

Bureau County Zoning Board of Appeals Regular Hearing

Thursday, November 17, 2022

7:00 p.m.

2nd Floor County Boardroom, Courthouse, Princeton

AGENDA

1. **Roll Call**
2. **Approval of Minutes: September 15; September 22; September 27; and October 20, 2022**
3. **Robert Huber - NON-CONFORMING USE VARIATION** to build an oversized storage building on an R-2 zoned property where no home is present. Zoning Ordinance requires a principle use (home) to be present before an accessory use (storage building) would be allowed. Also requesting a **BULK VARIATION** to build up to a 40' x 40' storage building (1,600 sq. ft.). Zoning Ordinance allows a maximum of 900 sq. ft. storage building in the R-2 Zoning District. Requesting up to a 700 sq. ft. **BULK VARIATION** on property located in the Village of Bureau, Section 17, Leepertown Township. *(Tabled at the October 20, 2022 hearing).*
4. **David Kalapp ux - VARIATION** to build a 39' x 15' extension to the west end of the existing ground-mounted solar array located 10' from south property line, needs 30'. Requesting a 20' side yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said extension to the existing non-conforming solar array on property located in Section 18, Concord Township.
5. **Patrick Despain et ux - Rezone from B-3 to Rural Estate** to bring existing single family home into compliance with the Bureau County Zoning Ordinance on property located in Section 34, Milo Township.
6. **Tricon Industries Mfg. & Equipment - Rezone from Agriculture and M-2 to M-2** to expand existing manufacturing facility. Also requesting a **VARIATION** to build said addition as close as 40' from the right-of-way of IL Rt. 92, needs 50'. Requesting up to a 10' front yard **VARIATION**. Also requesting up to a 13' height **VARIATION** as proposed structure will be up to 48' in height, ground to peak. Ordinance allows a maximum height of 35' tall ground to peak in the M-2 Zoning District, on property located in Section 7, Walnut Township.
7. **Chad R & TeNeille J. Gripp - Rezone from M-1 to M-2** and a **CONDITIONAL USE** for a fertilizer and farm chemical mixing and blending facility. Also requesting a **CONDITIONAL USE** to place up to two (2) 1,000,000 gallon above ground solution tanks, up to six (6) 30,000 gallon above-ground fertilizer storage tanks, up to five (5) 5,000 gallon above-ground herbicide tanks, an 80' x 60' automated mixing & blending shed, a 4,000 ton dry fertilizer building and a 30' x 70' load out platform. Facility will not be fenced, on property located in the Village of Wyanet, Section 20, Wyanet Township.
8. **Core One Consulting US Ltd. - Conditional Use** for a high speed internet and mobile unmanned ground station on property located in the Village of Sheffield, Section 24, Mineral Township.
9. **Michael & Sue Stutzke - Conditional Use** to develop a 12 lot family burial plot (private cemetery) on their family farm, Section 31, Dover Township.
10. **Other business**
11. **Adjourn**