

AGENDA
LIVINGSTON COUNTY ZONING BOARD OF APPEALS
LIVINGSTON COUNTY HISTORIC COURTHOUSE
112 W. MADISON ST., PONTIAC, IL
THURSDAY, OCTOBER 5, 2023
6:00 P.M.

1. Roll Call
2. Approval of the Agenda
3. Approval of Minutes
4. Business to be reviewed:

- a. Case SU-9-18 (Review) – Vermilion Solar I

This zoning case pertains to the review of a previously approved special use request to develop a 2 MW (Approximately 20 acre) solar farm on a 156.49-acre tract consisting of two adjoining tracts located in an AG, Agriculture, District in unincorporated Pontiac.

- a. Case SU-13-23 – Folkerts

This zoning case pertains to the review of a proposed special use to operate a kennel on property located in an AG, Agricultural District in unincorporated Cornell.

- b. Case SU-11-23 – Zelles

This zoning case pertains to the review of a proposed special use to operate a kennel on property located in an AG, Agricultural District in unincorporated Dwight.

- c. Case SU-12-23 – Morris

This zoning case pertains to the review of a proposed special use to operate a contractor’s storage yard on property located in an AG, Agricultural District in unincorporated Long Point.

- d. Case SU-14-23 – USS Man Solar, LLC

This zoning case pertains to the review of a proposed special use to develop a 1.998 MW solar farm on approximately 10.52 acres of a 57.90-acre tract of land in an AG, Agricultural, District located near Manville.

- e. Case V-6-23 – USS Man Solar, LLC

This zoning case pertains to the review of a proposed variance to reduce the living buffer requirements on the western side of the proposed solar farm development rather than the required living buffer to surround the entire solar farm.

f. Case SU-15-23 – USS Avoca Solar, LLC

This zoning case pertains to the review of a proposed special use to develop a 4.995 MW solar farm on approximately 32.03 acres of a 63.49-acre tract of land in an AG, Agricultural, District located in unincorporated Fairbury.

g. Case V-7-23 – USS Avoca Solar, LLC

This zoning case pertains to the review of a proposed variance to eliminate the living buffer requirements for the proposed solar farm development rather than the required living buffer to surround the entire solar farm.

h. Case SU-16-23 – USS CEK2 Solar, LLC

This zoning case pertains to the review of a proposed special use to develop a 4.99 MW solar farm on approximately 32.21 acres of an 80-acre tract of land in an AG, Agricultural, District located in unincorporated Fairbury.

i. Case V-8-23 – USS CEK2 Solar, LLC

This zoning case pertains to the review of a proposed variance to eliminate the living buffer requirements for the proposed solar farm development rather than the required living buffer to surround the entire solar farm.

j. Case SU-17-23 – USS CEK3 Solar, LLC

This zoning case pertains to the review of a proposed special use to develop a 4.99 MW solar farm on approximately 32.25 acres of a 39.25-acre tract of land in an AG, Agricultural, District located in unincorporated Fairbury.

k. Case V-9-23 – USS CEK3 Solar, LLC

This zoning case pertains to the review of a proposed variance to eliminate the living buffer requirements for the proposed solar farm development rather than the required living buffer to surround the entire solar farm.

5. Other Business
6. Public Comment
7. Report of Officers
8. General Discussion
9. Adjournment