



MONTHLY ZONING AND PLANNING REPORT

February 13, 2024 – County Services Committee

ACTIONS COMING FROM THE ZONING BOARD OF APPEALS - None

ACTIONS GOING TO THE ZONING BOARD OF APPEALS

1. Petition No. 24-P-1621 by Pulse Solar II, LLC, regarding PIN 16-01-35-400-009, located in Palmyra Township. The parcel is currently zoned Ag-1, Rural/Agricultural District. Petitioner is requesting a Special Use Permit for the purpose of a 5 MW Commercial Solar Energy Facility (community solar).
2. Petition No. 24-P-1622, by David and Lisa Dewey, regarding PIN 16-07-01-203-006, located in Palmyra Township. The parcel is currently zoned R-2, Single Family Residential District. Petitioners are requesting to amend the zoning map for this PIN to R-1, Rural Residential District for the purpose of raising goats and chickens.

ACTIONS COMING FROM THE PLANNING COMMISSION – None

ACTIONS GOING TO THE PLANNING COMMISSION – None

OTHER ACTIONS FROM THE ZONING OFFICE

On January 16, 2024, Zoning Petition No. 23-P-1617 by Steward Creek Solar, LLC was continued to February 20, 2024 at 6:00 p.m. Presentation of evidence will begin that evening. The second night of hearing will occur on February 28, 2024, at 6:00 p.m. It is likely that a third evening will be necessary to complete the hearing; however, that date is yet to be determined.

The Zoning Department has continued to work with County Administrator Jeremy Englund and LOTS Executive Director Greg Gates on a grant application that would assist the County with the adoption of building codes. We successfully submitted our application by the January 15, 2024 deadline. Illinois Emergency Management Agency has received our application and is currently compiling all the state BRIC applications and preparing final submission to FEMA.

Last month, I attended the POWERGEN conference in New Orleans, LA, from January 22nd to January 25th. I thoroughly enjoy having the opportunity to check out the latest trends in energy



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production. This year, the major trends are hydrogen and nuclear production. I will continue to research these areas to prepare the County for any such development that may occur in the future.

During the month of January 2024, the Zoning Office processed five (5) building permits (4 residential solar permits, 1 building permit for a single-family residence), and permit fees in the amount of \$681.48 were collected.