



MONTHLY ZONING AND PLANNING REPORT

April 15, 2025 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – None. Petitions No. 25-P-1639 by Mound Hill Road North Solar, LLC and 25-P-1640 by Mound Hill Road South Solar, LLC are still public hearing.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS –

1. Petition No. 25-P-1641 by Clay & Elizabeth Partington, as owners of certain real property identified as PIN 18-08-07-151-002 and commonly known as 601 Rock Island Rd., Dixon, Illinois, in South Dixon Township, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for the purpose of constructing and operating a miniwarehouse (storage units). The parcel is currently zoned I-1, Planned Industrial District, and is approximately 2.22 acres in size.
2. Petition No. 25-P-1642 by Pivot Energy IL 258, LLC, as lessee of certain real property identified as PINs 15-07-12-377-002 and 15-07-13-100-002, in Nelson Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for a 3.5 MW_{AC} Commercial Solar Energy Facility (community solar). The parcel is located along the south side of Rock Island Road, approximately 0.32 miles east of Atkinson Road, in Nelson Township, Lee County. The parcels are currently zoned Ag-1, Rural/Agricultural District and total 85.37 acres in size.
3. Petition No. 25-P-1643 by Pivot Energy IL 259, LLC, as lessee of certain real property identified as PINs 15-07-12-377-002 and 15-07-13-100-002, in Nelson Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for a 4.5 MW_{AC} Commercial Solar Energy Facility (community solar). The parcel is located along the south side of Rock Island Road, approximately 0.32 miles east of Atkinson Road, in Nelson Township, Lee County. The parcels are currently zoned Ag-1, Rural/Agricultural District and total 85.37 acres in size.
4. Petition No. 25-P-1644 by Pivot Energy IL 260, LLC, as lessee of certain real property identified as PINs 15-07-12-377-002 and 15-07-13-100-002, in Nelson Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for a 3.75 MW_{AC} Commercial Solar Energy Facility (community solar). The parcel is located along the south side of Rock Island Road, approximately 0.32 miles east of Atkinson Road, in Nelson Township, Lee County. The parcels are currently zoned Ag-1, Rural/Agricultural District and total 85.37 acres in size.
5. Petition No. 25-P-1645 by Compton Community Fire Protection District, as owners of certain real property identified as PIN 05-17-11-300-007, and commonly known as 748 IL Route 251, Compton, in Brooklyn Township, filed a Petition for Variance with the Lee County Zoning



Office seeking a variance from Title 10, Chapter 9, Section 3: Bulk Regulations, of the Lee County Code, more specifically side/rear yard setbacks from the northern property line, due to the lot being irregular in shape, with the intentions of building a new fire department. The parcel is currently zoned Ag-1, Rural/Agricultural District, and is approximately 2.56 acres in size.

ACTIONS COMING FROM THE PLANNING COMMISSION – None.

ACTIONS GOING TO THE PLANNING COMMISSION –

1. Petition No. 25-PC-79 by the Lee County Zoning Administrator, was filed in which Petitioner seeks to amend the text of Title 10: ZONING REGULATIONS of the Lee County Code of Ordinances to replace Zoning Board of Appeals with Zoning Hearing Officer.

OTHER ACTIONS FROM THE ZONING OFFICE

During the month of March 2025, the Zoning Office processed thirty (30) building permits. Permit fees in the amount of \$18,112.90 were collected.