



MONTHLY ZONING AND PLANNING REPORT

September 13, 2022 – Properties Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – September 1, 2022

- Petition 22-P-1595, Special Use for a community solar project – Dixon Township

STAFF REPORT

The Zoning Board of Appeals had three agenda items this month. Petition 22-P-1593 and Petition 22-P-1594 for revocation of Special Use were continued to the November 3rd Zoning Board of Appeals meeting. The Zoning Board conducted the hearing for Petition 22-P-1595 for a total of three nights and concluded with the fact finding and recommendations. This petition for a special use will be voted on at the September County Board meeting.

Petition 22-P-1596 for an appeal was withdrawn by the petitioner after reaching an agreement with the Zoning Administrator.

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

- Petition 22-P-1597, Special Use for a community solar project
- Petition 22-P-1598, Special Use for a community solar project
- Petition 22-P-1599, Special Use for a community solar project

STAFF REPORT

The Zoning Board of Appeals will be hearing three community solar petitions in October. Due to time constraints, the Zoning Board is scheduled to have ten meetings throughout the first week of October on these petitions. Petition 22-P-1597, OneEnergy Solar will be coming before the Zoning Board intending to develop a 4 megawatt community solar project southwest of Franklin Grove. Petitions 22-P-1598 and 22-P-1599 are a co-located community solar project that proposes to construct two – 2 megawatt ground mounted solar arrays north of Rt. 88, off of Red Brick Road in South Dixon Township. For more information on these petitions please contact the Zoning Office.

ACTIONS COMING FROM THE PLANNING COMMISSION – September 7, 2022

- No Action

ACTIONS GOING TO THE PLANNING COMMISSION – October 3, 2022

- Petition 22-PC-68, Text Amendment for Wind Energy Systems
- Petition 22-PC-69, Text Amendment for Solar Energy Systems



STAFF REPORT

The Renewable Energy Committee met on September 7, 2022 and after reviewing both the Wind and Solar ordinances, motioned to send both text amendment drafts to the Properties Committee where the drafts will be placed on the County Board's agenda to be set for a public hearing at the Planning Commission meeting in October.

OTHER ACTIONS FROM THE ZONING OFFICE

There are three members on the Lee County Planning Commission whose terms are expiring this month. All will be seeking reappointment to the Planning Commission.

The Zoning Office is researching software programs to develop automation within the office to improve workflow, digitize permits and records, and manage reports, violations and petitions. A meeting has been set with a Devnet representative to hear a demonstration of what their program could provide for the Office.

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The Zoning Office has processed twenty-four (24) building permits for the month of August. Total permit fees collected \$8,628.13. Petitioning fees for six (6) petitions were collected in August/September in the amount of \$14,145.75.