



MONTHLY ZONING AND PLANNING REPORT

MARCH 15, 2022 – Properties Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – March 3, 2022

- None

STAFF REPORT

Petition 21-P-1584, Petitioner Michael Partington. Petition was presented at the March 3rd Zoning Board of Appeals meeting but was recessed until March 9th. Petitioner had withdrawn the petition prior to the March 9th meeting and the Zoning Board meeting was cancelled.

Petition 21-P-1585, Petitioner: Jerad Zellhofer. At the Zoning Board meeting on March 3rd, the members voted to recess the petition until the April 7th to allow petitioner to come into compliance with two outstanding issues with the Lee County Health Department.

Petition 21-P-1586, Petitioner: Invenergy Hydrogen LLC. Petition was presented at the March 3rd Zoning Board of Appeals meeting but was recessed until March 14th where it is expected to be several meetings to hear petition in the following weeks.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS – April 7, 2022

- Petition 22-P-1589, Petitioner Dustin Burmeister, PPN# 07-08-06-377-018 in Dixon Township.
- Petition 22-P-1590, Petitioner: ZBEST, PPN# 02-15-23-300-007 and PPN# 02-05-26-200-005 in Amboy Township.
- Petition 22-P-1591, Petitioner: GSG Wind, LLC, PPN#'s 05-17-34-300-003, 05-17-33-300-002, 05-17-33-200-007, 05-17-33-200-009, 05-17-33-200-010, 05-17-33-400-009, 05-17-33-400-008, 05-17-33-400-007, 05-17-33-400-012, 05-17-33-400-011, 05-17-33-400-010, 05-17-33-400-014, 05-17-33-400-013, 05-17-32-300-004, 05-17-32-300-003, 05-17-32-400-005, 05-17-32-300-008, 05-17-32-300-006, 05-17-32-400-007, 05-17-32-300-009, 11-16-33-400-004, 11-16-35-300-004, 11-16-35-300-006, 11-16-35-300-005, 11-16-35-300-002, 19-22-05-400-009, 11-16-34-400-007, 11-16-34-400-006, 11-16-34-400-005, 11-16-34-400-004, 19-22-03-200-006, 19-22-03-100-004, 11-16-34-300-004, 11-16-34-300-003, 11-16-34-300-006, 11-16-34-300-005, 11-16-33-400-010, 11-16-33-400-008, 11-16-33-400-007, 11-16-33-400-006, 11-16-33-300-006, 19-22-02-200-007, 19-22-02-200-008, 19-22-02-400-005, 19-22-02-400-004, 11-16-34-200-008, 11-16-34-200-007, 19-22-05-400-013, 19-22-09-100-015, 19-22-02-200-010, 11-16-33-300-007, 19-22-03-100-005, 19-22-05-300-023, 19-22-08-200-010, 19-22-09-100-018, 19-22-05-400-011, 05-17-16-300-004, 05-17-16-300-008, 05-17-16-100-009, 05-17-16-100-010 in Brooklyn, Lee Center and Sublette Townships.

STAFF REPORT

Petition 22-P-1589, Petitioner Dustin Burmeister. Petitioner is appealing the final decision and determination of the Zoning Administrator in declaring the Petitioner's property in violation of the Lee County Zoning Ordinances.

Petition 22-P-1590 – Petitioner: ZBEST. Petitioner is requesting a Special Use to construct and operate a mini warehouse.

Petition 22-P-1591, Petitioner GSG Wind. Petitioner is requesting a Special Use for the proposed Repowering of the existing GSG Wind Farm, ("WECS").

ACTIONS COMING FROM THE PLANNING COMMISSION – March 7, 2022

- None

STAFF REPORT

The Planning Commission has been discussing renewable energy with respect to possibly amending the County's Comprehensive Plan. The Zoning Office compiled data from Bureau, DeKalb, Jo Davies, LaSalle, Ogle, and Whiteside Counties on what their comprehensive plan reads with regards to all types of renewable energy. All the surrounding counties comprehensive plans were over eight years old and the only topic minimally suggested on renewable energy was on Wind farms.

The Commission was informed that Chastain & Associates has been hired by the County to review the current Zoning ordinances regarding renewable energies. The results from Chastain's review will be reported to the Planning Commission. The Commission also discussed the total acres of prime farmland that would be used for the five solar energy systems approved in Lee County. These figures will be utilized by Chastain when reviewing the current solar ordinance. The Commission also discussed creating an ordinance for intermodal shipping containers. The Zoning Office will be working on drafting an ordinance for the Commission to review.

ACTIONS GOING TO THE PLANNING COMMISSION – April 4, 2022

- None

OTHER ACTIONS FROM THE ZONING OFFICE

- Petition 21-PC-65, Vacation of the Text amendment for Miniwarehouse.

STAFF REPORT

In February, the Lee County Board approved Petition 21-PC-65 for a text amendment to add the three commercial districts; C-1, Neighborhood Office and Business, C-2, Planned Office and Business, and C-3, General Business to Section 10-9-1 under the Use and Bulk Regulation for mini warehouse. Upon further review, it has been determined that the special use language had been omitted in the ordinance. The ordinance will be vacated and the corrected ordinance will be set on the County Board agenda.