



MONTHLY ZONING AND PLANNING REPORT
July 9, 2024 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS

1. Petition No. 24-P-1627, by Ag View FS, Inc., as owner of certain real property known as PIN 03-04-24-300-006, located along Quarry Road, approximately 1.5 miles east of Cartwright Avenue and 1 mile west of S. Meridian Road, in Ashton 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 Ag-1, Rural/Agricultural District, to I-2, General Industrial District for the purpose of warehousing, cold storage, and equipment maintenance. The parcel is currently zoned Ag-1, Rural/Agricultural District and is approximately 3.32 acres in size.

(SEE EXECUTIVE COMMITTEE'S AGENDA)

2. Petition No. 24-P-1625, by Ameresco Lee County RNG, LLC, a Delaware limited liability company, as developer of certain real property located in Marion and South Dixon Townships, Lee County, Illinois, filed an Amended Petition for Special Use Permit with the Lee County Zoning and Planning Office requesting it be granted a special use permit for the parcels cited in the Amended Petition, which are zoned Ag-1 Rural/Agricultural District, to allow for the construction and operation of Private Pipeline in accordance with Lee County Ordinance No. 10.22.03.

ACTIONS GOING TO 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.

(SEE EXECUTIVE COMMITTEE'S AGENDA)

2. Petition No. 24-P-1629 by Richard A. Humphrey, Jr. and Brenda D. Humphrey, regarding part of PIN 18-08-13-100-006, located in South Dixon Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a Special Use Permit for the purpose of Inventory or Materials Storage, Outdoor for the purpose of storing of inventory or materials in relation to the operation of a Skilled Trades Special Use Permit for Midwest Disposal.

ACTIONS COMING FROM THE PLANNING COMMISSION - None

ACTIONS GOING TO THE PLANNING COMMISSION - None

OTHER ACTIONS FROM THE ZONING OFFICE



The State of Illinois has recently passed legislation changing the Capital Development Board Act to require statewide building codes, effective January 1, 2025. As you may know, Lee County applied for a grant that would assist in the adoption and implementation of building codes; however, our application is still being considered at this time. My office will be working to establish a plan that will keep Lee County compliant with the State regulations while the County works to adopt building codes.

Last month, County Board Member Ali Huss and I traveled to Portland, Oregon to attend a conference on Battery Energy Storage Systems (“BESS”). This conference was hosted by the American Clean Power Association (“ACP”). As part of the conference, we attended numerous panel discussions that covered topics that are currently impacting BESS such as tax credits, state policy/politics, reforming market rules, cybersecurity, end-of-life management of lithium-ion batteries, national safety standards, emergency response, and federal permitting. The ACP has also published a model ordinance for BESS which can assist the County in establishing an ordinance.

During the month of June 2024, the Zoning Office processed forty-eight (48) building permits. Permit fees in the amount of \$8,227.56 were collected.