

AGENDA

Bureau County Zoning Board of Appeals

Thursday, March 20, 2025

7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting: January 16, 2025
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 Jill Cumpton & Kira Thompson to REZONE from Agriculture to Rural Estate** to build a single family home. The property is identified as being located on the southeast corner of Lover's Lane & Park Avenue West, Princeton. Property is located in Section 18, Princeton Township. Parcel #16-18-478-004.
 - B. **Action on Jill Cumpton & Kira Thompson 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 Rezoning Request from Kenneth J. Helm to REZONE from M2 to Agriculture** to bring the existing farm into compliance with the Zoning Ordinance. The property is identified as being located on the North side of 1600 N Ave. approx. ½ mile East of 3200 E St., 32225 1600 N Ave., Spring Valley. Property is located in Section 9, Hall Township. Parcel # 18-09-300-008 & # 18-09-300-009.
 - D. **Action on Kenneth J. Helm REZONE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.
 - E. **Public Hearing on Conditional Use Request from Ladd Elevator Co., Attn: Drew Partain, for a CONDITIONAL USE** to construct a 135' diameter grain bin and conveyors. The property is identified as being located on the Southeast corner of IL Rt. 89 & 1800 N Ave., 33040 1800 N Ave., Ladd. Property is located in Section 3 of Hall Township. Parcel #18-03-100-010.
 - F. **Action on Ladd Elevator Co., Attn: Drew Partain, 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**.
 - G. **Public Hearing on Conditional Use Requests from South Cherry Solar 1, LLC for a CONDITIONAL USE** permit approval pursuant to Sections 3.41-4(v), 8.3, and 12.3 of the Bureau County Zoning Ordinance (the "Zoning Ordinance to build and operate a 4.99MW (ac) Commercial Solar Energy Facility (CSEF) for the purpose of generating electric power on a portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead lines, and buried lines. The CSEF will be enclosed by a perimeter fence. Also, the Bureau County Zoning Ordinance requires a commercial solar energy facility to be setback by 1.5 miles (7,920') from a municipality's corporate boundary line. The north side of the proposed CSEF access road, driveway, and supporting features, are located within the Village of Cherry.

Therefore, applicant requests a 1.5 mile **SETBACK VARIATION** to construct and operate the proposed CSEF both inside and within 1.5 miles of the Village of Cherry. The property is identified as being located approximately 3/10 mile South of the intersection of S. Main St. and South Ave., Cherry. Property is located in Section 34 of Westfield Township. Parcel #12-34-100-008 & #12-34-100-017.

H. Action on South 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 **VARIATIONS**.

6. Other business

7. Adjourn