

Bureau County Board's

ZONING COMMITTEE MEETING

Tuesday, December 2, 2025

First Floor Courtroom, 1st Floor, Courthouse, Princeton, IL

5:30 P.M.

AGENDA

1. Public Comment.
2. Minutes approval November 4, 2025 regular meeting.
3. Zoning Appropriations.
4. Zoning Officer's Report.
 - Rezoning Request from **BV Storm Hold Co., % Jason Marquis** to **REZONE from M-1 to B-3** to construct a youth recreational center with a coffee shop and indoor golf simulators. Also requesting a **CONDITIONAL USE** for associated outdoor recreational activities to be held on the premises in conjunction with proposed youth center. The property is identified as being located on the South side of 2125 N Ave. approx. 3/8 mile east of IL Rt. 40, Manlius. Property is located in Section 15, Manlius Township. Parcel #08-15-300-019.
 - Rezoning Request from **Karl Kusek** to **REZONE from Agriculture to Rural Estate** to bring existing single family home into compliance with the Zoning Ordinance. The property is identified as being located on the West side of 1900 E St. approx. 3/4 mile north of Kentville Rd., 7637 1900 E St., Tiskilwa. Property is located in Section 30, Arispie Township. New Parcel.
 - **Karl Kusek** request for approval of a preliminary / final plat for proposed 1-Lot Subdivision to be known as **Kusek Subdivision**. The property is identified as being located on the West side of 1900 E St. approx. 3/4 mile north of Kentville Rd., 7637 1900 E St., Tiskilwa. Property is located in Section 30, Arispie Township. New Parcel.
5. Other Business.
 - Review and Recommendation of the updated Decommissioning and Site Restoration Plan Agreement with Euler Hermes North America Insurance Company as bonding company for the Cherry Solar 1 LLC project.
 - Reappoint Deborah Madsen to a 3-year term as a member of the Bureau County Regional Planning Commission.
 - Reappoint David Jensen to a 3-year term as a member of the Bureau County Regional Planning Commission.
 - Reappoint Sue Pratt to a 3-year term as a member of the Bureau County Regional Planning Commission.
 - Reappoint Barry Welbers to a 5-year term as a member of the Bureau County Zoning Board of Appeals.
 - Legislative update.
6. Executive Session.
7. Adjournment.