

# AGENDA

## Bureau County Zoning Board of Appeals

Thursday, May 16, 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: April 18, 2024
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
  - A. **Public Hearing on Variation Request from Michael G. Moore et ux. VARIATION** from the requirements for placement of accessory structures in the R-2 Zoning District as stated in Article 3.53-2b. of the Bureau County Zoning Ordinance. Applicant wishes to build a 24' x 24' detached garage with 10' x 24' open porch closer to the right-of-way of 2345 E St. than the closest part of the home (front yard). Zoning Ordinance requires accessory structures to be located in the rear and side yards only. The property is identified as being located on the West side of 2345 E St. approx. 5/8 mile south of 1355 N Ave., 12841 2345 E St., Princeton. Parcel #16-36-101-007 & Parcel #16-36-101-008 are located on property in Section 36 of Princeton Township.
  - B. **Action on Michael G. Moore et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
  - C. **Public Hearing on Variation Request from Charles A. Taber. VARIATION** from the side yard setback requirements in the Agriculture Zoning District as stated in the Bureau County Zoning Ordinance. Applicant wishes to build a 46' x 30' detached garage as close as 20' from the East side property line, needs 30'. Requesting up to a 10' side yard **VARIATION**. The property is identified as being located on the South side of 1460 N Ave. approx. 3/8 mile south of Hollowayville, 30320 1460 N Ave., Spring Valley. Parcel #18-19-400-018 is located on property in Section 19 of Hall Township.
  - D. **Action on Charles A. Taber Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
  - E. **Public Hearing on Variation Request from Dan Yuhas. VARIATION** from the requirements for placement and size of accessory structures in the R-2 Zoning District as stated in Article 3.53-2b. of the Bureau County Zoning Ordinance. Applicant wishes to build a 26' x 36' (936 sq. ft.) detached garage. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-2 Zoning District. Requesting up to a 36 sq. ft. **BULK VARIATION**. Also requesting up to a 15' front yard **VARIATION** to build proposed garage as close as 0' from the right-of-way of W. Farnham St., needs 15'. Also requesting a **VARIATION** to build proposed garage closer to the right-of-way of W. Farnham St. than the closest part of the home (front yard). Zoning Ordinance requires that detached accessory structures be built in the rear and side yard areas only (property has double frontage). Proposed garage will also be built in the 15' sight triangle at the intersection of the alley and the right-of-way of W. Farnham St. Ordinance requires structures to be built outside of the sight triangle, requesting a **VARIATION**. The property is identified as being located on the Northwest corner of Farnham St. and S. Main St., 539 S. Main St., Sheffield. Parcel #14-19-353-009 is located on property in Section 19 of Concord Township.

- F. Action on Dan Yuhus Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- G. Public Hearing on Variation Request from Ryan Markham. VARIATION** from the requirements for placement of accessory structures in the R-1 Zoning District as stated in Article 3.52-2b. of the Bureau County Zoning Ordinance. Applicant wishes to build a 32' x 30' (960 sq. ft.) detached garage with 10' sidewalls and an 8/12 pitched roof. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-1 Zoning District. Requesting up to a 60 sq. ft. **BULK VARIATION**. Total height of proposed structure, ground to peak, will be up to 26' tall. Ordinance allows a maximum height of 20' ground to peak, requesting up to a 6' **HEIGHT VARIATION**. Also requesting a **VARIATION** to build proposed garage closer to the right-of-way of Timber Ridge Road than the closest part of the home (front yard). Ordinance requires that detached accessory structures be built in the rear and side yard areas only. The property is identified as being located on the North side of Timber Ridge Rd. just West of IL Rt. 26, 1230 Timber Ridge Rd., Princeton. Parcel #16-35-426-019 is located on property in Section 35 of Princeton Township.
- H. Action on Ryan Markham Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- I. Public Hearing on Variation Request from the Village of Dover. VARIATION** from the side yard setback requirements in the Agriculture Zoning District as stated in the Bureau County Zoning Ordinance. Applicant wishes to build up to a 20' x 30' metal building as close as 5' from the North side property line, needs 30'. Requesting up to a 25' side yard **VARIATION**. The property is identified as being located on the Northwest corner of US Rt. 34 and 1950 N Ave. Parcel #10-25-100-005 is located on property in Section 25 of Dover Township.
- J. Action on Village of Dover Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- K. Public Hearing on Conditional Use Request from Bureau County (Walnut site), % Jim Shipp. 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 IL Rt. 92 approximately 1,250' East of 1500 E St. Property is located in Section 10 of Walnut Township.
- L. Action on Bureau County, % Jim Shipp, Conditional Use Request (Walnut site).** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.
- M. Public Hearing on Conditional Use Request from Bureau County (Greenville site), % Jim Shipp (Tabled at Nov. 16, 2023, December 21, 2023, February 15, 2024 and March 21, 2024 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.
- N. 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.
- O. Public Hearing on Conditional Use Request from Bureau Solar 2, LLC. (Tabled at April 18, 2024 ZBA Hearings) CONDITIONAL USE** to build and operate a 5 mW (AC) commercial solar energy facility for the purpose of generating electric 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.

**P. 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.

**Q. Public Hearing on Conditional Use Request from Cherry Solar 1, LLC. (Tabled at April 18, 2024 ZBA Hearings)** 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 electric 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.

**R. 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**

**7. Adjourn**