

***Iroquois County, Illinois
Zoning Board of Appeals***

Clifford Bury Administrative Center
1001 East Grant
Watseka, IL 60970
Tel. 815-432-7221
Fax 815-432-6999

E-mail address: jfeller@co.iroquois.il.us

Wednesday January 28th, 2026 beginning at 6:00 p.m.

AGENDA

- I. Call to Order
- II. Roll Call of the Zoning Board of Appeals
- III. Pledge of Allegiance
- IV. Approval of meeting minutes/transcript
 - a. January 20, 2026
- V. Introduction of hearing facilitator – Andrew Keyt
- VI. Public Comment
- VII. Public Hearings (**County Code Appendix A Zoning Section 10 Conditional Uses 10.2 Conditional Use Procedure**)

- A. Consider discuss and vote related to the Conditional Use Permit application of Louis Creek Solar, LLC to construct and operate a commercial solar energy facility with battery storage of approximately 50 MW AC of nameplate capacity on 380 acres of land located primarily in Artesia Township. The application number is 25-ZBA-005.

The following items are the subjects on which further evidence may be heard by the Zoning Board of Appeals:

1. Surface and subsurface drainage of the site, including but not limited to:
 - Identification of parcels and number of acres draining to any of the Project's participating parcels;
 - The identification of parcels and number of acres draining to the Project's participating parcels through the subsurface drainage features, including drain tiles;
 - Identification of parcels and number of acres drained by the surface drainage of any of the Project's participating parcels;

- Identification of drain tile within the proposed Battery Energy Storage System and potential alternate location(s);
 - Current elevation of the proposed Battery Energy Storage System;
 - The potential drainage impacts of the Project, and potential design alternatives to mitigate or eliminate drainage impacts;
2. Additional information regarding specific materials planned to be used for the chain link visual barrier in lieu of the living vegetative buffer;
 3. Additional information regarding the specific component manufacturers of the solar panels, racking system and battery storage systems; and
 4. Such other matters reasonably related to items (1) to (3) above.
- B. Discussion and resolution regarding Variance request of Louis Creek Solar, LLC to allow for an alternative to the living buffer requirement of the Section VII(K)(3) of the Iroquois County Commercial Solar Energy Facility Ordinance.
 - C. Consider discuss and vote on recommendation to County Board regarding USS Satrailes Solar LLC Conditional Use Application 26-ZBA-002
 - D. Consider discuss and vote on recommendation to County Board regarding Variance attached to Conditional Use Application 26-ZBA-002 regarding landscape screening requirements of Section VII(K)(3) of the Iroquois County Commercial Solar Energy Facility Ordinance.
 - E. Consider discuss and vote on recommendation to County Board regarding USS Venus Solar LLC Conditional Use Application 26-ZBA-003
 - F. Consider discuss and vote on recommendation to County Board regarding Variance attached to Conditional Use Application 26-ZBA-003 regarding landscape screening requirements of Section VII(K)(3) of the Iroquois County Commercial Solar Energy Facility Ordinance.

VIII. Old Business

IX. New Business

X. Adjournment