



MONTHLY ZONING AND PLANNING REPORT

October 8, 2024 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS –

1. Petition No. 24-P-1628 by Jacob Lytle and Emma Lytle, as owners of certain real property known as PIN 14-09-05-300-012, located along Illinois Route 38, approximately one-quarter (¼) mile west of Robbins Road, in Nachusa Township, Lee County, Illinois, filed a Petition for Map Amendment with the Lee County Zoning Office requesting that the zoning map for the Property be amended from R-2, Single Family Residential District, to Ag-1, Rural/Agricultural District for the purpose of raising and keeping livestock and/or farm animals. The parcel is currently zoned R-2, Single Family Residential District and is approximately 1.41 acres in size.

This petition was heard on October 3, 2024. Following the public hearing, the Zoning Board of Appeals voted unanimously to recommend approval of this petition to the County Board.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS –

1. Petition No. 24-P-1631 by Sanjay Desai, who is in process of purchasing a portion of certain real property currently identified as PIN 11-16-31-100-015 and commonly known as 670 U.S. Route 52, Amboy, Illinois, located on the north side of U.S. Route 52, approximately 750 feet east of Searls Road and approximately 215 feet west of LaMoille Road, in Lee Center Township, Lee County, Illinois, filed a Petition for Map Amendment with the Lee County Zoning Office requesting that the zoning map for property be amended from Ag-1, Rural/Agricultural District, to C-3, General Business District for the purpose of constructing and operating a restaurant/tearoom, with indoor/outdoor amusement including, but not limited to an electric go kart track, arcade, mini golf and/or golf simulation, bowling and/or laser tag.
2. 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. The parcel is 0.92 acres in size.
3. Petition No. 24-P-1633 by Anthony and Lisa Winstead as owners of certain real property identified as PIN 12-14-17-300-001 and commonly known as 741 Sterling Road, Dixon, Illinois, located on the south side of Sterling Road, approximately one-third of a mile east of Pump Factory Road and one-half mile west of Dutch Road, in Marion Township, Lee County, Illinois, filed a Petition for Map Amendment with the Lee County Zoning Office requesting that the zoning map for the property be amended from R-2, Single Family Residential District, to Ag-1,



Rural/Agricultural District for the purpose of raising, harvesting, consuming and selling chickens, eggs, hogs and vegetables. The parcel is 2 acres in size.

ACTIONS COMING FROM THE PLANNING COMMISSION - None

ACTIONS GOING TO THE PLANNING COMMISSION - None

OTHER ACTIONS FROM THE ZONING OFFICE

Last month, Deputy Zoning Administrator Laura Mangrum and I were invited to speak at the Legislative Breakfast hosted by the Lee County Farm Bureau. We discussed agricultural permits; clarified the proposed ordinance that would have allowed chickens in the R-2 district and its lack of impact on Agricultural Districts; discussed the junk and junk vehicle program in Agricultural Districts and the exclusion of farm machinery; updates on wind and solar in Lee County; and the impacts of the floodplain ordinance on the Agricultural Districts.

Wiggins Solar, LLC has submitted its application for a building permit for a 2 MW community solar project, to be sited on approximately 19 acres.

The Zoning Office recently collected the annual letter of credit administration fee from the Big Sky Wind project in the amount of \$7,018.00.

The South Dixon Solar project, a 500 MW utility solar farm, is nearing the three-year mark to be substantially underway. They have recently submitted a request for determination of substantially underway which I will be reviewing based on previous determinations of substantially underway.

I recently sent out to all County Board Members a recap of the wind and solar projects in Lee County. Currently, Lee County wind farms are producing approximately 650 MW of renewable energy. On the solar side, Lee County is currently producing 2 MW of renewable energy, has 4 MW near the completion of construction, and approximately 2,015 MW under special use permit that have not yet obtained building permits.

On October 1 and 2, 2024, Mrs. Mangrum and I attended the Illinois Renewable Energy Conference in Normal, Illinois (I attended on October 1 and Laura attended on October 2). In 2023, 85% of Illinois' renewable energy generation came from wind power. Illinois ranks 5th in the nation for wind production at 7,900 MW (just over 8% of this total comes from Lee County). Illinois' best wind energy resources are found in the northern one-third of the State. In 2023, approximately 13% of Illinois' renewable energy came from solar power (utility, community and residential). Approximately three-fifths of the State's solar generation came from utility solar facilities.

During the month of September 2024, the Zoning Office processed sixty-four (64) building permits. Permit fees in the amount of \$4,790.23 were collected.