

AGENDA

Bureau County Zoning Board of Appeals

Thursday, September 21, 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: August 17, 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 Donald R. McNally Jr. et ux.**
VARIATION from the R-2 setback requirements as stated in Article 3.53-4b. and expand the existing non-conforming home as required in Article 9.11-3a. of the Bureau County Zoning Ordinance. Requesting a **VARIATION** to build a 27' x 32' attached garage as close as 7' from the right-of-way of Church St., needs 25'. Requesting up to an 18' front yard **VARIATION**. Said garage addition will also be as close as 10' from the right-of-way of Railroad Ave., needs 25'. Requesting up to a 15' front yard **VARIATION** and as close as 20' from the rear property line, needs 30'. Requesting up to a 10' rear yard **VARIATION**. Also requesting a **VARIATION** to build proposed garage addition in the 50' sight triangle at the corner of Railroad Ave. and Church St. Ordinance requires structures be constructed outside of the sight triangle. Also requesting a **VARIATION** to expand a non-conforming structure to add said garage addition to the existing non-conforming home. The property is identified as being located on the Southeast corner of W. Railroad Ave. & Church St., 208 W. Railroad Ave., Arlington. Parcel #12-08-327-008 is located on property in the Village of Arlington, Section 8 of Westfield Township.
 - B. **Action on Donald R. McNally Jr. et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - C. **Public Hearing on Variation Request from Dane Mehlbrech.** **VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance for a 21' x 51' ground mounted solar array built as close as 5' from the rear property line,

needs 30'. Requesting up to a 25' rear yard **VARIATION**. The property is identified as being located on the North side of 1900 N Ave. approx. ¼ mile west of Malden, 24797 1900 N Ave., Princeton. Parcel #11-30-400-007 is located on property in Section 30 of Berlin Township.

- D. Action on Dane Mehlbrech Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- E. Public Hearing on Variation Request from Charles E. McClure et ux. VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance for a 25' x 21' ground mounted solar array built as close as 5' from the side property line, needs 30'. Requesting up to a 25' side yard **VARIATION**. The property is identified as being located on the West side of S. Main St. approx. ¾ mile south of Byant Circle Dr., 2402 S. Main St., Princeton. Parcel #16-29-200-002 is located on property in Section 29 of Princeton Township.
- F. Action on Charles E. McClure et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- G. Public Hearing on Variation Request from Kasbeer Farmers Elevator Co-Op. VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build a 13' x 738' three section, ground mounted solar array as close as 15' from the right-of-way of 2460 N Ave., needs 50'. Requesting up to a 35' front yard **VARIATION**. The property is identified as being located on the North side of 2460 N Ave. approx. ¼ mile East of IL Rt. 26, Kasbeer. Parcel #04-33-251-005 & Parcel #04-33-181-001 are located on property in Kasbeer, Section 33 of Ohio Township.
- H. Action on Kasbeer Farmers Elevator Co-Op Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- I. Public Hearing on Variation Requests from Trey & Katherine Barker. VARIATION** from the setback requirements in the Rural Estate Zoning District and expand the existing non-conforming home as required in Article 9.11-3a. of the Bureau County Zoning Ordinance. Applicant wishes to build up to a 28' x 28' single story room addition as close as 45' from the right-of-way of 2750 E St., needs 50'. Requesting up to a 5' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said addition to the existing non-conforming home. The property is identified as being located on the East side of 2750 E St. approx. 3/8 mile north of US Rt. 6, 15484 2750 E St., Princeton. Parcel #17-15-400-001 is located on property in the Section 15 of Selby Township.
- J. Action on Trey & Katherine Barker Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- K. Public Hearing on Variation Request from Michael Despain. VARIATION** from the road front requirements as stated in the Bureau County Zoning Ordinance. Applicant is requesting a 118' road frontage **VARIATION** for Lot 2 in Twin Willows Subdivision, has 82' of road frontage, needs 200'. The property is identified as being located on the East side of Wyanet-Walnut Rd. approx. ½ mile South of 100 N. Ave. Property is located in Section 34 of Milo Township. New Parcel.

- L. Action on Michael Despain Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- M. Public Hearing on Variation Request from Jared T. Frueh et ux. VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build a 36' x 48' pole building as close as 10' from the east property line, needs 30'. Requesting up to a 20' side yard **VARIATION**. The property is identified as being located on the South side of 2300 N Ave. approx. 5/8 mile east of IL Rt. 26, 20824 2300 N Ave., Ohio. Parcel #10-09-200-011 is located on property in Section 9 of Dover Township.
- N. Action on Jared T. Frueh et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- O. Public Hearing on Variation Request from David Rychaert et ux. VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build a 50' x 65' pole building as close as 10' from the North property line., needs 30'. Requesting a 20' side yard **VARIATION**. The property is identified as being located on the West side of US Hwy. 34 approx. ¼ mile south of 2500 N Ave., 24751 US Hwy. 34, LaMoille. Parcel #05-36-100-002 is located on property in Section 36 of LaMoille Township.
- P. Action on David Rychaert et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- Q. Public Hearing on Rezoning Request from Corey J. Miller. REZONE from Agriculture to Rural Estate to build a single family home.** The property is identified as being located on the West side of 35 E St. approx. ¼ mile north of 2700 N Ave. Property is located in Section 18 of Fairfield Township. New Parcel.
- R. Action on Corey J. Miller Rezone Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning.
- S. Public Hearing on Conditional Use Request from Rocky Mountain Elk Solar, LLC. CONDITIONAL USE** to build and operate a 4.99 mW Solar Farm for the purpose of generating electrical power on a portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and perimeter fencing. The property is identified as being located on the Southwest corner of the intersection of US Rt. 6 & 34 and IL Rt. 40. Property is located in Section 21 of Concord Township. Parcel #14-21-200-004 & #14-21-200-003.
- T. Action on Rocky Mountain Elk Solar, LLC. 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.

6. **Other business**

7. **Adjourn**