

www.leecountyil.com

#### MONTHLY ZONING AND PLANNING REPORT

March 12, 2024 – County Services Committee

#### ACTIONS COMING FROM THE ZONING BOARD OF APPEALS

1. Petition No. 23-P-1617 by Steward Creek Solar, LLC, PINs:

01-06-28-300-001	01-06-13-100-003	21-12-15-200-046	01-06-22-200-002	21-12-02-100-001
01-06-35-400-001	21-12-12-100-005	21-12-15-200-042	21-12-15-400-001	21-12-02-400-001
21-12-02-200-004	21-12-12-200-002	21-12-15-200-038	21-12-22-200-001	21-12-11-200-004
01-06-15-200-007	21-12-05-200-002	21-12-15-200-034	01-06-22-100-002	01-06-33-100-007
01-06-15-200-008	21-12-05-400-001	21-12-15-200-030	01-06-22-300-001	01-06-27-100-002
01-06-12-400-006	01-06-33-100-002	21-12-15-200-028	01-06-22-400-001	01-06-27-200-001
01-06-12-400-005	01-06-32-400-006	21-12-15-200-047	21-12-16-100-005	01-06-27-200-003
01-06-12-400-004	01-06-32-400-002	21-12-15-200-043	01-06-28-300-004	01-06-32-400-005
01-06-15-200-009	01-06-32-200-004	21-12-15-200-039	01-06-35-300-008	21-12-15-200-048
01-06-29-400-006	01-06-32-200-002	21-12-15-200-035	01-06-35-100-001	21-12-15-200-033
01-06-01-100-001	01-06-12-200-001	21-12-15-200-031	01-06-35-300-005	21-12-15-200-037
01-06-13-100-006	01-06-12-100-001	21-12-15-200-029	01-06-35-300-006	21-12-15-200-041
21-12-12-400-001	01-06-12-100-002	21-12-15-200-045	21-12-01-300-001	21-12-15-200-044
21-12-15-200-032	21-12-15-200-036	21-12-15-200-040		

Petitioner is seeking a special use permit for the purpose of a commercial solar energy facility (CSEF).

# ACTIONS GOING TO THE ZONING BOARD OF APPEALS

1. Petition No. 24-P-1623 by Petitioner Irish Eyes Farms, LLC, regarding PINs 16-01-13-100-001 and 16-01-14-200-003, located in Palmyra Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a Special Use Permit for the purpose of a 5 MW Commercial Solar Energy Facility (community solar).

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

#### ACTIONS GOING TO THE PLANNING COMMISSION

1. Petition No. 24-P-75 by Lee County Zoning Office, a petition to amend the text of Chapter 5: Residential Districts, Article B: Single-Family Residential District, Section 6: Restrictions, under Title 10: Zoning Regulations, of the Lee County Code of Ordinances. The proposed text amendment would create regulations for the limited raising, housing and/or keeping of chickens in the R-2, Single Family Residential District.

## OTHER ACTIONS FROM THE ZONING OFFICE

Deputy Zoning Administrator Laura Mangrum has been preparing for the Certified Floodplain Manager exam. As part of her preparation, she will be attending the FEMA Emergency Management





www.leecountvil.com

Institute in Maryland from March 10 to March 14, 2024. The course she will be attending is "Managing Floodplain Development Through the National Flood Insurance Program," and it is considered the "gold standard" for floodplain training. The course is free, and Laura was awarded a scholarship that will reimburse her airfare for the trip. Her room is also free as she will be staying on campus. On Monday, March 18<sup>th</sup>, Laura will take the exam in Naperville. It is an intensive, closed-book exam; however, the results are instant. I wish the best on this endeavor.

On March 22, 2024, the Zoning Office will have its first visit from the National Floodplain Insurance Program. This visit is the first step for Lee County entering the Community Rating System (CRS) program, and they will be reviewing building permits that have been issued for properties located in the floodplain. The CRS program allows a community to earn points for going above and beyond the minimum floodplain regulations. As the County earns points, it will move up a level. The lowest level is 0 and the highest level is 10. Every time the County moves up a level, the residents of unincorporated Lee County will see a 5% reduction in their flood insurance premiums. At the highest level, residents can see a 45% reduction.

During the month of February 2024, the Zoning Office processed twenty-four (24) building permits (7 residential solar permits, 1 fence permit, 3 Ag building permits, 5 Woodhaven building permits, 5 building permits for accessory structures, and 3 building permits for cell tower alteration), and permit fees in the amount of \$6,110.18 were collected.