



## **MONTHLY ZONING AND PLANNING REPORT**

December 10, 2024 – County Services Committee

### **ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – None**

### **ACTIONS GOING TO 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, located on the south side of Sterling Road, approximately one-tenth of a mile east of Dutch Road and one-quarter mile west of Halligan Road, 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.
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 farm animals, more specifically, chickens.

### **ACTIONS COMING FROM THE PLANNING COMMISSION - None**

### **ACTIONS GOING TO THE PLANNING COMMISSION - None**

### **OTHER ACTIONS FROM THE ZONING OFFICE**

Following the November 7, 2024 meeting of the Zoning Board of Appeals, longtime member, Mike Pratt, submitted his resignation. Mr. Pratt was appointed to the Zoning Board of Appeals in December of 1994, and dutifully served Lee County for almost 30 years.

With the loss of yet another ZBA member and the agreement of the County Board, 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. We will be bringing a Petition for Text Amendment for public hearing before the Regional Planning Commission in February 2025.



At the request of the County Board, the Zoning Office is submitting with this report, a proposed moratorium on accepting zoning petitions for battery energy storage system and/or battery storage power stations until March 31, 2025. I am asking that this proposed moratorium be moved to the Executive Committee to be added the County Board's agenda this month.

Last month, the Zoning Office issued a building permit to Ameresco Lee County RNG, LLC 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.

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.

During the month of November 2024, the Zoning Office processed seventeen (17) building permits. Permit fees in the amount of \$2,711.50 were collected.