



MONTHLY ZONING AND PLANNING REPORT
November 15, 2022 – Properties Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS – November 3, 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
- 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 - Alto Township

STAFF REPORT

The Zoning Board of Appeals completed hearings on three community solar petitions this month. Petition 22-P-1597 is proposing a 4-megawatt solar 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. Recommendations for approval on the three petitions will be set on the November County Board agenda for vote. The Zoning Board of Appeals also heard Lee County's submitted Petition 22-P-1602 for map amendments on seventeen 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. Receiving recommendation from the ZBA, this petition will also be voted on at the November County Board meeting.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS – December 1, 2022

- Petition 22-P-1603, Petitioner: Mike and Mary Anderson, PPN# 11-16-31-100-015 in Amboy Township. Special Use for outdoor storage of recreational vehicles.

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 December 1st Zoning Board meeting.

ACTIONS COMING FROM THE PLANNING COMMISSION – November 7, 2022

- None

ACTIONS GOING TO THE PLANNING COMMISSION – December 5, 2022

- None

OTHER ACTIONS FROM THE ZONING OFFICE

The Zoning Office met with Properties liaison Jack Skrogstad and County Administrator Wendy Ryerson to begin development to the Zoning webpage on the Lee County website. The goal is to make the webpage more transparent and user-friendly.

The Zoning Office has processed twenty-eight (28) building permits for the month of October. Total permit fees collected - \$11,287.28. There were no petition fees collected in October.