

# AGENDA

## Bureau County Zoning Board of Appeals

Thursday, December 21, 2023

7:00 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: November 16 & November 27, 2023.
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
  - A. **Public Hearing on Conditional Use Request from Bureau County, % Jim Shipp (Tabled at Nov. 16, 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.
  - B. **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**.
  - C. **Public Hearing on Variation Request from Cherry Solar 1, LLC. (Tabled at Nov. 27, 2023 ZBA Hearings).** 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.

- D. Action on Cherry Solar 1, LLC VARIATION request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- E. Public Hearing on Variation Request from Rigoberto Vazquez et ux. VARIATION** from the Agriculture setback requirements as stated in the Bureau County Zoning Ordinance to build up to a 36' x 30' (1,080 sq. ft.) pole building as close as 10' from the right-of-way of 1460 N Ave., needs 50'. Requesting up to a 40' front yard **VARIATION**. Proposed pole building will also be built as close as 10' from the east side property line, needs 30'. Requesting up to a 20' side yard **VARIATION**. The property is identified as being located on the South side of 1460 N Ave. approx. 3/8 mile North of Ottville, 30432 1460 N Ave., Spring Valley. Parcel #18-19-400-008 is located on property in Section 19 of Hall Township.
- F. Action on Rigoberto Vazquez et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- G. Public Hearing on Conditional Use and VARIATION Requests from Salvia Solar, LLC. CONDITIONAL USE** to build and operate a 5 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 350' from the corporate boundary line of the City of Princeton. The Zoning Ordinance requires a setback of 1.5 Miles (7,920') from the municipality's corporate boundary line. Requesting up to a 7,570' setback **VARIATION**. The property is identified as being located on the East side of 2100 E St. just North of 1800 N Ave. Property is located in Section 34 of Dover Township. Parcel #10-34-300-004.
- H. Action on Salvia Solar, 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**. The Board of Appeals will act on granting or denying the requested **VARIATION**.

6. **Other business**

7. **Adjourn**