

MONTHLY ZONING AND PLANNING REPORT

November 12, 2024 – County Services Committee

ACTIONS COMING FROM 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.

This petition was heard on November 7, 2024. Following the public hearing, **the Zoning Board of Appeals voted unanimously (5-0) to recommend approval of this petition to the County Board.**

2. 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.

This petition was heard on November 7, 2024. Following the public hearing, **the Zoning Board of Appeals voted unanimously (4-0) to recommend approval of this petition to the County Board (ZBA Member Luke Phalen left before the vote on this petition).**

ACTIONS GOING TO THE ZONING BOARD OF APPEALS – None

ACTIONS COMING FROM THE PLANNING COMMISSION - None

ACTIONS GOING TO THE PLANNING COMMISSION - None



OTHER ACTIONS FROM THE ZONING OFFICE

Wiggins Solar, LLC, a 2 MW community solar project to be sited on approximately 19 acres, was granted its building permit on October 21, 2021, and construction has commenced. The project location is north of US Route 52 on Burkett Road.

The Zoning Office continues to work with the Maples Road Solar, LLC project for its application for building permit. I anticipate its issuance within the next month.

The Zoning Office is also working with Ameresco Lee County RNG, LLC who has applied for a building permit for the installation of approximately 4.4 miles of pipeline in Lee County. This pipeline will carry renewable natural gas from the biogas facility located on Corregidor Road to a Kinder Morgan interconnection site located on Dutch Road. This permit is expected to be issued within the next week.

During the month of October 2024, the Zoning Office processed fifty-four (54) building permits. Permit fees in the amount of \$121,142.59 were collected.