

# AGENDA

## Bureau County Zoning Board of Appeals

Thursday, August 17, 2023

7:00 p.m.

2<sup>nd</sup> Floor County Boardroom,  
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting: July 20, 2023.
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
  - A. **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.
  - B. **Action on Bureau County Safaris, LLC Rezone Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING** (*tabled at July 20, 2023 hearing*).
  - C. **Public Hearing on Variation Requests from Kendall R. Guither et ux - VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build an 60' x 190' steel frame home and shop as close as 25' from the right-of-way of 2900 N Ave., needs 50'. Requesting up to a 25' front yard **VARIATION**. The property is identified as being located on the Northwest corner of 2900 N Ave. & 1800 E St., 17935 2900 N Ave., Walnut. Parcel #03-01-400-003 is located on property in Section 1 of Walnut Township.
  - D. **Action on Kendall R. Guither et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.

- E. Public Hearing on Variation Requests from Wesley J. Gillan et al. VARIATION** from the height restrictions in the Rural Estate Zoning District as stated in Article 3.43-3b. of the Bureau County Zoning Ordinance. Applicant wishes to build a 32' x 40' pole building with 14' sidewalls and a 4/12 pitched roof. Total height ground to peak will be as tall as 23', maximum height allowed in the Rural Estate Zoning District is 20' ground to peak. Requesting up to a 3' height **VARIATION**. The property is identified as being located on the south side of South Ave. approx. 475' east of IL Rt. 89, 33386 1900 N Ave., Arlington. Parcel #12-34-100-025 is located on property in the Village of Cherry, Section 34 of Westfield Township.
- F. Action on Wesley J. Gillan et al Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- G. Public Hearing on Non-Conforming Use Variation Request from Hungry World Farm. VARIATION** from the home occupation requirements as stated in the Bureau County Zoning Ordinance. Applicant wishes to operate a catering kitchen in a detached accessory structure and serve private reservation meals and/or other limited events open to the general public. Will be utilizing both the existing farm learning center and an outdoor venue in the yard area. Zoning Ordinance requires that home occupations take place in the residence only. The property is identified as being located on the West side of 1925 E St. approx. ¾ mile south of Tiskilwa Bottom Road, 19183 Plow Creek Rd., Tiskilwa. Parcel #22-17-300-006 is located on property in Section 17 of Arispie Township.
- H. Action on Hungry World Farm Non-Conforming Use Variation Request.** The Board of Appeals will act on granting or denying the requested **NON-CONFORMING USE VARIATION**.
- I. Public Hearing on Non-Conforming Use Variation Request from Michael & Lisa Clinton. NON-CONFORMING USE VARIATION** to build an oversized garage on an R-2 zoned property where no home is present as stated in Article 2.32, a **BULK VARIATION** from the R-2 square footage requirements as stated in Article 3.53-2b and **VARIATION** from setback requirements for a detached accessory structure as stated in the Bureau County Zoning Ordinance. Applicant wishes to build up to a 30' x 40' (1,200 sq. ft.) garage on R-2 zoned lots across the street, just south of their home. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-2 Zoning District. Requesting up to a 300' **BULK VARIATION**. Proposed addition will also be as close as 5' from the right-of-way of Larson Ave., needs 25'. Requesting up to a 20' front yard **VARIATION**. The property is identified as being located on the west side of West St., just south of Larson Ave., Cherry. Parcel #12-27-457-001 is located on property in the Village of Cherry, Section 27 of Westfield Township.
- J. Action on Michael & Lisa Clinton Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

**K. Public Meeting on Rezoning Request from Ian T. Carl. REZONE from M-2 to R-2 to bring existing single family dwelling into compliance with the Bureau County Zoning Ordinance.** The property is identified as being located on the Southeast corner of E. Long St. and N. Memorial St., 202 E. Long St., Ohio. Parcel #04-09-402-001 is located on property in the Village of Ohio, Section 9 of Ohio Township.

**L. Action on Ian T. Carl Rezone Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.

**6. Other business**

**7. Adjourn**