

MONTHLY ZONING AND PLANNING REPORT

January 14, 2025 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS –

1. Petition No. 24-P-1634 by Georgios Karountzos, as owner of certain real property identified as PIN 12-14-16-300-001 and commonly known as 823 Sterling Road, Dixon, Illinois, in Marion 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 operating an auto repair business under the “Auto Repair – Minor” use classification as set forth in the Lee County Code . The parcel is currently zoned Ag-1, Rural/Agricultural District and is 5 acres in size.

This petition was heard on January 2, 2025. Following the public hearing, **the Zoning Board of Appeals voted unanimously (4-0) to recommend approval of this petition to the County Board, with the following conditions:**

1. Petitioner shall be limited to working on 15 vehicles onsite, at one time;
2. No vehicles shall be stored or parked in the public right-of-way;
3. No signs shall be placed on the property unless approved by the Lee County Zoning Office;
4. The Petitioner shall not operate a junkyard or scrap processing facility as those terms are defined by the Lee County Code, from the property; and
5. The Petitioner shall comply with, among other things, the Hazardous Materials section of the Lee County zoning code.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS –

1. Petition No. 25-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.
2. Petition No. 25-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.



ACTIONS COMING FROM THE PLANNING COMMISSION - None

ACTIONS GOING TO THE PLANNING COMMISSION –

1. Petition No. 25-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.

OTHER ACTIONS FROM THE ZONING OFFICE

There are currently two other zoning petitions that are still pending: Petition No. 24-P-1632 by Jeffrey A. Lewis and Petition No. 24-P-1635 by Jake R. Kastner. The ZBA initially agreed to continue Mr. Lewis's hearing so he could address the concerns of his neighbor before proceeding, and subsequently for a medical appointment. This petition will be heard February 6, 2025, at 6:00 p.m.

With regard to Mr. Kastner's petition, it must first be heard by the City of Dixon's planning committee as the petition parcels are located within a mile and a half of the City limits. As such, Mr. Kastner's petition will also be heard by the ZBA on February 6, 2025, at 6:00 p.m.

Last month, the County Board voted to approve a moratorium on battery energy storage systems while the County developed an ordinance regulating these systems. I was hoping to have a draft to you this month; unfortunately, I was not able to get that accomplished so I will be bringing a draft to you next month.

Last month, I announced that the Zoning Office has begun working with the State's Attorney's office on a text amendment to amend the zoning code to allow for a Zoning Hearing Officer in place of the Zoning Board of Appeals. Again, I was hoping to have a draft to you this month; unfortunately, I am going to have to push it back to next month.

The Zoning Office continues to work with the Maples Road Solar, LLC project for its application for building permit for a 5 MW community solar project. The issue of decommissioning financial surety needs to be resolved before the permit can be issued.

Recently, Deputy Zoning Administrator Laura Mangrum was one of twelve (12) people selected nationwide to participate in FEMA's Hazard Mitigation Assistance External Stakeholder Working Group (HMA ESWG). As part of this group, Laura will meet with local and state employees who engage in Hazard Mitigation Assistance activities to collect data on what is and is not working, attend monthly virtual meetings, as well as two meetings that will be in person, with the goal of bringing forth solutions to help streamline the Hazard Mitigation Assistance process. I feel this is a unique opportunity for Laura that will also provide Lee County with insight into any changes coming from FEMA in the future.

Early last year, the Zoning Office began working with the owners of Sauk Valley Granite at 511 Willett Ave., Dixon, Illinois to address several flood plain violations. We are happy to share with you that the majority of the violations have been resolved. As we are now into the winter months, my office will reconnect with the owners in the spring to resolve any remaining violations. Once these efforts have been



fully resolved, we would like to shift the focus to the former Eller & Wiley Block Co. site to address the violations at that location.

Next month I will be attending POWERGEN International 2025 in Dallas, Texas. POWERGEN is a premier event for professionals in the power generation industry that serves as a central hub for over 7,500 attendees including power producers, utilities, EPCs (Engineering, Procurement & Construction), consultants, OEMs (Original Equipment Managers), large scale energy users, and government representatives. This year's conference will focus on key topics such as digitalization, decarbonization, efficiency, hydrogen, nuclear, battery storage and the broader clean energy transition. This event aims to guide energy professionals through the ever-evolving landscape of power generation, focusing on sustainable and cleaner energy solutions as the industry moves forward. The conference will take place from February 11 to 13, 2025.

During the month of November 2024, the Zoning Office processed thirteen (13) building permits. Permit fees in the amount of \$2,154.85 were collected.