

Bureau County Board's

ZONING COMMITTEE MEETING

Tuesday, December 5, 2023

County Boardroom, 2nd Floor, Courthouse, Princeton, IL

5:30 P.M.

AGENDA

1. Public Comment.
2. Minutes approval November 7, 2023.
3. Zoning Appropriations.
4. Zoning Officer's Report.
 - **David Korzon** request for a **REZONE from B-1 to B-3 to expand existing pub for beer garden and video slots**. The property is located on the Southwest corner of the intersection of Rt. 6 & 34 and S. Main St., 103 S. Main St., Sheffield. Section 19, Concord Township. Parcel #14-19-158-007, Parcel #14-19-158-009 & Parcel #14-19-158-010.
 - **Robert L. Pistole et ux** request for a **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 located on the Southeast corner of 1100 E St. and 2500 N Ave., Section 36, Greenville Township. Parcel #02-36-100-007 & Parcel #02-36-100-009.
 - **Rocky Mountain Elk Solar 2, LLC** request for a **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 located on the Southeast corner of the intersection of US Rt. 6 & 34 and IL Rt. 40, Section 22, Concord Township. Parcel #14-22-100-002.
 - **Johnson Lake Solar 2, LLC** request for a **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 located on the East side of 00 E St. approximately 2000' south of 1400 N Ave., Section 30, Mineral Township. Parcel #13-30-100-001.

- **Zearing Solar 1, LLC** request for a **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 located on the Northwest corner of the intersection of 2100 N Ave. and 2950 E St., Section 13, Berlin Township. Parcel #11-13-300-012.
- **Zearing Solar 2, LLC** request for a **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 located on the Northwest corner of the intersection of 2100 N Ave. and 2950 E St., Section 13, Berlin Township. Parcel #11-13-300-012.
- **Cherry Solar 1, LLC** request for a **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 located on the Southeast corner of the intersection of IL Rt. 89 and Township Road 2100 N Ave., Section 21, Westfield Township. Parcel #12-21-200-017 & #12-21-200-016.

5. Other Business.

- Cell phone contract.

6. Adjournment.