

AGENDA

Bureau County Zoning Board of Appeals

Thursday, July 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: May 16, May 23, June 20, 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 Stephon Low. VARIATION** from the requirements for minimum gross floor area in the R-2 Zoning District as stated in Article 3.53-4c2. of the Bureau County Zoning Ordinance. Applicant wishes to build a 24' x 28' (672 sq. ft.) single story home with 8' wide wrap around open porch. Zoning Ordinance requires a minimum of 725 sq. ft. gross floor area in the R-2 Zoning District. Requesting up to a 53 sq. ft. **BULK VARIATION**. Parcel #15-21-178-006 is located on property in Section 21 of Wyanet Township. The property is identified as being located on the East side of S. Maple St. just South of E. 3rd St., Wyanet.
 - B. **Action on Stephon Low Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
 - C. **Public Hearing on Variation Request from Edward Stuepfert et ux. VARIATION** from the requirements for size of accessory structures in the R-2 Zoning District as stated in Article 3.52-2b. of the Bureau County Zoning Ordinance. Applicant wishes to build a 30' x 25' (750 sq. ft.) addition to existing 54' x 24' (1,296 sq. ft.) detached garage for a total of 2,046 sq. ft. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-2 Zoning District. Requesting a 1,146 sq. ft. **BULK VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to build said addition to existing oversized garage. The property is identified as being located on the West side of S. Main St. at the intersection with Cottage Ave., 410 S. Main St., LaMoille. Parcel #05-24-451-007 is located on property in Section 24 of LaMoille Township.
 - D. Action on **Edward Stuepfert et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - E. **Public Hearing on Variation Request from Donald G. Thompson et ux. VARIATION** from the rear yard setback requirements in the Agriculture Zoning District as stated in the Bureau County Zoning Ordinance. Applicant wishes to install a 7.04 kW roof mounted solar array as close as 12' from the North (rear) property line, needs 30'. Requesting up to an 18' rear yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add proposed solar array to the roof of the existing non-conforming garage. The property is identified as being located on the North side of 1850 E St. approx. ¼ mile North of intersection with 1875 E St, 9391 1850 E St., Tiskilwa. Parcel #22-18-400-001 is located on property in Section 18 of Arispie Township.
 - F. Action on **Donald G. Thompson et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

- G. Public Hearing on Conditional Use Request from Ladd Solar 2, LLC.**
CONDITIONAL USE to build and operate a 4.99 mW (AC) commercial solar energy facility (CSEF) 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 Bureau County Zoning Ordinance requires a 1.5 mile setback (7,920') from corporate boundary lines. The north side of the subject property is as close as 4,425 feet to the corporate boundary line of the Village of Cherry, requesting up to a 3,495 foot setback **VARIATION**. The south side of the property is as close as 2,660 feet from the corporate boundary of the Village of Ladd, requesting up to a 5,260 foot setback **VARIATION**. Distances are approximate as measured from the Bureau County GIS parcel map website. The property is identified as being located on IL Route 89 between Ladd and Cherry, approximately 1,000 feet south of the intersection of IL Rt. 89 and 1800 N Ave. Property is located in Section 4 of Hall Township. Parcel #18-04-200-005.
- H. Action on Ladd Solar 2, 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.
- I. Public Hearing on Conditional Use Request from Ladd Solar 3, LLC.**
CONDITIONAL USE to build and operate a 4.50 mW (AC) commercial solar energy facility (CSEF) 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 Bureau County Zoning Ordinance requires a 1.5 mile setback (7,920') from corporate boundary lines. The north side of the subject property is as close as 4,425 feet to the corporate boundary line of the Village of Cherry, requesting up to a 3,495 foot setback **VARIATION**. The south side of the property is as close as 2,660 feet from the corporate boundary of the Village of Ladd, requesting up to a 5,260 foot setback **VARIATION**. Distances are approximate as measured from the Bureau County GIS parcel map website. The property is identified as being located on IL Route 89 between Ladd and Cherry, approximately 1,000 feet south of the intersection of IL Rt. 89 and 1800 N Ave. Property is located in Section 4 of Hall Township. Parcel #18-04-200-005. The property is identified as being located on IL Route 89 between Ladd and Cherry, approximately 1,500 feet south of the intersection of IL Rt. 89 and 1800 N Ave. Property is located in Section 4 of Hall Township. Parcel #18-04-200-005.
- J. Action on Ladd Solar 3, 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