

DUE TO COVID-19, THE PLANNING AND ZONING MEETING WILL BE HELD VIA TELECONFERENCE.
INDIVIDUALS WANTING TO LISTEN AND/OR PARTICIPATE DURING PUBLIC COMMENT, PLEASE CALL THE
TELECONFERENCE NUMBER: 618-639-3334 AND PIN # 02088

AGENDA
PLANNING AND ZONING BOARD
CITY OF JERSEYVILLE
NOVEMBER 18, 2021
6:00 P.M.

OPEN

ROLL CALL

APPROVE MINUTES FROM MEETING HELD AUGUST 19, 2021

DISCUSSION AND POSSIBLE APPROVAL OF A ZONING PETITION FROM HICKORY SOLAR LLC FOR A SPECIAL USE FOR COMMERCIAL SOLAR ENERGY SYSTEMS FOR THE PROPERTY LISTED BELOW PER LEGAL DESCRIPTIONS, WHICH IS UNZONED BUT LOCATED WITHIN THE CITY'S EXTRA-JURISDICTIONAL ONE AND ONE-HALF MILE AREA WITH A CURRENT USE OF SAID REAL ESTATE AS AGRICULTURAL AND WITH THE INTENDED USE OF SAID REAL ESTATE AS AGRICULTURAL WITH A SPECIAL USE FOR COMMERCIAL SOLAR ENERGY SYSTEMS AND RELATED IMPROVEMENTS

Real Property Tax Parcel No. 04-018-004-00

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 1 1 WEST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING: COMMENCLNG AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 11 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 2386.1 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 26 MINUTES WEST A DISTANCE OF 476 FEET; THENCE SOUTH 180 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES EAST A DISTANCE OF 474.93 FEET TO A POINT IN THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, WHICH POINT IS THE CENTERLINE OF A PUBLIC

ROAD, FORTY FEET WIDE; THENCE NORTH ALONG SAID CENTER LINE A

DISTANCE OF 180 FEET TO THE POINT OF BEGINNING, CONTAINING 1.964 ACRES,
SITUATED IN JERSEY COUNTY, ILLINOIS.

Real Property Tax Parcel No. 06-13-400-002

The East Half of the Northeast Quarter of the Southeast Quarter of Section 13 in Township 8 North, Range 12 West of the Third Principal Meridian, Jersey County, Illinois.

Real Property Tax Parcel No. 06-13-400-003

The West Half of the Northeast Quarter of the Southeast Quarter of Section 13 in Township 8 North, Range 12 West of the Third Principal Meridian, Jersey County, Illinois.

Real Property Tax Parcel No. 02-013-005-00 and 04-018-006-00

The South Half of the East Half of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13) Township Eight (8) North, Range Twelve (12) West of the Third Principal Meridian, and the South Half of the West Half of the Southwest Quarter of Section 18 (18), Township Eight (8) North, Range Eleven (11) West of the Third Principal Meridian, EXCEPTING THEREFROM the following described real estate to wit: Beginning at the intersection of the West line of the public road and the South line of the said half quarter section, the intersection being 20 feet West distance of 416 feet along the South line of said Section Eighteen (18) to a monument; thence deflecting to the right 89 degrees 30 minutes measure Northwardly 416 feet to a monument; thence South 89 degrees 30 minutes East a distance of 416 feet to a monument; thence South along the West line of the public road, a distance of 416 feet to the point of the beginning, situated in the County of Jersey and State of Illinois.

The current zoning classification of said real estate is unincorporated and unzoned in Jersey County and within the City of Jerseyville's extra-jurisdictional one and one-half (1 $\frac{1}{2}$) mile area. The intended zoning classification of real estate is unincorporated and unzoned in Jersey County and within the City of Jerseyville's extra-jurisdictional one and one-half (1 $\frac{1}{2}$) mile area with a special use for Commercial Solar Energy Systems.

NEW BUSINESS

PUBLIC COMMENT

ADJOURN