

AGENDA

Bureau County Zoning Board of Appeals

Thursday, November 21, 2024

7:00 p.m.

2nd 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 Requests from Richard Bell et ux. VARIATION from the R-2 setback and bulk requirements as stated in Article 3.53-2b. of the Bureau County Zoning Ordinance. Requesting a **VARIATION** to build up to a 40' x 64' (2,560 sq. ft.) pole type garage with a 15' x 64' (960 sq. ft) lean-to for a total of 3,520 sq. ft. Zoning Ordinance allows a maximum of 900 sq. ft. garage in the R-2 Zoning District. Requesting up to a 2,620 sq. ft. **BULK VARIATION**. Proposed structure will have 16' sidewalls - total height ground to peak will be up to 21' tall. Maximum height allowed in the R-2 Zoning District is 20', requesting up to a 1' height **VARIATION**. The property is identified as being located on the Northwest corner of S. Park St. & W. Walnut St., 339 S. Park St., Sheffield. Parcel #14-19-304-010 is located on property in Sheffield, Section 19, of Concord Township.

B. Action on Richard Bell et ux Variation Requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

C. Public Hearing on VARIATION request from Julio Sandoval. VARIATION from the side setback requirements as stated in the Bureau County Zoning Ordinance. Applicant wishes to build up to a 50' x 70' pole building as close as 10' from the North side property line, needs 30'. Requesting up to a 20' side yard **VARIATION**. Also requesting a **NON-CONFORMING USE VARIATION** for the proposed detached accessory structure to be used to store the trucks, trailers, and equipment used in conjunction with the property owner's construction business. Zoning Ordinance requires that home occupations be operated inside the home only. The property is identified as being located on the West side of 2650 E St. approx. ½ mile North of US Rt. 34, 22547 2650 E St., Princeton. Parcel #11-09-100-003 is located on property in Section 09 of Berlin Township.

D. Action on Julio Sandoval Variation Requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

E. Public Hearing on Rezoning Request from Ag View FS, C/O Mark Wright. REZONE from B-3 to M-2 and a CONDITIONAL USE for a fertilizer and farm chemical mixing, blending, and loading facility. Also requesting a **CONDITIONAL USE** to place four (4) 30,000 gallon above ground fertilizer tanks, and a 80' x 180' chemical and fertilizer mixing, blending, and loading plant with twelve (12) 5,100 gallon indoor tanks at the proposed facility. The property is identified as being located on the South side of IL Rt. 92 approx. 825' West of US Rt. 34, 101 IL Hwy 92 LaMoille. Property is located in Section 24, LaMoille Township. Parcel #: 05-24-227-004.

- F. Action on Ag View FS, C/O Mark Wright REZONE and CONDITIONAL USE requests.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING** and **CONDITIONAL USES**.
- G. Public Hearing on Rezoning Request from Daniel Jr. & Robyn Mazzolini. REZONE from Agriculture to Rural Estate** to build a single family home. The property is identified as being located on the Northwest corner of 2150 N. Ave & 2280 E St. Property is located in Section 14, Dover Township. New Parcel.
- H. Action on Daniel Jr. & Robyn Mazzolini REZONE** request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.

5. **Other business**

6. **Adjourn**