

AGENDA

Bureau County Zoning Board of Appeals

Thursday, July 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: June 15, 2023
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
 - A. **Public Hearing on Variation Requests from Mark Matuszak et ux - VARIATION** from the R-2 square footage requirements as stated in Article 3.53-2b, expansion of a non-conforming structure as stated in Article 9.11-3, and setback requirements for a detached accessory structure as stated in the Bureau County Zoning Ordinance. Applicant wishes to build a 16' x 36' (576 sq. ft.) addition to existing 30' x 36' (1,080 sq. ft.) garage for a total of 1,656 sq. ft. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-2 Zoning District. Requesting a 756' **BULK VARIATION**. Proposed addition will also be as close as 4' from the right-of-way of Franklin St., needs 25'. Requesting up to a 21' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to build said addition to the existing non-conforming garage. The property is identified as being located on the east side of Canal St. just north of Franklin St., 103 Canal St., LaMoille. Parcel #05-24-435-011 is located on property in the Village of LaMoille, Section 24 of LaMoille Township.
 - B. **Action on Mark Matuszak et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested Variations.
 - C. **Public Hearing on Variation Requests from Calvin R. Standley et ux. VARIATION** for the expansion of a non-conforming structure as stated in Article 9.11-3. Also requesting a **VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build a 14' x 52' wrap around addition with deck as close as 30' from the right-of-way of 2050 N Ave., needs 50'. Requesting up to a 20' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming

structure to build said addition to the existing non-conforming home. The property is identified as being located on the south side of 2050 N Ave., just east of the railroad, 28382 2050 N Ave., Malden. Parcel #11-23-300-005 is located on property in Section 23 of Berlin Township.

- D. Action on Calvin R. Standley et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested Variations.
- E. Public Hearing on Variation Requests from Ronald Kaecker et ux, Trustees.** **VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build an 80' x 60' pole building for agricultural storage as close as 0' from the east property line, needs 30'. Requesting up to a 30' side yard **VARIATION**. Proposed building will also be as close as 40' from the right-of-way of 2600 N Ave., needs 50'. Requesting up to a 10' front yard **VARIATION**. The property is identified as being located on the north side of 2600 N Ave., approx. ¼ mile west of 2200 E St., 21677 2600 N Ave., Ohio. Parcel #04-22-400-005 is located on property in Section 22 of Ohio Township.
- F. Action on Ronald Kaecker et ux, Trustees Variation Requests.** The Board of Appeals will act on granting or denying the requested Variations.
- G. Public Hearing on Variation Request from James D. Culjan et ux. VARIATION** for the expansion of a non-conforming structure as stated in Article 9.11-3. Also requesting a **VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build a 9' x 20' covered porch with 3' x 4' steps as close as 18' from the right-of-way of 850 N Ave., needs 50'. Requesting up to a 32' front yard **VARIATION**. The property is identified as being located on the south side of 850 N Ave., approx. ¼ mile west of 2200 E St., 21794 850 N Ave., Princeton. Parcel #22-22-400-001 is located on property in Section 22 of Arispie Township.
- H. Action on James D. Culjan et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested Variations.
- I. Public Hearing on Rezoning Request from the Bureau County Safaris, LLC.** **REZONE from Agriculture to Resort-Recreational** as stated in Article 3.42 of the Bureau County Zoning Ordinance for a resort with 4 seasonal cabins. The property is identified as being located on the West side of 2300 E St. approximately ¼ mile south of IL Rt. 26, 11877 2300 E St., Princeton. Parcel #22-01-100-017 is located on property in Section 1 of Arispie Township.
- J. Action on Bureau County Safaris, LLC Rezone Request.** The Bureau County Regional Planning Commission will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning.
- K. Public Hearing on Rezoning Request from Premier Construction & Consulting, LLC. REZONE from B-1 to B-3 as stated in Article 3.63-2 of the Bureau County Zoning Ordinance** for a construction business. The property is identified as being located on the south side of Rt. 6 & 34 approximately 175 West of Reed St., 419 W. Railroad St., Sheffield. Parcel #13-24-278-009 is located on property in the Village of Sheffield, Section 24 of Mineral Township.

L. Action on Premier Construction & Consulting, LLC Rezone Request. The Bureau County Regional Planning Commission will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning.

6. Other business

7. Adjourn