



MONTHLY ZONING AND PLANNING REPORT

APRIL 12, 2022 – Properties Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – April 7, 2022

- Petition 21-P-1585, Petitioner: Jerad Zellhofer, PPN# 13-21-01-101-007 in May Township and PPN# 02-15-36-300-007 in Amboy Township. Special Use for a Planned Unit Development (PUD).
- Petition 21-P-1586, Petitioner: Invenergy Hydrogen LLC, PPN# 15-07-29-300-008, located in Nelson Township. The Petitioner is requesting a Special Use for a 540 kW Solar Energy System to supply electricity to a co-located hydrogen generation facility.

STAFF REPORT

Petition 21-P-1584, Petitioner Michael Partington. Petition was recessed to March 9th but Petitioner had withdrawn the petition.

Petition 21-P-1585, Petitioner: Jerad Zellhofer. At the Zoning Board meeting on March 3rd, the members voted to recess the petition until the April 7th to allow petitioner to come into compliance with two outstanding issues with the Lee County Health Department. At the April 7th Zoning Board of Appeals meeting, the members voted to recommend with conditions, the Special Use petition for a Planned Unit Development (PUD).

Petition 21-P-1586, Petitioner: Invenergy Hydrogen LLC. The Petition was presented at the March 3rd Zoning Board of Appeals meeting but was recessed until March 14th. The Board had conducted four evenings of hearings on the petition. At the conclusion of the final meeting, the members made their Findings and voted to recommend with conditions, the Special Use petition for a 540 Kw solar energy system project.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS – May 5, 2022

- Petition 22-P-1589, Petitioner Dustin Burmeister, PPN# 07-08-06-377-018 in Dixon Township.
- Petition 22-P-1590, Petitioner: Z-BEST, PPN# 02-15-23-300-007 and PPN# 02-05-26-200-005 in Amboy Township.
- Petition 22-P-1591, Petitioner: GSG Wind, LLC, PPN#'s 05-17-34-300-003, 05-17-33-300-002, 05-17-33-200-007, 05-17-33-200-009, 05-17-33-200-010, 05-17-33-400-009, 05-17-33-400-008, 05-17-33-400-007, 05-17-33-400-012, 05-17-33-400-011, 05-17-33-400-010, 05-17-33-400-014, 05-17-33-400-013, 05-17-32-300-004, 05-17-32-300-003, 05-17-32-400-005, 05-17-32-300-008, 05-17-32-300-006, 05-17-32-400-007, 05-17-32-300-009, 11-16-33-400-004, 11-16-35-300-004, 11-16-35-300-006, 11-16-35-300-005, 11-16-35-300-002, 19-22-05-400-009, 11-16-34-400-007, 11-16-34-400-006, 11-16-34-400-005, 11-16-34-400-004, 19-22-03-200-006, 19-22-03-100-004, 11-16-34-300-004, 11-16-34-300-003, 11-16-34-300-006, 11-16-34-300-005, 11-16-33-400-010, 11-16-33-400-008, 11-16-33-400-007, 11-16-33-400-006, 11-16-33-300-006, 19-22-02-200-007, 19-22-02-200-008, 19-22-02-400-005, 19-22-02-400-004, 11-16-34-200-008, 11-16-34-200-007, 19-22-05-400-013, 19-22-09-100-015, 19-22-02-200-010, 11-16-33-300-007, 19-22-03-100-005, 19-22-05-300-023, 19-22-08-200-010, 19-22-09-100-018, 19-22-05-400-011, 05-17-16-300-004, 05-17-16-300-008, 05-17-16-100-009, 05-17-16-100-010 in Brooklyn, Lee Center and Sublette Townships.
- Petition 22-P-1592, Petitioner: Michael and Mary Anderson, PPN# 02-15-36-200-016 in Amboy Township.

STAFF REPORT

Petition 22-P-1589, Petitioner Dustin Burmeister. Petitioner is appealing the final decision and determination of the Zoning Administrator in declaring the Petitioner's property in violation of the Lee County Zoning Ordinances.

Petition 22-P-1590 – Petitioner: Z-BEST. Petitioner is requesting a Special Use to construct and operate a mini warehouse.

Petition 22-P-1591, Petitioner GSG Wind. Petitioner is requesting a Special Use for the proposed Repowering of the existing GSG Wind Farm, ("WECS").

Petition 22-P-1592, Petitioner Michael and Mary Anderson. Petitioners are requesting a Special Use to construct and operate a mini warehouse.

ACTIONS COMING FROM THE PLANNING COMMISSION – March 7, 2022

- None

STAFF REPORT

The Planning Commission has been reviewing sections of the Lee County Comprehensive Plan for any needed updates. The members were presented with the surrounding counties' portion of their comprehensive plan that address wind, solar, and other renewable energy. It was noted that the renewable energy production is minimally mentioned in all surrounding county comprehensive plans. Ms. Henkel provided statistics showing how much prime farmland, as determined by the LESA, which has been consumed by special use permits for utility-scale solar energy systems.

It was explained to the commission that at the February 2022 meeting of the Lee County Board, the Board approved the agreement with Chastain and Associates, LLC ("Chastain"), and under the County's agreement with Chastain, they will be taking over the preparation of the ordinances for wind, solar, pipeline, and battery energy storage systems. Chastain will be preparing the surveys and the Zoning Office will be distributing the surveys at locations around Lee County related to each of the uses in order to involve the public in the process.

ACTIONS GOING TO THE PLANNING COMMISSION – April 4, 2022

- None

OTHER ACTIONS FROM THE ZONING OFFICE

- Resolution – Zoning Board of Appeals - Appointment to permanent member status – Rex Meyer
- Resolution – Zoning Board of Appeals - Reappointment of Glen Hughes

STAFF REPORT

Lee County Zoning Board of Appeals member Glen Hughes' term expires in April and has agreed to serve another term. Zoning Board alternate member Rex Meyer has agreed to fill the vacancy created by long standing member Gene Bothe. Gene Bothe has served as a member on the Zoning Board for over twenty-five (25) years. His service to Lee County as a dedicated Zoning Board member, has been commendable.