



MONTHLY ZONING AND PLANNING REPORT

November 13, 2023 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS

1. Petition No. 23-P-1616 by Petitioner Wiggins Solar, LLC, regarding PIN 18-08-11-400-014, located in South Dixon Township. The property is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a special use permit in the Ag-1 District for the purpose of a 2 MW ground-mounted solar energy system (community solar).

The ZBA unanimously passed a motion to recommend to the County Board that this petition be approved on a 3-0 vote.

2. Petition No. 23-P-1618 by Petitioner First State Bank, regarding PINs 05-17-08-302-016 and 05-17-08-302-015, located in Brooklyn Township. The properties are currently zoned C-1, Neighborhood Office and Business District. Petitioner is requesting a variance for the front yard setbacks along Johnson Street and along Second Street, pursuant to Title 10, Chapter 10, Article B, Section 1(E) of the Lee County Code.

The ZBA unanimously passed a motion to recommend to the County Board that this petition be approved on a 3-0 vote.

3. Petition No. 23-P-1619 by Petitioner Crest Foods Co., Inc., regarding PIN 03-04-29-100-007, located in Ashton Township. The property is currently zoned Ag-1, Rural/Agricultural District with a special use permit for the purpose of a cattle confinement operation. Petitioner is requesting to amend the zoning map from Ag-1, Rural/Agricultural District to I-2, General Industrial District for the purpose of food production warehousing.

The ZBA unanimously passed a motion to recommend to the County that this petition be approved on a 3-0 vote.

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 –

Laura Mangrum has been hired as Deputy Zoning Administrator. She will join the department on November 27, 2023.

The Zoning Office has processed 44 building permits for the month of October.

Total permit fees collected in September: \$ 10,738.37.