

Bureau County Board's

ZONING COMMITTEE MEETING

Tuesday, April 1, 2025

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

5:30 P.M.

AGENDA

1. Public Comment.
2. Minutes approval March 4, 2025 regular meeting.
3. Zoning Appropriations.
4. Zoning Officer's Report.
 - 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.
 - Kenneth J. Helm to **REZONE from M-2 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.
 - 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.
 - 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. 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.
5. Other Business.
 - Review and Approval of Standing letter of Engagement with KTJ Law for review of Decommissioning Agreements, Letters of Credit, Decommissioning Bonds, etc.
 - Update on mapping needs for the Zoning Office.
 - E-Recycle Collection - update.
6. Adjournment.