



MONTHLY ZONING AND PLANNING REPORT

June 11, 2024 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS

1. Petition No. 24-P-1626, by Michael Doughty and Tammy Doughty, regarding PIN 16-07-06-200-012, commonly known as 88 Palmyra Road, Sterling, Illinois, located in Palmyra Township. The parcel is zoned Ag-1, Rural/Agricultural District. Petitioners are seeking a variance from Title 10, Chapter 9, Section 3: Bulk Regulations, specifically side/rear yard setback, for the purpose of constructing an accessory structure.

ACTIONS GOING TO THE ZONING BOARD OF APPEALS

1. Petition No. 24-P-1627 by Ag View FS, Inc., regarding PIN 03-04-24-300-006. The parcel is zoned Ag-1, Rural/Agricultural District and is located in Ashton Township. Petitioner is seeking a Map Amendment to the I-2 District for the purpose of warehousing, cold storage and equipment maintenance.

ACTIONS COMING FROM THE PLANNING COMMISSION

1. Petition No. 24-PC-76 by Lee County Zoning Office, a petition to amend the text of Title 11: SUBDIVISION, FLOOD CONTROL AND STORM WATER MANAGEMENT, Chapter 3: FLOOD CONTROL, of the Lee County Code of Ordinances. The proposed text amendment, if approved, will update the existing code so that is compatible with the requirements of the National Flood Insurance Program.

ACTIONS GOING TO THE PLANNING COMMISSION - None

OTHER ACTIONS FROM THE ZONING OFFICE

Last month, the Zoning Office issued building permits for the Crawford Solar 1, LLC project and the Crawford Solar 1A, LLC project. These projects will be co-located and will each generate two (2) megawatts, for a total of four (4) megawatts. These projects will be constructed on Red Brick Road, adjacent to the existing Duke Energy Station. Building permits fees in the amount of \$40,157.60 were collected for these projects.

The Zoning Office continues to work to educate the public on the existing Flood Plain Ordinance. Deputy Zoning Administrator and Certified Floodplain Manager Laura Mangrum provided an educational presentation to the Dixon Rotary Club and a local real estate office. This month she will be presenting to Nelson Township and another local real estate office.

During the last week of June, Laura and I will be attending separate conferences to further our education. I will be attending the ACP Recharge Energy Storage Summit in Portland, Oregon to learn more about Battery



Energy Storage Systems. Laura will be at the Association of State Floodplain Management National Conference in Salt Lake City, Utah. Laura earned a full scholarship to cover all expenses related to this conference. She will be learning about mitigation grants, how to empower communities and will be taking miscellaneous classes related to floodplain management. The Zoning Office will remain open during this time with the assistance of County Administrator Jeremy Englund. Laura and I will also be checking emails and assisting with processes remotely.

During the month of May 2024, the Zoning Office processed forty-three (43) building permits. Permit fees in the amount of \$50,772.00 were collected.