarketing, and business service centers.
Car wash/automobile laundry								P	P	P		Establishments primarily engaged in cleaning, washing, and/or waxing automotive vehicles, such as passenger cars, trucks, and vans, and trailers.
Catering/food preparation									P	P	P	A business that prepares food and beverages for off-site consumption, including delivery services. This classification includes catering kitchens, bakeries with on-site retail sales and the small-scale production of specialty foods, such as sweets. This classification excludes food production of an industrial character.
Convenience store (with vehicle repair)									P	P	P	A convenience store that provides vehicle repair as an accessory use.
Convenience store (without vehicle repair)								P	P	P		Establishments commonly known as convenience stores or food marts primarily engaged in retailing a limited line of goods that generally includes milk, bread, soda, and snacks. These establishments can either be in a convenience store (i.e., food mart) setting or a gasoline station setting.
Day care center, adult								P	P	P		A facility other than the provider's permanent residence, or separate from the provider's living quarters, where care is provided for adults for part of the 24-hour day.
Child care facility				S	S			P	P	P		Includes any day care center (225 ILCS 10/2.09), day care home (as defined by 225 ILCS 10/2.18), or group day care home (as defined by 225 ILCS 10/2.20). This includes four—16 children in a family home (including the family's natural or adopted children).
Couriers and messengers										P	P	Establishments primarily engaged in providing air, surface, or combined mode courier services, express delivery services of parcels, or local messenger and delivery services of small items, with local pick-up and delivery. Examples include air courier services, express delivery services; local delivery services for letters, documents, or small parcels; grocery delivery services (i.e., independent service from grocery store), or restaurant meals delivery services.
Drug store/pharmacy								P	P	P		Establishments that retail prescription or nonprescription drugs and medicines.
Farm feed stores		S						S	P	P	P	Establishments primarily engaged in retailing farm supplies, such as animal (non-pet) feed, fertilizers, seeds, pesticides and herbicides.
Farm implement sales, wholesale and repair										P	P	Establishments primarily engaged in retailing or wholesaling new outdoor power equipment for farming. This may include repair services and selling replacement parts.
Flea market/swap meet										P	P	An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.
Food and beverage stores								P	P	P	P	Establishments that retail food and beverage merchandise from fixed point-of-sale locations. Examples include grocery stores, supermarkets and farmers markets.
Funeral and interment services									P	P	P	An establishment primarily engaged in the provision of services involving the care, preparation or disposition of human dead. Typical uses include cemeteries, funeral parlors, crematories, mortuaries or columbaria. The term "cemetery" means a burial

													equipment and/or household-type appliances.	
Restaurant								P	P	P	P		A building or premises where food is prepared and served to the public on a commercial basis. Examples include mobile food services, restaurants and other eating places, restaurants and other eating places, full-service restaurants, limited-service restaurants, cafeterias, buffets, snack bars, and nonalcoholic beverage bars. This may include sale or consumption of liquor only as an incidental part of the business.	
Retail, generally									P	P	P		The sale of any tangible personal property for use or consumption, and not for resale. Examples include furniture and home furnishings, electronics and appliances, clothing and shoes, jewelry, luggage and leather goods, sporting goods and hobbies, books, periodicals and music, tobacco, flowers, office supplies and stationery, gifts and novelties, art work, and pets. Examples include stand alone shops or departments stores, art galleries, pawn shops, auction houses, consignment stores, and video stores. This classification includes the retail sale or rental of merchandise not specifically listed under another use classification.	
Retail, nursery/greenhouse products			P						P	P	P		Establishments that retail flowers or plants grown in a nursery or greenhouse on the premises.	
Roadside stand	A	A	A	A	A	A	A	A	A	A	A	A	Buildings or structures (including greenhouses) to sell or display agricultural products raised on the premises where agriculture is the principal use.	
Services to buildings and dwellings									P	P	P	P	An establishment providing carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning, upholstery, painting and paper hanging, sign painting, locksmith, or packing and crating.	
Landscape contractor			S						P	P	P		A site which houses any buildings and/or equipment, necessary for the operation of a landscaping business, on which the sale of nursery and other lawn maintenance products may occur. Such a facility will not be considered a nursery.	
Shopping center									P	P	P		Any neighborhood, subcommunity, or community shopping center (see section 39-3).	
Small rural business	A	PA	A	A	A	A	A	A	A	A	A	A	See section 39-247 of this chapter (home occupations and small rural businesses).	
Truck stop/travel plaza									P	P	P	P	Establishments primarily engaged in one of the following: (1) retailing automotive fuels (e.g., diesel fuel, gasohol, gasoline, alternative fuels); or (2) retailing these fuels in combination with activities, such as providing repair services; selling automotive oils, replacement parts, and accessories; and/or providing food services.	
Used merchandise sales (e.g., antique store)								P	P	P	P		Establishments primarily engaged in retailing or wholesaling used merchandise, antiques, and secondhand goods (except motor vehicles, such as automobiles, RVs, motorcycles, and boats; motor vehicle parts; tires; and mobile homes). Examples include antique stores, used book stores, and used clothing stores.	
Veterinary clinics			S					P	P	P	P	P	Licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, animal surgery, or testing services for licensed veterinary practitioners. Examples include animal hospitals, veterinary clinics, veterinarians' offices, and veterinary testing laboratories.	
Arts/Entertainment/Recreation														
Adult use												P	P	Any adult arcade, adult bookstore, adult cabaret, adult motion picture theater, adult theater, or massage parlor. These are defined in section 39-3.
Community service facility							S	P	P	P				A noncommercial facility established primarily for the benefit and service of the populations of the communities in which they are located, such as YMCA or YWCA facilities, boy's and girl's clubs and offices of community councils, nonprofit civic, religious, welfare or philanthropic organizations.
Community centers			S	S	S	S	P	P	P					A building or place operated by a public entity or neighborhood organization and used for meetings or activities of neighborhood organizations such as nonprofit corporations; homeowners associations; condominium associations; or similar entities. In Residential Districts, conditional special use permits are required only for community centers that are a principal use. Community centers that are approved as part of a subdivision plat and accessory to a development, such as a clubhouse that is part of a residential subdivision, require no separate approval.

Institutional/Civic													
Cemetery			P	S	S	S	S						Property restricted in use for the interment of the human dead by formal dedication or reservation by deed. A cemetery may include columbaria and mausoleums.
Club, private		P							P	P	P	P	A building or premises owned and/or operated by a corporation, association, person for a social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business. Examples include clubs, lodges, meeting rooms, clubhouses, recreational buildings, assembly halls, and community centers.
Colleges or universities (public or private)							S	P	P	P			An institution of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes business and computer schools, management training, technical and trade schools, but excludes personal instructional services.
Correctional institutions/detention facilities											P	P	Facilities that are designed for the confinement, correction, and rehabilitation of adult and/or juvenile offenders sentenced by a court.
Government office/public building		P	P	P	P	P	P	P	P	P	P	P	Government administrative or public service buildings or properties, including clerical or public contact offices of a government agency, along with incidental storage and maintenance of vehicles. Examples include government administrative offices, libraries and post offices. This does not include storage yards, warehouses, garages, or other uses customarily conducted as gainful business.
Hospital						S	S	P	P	P			Any institution, place, building, buildings on a campus, or agency, public or private, whether organized for profit or not, devoted primarily to the maintenance and operation of facilities or the diagnosis and treatment or care of two or more unrelated persons admitted for overnight stay or longer in order to obtain medical, including obstetric, psychiatric and nursing, care of illness, disease, injury, infirmity, or deformity. This includes any facility not preempted from local regulation that meets this definition, whether or not it is subject to the Hospital Licensing Act (210 ILCS 85). This definition includes both hospitals and sanitariums. A heliport/helipad is an accessory to a principal hospital use.
Medical clinic							S	P	P	P			A place where patients who are not lodged overnight are admitted for examination or treatment by a physician and/or practitioners practicing together. Examples include medical or dental offices, ambulatory or outpatient care services, family planning and outpatient care centers, medical and diagnostic laboratories, and blood and organ banks.
Public safety facility			S	S	S	S	S	S	S	S	S	S	A facility for public safety and emergency services, such as police, fire protection, police and fire training facilities, and ambulance and emergency services, administrative facilities for emergency medical care, and blood and organ banks. This includes accessory transportation services and vehicle maintenance.
Religious assembly (e.g., church)		P	P	P	P	P	P	P	P	P			A building or place used for religious assembly or worship, including accessory uses or structures such as child care for employees or persons attending worship services, and education buildings associated with the assembly. Examples include churches, chapels or parish houses.
School (trade and miscellaneous)			S							P	P	P	Establishments primarily engaged in providing: (1) vocational and technical training in a variety of technical subjects and trades, such as graphic arts, aviation and flight training, computer repair, cosmetology, or truck driving; (2) business, office, management, and secretarial and stenographic skills; (3) fine arts, dance, sports and recreation, martial arts, gymnastics, or other athletics; (4) foreign or sign language instruction; or (5) miscellaneous instruction such as academic tutoring services, public speaking, automobile driving, speed reading instruction, or exam preparation.
School (elementary, middle, secondary, trade)			P	P	P	P	P	P	P				A facility for educational purposes that offers a general course of study at primary, middle, or high school levels and vocational and trade programs that are incidental to the operation of the schools.
Social services									P	P	P	P	Establishments that provide social assistance services directly to clients such as children, elderly persons, disabled persons, homeless persons, or veterans.

Oil and gas extraction																				S	S	Establishments that operate and/or develop oil and gas field properties. Activities may include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operating separators, emulsion breakers, desilting equipment, and field gathering lines for crude petroleum and natural gas; and all other activities in the preparation of oil and gas up to the point of shipment from the producing property.						
Outdoor storage lot																					S	S	Keeping commercial goods, equipment or raw materials in an open lot.					
Pollution control facility																						S	P	See section 39-257 of this chapter.				
Printing, publishing and related trades																							P	P	Establishments that print products, such as newspapers, books, labels, business cards, stationery, business forms, and other materials, and perform support activities, such as data imaging, platemaking services, and bookbinding.			
Production, artisan																								P	P	Establishments primarily engaged in on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale equipment, for sale on the premises.		
Production, general																								P	P	Manufacturing of products, from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of those products and materials. These include food, beverage and tobacco products (including bottling), textiles, apparel, leather and allied products, wood products, paper, rubber, fabricated metal products, and transportation equipment. This does not include any activity listed under intensive high impact production.		
Production, intensive high impact																									S	S	Manufacturing of chemicals, plastics, nonmetallic mineral products, primary metals, machinery, transportation equipment, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials. This group also includes smelting, animal slaughtering and oil refining. Examples include asphalt plants and oil refineries.	
Production, limited																									P	P	Manufacturing of finished parts or products, primarily from previously prepared materials. This includes: printing and related activities, machinery, computer and electronic product, electrical equipment, appliance, component manufacturing, furniture and related product, jewelry and silverware, dolls, toys, games, musical instruments, office supplies, signs, sporting goods and equipment, and other uses as determined by the zoning administrator.	
Recycling/waste collection																									P	P	A facility where waste material, other than hazardous or infectious waste, is received and temporarily stored in closed containers without processing or disposition, including, but not limited to: recycling drop-off point, yard waste depot, charitable drive box and other similar uses limited in volume and means of storage and posing no nuisance by reason of odor, noise, runoff, underground seepage or unsightly conditions.	
Research and development																									S	P	P	An establishment primarily engaged in the research, development and controlled production of high technology electronic, industrial or scientific products or commodities for sale. This classification includes biotechnology firms and manufacturers of nontoxic computer components.
Waste collection or transfer																									S	P	A facility where waste material, other than hazardous or infectious waste, is received and processed for transportation to another place for recycling, re-use, incineration or final disposal, including, but not limited to: biological treatment facility, composting yard, resource recovery facility, recycling center, buy-back center, tire shredding facility, tire recycling facility, refuse-derived fuel manufacturing facility, transfer station and other similar uses, limited by the volume and type of material processed, or the characteristics of the equipment or methods used to process the waste material.	
Wrecking yard																									S		Any area of land where: (1) two or more motor vehicles, not in running condition, or parts thereof, are stored in the open and are not being restored to operation, excluding storage of scrap for subsequent manufacturing process on the same premises or any land, building or structure used for the wrecking or storing of such motor vehicles, or parts thereof, not in running condition; or (2) industrial metal and waste	

													salvage operations.
Wholesale/Storage													
Warehouse and freight storage											P	P	Facilities that store general merchandise, refrigerated goods, and other warehouse products before distribution. These establishments do not sell the goods they handle.
Wholesale distribution and sales											P	P	A facility for storage and wholesale distribution of merchandise and bulk goods and nonretail store sales, including electronic shopping, mail-order houses and other direct-selling establishments. This use classification excludes retail sale of goods at discount prices for individual consumption.
Mini-warehouse			S								P	P	Structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.
Construction													
Construction											P	P	Establishments primarily engaged in the building construction, engineering projects (e.g., highways and utility systems), and preparing sites for new construction.
Temporary construction activities	P	P	P	P	P	P	P	P	P	P	P	P	See section 40-263 of this chapter.
Special trade contractors										P	P	P	Carpentry, floor, tile, concrete, electrical, glass and glazing, masonry and drywall, painting, wall covering, roofing, siding, sheet metal, and sign production. These have no outside storage of materials or equipment.
Transportation and Utilities													
Airport/landing field/heliport			S								P	P	Any area of land or water used or intended for use for the landing and taking off of aircraft, and any accessory areas used or intended for use for airport buildings or other airport facilities or right-of-way, together with all airport buildings and facilities located on the site. This includes runways, aircraft storage buildings, public terminal buildings and parking, helicopter pads and support activities such as airport operations and air traffic control. This may include accessory fuelling, refuelling, or service facilities.
Water transportation											P	P	Facilities for launching, mooring, docking, loading, unloading and servicing river barges, including backup land for storage and transshipment.
Bus stations									P	P	P	P	Facilities for passenger transportation operations, holding facilities and maintenance operations, which includes bus terminals, urban and regional transit stations and scenic and sightseeing facilities, but does not include airports and heliports.
Ground passenger transportation (e.g. taxi, charter bus)									P	P	P	P	Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. This also includes scenic or sightseeing transportation services. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This does not apply to publicly operated bus or mass transit systems.
Hazardous waste collection or disposal												S	Establishments that: (1) operate treatment and disposal facilities for hazardous waste; (2) combine, collect, or haul hazardous waste materials; (3) remediate and clean contaminated buildings, mine sites, soil, or ground water; (4) provide mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; or (5) provide asbestos, lead paint, and other toxic material abatement. The term "hazardous waste" includes any chemical or substance classified as hazardous under state or federal law.
Heliport			S							P	P	P	An area used for the landing and taking off of helicopters for the purpose of picking up or discharging of passengers or cargo. It has no fuelling, refuelling, or service facilities.
Incineration												S	Any use of land or structures engaged in the incineration of hazardous or nonhazardous wastes.
Oil or gas pipelines			S									P	A facility for the distribution of oil, petroleum, or gas energy.
Parking structures and lots									P	P	P	P	Establishments primarily engaged in providing parking space for motor vehicles, usually on an hourly, daily, or monthly basis and/or valet parking services.
Public maintenance										P	P	P	A governmentally owned facility providing

Central laundry facilities	A	A	A	A	A	A	A	A	A	A	A	A	An area of a building equipped with washing, drying, and/or ironing machines for the exclusive use of residents or employees.	
Convenience stores attached to residential development							A	A	A	A			A convenience store (as defined above) located on a single platted lot in a residential subdivision, and that has direct access and pedestrian connections to the residential development. Not to include any repairs or gas station.	
Garages			A	A	A	A	A	A	A	A			An accessory building or structure, or part of a building or structure, used or designed to be used for the parking and storage of vehicles in conjunction with residential uses.	
Home occupations			A	A	A	A	A	A	A	A			Customary home occupations including the professional office or studio of an architect, artist, dentist, doctor, engineer, lawyer, planner, scientist, teacher, beautician, barber, or occupations such as handcraft, dressmaking, millinery, laundry, preserving and home cooking; provided that: (1) such occupations shall be conducted exclusively by resident occupant; (2) that not more than one-fourth of the area of one floor of said residence shall be used for such purposes; (3) that no structural alterations or constructions involving features not customarily found in dwellings are required; (4) an unlighted sign of not more than one square foot of area, and attached flat against the building, shall be permitted; (5) no equipment shall be used which creates offensive noise, vibration, smoke, dust, odor, heat, or glare; and (6) a home occupation shall not include the operation of a restaurant or auto body shop.	
Irrigation facilities	A	A	A	A	A	A	A	A	A	A	A	A	Canals, laterals, ditches, conduits, gates, pumps, and allied equipment necessary for the supply, delivery and drainage of irrigation water and related construction, operation, and maintenance.	
Kennel, private		A	A	A	A	A	A	A/S	A	A	A	A	Any building or land designed or arranged for the care of dogs and cats belonging to the owner of the principal use, kept for purposes of show, hunting, or as pets.	
Outdoor display									A	A	A	A	Outdoor merchandise display, as defined in article V of this chapter, which is accessory to an indoor retail use. Retail uses that customarily occur outdoors, such as flea markets/swap meets, roadside stands, and farmer's markets, are allowed as a principal uses where listed under the commercial category above, and may be subject to supplemental regulations as provided in section 4039-256 of this chapter.	
Outdoor storage, accessory									A	A	A	A	An area outside of a building which is used to store usable goods and materials for sale or for use in the business.	
Parking, on-site	A	A	A	A	A	A	A	A	A	A	A	A	An area reserved for parking vehicles for persons living or working on the site, or for customers of a business on the site.	
Parking, off-site							S	A	A	A	A		Parking areas accessory to a use in an adjoining less restricted district, when abutting or directly across an alley.	
Residential development office and maintenance buildings				A/S			Offices or maintenance facilities located in a residential subdivision or a multifamily building. These are used to support occupants of, or to sell or rent dwelling units in, the subdivision or building.							
Incidental institutional												A	A	Schools, clinics and other institutions for human care, except when incidental to a permitted principal use.
Signs	A	A	A	A	A	A	A	A	A	A	A	A	See section 39-3.	
Storage structures			A	A	A	A	A	A	A	A	A	A	Detached or attached structures that are subordinate to the principal structure in size, and that store items or equipment used by occupants or employees on the premises. Storage structures shall not exceed 200 square feet in size in the A-1, A-R, and R-1 districts.	
Outdoor residential swimming pool			A	A	A	A	A	A	A	A			See section 4039-261 of this chapter.	
Temporary construction building	A	A	A	A	A	A	A	A	A	A	A	A	Temporary buildings that house offices, equipment storage, or other functions incidental to construction and development activities.	

ARTICLE III. - DEVELOPMENT STANDARDS

Sec. 39-73. - Buildings/height.

(a) Building codes. Pursuant to Whiteside County Ordinance #18 dated June 20, 2017, all construction in the unincorporated areas 20 ILCS 3105/10.09-1, newly constructed commercial buildings shall obtain comply with the 2015 International Building Codes, as adopted by the County Board an inspection and comply with building codes as required by state law.

ARTICLE V. – SUPPLEMENTAL USE REGULATIONS

Sec. 39-259. - Recreational uses.

(c) *Outdoor recreation.*

- (1) Outdoor recreation is defined as large, generally outdoor facilities primarily used for recreational or sports activities. Examples include: commercial sports (as defined in this section), sports stadiums and arenas, amusement and theme parks, racetracks, driving ranges, swimming or wave pools, drive-in theaters riding stables or academies, campgrounds, recreational vehicle parks, miniature golf, golf courses and country clubs, batting cages, driving ranges, go cart tracks, public or commercial swimming pools (meaning those intended for the use of members and their guests of a nonprofit club or organization), commercial tennis courts, or similar recreational uses.

Sec. 39-267. - Wind power.

(a) *Applicability.*

- (1) This section applies to any wind energy conversion systems (WECS) or wind power generating facility (WPGF), defined as follows:
Wind energy conversion system (WECS)-All necessary devices that together convert wind energy into electricity, including the rotor, nacelle, generator, WECS tower, electrical components, WECS foundation, transformer, and electrical cabling from the WECS tower to the substations. The term "WECS" shall also be considered the plural.

Sec. 39-268. - Solar Power

(d) *Permitted Accessory Use*

(6) *Plan Approval Required:* All solar energy systems shall require administrative plan approval by the Whiteside County zoning official via the review of the application for a building permit.

b. *Plan Approvals.* Applications that meet the design requirements of this ordinance, and do not require an administrative variance, shall be granted administrative approval by the planning Building and zoning Zoning official and shall not require Planning and Zoning Commission review. Plan approval does not indicate compliance with the 2015 International Building Codes, as adopted or Electric Code.

(8) *Compliance with Building Code:* All active solar energy systems shall meet approval of county building code officials, consistent with the State of Illinois Building Code 2015 International Building Codes, as adopted. All photovoltaic systems and solar thermal systems shall comply with HVAC-related the requirements of the Illinois Conservation Energy Code. Any county adopted building codes will apply and take precedence where applicable.

(9) *Compliance with State Electric Code:* All photovoltaic systems shall comply with the Illinois State Electric Code.

(11) *Compliance with State Energy Code:* All photovoltaic systems and Solar thermal systems shall comply with the Illinois State Energy Code.

(e) *Principal Uses.* Whiteside County encourages the development of commercial or utility scale solar energy systems where such systems present few land use conflicts with current and future development patterns. Ground-mounted solar energy systems that are the principal use on the development lot or lots are special uses in selected districts. They are a permitted use in the I-2 Heavy Industrial District.

(1) *Solar gardens*

b. *Ground-Mount Gardens Special Use.* Ground-mount community solar energy systems must be less than five acres in total size, and are a special use in all districts except the I-2 Heavy Industrial District. Ground-mount solar developments covering more than five acres shall be considered solar farms.

f. *Other Standards.* Ground-mount systems must comply with all required standards for structures in the district in which the system is located. All solar gardens shall also be in compliance with all applicable local, state and federal regulatory codes, including the 2015 International Building Codes, as adopted and the Illinois Conservation Energy Code State of Illinois Uniform Building Code, as amended; and the National Electric Code, as amended. Also, Health Department requirements for wells and septic systems must be met.

(2) *Solar farms*

a. *Special Use Permits.* Solar farms are special uses in agricultural districts. They are a permitted use in the I-2 Industrial District, in airport safety zones subject to h. below, and at the landfill.

e. *Other Standards and Codes.* All solar farms shall be in compliance with all applicable local, state and federal regulatory codes, including the State of Illinois Uniform 2015 International Building Codes, as adopted as amended; and the National Electric Code, as amended.

(f) *Conditional Special Accessory Uses.* Whiteside County encourages the installation of productive solar energy systems and recognizes that a balance must be achieved between character and aesthetic considerations and the reasonable desire of building owners to harvest their renewable energy resources. Where the applicant demonstrates that the standards in Section (d) (1), (2), or (3) cannot be met without diminishing, as defined below, the minimum reasonable performance of the solar energy system, the applicant may request a special use permit. A special use permit shall be granted if the following standards are met.

ARTICLE VII. - AGENCIES

Sec. 39-325. - Planning and zoning commission.

(a) *Creation, membership and procedure.* A planning and zoning commission (PZC) of seven members shall be appointed and empowered as a planning and zoning commission by the county board in accordance with the provisions of 55 ILCS 5/5-12010. Three of these members shall be appointed from among residents of incorporated areas of the county and four members shall be appointed from among residents of the unincorporated areas of the county. Each county board district shall have at least two one members. No political township shall have more than one member. The appointing authority may remove any members of the board for cause, after public hearing.

ARTICLE IX. - SUBMITTAL REQUIREMENTS

Sec. 39-385. - Floodplain designation.

(b) Flood limits data will be taken from the 19862011 flood insurance rate maps for the county, until the FEMA digital flood insurance rate maps are adopted by the county

NOW, THEREFORE BE IT ORDAINED that the Whiteside County Board concurs with the Planning and Zoning Commission and hereby adopts said proposed Zoning, Planning and Development Ordinance amendments, as part of Chapter 39, Articles I, II, III, V, VII and IX of the Whiteside County Code and;

BE IT FURTHER ORDAINED that the effective date is immediately upon adoption.

Motion by Mr. McGinn to approve the Ordinance amending Zoning, Planning and Development Ordinance Chapter 39, Articles I, II, III, V, VII and IX. Suzan Stickle, Building and Zoning Administrator, explained the changes. On the call of the question, the motion was declared carried.

Carrie Melton, Executive Director of April House, introduced herself to the Board.

Beth Fiorini, Public Health Administrator, addressed the Board regarding the "Cupcake Law". This law allows a home kitchen operation with specific guidelines. It is up to each County to enact an ordinance regarding this law if they wish to allow the direct sale of baked goods in their County. Whiteside County has not passed such an ordinance. She stated that she was not in favor of this law. Jeff Deets, Licensed Environmental Health Practitioner, answered questions from the board members.

Motion by Mr. McGinn to approve the Federal Aid Agreement (Emerson Road - Section #16-00225-00-RS), to be accepted and approved, as presented. Motion carried.

Mr. McGinn presented the following Resolution:

RESOLUTION NO. 3

Resolution for Improvement by County Under the Illinois Highway Code

BE IT RESOLVED, by the County Board of Whiteside County, Illinois, that the following described County Highway(s) be improved under the Illinois Highway Code:

County Highway(s) Emerson Road, beginning at a point near U.S. Route 30 and extending along said route(s) in a(n) easterly direction to a point near Illinois Route 2, a distance of approximately 4.50 miles; and,

BE IT FURTHER RESOLVED, that the type of improvement shall be cold-in-place recycling and HMA overlay and various related work and shall be designated as Section #16-00225-00-RS and,

BE IT FURTHER RESOLVED, that the improvement shall be constructed by contract; and

BE IT FURTHER RESOLVED, that there is hereby appropriated the sum of four hundred thousand dollars, (\$400,000.00) from the County's allotment of Matching Tax Funds for the construction of this improvement.

Motion by Mr. McGinn to approve the Resolution for Improvement by County under the Illinois Highway Code (Emerson Road - Section #16-00225-00-RS), to be accepted and approved, as presented. Motion carried.

Motion by Mr. McGinn to approve the change order for the 2018 International dump truck, in the amount of \$3,918.00, to be accepted and approved, as presented. Motion carried.

Motion by Mr. McGinn to place on file the Public Works Committee's meeting report, February Claim reports and related informational items, as presented. Motion carried.

Motion by Mr. Arduini to place on file the County Offices Committee's meeting report, December 2017, January 2018 and February 2018 Claim reports and related informational items, as presented. Motion carried.

Beth Fiorini, Public Health Administrator, gave a power point presentation highlighting the proposed additions to the Animal Control Chapter of the County Code. She spoke about animal hoarders, breeders, humane treatment of animals and feral cats. There was discussion regarding the section on breeders and the board had asked for clarification in the ordinance.

Motion by Mrs. Nelson to lay over an ordinance amending the Animal Control Chapter of the County Code, as presented. Motion carried.

Beth Fiorini, Public Health Administrator, spoke to the board about what the Health Department has done to help combat the Opioid epidemic in the County. She discussed the Suboxone/Vivitrol program, the County's drug court, the opioid task force, preventative programs in the schools and the prescription monitoring database.

Motion by Mrs. Nelson to place on file the Health and Social Services Committee's meeting report, U of I Extension 2017 Annual Report, February claims report and related informational items, as presented. Motion carried.

Motion by Mr. Milby to place on file the Judiciary Committee's meeting report, February claims reports and related informational items, as presented. Motion carried.

Motion by Mrs. Britt to place on file the Public Safety Committee's meeting report, February claims reports and related informational items, as presented. Motion carried.

Motion by Mr. Truesdell to approve February 2018 mileage and travel reimbursement items for County Board members in the amount of \$904.40. On roll call members: Arduini, Ausman, Britt, Celestino, Crandall, Cunniff, Duffy, Espinoza, Frank, Glazier, Hamilton, Hooper-Campos, Jacoby, Koster, McGinn, Mead, Milby, Karen Nelson, Katherine Nelson, Pennell, Russell, Thompson, Truesdell and Wetzell (24) voted yes, members voting no: none and the motion was declared carried.

Motion by Mr. Truesdell to place on file the Finance Committee's meeting report, February claims reports and related informational items, as presented. Motion carried.

Mr. Duffy announced the re-appointment of Kent A. Nicolaysen to the Fulton Flood Control District. Motion by Mr. Truesdell that the foregoing re-appointment be confirmed. Motion carried.

Mr. Duffy announced the re-appointment of Ardo E. Kilburg as Trustee of the Fulton Fire Protection District. Motion by Mr. Truesdell that the foregoing re-appointment be confirmed. Motion carried.

Mr. Duffy announced the re-appointment of Steven K. Bull as Trustee of the Fulton Fire Protection District. Motion by Mr. Truesdell that the foregoing re-appointment be confirmed. Motion carried.

Motion by Mr. Truesdell to place on file the Executive Committee's meeting report, February claims reports and related informational items, as presented. Motion carried.

Motion by Mr. Thompson that this meeting be adjourned, the Board to meet again on Tuesday, April 17, 2018 at 6:30 p.m. for the regular meeting. Seconded by Mr. Jacoby. Motion carried. The meeting adjourned at 7:56 p.m.

Dana Nelson
Whiteside County Clerk

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County Code - Ord. #2 re: Amendments to Chapter 39, Zoning, Planning and Development; Pg. KK 97
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Highway Dept. - Federal Aid Agreement approved for Sec. #16-00225-00-RS; Pg. KK 112
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