

AGENDA

Bureau County Zoning Board of Appeals

Thursday, April 20, 2023 - 7:00 p.m.
2nd Floor County Boardroom, Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting(s): March 16, 2023
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
 - A. **Public Hearing on Variation Request from Midwest Biosystems. VARIATION from Article 3.72-6c. of the Bureau County Zoning Ordinance** for up to a 10' height **VARIATION** for proposed manufacturing facility which will have a total height from ground to peak of up to 45' tall. Zoning Ordinance allows a maximum of 35' tall, ground to peak, in the M-2 Zoning District. The property is identified as being located on the south side of IL Route 92 approximately 250' West of 35 E St., 308 IL Hwy. 92, Tampico. Parcel #01-07-126-003, is located in Yorktown, Section 7 of Fairfield Township.
 - B. **Action on Midwest Biosystems Variation Request.** The Board of Appeals will act on granting or denying the requested Variation.
 - C. **Public Hearing on Variation Request from Randy L. Steele et ux. VARIATION from the Agricultural Setback requirements as stated in the Bureau County Zoning Ordinance** to install a 60' long x 15' wide ground-mounted solar array as close as 27' from the right-of-way of 2500 N Ave., needs 50'. Requesting up to a 23' front yard **VARIATION**. The property is identified as being located on the North side of 2500 N Ave. approximately 3/8 mile West of 1200 E St., 11661 2500 N Ave., Walnut. Parcel #02-25-400-005, is located on property in Section 25 of Greenville Township.
 - D. **Action on Randy L. Steele et ux Variation Request.** The Board of Appeals will act on granting or denying the requested Variation.
 - E. **Public Hearing on Variation Request from Tyler Bickett. VARIATION from the Agricultural Setback requirements as stated in the Bureau County Zoning Ordinance** to build a 45' diameter grain bin as close as 5' from rear property line, needs 30'. Requesting up to a 25' rear yard **VARIATION**. The property is identified as being located on the Northeast corner of 2900 E St. and 1800 N Ave., 18104 2900 E St., Princeton. Parcel #11-36-300-001, is located on property in Section 36 of Berlin Township.
 - F. **Action on Tyler Bickett Variation Request.** The Board of Appeals will act on granting or denying the requested Variation.

- G. Public Hearing on Variation Request from Thomas E. Derick. VARIATION from Article 3.53-2b. of the Bureau County Zoning Ordinance** to build a 24' x 26' (624 sq. ft.) addition to existing 24' x 26' (624 sq. ft.) detached garage. Garage with the addition will have a total of 1,248 sq. ft. Zoning Ordinance allows up to 900 sq. ft. for a detached accessory structure in the R-2 Zoning District. Requesting a 348 sq. ft. **BULK VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure for proposed addition to be added to the existing non-conforming garage. The property is identified as being located on the Northwest corner of N. Walnut St. and North St., 202 N. Walnut St., Buda. Parcel #14-34-302-009, is located on property in the Village of Buda, Section 34 of Concord Township.
- H. Action on Thomas E. Derick Variation Request.** The Board of Appeals will act on granting or denying the requested Variations.
- I. Public Hearing on Variation Request from Jeffery R. Radomski. VARIATION from the Agricultural Setback requirements as stated in the Bureau County Zoning Ordinance** to install a 16.06 kW roof mounted solar array as close as 30' from the right-of-way of 3360 E St., needs 50'. Requesting up to a 20' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure for proposed solar array to be added to the roof of the existing pole building which previously received a **VARIATION** to be built in its present location. The property is identified as being located on the west side of 3360 E St. approximately ¼ mile north of 3245 E St., LaMoille. Parcel #06-15-100-004, is located on property in Section 15 of Clarion Township.
- J. Action on Jeffery R. Radomski Variation Request.** The Board of Appeals will act on granting or denying the requested Variations.
- K. Public Hearing on Variation Request from June Ohlson. VARIATION from the Agricultural Setback requirements as stated in the Bureau County Zoning Ordinance** to install an 11.76 kW roof mounted solar array as close as 35' from the right-of-way of 2300 N Ave., needs 50'. Requesting up to a 15' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure for proposed solar array to be added to the roof of the existing non-conforming barn. The property is identified as being located on the South side of 2300 N Ave. approximately 3/8 mile West of IL Rt. 26, 19918 2300 N Ave., Ohio. Parcel #10008-200-004, is located on property in Section 8 of Dover Township.
- L. Action on June Ohlson Variation Request.** The Board of Appeals will act on granting or denying the requested Variations.
- M. Public Hearing on Conditional Use Request from the Village of Mineral. CONDITIONAL USE as stated in Article 3.41.4c. of the Bureau County Zoning Ordinance** for a wastewater treatment facility with utility shed. The property is identified as being located on the South side of 1600 N Ave. approximately 500' West of 100 of E St., Mineral. Parcel #13-18-200-020 and Parcel #13-18-200-021, is located on property in Section 18 of Mineral Township.
- N. Action on Village of Mineral Conditional Use Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use Permit.

- O. Public Hearing on Conditional Use Request from the River Valley Cooperative.** **CONDITIONAL USE** as stated in Article 3.41.4 of the Bureau County Zoning Ordinance to build a 180' x 528' hoop building for grain storage, a 120' tall grain leg and pit (commercial use). The property is identified as being located on the Northeast corner of the junction of Rt. 40 and Rts. 6 & 34, 15132 IL Hwy. 40, Sheffield. Parcel #14-15-300-006 and Parcel #14-15-300-009, is located on property in Section 15 of Concord Township.
- P. Action on River Valley Cooperative Conditional Use Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use Permit.
- Q. Public Hearing on Proposed Zoning Ordinance Amendments.** The Zoning Board of Appeals will review and act on a recommendation to the Bureau County Board concerning An Ordinance Amending the Bureau County Zoning Ordinance to:
1. Update Section 15.2 (Definitions);
 2. Update Section 3.41-4 s.
(Regulation of Commercial Wind Energy Facilities in Agricultural Districts);
 3. Update Section 3.41-4 v.
(Regulation of Commercial Solar Energy Facilities in Agricultural Districts);
 4. Add Section 3.71-4
(Regulation of Commercial Wind and Solar Energy Facilities in M-2 General Manufacturing Districts); and
 5. Add Section 8.31-1 (Hearing Procedures for Commercial Wind Energy Facilities and Commercial Solar Energy Facilities)
- R. Action on Proposed Zoning Ordinance Amendments.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny proposed Ordinance Amending the Bureau County Zoning Ordinance.

6. Other business

7. Adjourn