

AGENDA

Bureau County Zoning Board of Appeals

Monday, August 26, 2024

6:00 p.m.

(Recessed from Thursday, August 15, 2024)

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order

2. Roll Call

- A. **This is a continuation of the Public Hearing on Conditional Use Request from Ladd Solar 2, LLC. (Previously tabled at the July 18, 2024 Hearings). CONDITIONAL USE** to build and operate a 4.99 mW (AC) commercial solar energy facility (CSEF) 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 will be enclosed by a perimeter fence. The Bureau County Zoning Ordinance requires a 1.5 mile setback (7,920') from corporate boundary lines. The north side of the subject property is as close as 4,425 feet to the corporate boundary line of the Village of Cherry, requesting up to a 3,495 foot setback **VARIATION**. The south side of the property is as close as 2,660 feet from the corporate boundary of the Village of Ladd, requesting up to a 5,260 foot setback **VARIATION**. Distances are approximate as measured from the Bureau County GIS parcel map website. The property is identified as being located on IL Route 89 between Ladd and Cherry, approximately 1,000 feet south of the intersection of IL Rt. 89 and 1800 N Ave. Property is located in Section 4 of Hall Township. Parcel #18-04-200-005.
- B. **Action on Ladd Solar 2, 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 Variations.
- C. **This is a continuation of Public Hearing on Conditional Use Request from Ladd Solar 3, LLC. (Previously tabled at the July 18, 2024 Hearings). CONDITIONAL USE** to build and operate a 4.50 mW (AC) commercial solar energy facility (CSEF) 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 will be enclosed by a perimeter fence. The Bureau County Zoning Ordinance requires a 1.5 mile setback (7,920') from corporate boundary lines. The north side of the subject property is as close as 4,425 feet to the corporate boundary line of the Village of Cherry, requesting up to a 3,495 foot setback **VARIATION**. The south side of the property is as close as 2,660 feet from the corporate boundary of the Village of Ladd, requesting up to a 5,260 foot setback **VARIATION**. Distances are approximate as measured from the Bureau County GIS parcel map website. The property is identified as being located on IL Route 89 between Ladd and Cherry, approximately 1,000 feet south of the intersection of IL Rt. 89 and 1800 N Ave. Property is located in Section 4 of Hall Township. Parcel #18-04-200-005. The property is identified as being located on IL Route 89 between Ladd and Cherry, approximately 1,500 feet south of the intersection of IL Rt. 89 and 1800 N Ave. Property is located in Section 4 of Hall Township. Parcel #18-04-200-005.
- D. **Action on Ladd Solar 3, 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 Variations.

3. Other business

4. Adjourn