



MONTHLY ZONING AND PLANNING REPORT

October 11, 2022 – Properties Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – October 6, 2022

- Petition 22-P-1597, Special Use for a community solar project – Franklin Grove Township
- Petition 22-P-1598, Special Use for a community solar project – South Dixon Township
- Petition 22-P-1599, Special Use for a community solar project – South Dixon Township

STAFF REPORT

Under Old Business, the Zoning Board of Appeals continued Petition 22-P-1593 and Petition 22-P-1594 for revocation of Special Use to the November 3rd Zoning Board meeting. The Zoning Board of Appeals opened hearings on three petitions this month. All three petitions submitted are for community solar projects. Petition 22-P-1597 is proposing the project to have a maximum size of 4 megawatts in an area of development of up to fifty (50) acres along Reynolds Road in Franklin Grove Township. Petition 22-P-1598 and 22-P-1599 are a co-located community solar development that proposes to construct a 2 megawatt array on approximately 37.6 acres of land in South Dixon Township.

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

- Petition 22-P-1602, Lee County Zoning Map Amendments for parcels:
01-06-04-100-002, 01-06-04-100-004, 01-06-04-100-005, 01-06-04-300-002,
01-06-04-300-006, 01-06-05-100-002, 01-06-05-100-006, 01-06-05-100-008,
01-06-05-200-001, 01-06-05-200-005, 01-06-05-200-006, 01-06-05-300-006,
01-06-05-300-007, 01-06-05-400-001, 01-06-05-400-002, 01-06-05-400-004
01-06-05-400-005, 01-06-08-200-003, 01-06-08-200-004, 01-06-08-200-005
01-06-08-400-002, 01-06-08-400-003, 01-06-09-100-001, 01-06-09-300-001

STAFF REPORT

In November the Zoning Board of Appeals will be hearing Petition 22-P-1602 for map amendments on twenty-four parcels in Alto Township. These parcels were identified in the 2010 Lee County Comprehensive Land Use Plan as a key strategic economic development corridor, due to their proximity to the Rochelle Industrial Park. The Lee County Board designated this area in 2015 as part of the Lee-Ogle Enterprise Zone with the goal of creating jobs and promoting economic development. Part of the process to make this area attractive to perspective developers is to have the land zoned for Industrial development. The Lee County Zoning Office is petitioning the County to amend the Ag-1 Rural/Agricultural zoning on these parcels to I-3 Heavy Industrial. For more information on this petition please contact the Zoning Office.

ACTIONS COMING FROM 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 Lee County Planning Commission conducted a public hearing for the text amendments to the Wind and Solar ordinances. After hearing comments from the public, the committee motioned to send both the Wind ordinance and Solar ordinance text amendments to the County Board for approval.

ACTIONS GOING TO THE PLANNING COMMISSION – November 7, 2022

- None

OTHER ACTIONS FROM THE ZONING OFFICE

The Zoning Office met with two representatives from Devnet who gave a demonstration on a software program to develop automation within the office to improve workflow, digitize permits and records, and manage reports, violations and petitions. The software program, although still in the development stages, looked very promising to be integrated into the Zoning office. We will be meeting with Devnet in a couple months to discuss future implementation of the software.

The Zoning Office has processed fifty (50) building permits for the month of September. Total permit fees collected \$17,785.86. There were no petition fees collected in September.