

# AGENDA

## Bureau County Zoning Board of Appeals

Thursday, September 19, 2024

7:00 p.m.

2<sup>nd</sup> Floor County Boardroom,  
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Public Comment (not comments on the public hearings to be conducted at this meeting).
4. New Business:
  - A. **Public Hearing on Variation Request from Donald M. Heidenreich et ux.** **VARIATION** from the side and rear yard setback requirements in the Agriculture Zoning District as stated in the Bureau County Zoning Ordinance. Applicant is seeking up to a 20' side yard **VARIATION** to build a 40' x 60' pole building as close as 10' from north property line, needs 30'. Also requesting up to a 22' rear yard **VARIATION** and up to a 22' side yard **VARIATION** to move a 16' x 20' shed as close as 8' from rear property line, needs 30' and as close as 8' from the south side property line, needs 30'. Also requesting up to a 20' side yard **VARIATION** and up to a 20' rear yard **VARIATION** to move the existing 24' x 24' garage as close as 10' from the north side property line, needs 30' and as close as 10' from the rear property line, needs 30'. The property is identified as being located on the west side of 1200 E St. approx. 1100' south of 2600 N Ave., 25777 1200 E St., Walnut. Parcel #02-25-200-004 is located in Section 25 of Greenville Township.
  - B. **Action on Donald M. Heidenreich et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
  - C. **Public Hearing on VARIATION request from Kyle Anderson.** **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 32' x 48' (1,536 sq. ft.) detached garage. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-2 Zoning District. Requesting up to a 636 sq. ft. **BULK VARIATION**. The property is identified as being located on the East side of Sherwood Glen Rd., northeast side of cul-de-sac, 715 Sherwood Glen Road, Princeton. Parcel #16-35-403-013 is located on property in Section 35 of Princeton Township.
  - D. **Action on Kyle Anderson Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
  - E. **Public Hearing on VARIATION request from Keith F. VanderMeersch et ux.** **VARIATION** from the minimum yard requirements in the R-2 Zoning District as stated in Article 3.53-4b. of the Bureau County Zoning Ordinance. Applicant wishes to build an 8' x 20' covered porch & steps as close as 4' from the right-of-way of S. Church St., needs 25'. Requesting up to a 21' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said porch and steps to the front the existing non-conforming home. The property is identified as being located on the Northwest corner of W. Cook St. and S. Church St., 239 S. Church St., Sheffield. Parcel #14-19-302-006 is located on property in Section 19 of Concord Township.
  - F. **Action on Keith F. VanderMeersch et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

- G. **Public Hearing on NON-CONFORMING USE VARIATION request from Thomas Burr et ux.** Requesting a **NON-CONFORMING USE VARIATION** to build an oversized garage on an R-2 zoned property where no home is present as stated in Article 2.32, a **BULK VARIATION** from the R-2 square footage requirements as stated in Article 3.53-2b and **VARIATION** from setback requirements for a detached accessory structure as stated in the Bureau County Zoning Ordinance. Applicant wishes to build up to a 30' x 50' (1,500 sq. ft.) pole building on R-2 zoned lots across the alley, just north of their home. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-2 Zoning District. Requesting up to a 600' **BULK VARIATION**. Proposed addition will also be as close as 5' from the right-of-way of W. Kansas St., needs 25'. Requesting up to a 20' front yard **VARIATION**. The property is identified as being located on the north side of W. Kansas St., approx. 150' east of IL Rt. 26 and 29, Bureau. Parcel #23-17-103-001 is located on property in the Village of Bureau, Section 17 of Leepertown Township.
- H. **Action on Thomas Burr et ux VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- I. **Public Hearing on CONDITIONAL USE Request from ANR Pipeline / TC Energy.** **CONDITIONAL USE** to build and operate a gas transmission pipeline compressor station facility on property currently owned by DLM 1432 LLC located in Section 5, Westfield Township. The property is identified as being located on the east side of IL Rt. 89 approx. ½ mile north of 2300 N Ave., Arlington. New Parcel.
- J. **Action on ANR Pipeline / TC Energy 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 CONDITIONAL USE Request from Bureau Solar 3, LLC.** **CONDITIONAL USE** to build and operate a 5 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a 25.3 acre portion of the subject property currently owned by Michael W. Maynard. 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 west side of IL Route 40 approximately ½ mile south of intersection with IL Rt. 6 & 34, just south of the railroad tracks. Property is located in Section 16 of Concord Township. Parcel #14-21-400-008.
- L. **Action on Bureau Solar 3, 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.
- M. **Public Hearing on Conditional Use Request from SV CSG Paloma Solar, LLC.** **CONDITIONAL USE** to build and operate a 2.875 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a portion of the subject property currently owned by William Keith Ogan. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and will be enclosed by a perimeter fence. Also, Zoning Ordinance requires proposed facility to be setback 1.5 miles (7,920') from a municipality's corporate boundary line. The south end of the subject property is as close as 5,820' from the municipal limits of the Village of Ohio, therefore requesting up to a 2,100' setback **VARIATION**. These distances are approximate distances measured from the Bureau County GIS parcel map website. The property is identified as being located on the south side of Baseline Road approximately ¼ mile east of 2100 E St., Ohio. N Ave. Property is located in Section 3 of Ohio Township. Parcel #04-03-100-003.
- N. **Action on SV CSG Paloma Solar, 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.
- O. **Action on SV CSG Paloma Solar, LLC VARIATION request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.

## 5. Other business

## 6. Adjourn