

MONTHLY ZONING AND PLANNING REPORT

February 11, 2025 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS –

1. Petition No. 24-P-1632 by Jeffrey A. Lewis as owner of certain real property identified as PIN 07-02-17-252-015 and commonly known as 763 Forest Park Dr., Dixon, Illinois, located on the east side of Forest Park Dr., approximately 470 feet east of Marine Dr., in Dixon Township, Lee County, Illinois, which is zoned R-2, Single Family Residential District, filed a Petition for Variance with the Lee County Zoning Office requesting it be granted a variance from Title 10, Chapter 9, Section 3: Bulk Regulations, specifically side/rear yard setback, for the purpose of adding on to an existing accessory building, due to exceptional topographical conditions. The parcel is 0.92 acres in size.

This petition was heard on February 6, 2025. Following the public hearing, **the Zoning Board of Appeals' vote on the petition ended in a tie (2-2) which results in neither a recommendation to approve or deny the petition.**

Pursuant to 55 ILCS 5/5-12009, any proposed variation which fails to receive the approval of the board of appeals shall not be passed except by the favorable vote of 3/4 of all the members of the county board.

2. Petition No. 24-P-1635 by Jake R. Kastner, as owner of certain real properties identified as PINs 07-02-34-300-022, 07-02-34-300-017, 07-02-34-300-035 and 07-02-34-300-018, located on the south side of Stony Point Road, in Dixon Township, Dixon, Illinois, filed a Petition for Map Amendment with the Lee County zoning Office requesting to amend the zoning map from R-2, Single Family Residential District to Ag-1, Rural/Agricultural District for the purpose of raising and keeping personal chickens and forestry.

This petition was heard on February 6, 2025. Following the public hearing, **the Zoning Board of Appeals voted unanimously (4-0) to recommend approval of this petition to the County Board.**

3. Petition No. 24-P-1636 by Kevin J. and Shelly L. Rod, as owner of certain real property identified as PIN 05-17-05-100-007 and commonly known as 2506 Shaw Road, West Brooklyn, Illinois, in Brooklyn Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for the purpose of farm product processing, packaging and distribution (Farmer's Market). The parcel is currently zoned Ag-1, Rural/Agricultural District and is 4.15 acres in size.

This petition was heard on February 6, 2025. Following the public hearing, **the Zoning Board of Appeals voted unanimously (4-0) to recommend approval of this petition to the County Board, without conditions.**

4. Petition No. 24-P-1637 by Kevin J. and Shelly L. Rod, as owner of certain real property identified as PIN 05-17-05-100-007 and commonly known as 2506 Shaw Road, West Brooklyn, Illinois, in Brooklyn Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for the purpose of construction and farm equipment/machinery sales/services. The parcel is currently zoned Ag-1, Rural/Agricultural District and is 4.15 acres in size.

This petition was heard on February 6, 2025. Following the public hearing, **the Zoning Board of Appeals voted unanimously (4-0) to recommend approval of this petition to the County Board.**

ACTIONS GOING TO THE ZONING BOARD OF APPEALS –

1. Petition No. 25-P-1638 by Craig A. and Christine Kessel, as owners of certain real property identified as PIN 02-15-19-200-004 and commonly known as 859 Morgan Road, Amboy, Illinois, in Amboy Township, Lee County, Illinois, filed a Petition for Special Use with the Lee County Zoning Office requesting a special use permit for the purpose of Auto Repair – Minor, as defined by the Lee County Code. The parcel is currently zoned Ag-1, Rural/Agricultural District.

ACTIONS COMING FROM THE PLANNING COMMISSION –

1. Petition No. 24-PC-77 by the Lee County Engineer, was filed in which Petitioner seeks to amend the text of Title 11: SUBDIVISION, FLOOD CONTROL AND STORM WATER MANAGEMENT, Chapter 4: STORM WATER MANAGEMENT, of the Lee County Code of Ordinances.

This petition was heard on February 3, 2025. Following the public hearing, **the Regional Planning Commission voted unanimously (3-0) to recommend approval of this petition to the County Board.**

ACTIONS GOING TO THE PLANNING COMMISSION –

1. Petition No. 24-PC-78 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 and to create standards for amending Special Use Permit that have been previously approved by the Lee County Board,



OTHER ACTIONS FROM THE ZONING OFFICE

We received exciting news that Lee County has been awarded funding through a BRIC grant that will allow the County to adopt building codes. We will be meeting with our representatives from Illinois Emergency Management Agency on Friday, February 14, 2025, to discuss what the next steps are for the County.

Last month, Maples Road Solar, LLC received its building permit for a 5 MW community solar project. This project is located on Maples Road, and they will be working onsite as the weather permits.

During the month of January 2025, the Zoning Office processed fourteen (14) building permits. Permit fees in the amount of \$1,018.40 were collected.