

AGENDA

Bureau County Zoning Board of Appeals

Thursday, April 18, 2024

7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting: March 21, 2024
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
 - A. **Public Hearing on Non-Conforming Use Variation Request from Richard A. Kramer et ux. VARIATION** from the home occupation requirements as stated in the Bureau County Zoning Ordinance. Applicant wishes to operate a gunsmithing/gun repair shop and a non-firearm related machine shop in a detached accessory structure and the Zoning Ordinance requires that home occupations take place in the residence only. The property is identified as being located on the West side of 2200 E St. approx. 750' north of 2300 N Ave., 23155 2200 E St., Ohio. Parcel #10-03-400-003 is located on property in Section 3 of Dover Township.
 - B. **Action on Richard A. Kramer et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **NON-CONFORMING USE VARIATION**.
 - C. **Public Hearing on Variation Request from Peter Rousonelos et ux. VARIATION** from the height restrictions and yard requirements in the Rural Estate Zoning District as stated in Article 3.43-3b. of the Bureau County Zoning Ordinance. Applicant wishes to build a 48' x 80' pole building with 18' sidewalls and a 4/12 pitched roof. Total height ground to peak will be as tall as 28', maximum height allowed in the Rural Estate Zoning District is 20' ground to peak. Requesting up to an 8' height **VARIATION**. Also requesting a **VARIATION** to build said pole building closer to the right-of-way of IL Route 40 than the closest part of the home (front yard). Zoning Ordinance allows detached accessory structures to be built in the rear and side yard areas only in the Rural Estate Zoning District. The property is identified as being located on the West side of IL Route 40 approx. 1 ½ miles south of Rt. 6 & 34, 14047 IL Hwy. 40, Buda. Parcel #14-28-200-006 is located on property in Section 28 of Concord Township.
 - D. **Action on Peter Rousonelos Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - E. **Public Hearing on Conditional Use Request from Bureau Solar 2, LLC.** **CONDITIONAL USE** to build and operate a 5 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a 29.3 Acre portion of the subject properties. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and will be enclosed by a perimeter fence. The property is identified as being located on the southwest corner of 2200 N Ave. and IL Rt. 26. Parcel #10-16-100-001 & #10-16-100-002 are located on property in Section 16 of Dover Township.

F. Action on Bureau Solar 2, 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.

G. Public Hearing on Conditional Use Request from Cherry Solar 1, LLC. Bureau County Board remanded the application back to the Zoning Board of Appeals to allow additional evidence and testimony to be presented on several specific items regarding their application to obtain a **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. 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 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

- Retention of Tim Slavin as facilitator for the Providence Heights repowering hearings at the Zoning Board of Appeals.

7. Adjourn