

# AGENDA

## Bureau County Zoning Board of Appeals

Thursday, February 15, 2024

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: November 16, 2023, November 27, 2023, and December 21, 2023.
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
  - A. Public Hearing on Conditional Use Request from Bureau County, % Jim Shipp (Tabled at Nov. 16, 2023 and December 21, 2023 ZBA Hearings). **CONDITIONAL USE** to install and operate a 280' tall, lighted, self-supporting communication tower, equipment shelter and associated ground equipment, inside the fenced area at the base of the tower. The property is identified as being located on the South side of 2500 N Ave. approximately ¼ mile East of 1100 E St. Property is located in Section 36 of Greenville Township. New Parcel.
  - B. Action on Bureau County, % Jim Shipp, Conditional Use Request (Greenville site). The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.
  - C. Public Hearing on Variation Request from Steven C. Wetsel et ux. **BULK VARIATION** from the R-2 square footage requirements as stated in Article 3.53-2b of the Bureau County Zoning Ordinance. Applicant wishes to build up to a 32' x 50' (1,600 sq. ft.) garage. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-2 Zoning District. Requesting up to a 700' **BULK VARIATION**. The property is identified as being located on the South side of S. Rock Island St. approx. 230' west of E Kansas St., 109 S. Rock Island St., Bureau. Parcel #23-17-126-002 + #23-17-126-012 + #23-17-0126-004 + #23-17-126 -005 is located on property in Section 17 of Leepertown Township.

- D. Action on Steven C. Wetsel et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- E. Public Meeting on Rezoning Request from Stephen & Amy Peterson. REZONE from Agriculture to Rural Estate to bring existing single family home into compliance with the Bureau County Zoning Ordinance.** The property is identified as being located on the North side of 1575 N Ave. approx. 5/8 mile east of 975 E St. Property is located in Section 14 of Concord Township. New Parcel, 10479 1575 N Ave., Wyanet, IL.
- F. Action on Steven & Amy Peterson 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.
- G. Public Hearing on Conditional Use Request from Cherry Solar 1, LLC. CONDITIONAL USE** to build and operate a 4.99 mW (AC) commercial solar energy facility 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 will be enclosed by a perimeter fence. Also, the Bureau County Zoning Ordinance, as amended 5/9/2023, requires a commercial solar energy facility to be setback by 1.5 miles (7,920') from a municipality's corporate boundary line and 2,640 feet from a platted rural subdivision. The north end of the subject property is located as close as 7,400' from the municipal limits of the Village of Arlington, therefore requesting up to a 520' setback **VARIATION**. The South end of the subject property is as close as 3,950' from the corporate boundary line of the Village of Cherry, therefore requesting up to a 3,970' setback **VARIATION**. These distances are approximate distances measured from the Bureau County GIS parcel map website. The GIS map also shows a platted subdivision in Section 16 of Westfield Township, directly north of that certain parcel of real estate. Requesting a **SETBACK VARIATION** although no subdivision plat has been recorded at the Bureau County Clerk and Recorder's Office. The property is identified as being located on the Southeast corner of the intersection of IL Rt. 89 and Township Road 2100 N Ave. Property is located in Section 21 of Westfield Township. Parcel #12-21-200-017 & #12-21-200-016.
- H. Action on Cherry Solar 1, LLC CONDITIONAL USE and VARIATION requests.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use. The Board of Appeals will also act on granting or denying the requested Variations.

6. **Other business**

7. **Adjourn**