

# AGENDA

## Bureau County Zoning Board of Appeals

**Monday, November 27, 2023**

*(Continued from November 16, 2023)*

**6:00 p.m.**

**2<sup>nd</sup> Floor County Boardroom,  
Courthouse, Princeton**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes of Prior Meeting: October 19, 2023.**
4. **Public Comment (not comments on the public hearings to be conducted at this meeting).**
5. **New Business:**
  - A. **Public Hearing on Rezoning Request from David Korzon (Tabled at Oct. 19, 2023 ZBA Hearings). REZONE from B-1 to B-3 to expand existing pub for beer garden and video slots.** The property is identified as being located on the Southwest corner of the intersection of Rt. 6 & 34 and S. Main St., 103 S. Main St., Sheffield. Property is located in the Village of Sheffield, Section 19 of Concord Township. Parcel #14-19-158-007, Parcel #14-19-158-009 & Parcel #14-19-158-010.
  - B. **Action on David Korzon Rezone Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning.
  - C. **Public Hearing on Conditional Use Request from Bureau County, % Jim Shipp (Tabled at Oct. 19, 2023 ZBA Hearings). CONDITIONAL USE** to install and operate a 280' tall, lighted, self-supporting communication tower, equipment shelter and associated ground equipment, inside the fenced area at the base of the tower. The property is identified as being located on the South side of 2500 N Ave. approximately ¼ mile East of 1100 E St. Property is located in Section 36 of Greenville Township. New Parcel.
  - D. **Action on Bureau County, % Jim Shipp, Conditional Use Request (Greenville site).** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.

- E. Public Hearing on Variation Request from Daniel N. Gerber et ux. VARIATION** from the Rural Estate setback requirements as stated in the Bureau County Zoning Ordinance for a 36' x 42' detached garage built as close as 13' from the rear property line, needs 30'. Requesting up to a 17' rear yard **VARIATION**. The property is identified as being located on the North side of 2060 N Ave. just west of 2280 E St., 22723 2060 N Ave., Princeton. Parcel #10-23-200-011 is located on property in Section 23 of Dover Township.
- F. Action on Daniel N. Gerber et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- G. Public Hearing on Variation Request from Steven W. Gibbs. VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance for a 21' x 40' ground mounted solar array built as close as 23' from the right-of-way of 00 N Ave., needs 50'. Requesting up to a 27' front yard **VARIATION**. The property is identified as being located on the North side of 00 N Ave. approx. 3/8 mile west of 1725 E St., 16839 00 N Ave., Henry. Parcel #25-36-400-001 is located on property in Section 36 of Milo Township.
- H. Action on Steven W. Gibbs Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- I. Public Hearing on Rezoning Request from Robert L. Pistole et ux. REZONE from Agriculture to Resort-Recreational** for future expansion of campground and existing motocross facility. Also requesting a **CONDITIONAL USE for future expansion of existing motocross facility**. The property is identified as being located on the Southeast corner of 1100 E St. and 2500 N Ave. Property is located in Section 36 of Greenville Township. Parcel #02-36-100-007 & Parcel #02-36-100-009.
- J. Action on Robert L. Pistole et ux REZONE and CONDITONAL USE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning and Conditional Use.
- K. Public Hearing on Conditional Use Request from Rocky Mountain Elk Solar 2, LLC. CONDITIONAL USE** to build and operate a 4.25 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and perimeter fencing. The property is identified as being located on the Southeast corner of the intersection of US Rt. 6 & 34 and IL Rt. 40. Property is located in Section 22 of Concord Township. Parcel #14-22-100-002.
- L. Action on Rocky Mountain Elk Solar 2, LLC CONDITIONAL USE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.

- M. Public Hearing on Conditional Use Request from Johnson Lake Solar 2, LLC.**  
**CONDITIONAL USE** to build and operate a 4.99 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and perimeter fencing. The property is identified as being located on the East side of 00 E St. approximately 2000' south of 1400 N Ave. Property is located in Section 30 of Mineral Township. Parcel #13-30-100-001.
- N. Action on Johnson Lake Solar 2, LLC CONDITIONAL USE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.
- O. Public Hearing on Conditional Use Request from Zearing Solar 1, LLC.**  
**CONDITIONAL USE** to build and operate a 4.50 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and perimeter fencing. The property is identified as being located on the Northwest corner of the intersection of 2100 N Ave. and 2950 E St. Property is located in Section 13 of Berlin Township. Parcel #11-13-300-012.
- P. Action on Zearing Solar 1, LLC CONDITIONAL USE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.
- Q. Public Hearing on Conditional Use Request from Zearing Solar 2, LLC.**  
**CONDITIONAL USE** to build and operate a 4.50 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and perimeter fencing. The property is identified as being located on the Northwest corner of the intersection of 2100 N Ave. and 2950 E St. Property is located in Section 13 of Berlin Township. Parcel #11-13-300-012.
- R. Action on Zearing Solar 2, LLC CONDITIONAL USE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.
- S. Public Hearing on Conditional Use Request from Cherry Solar 1, LLC.**  
**CONDITIONAL USE** to build and operate a 4.99 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and perimeter fencing. Also requesting a setback **VARIATION** to construct proposed commercial solar energy facility as close as 3,970' from the corporate boundary line of the Village of Cherry. The Zoning Ordinance requires a setback of 1.5 Miles (7,920') from the municipality's corporate boundary line. Requesting up to a 3,950' setback **VARIATION**. The property is identified as being located on the Southeast corner of the intersection of IL Rt. 89 and Township Road 2100 N Ave. Property is located in Section 21 of Westfield Township. Parcel #12-21-200-017 & #12-21-200-016.

**T. Action on Cherry Solar 1, LLC CONDITIONAL USE and VARIATION requests.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use. The Board of Appeals will also act on granting or denying the requested Variation.

**6. Other business**

**7. Adjourn**