

AGENDA

Bureau County Zoning Board of Appeals

Thursday, October 17, 2024

7:00 p.m.

Princeton Moose Lodge,
1339 N. Euclid Ave., 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 Requests from Mark Langham et ux. VARIATION** from the R-3 setback and bulk requirements as stated in Article 3.54-2b. of the Bureau County Zoning Ordinance. Requesting a **VARIATION** to build up to a 30' x 40' detached garage (1,200 sq. ft.). Zoning Ordinance allows a maximum of 900 sq. ft. garage in the R-3 Zoning District. Requesting up to a 300 sq. ft. **BULK VARIATION**. Also requesting a **VARIATION** to build proposed garage closer to the right-of-way of Park Ave. than the closest part of the home (front yard). Ordinance requires accessory structures to be located in the rear and side yards only in the R-3 Zoning District. The property is identified as being located on the Northeast corner of Taylor St. & Park Ave., 304 N. Taylor St., Cherry. Parcel #12-27-328-012 is located on property in the Village of Cherry, Section 27 of Westfield Township.
 - B. **Action on Mark Langham et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - C. **Public Hearing on VARIATION request from Eric Droysen et ux. VARIATION** from the side setback requirements as stated in the Bureau County Zoning Ordinance. Applicant wishes to build up to an 18' x 25' steel building as close as 10' from the side property line, needs 30'. Requesting up to a 20' side yard **VARIATION**. The property is identified as being located on the South side of 2075 N Ave. approx. 5/8 mile east of IL Rt. 26, 20748 2075 N Ave., Princeton. Parcel #10-21-200-016 is located on property in Section 21 of Dover Township.
 - D. **Action on Eric Droysen et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
 - E. **Public Hearing on Rezoning Request from Barry Massa et ux. REZONE from Agriculture to Rural Estate to build a single family home.** The property is identified as being located on the North side of 1950 N Ave., approx. 1100' West of intersection with 2100 E St. Property is located in Section 27, Dover Township. Parcel #10-27-100-007 & #10-27-100-015.
 - F. **Action on Barry Massa et ux REZONE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning.
 - G. **Public Hearing on Rezoning Request from Lawrence E. Jr. & Belinda A. La Magdeleine. REZONE from Agriculture to Rural Estate to build a single family home.** The property is identified as being located on the North side of 1750 N Ave., approx. 1 1/8 miles East of Backbone Road. Property is located in Section 5, Princeton Township. New Parcel.

- H. **Action on Lawrence E. Jr. & Belinda A. La Magdeleine REZONE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning.
- I. **Public Hearing on Conditional Use Requests from Providence Heights Wind, LLC. 35 CONDITIONAL USE** applications to retrofit the existing wind turbine generators by installing new nacelles and rotors (Vestas V110-2.2 MW). The existing turbine locations will not change, but the foundations will likely be reinforced with foundation collars and extensions. 8 of the applications also have **VARIATION** requests for setbacks. Also seeking **4 CONDITIONAL USE** applications for temporary laydown / staging areas for the Providence Heights Wind Retrofit Project. Properties are located in Indiantown Township and Milo Township.
- J. **Action on Providence Heights Wind, LLC, CONDITIONAL USE requests.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Uses.
- K. **Action on Providence Heights Wind, LLC, VARIATION requests.** The Board of Appeals will act on granting or denying the requested Variations.

5. **Other business**

6. **Adjourn**