

# AGENDA

## Bureau County Zoning Board of Appeals

Thursday, June 20, 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: May 16 and May 23, 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 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 34' x 30' (1,020 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 120 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.
  - B. **Action on Ryan Markham Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
  - C. **Public Hearing on Variation Request from the First Baptist Church of LaMoille. VARIATION** to build up to a 9' 5" wide x 8' tall digital church bulletin sign structure with up to a 5' x 9' 5" sign face (47.5 sq. ft.). Bureau County Zoning Ordinance allows a maximum size of 16 sq. ft. in area for the sign face in the R-2 Zoning District. Requesting up to a 31.5 sq. ft. **BULK VARIATION**. Also requesting a **VARIATION** to build said sign structure within the 50' sight triangle at the corner of N. Main St. and Franklin St. Ordinance only allows structures up to 2 ½' tall within the sight triangle. The property is identified as being located on the Southwest corner of N. Main St. and Franklin St. Parcel #05-24-406-001 is located on property in Section 24 of LaMoille Township.
  - D. **Action on First Baptist Church of LaMoille Request.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
  - E. **Public Hearing on CONDITIONAL USE Request from the Village of Malden. CONDITIONAL USE** to construct and operate a new wastewater treatment facility for the Village of Malden. The property is identified as being located on the West side of 2550 E St. approximately 3/8 mile South of 1900 N Ave. Property is located in Section 32 of Berlin Township. Parcel #11-32-151-004 & #11-32-176-001.

- F. **Action on Village of Malden 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 Jacqueline L. Patnoe. CONDITIONAL USE** to place a 2024 Clayton Wakarusa Pulse 28' x 52' manufactured home on a residential lot in Van Orin. The property is identified as being located on the South side of 2790 N Ave. approximately 875' West of 2600 E St., 25804 2790 N Ave. Property is located in Section 17 of LaMoille Township. Parcel #05-17-227-001 & #05-17-227-009.
  
- H. **Action on Jacqueline L. Patnoe 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.
  
- I. **Public Hearing on CONDITIONAL USE Request from Karina Sanchez Rodriguez. CONDITIONAL USE** to place a 2004 Skyline 28' x 52' manufactured home on a residential lot in the Village of Malden. The property is identified as being located on the Northeast corner of Spruce St. and 1<sup>st</sup> St., Malden. Property is located in Section 29 of Berlin Township. Parcel #11-29-329-007.
  
- J. **Action on Karina Sanchez Rodriguez 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.
  
- K. **Public Hearing on REZONE Request from Harry's Pub N Grub, LLC. REZONE from B-1 to B-3** to make improvements and expand existing business on adjoining lots located in the Village of Ohio. The property is identified as being located on the Northeast corner of E. Van Buren St. and N. Main St., Ohio. Property is located in Section 9 of Ohio Township. Parcel #04-09-403-012 & Parcel #04-09-403-013.
  
- L. **H. Action on Harry's Pub N Grub, LLC Rezone Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Rezone.

6. **Other business**

7. **Adjourn**