



## MONTHLY ZONING AND PLANNING REPORT

JANUARY 11, 2022 – Properties Committee

### ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – January 6, 2022

- None

### ACTIONS GOING TO THE ZONING BOARD OF APPEALS – February 3, 2022

- Petition 21-P-1585 – Continuance
- Petition 21-P-1584, Petitioner: Michael Partington, PPN# 07-08-06-379-003, located in Dixon Township. The Petitioner is requesting a Special Use for a Self-Storage Facility. *See attached Petition 21-P-1584.*

#### STAFF REPORT

Petition 21-P-1584 was to be presented at the December Zoning Board of Appeals meeting but was withdrawn after the Zoning Office recognized that Self-Storage Facilities would be a comparable use to Miniwarehouse, which is defined in the Zoning Code as: *A building containing separate storage areas of varying sizes which are leased or rented on an individual basis.* The Zoning Office further acknowledged that under the County's land uses, Miniwarehouse is only allowed as a Special Use in Agricultural, and Industrial zones. Therefore, the Zoning Office has submitted Petition 21-PC-65 for a text amendment to the Lee County Planning Commission to allow the use of Miniwarehouse in all three commercial zones under Special Use. Contingent upon the approval of the submitted text amendment for commercial use for MINIWAREHOUSE, Petition 21-P-1584 will be presented at the February 3<sup>rd</sup> Zoning Board meeting.

### ACTIONS COMING FROM THE PLANNING COMMISSION – January 3, 2022

- Petition 21-PC-65, Petitioner: Lee County. The County desires to amend Title 10 of the Zoning Regulations in the Lee County Code of Ordinances, Chapter 9: USE AND BULK REGULATIONS, under Section 10-9-1: Principal, Special, Temporary, Restricted Uses; to allow the Use of MINIWAREHOUSE as a Special Use in the three commercial districts; C-1, Neighborhood Office and Business, C-2, Planned Office and Business, and C-3, General Business. *See attached Petition 21-PC-65.*

#### STAFF REPORT

Petition 21-PC-65 was presented to the Lee County Planning Commission. After reviewing the requested text amendment a motion was made with no objection to recommend approval to the Lee County Board.

The Planning Commission has begun the process of updating the 2010 Lee County Comprehensive Plan. Initially, the Planning members will be reviewing the Plan in sections over the next few months, identifying:

- Key issues
- Emerging trends
- Areas of the Plan that need to be changed, rewritten or eliminated
- Initiatives in the Plan that are now unrealistic, going in the wrong direction or may have now been accomplished
- Prioritizing the County's objectives, goals, and any key factors and/or challenges facing the County in the future



**ACTIONS GOING TO THE PLANNING COMMISSION – February 7, 2022**

- Petition 22-PC-66: Solar Energy Systems as an Accessory Use
- LESA Appeal – Roger Cardot, PPN#22-18-01-300-001 in Wyoming Township.

**STAFF REPORT**

Mr. Roger Cardot would like to build a home at his family's farm. To determine whether the property is a buildable lot, a Land Evaluation Site Assessment scoring was performed and failed.

Mr. Cardot will be appealing the score to the Planning Commission.

The Planning Commission will continue reviewing the 2010 Lee County Comprehensive Plan.

**OTHER ACTIONS FROM THE ZONING OFFICE**

Petition 22-P-1587, Petitioner ForeFront Power, PPN# 21-12-33-200-003, for the development of community solar has been withdrawn because of the recent opposition to solar, the recently imposed moratorium, and the cost to upgrade would be too costly.

Petition 22-P-1588, Petitioner ForeFront Power, PPN# 04-10-08-200-007, for the development of community solar has been withdrawn because of the recent opposition to solar, the recently imposed moratorium, and the cost to upgrade would be too costly.

Agalinas Solar Project – Co. Board denied extending petition – Withdrawn 11/24/21

Heliopsis Solar Project – Co. Board denied extending petition – Withdrawn 11/24/21

Newly Constructed Homes – 14 *See attached document*

Yearly Construction Fees - \$19,206,715.51 *See attached document*

Yearly Roof Top Solar permits – 24      Yearly Ground Mounted Solar permits – 3

Submitted Petitions – 30      Petitions withdrawn – 8      Petitions denied – 3

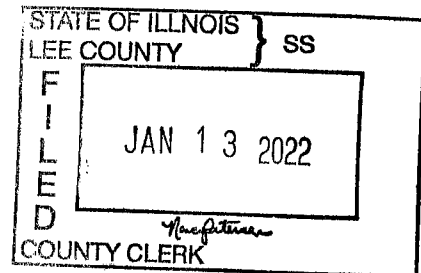
2021 YTD Zoning Revenue - \$1,454,415.10

STATE OF ILLINOIS )  
COUNTY OF LEE )

TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION )  
OF )  
MICHAEL PARTINGTON )  
705 W. FIRST STREET )  
DIXON, ILLINOIS 61021 )

PETITION NO. 21 - P - 1584



**AMENDED PETITION FOR SPECIAL USE FOR SELF-STORAGE FACILITY:**

NOW COMES the Petitioner, Michael Partington by and through his attorney, Courtney E. Kennedy of Ehrmann Gehlbach Badger & Considine, LLC, and petitions the Lee County Board for the issuance of a special use permit for a self-storage facility. In support of his Amended Petition for Special Use for Self-Storage Facility ("the Petition"), Petitioner states as follows:

1. This Petition is brought pursuant to Section 10-9-1 of the Lee County Zoning Ordinance.
2. Petitioner has entered into a Purchase Agreement with Linda Hollingsworth, owner of record for the approximate 1.08-acre tract of real property commonly known as 2400 West Fourth Street, Dixon, Lee County, Illinois, and referenced as PIN: 07-08-06-379-003 ("the Property"). The Purchase Agreement with Ms. Hollingsworth is contingent upon the Petitioner obtaining the appropriate zoning for the Property.
3. The Property is presently zoned C-3/General Business District.
4. Petitioner desires that the Property be granted a special use so that Petitioner may own and operate a self-storage facility at and on the Property.
5. Petitioner understands that this Petition is contingent upon the County of Lee amending its zoning ordinance to allow for the construction, operation and use of self-storage facilities as a special use under C-3/General Business Districts.
6. This Petition is dependent upon the County of Lee first amending its zoning ordinance to allow the construction, operation and use of self-storage facilities as a special use in C-3/General Business Districts.

WHEREFORE, the Petitioner Michael Partington respectfully requests:

A. the Zoning Board of Appeals of Lee County, Illinois, to set a date, time and place for a public hearing on the contents of the Petition;

B. the Zoning Board of Appeals of Lee County, Illinois, to consider and make favorable findings regarding the following:

- i. the existing uses of nearby property are compatible with the Petitioner's request for the ownership and operation of a self-storage facility;
- ii. that property values are not likely to be diminished by any zoning restrictions related to this request;
- iii. Diminution of property values is not anticipated as a result of this proposed petition for special use, and any diminution of property values would promote the public health, safety and welfare;
- ii. the gain to the public if this Petition is approved would outweigh any hardship to adjacent property owners;
- iii. The subject properties of this Petition are suitable for the requested special use;
- iv. In the event that the County of Lee amends its zoning ordinance to allow the operation of self-storage facilities as a special use in C-3/General Business Districts, this Petition is consistent with the Lee County Comprehensive Plan and applicable zoning ordinances;
- v. There is a public need in the neighborhood for the proposed use of the subject properties;
- vi. There is no expected increase or decrease in traffic conditions for this proposed use;
- vii. There are no negative environmental concerns associated with this proposed use; and
- viii. The issuance for special use permit for the operation of a self-storage facility will not negatively impact the public health, safety or general welfare.

C. the Zoning Board of Appeals of Lee County, Illinois, recommend approval of this Petition to the Lee County Board; and

D. the Lee County Board to approve this Amended Petition for Special Use for Self-Storage Facility.

Dated this 13<sup>th</sup> day of January, 2022.

Respectfully submitted,

MICHAEL PARTINGTON, PETITIONER

By EHRMANN GEHLBACH BADGER & CONSIDINE, LLC

By \_\_\_\_\_  
Courtney E. Kennedy

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Ehrmann Gehlbach Badger & Considine, LLC  
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**ZONING BOARD OF APPEALS PUBLIC HEARING TO BE HELD:**

**February 3, 2022, at 6:00 p.m.; at the Old Lee County Courthouse, 3<sup>rd</sup> Floor  
Boardroom, 112 E. Second Street, Dixon Illinois 61021**

STATE OF ILLINOIS )  
COUNTY OF LEE )

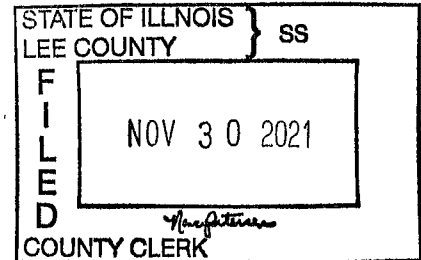
TO THE LEE COUNTY BOARD

IN THE MATTER OF THE PETITION )

PETITION NO. 21-PC-65

OF )

Lee County Zoning Office )  
112 E. Second Street )  
Dixon, Illinois 61021 )



**PETITION: Text Amendment**

The Petitioner, Lee County Zoning Office, states as follows:

1. The Petitioner desires to amend Title 10 of the Zoning Regulations in the Lee County Code of Ordinances, Chapter 9: USE AND BULK REGULATIONS, under Section 10-9-1: Principal, Special, Temporary, Restricted Uses; to allow the Use of MINIWAREHOUSE as a Special Use in the three commercial districts; C-1, Neighborhood Office and Business, C-2, Planned Office and Business, and C-3, General Business.

Lee County Zoning Office  
Petitioner

December 4, 2021  
Date

**THE LEE COUNTY PLANNING COMMISSION PUBLIC HEARING  
WILL BE HELD:**

**Date: Monday, January 3, 2022 at 6:30 p.m. 3rd floor, Boardroom**

**Old Lee County Courthouse, 112 East Second Street, Dixon, Illinois 61021**

*Number of new homes constructed for the year*

<u>Year</u>	<u>Number</u>	<u>Year</u>	<u>Number</u>	<u>Year</u>	<u>Number</u>	<u>Year</u>	<u>Number</u>
<u>1990</u>	<u>19</u>	<u>2000</u>	<u>73</u>	<u>2010</u>	<u>20</u>	<u>2020</u>	<u>10</u>
<u>1991</u>	<u>45</u>	<u>2001</u>	<u>60</u>	<u>2011</u>	<u>14</u>	<u>2021</u>	<u>14</u>
<u>1992</u>	<u>63</u>	<u>2002</u>	<u>57</u>	<u>2012</u>	<u>13</u>		
<u>1993</u>	<u>61</u>	<u>2003</u>	<u>76</u>	<u>2013</u>	<u>13</u>		
<u>1994</u>	<u>91</u>	<u>2004</u>	<u>60</u>	<u>2014</u>	<u>19</u>		
<u>1995</u>	<u>79</u>	<u>2005</u>	<u>73</u>	<u>2015</u>	<u>16</u>		
<u>1996</u>	<u>102</u>	<u>2006</u>	<u>67</u>	<u>2016</u>	<u>15</u>		
<u>1997</u>	<u>80</u>	<u>2007</u>	<u>55</u>	<u>2017</u>	<u>19</u>		
<u>1998</u>	<u>82</u>	<u>2008</u>	<u>41</u>	<u>2018</u>	<u>18</u>		
<u>1999</u>	<u>68</u>	<u>2009</u>	<u>16</u>	<u>2019</u>	<u>10</u>		

[illegible]