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Witness Examination

Eric Pawlowski . . . . . 7

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End . . . . . 14

1 MR. WELBERS: Everybody is ready. So what  
2 we have tonight is the December 2024 regular  
3 hearing of the Bureau County Zoning Board of  
4 Appeals.

5 And we have Bill Jensen, who looks very,  
6 very nice.

7 MR. STUTZKE: Santa Claus.

8 MR. WELBERS: And we have Michael Stutzke,  
9 Jim Forristall, Troy Quest, and I'm Barry  
10 Welbers.

11 And our first order of business is always  
12 to approve the minutes of the previous meeting.

13 MR. QUEST: I would make a motion to  
14 approve as written.

15 MR. WELBERS: Is there a second?

16 MR. STUTZKE: Second.

17 MR. WELBERS: Michael.

18 And everyone is in favor?

19 (All those simultaneously  
20 responded affirmatively.)

21 MR. WELBERS: Okay. I will sign that. So  
22 that much is done.

23 We have four cases -- three cases to hear  
24 tonight. There was four. One, an Applicant,

1 Steven D. Day, has requested that he cancel his  
2 request. He's chosen ultimately not to do his  
3 project. So we can pull that folder and set it  
4 out of the way.

5 And that brings us to a project called  
6 Eric R. Pawlowski, Parcel Number 06-13-300-029.

7 The common location is the southeast  
8 corner of Beanna Court and Abballee Way,  
9 35123 Beanna Court, Mendota.

10 The property is presently zoned as R-1.

11 This is a request for a Variation to build  
12 a 30-foot by 80-foot steel building (2400 square  
13 feet). Zoning Ordinance allows a maximum of  
14 900 square feet in the R-1 Zoning District.  
15 Requesting up to a 1500-square-foot Bulk  
16 Variation. Also, proposed building will have  
17 16-foot sidewalls and will be as tall as 21 feet  
18 ground to peak. Ordinance allows a maximum  
19 height of 20 feet ground to peak in the R-1  
20 Zoning District. So they're requesting a 1-foot  
21 height Variation.

22 The present use is a single-family home.

23 We have, from the Bureau County Soil and  
24 Water Conservation District:

In Totidem Verbis, LLC (ITV)  
815.453.2260

In Totidem Verbis, LLC (ITV)

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The District has reviewed the request from Eric Pawlowski for a Variation on property in Section 13, Clarion Township, as applied in Case 24-11-18-1V.

The request is for a Bulk Variation for a 30-foot by 80-foot pole building and a Variation for the height of the building, at 16 feet on the sidewalls and 21 feet at the peak.

The Soil and Water Conservation District finds that impact to natural resources from the proposed project is minimal for the purposes of the Natural Resource Inventory Evaluation. A full NRI report will not be necessary, but we would like to highlight the following resource areas below:

Erosion. The property is on a 4 percent slope which slopes east toward the road. Shown in Figure 1.

Soil Properties. The property is located on Muscatine silt loam soils which are somewhat poorly draining. These soils have a low runoff potential.

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Natural Areas. The site is within four miles of the Hetzler Cemetery Prairie Nature Preserve, the closest natural area to the site.

This letter fulfills your requirement to notify the Soil and Water Conservation District of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Paragraph 405/1; the Illinois Revised Statutes, Chapter 5, Paragraph 106.

If you have any questions concerning this letter, please feel free to contact our office.

From the Clarion Township Road Commissioner: Our Township Road District has no objection to the above application.

From the Clarion Township Supervisor: Our Township has no objection to the above application.

Mendota Township High School Number 280: Our School District has no objection to the above application.

Mendota Community Consolidated School

1 District Number 289: Our School District has no  
2 objection to the above application.

3 And the proof of publication is here.

4 The witness, the Applicant, come forward,  
5 sir.

6 ERIC PAWLOWSKI,  
7 being first duly sworn, testified as follows,

8 MS. HOLT: Can you please state your name  
9 and address for the record.

10 MR. PAWLOWSKI: Yeah. It's Eric  
11 Pawlowski. Address is 35123 Beanna Court,  
12 Mendota, Illinois, 61342.

13 MS. HOLT: And can you spell your last  
14 name?

15 MR. PAWLOWSKI: P- as in Paul,  
16 A-W-L-O-W-S-K-I.

17 MS. HOLT: Perfect.

18 MR. WELBERS: Tell us more about your  
19 project, if you can, sir.

20 MR. PAWLOWSKI: Yeah, absolutely.

21 Looking to erect a 30-by-80 building. As  
22 you said, 16-foot sidewalls.

23 Inside the building, 15-by-20-foot area of  
24 cold storage. Lawnmower, snowblower, all of

1 that, getting it out of the garage. Got three  
2 kids, so want to move it all from the garage  
3 into that building.

4 Also in that building -- my kids are  
5 golfers, baseball players, basketball players --  
6 put a hoop inside, a batting cage, flight -- or  
7 golf simulator. Everything for the kids.  
8 Really that's what it's going to be built for,  
9 at the end of the day. When they go off to  
10 school, I'll have a lot of room to play with, at  
11 the end of the day. So it will hopefully be my  
12 college fund for them, at the end of the day, is  
13 how I am also looking forward to it.

14 That's really the project itself. It's  
15 going to sit, like you said, to the west of my  
16 house. It's behind my house to the west. No  
17 water inside of it, no bathrooms, nothing like  
18 that inside of the building itself.

19 MR. WELBERS: Okay. Questions, Kris?

20 MS. DONARSKI: Sure.

21 EXAMINATION

22 BY MS. DONARSKI:

23 Q. Do you have any plans for any kind of a  
24 business to be operated in the building?



1 A. No.

2 Q. Okay. Now, are you planning to have a floor  
3 drain in there?

4 A. We were not.

5 Q. Okay. If that should change, are you aware  
6 that the floor drain must meet requirements of  
7 the State of Illinois Plumbing Code?

8 A. Yes.

9 Q. Okay. Will you be using an existing driveway  
10 to access the new garage or what's your access  
11 plans?

12 A. That's a great question. So as of right now,  
13 there was -- our driveway could connect to the  
14 new building. It wasn't initially the way we  
15 wanted to do it, but we could connect our  
16 existing driveway to the new building site.

17 Q. Okay. So you plan to use the existing rather  
18 than a new driveway?

19 A. Yup.

20 Q. Okay. Now, have you spoken with your neighbors  
21 about your Variation request?

22 A. Yes.

23 Q. Okay. And did they have any questions or  
24 concerns?

1 A. No. I think they're pretty excited because  
2 they have kids too.

3 Q. Do you plan to put gutters and downspouts on  
4 your building?

5 A. No.

6 Q. Okay. Now, do you know where the septic tank  
7 and leach field are for your home?

8 A. I do.

9 Q. Okay. And will the proposed location of this  
10 structure encroach on the tank and/or the leach  
11 field for your home?

12 A. No, it will not.

13 Q. Okay. And then what are the existing land uses  
14 on the adjoining properties around you?

15 A. The property directly to the south of us is a  
16 grassed lot currently owned by the neighbors.  
17 The field to the west is used for farming.

18 Q. Okay. So residential and farming?

19 A. Uh-huh, yup.

20 Q. Okay. And then what is the lay of the land?  
21 Is it flat? sloping? What is --

22 A. It's pretty flat.

23 Q. Pretty flat.

24 MS. DONARSKI: Okay. That's all I have.

1 MR. WELBERS: I bet neither one of you are  
2 here with any interest in this application.

3 AUDIENCE MEMBER: I'd like to come use the  
4 golf simulator.

5 AUDIENCE MEMBER: Sounds fun.

6 MR. WELBERS: It's a public hearing, and  
7 there could be people here that would want to  
8 come and ask you questions or to clarify, and I  
9 have to ask that.

10 MR. PAWLOWSKI: Please.

11 MR. WELBERS: My hunch says that no one  
12 would ask any, and I was right. So they have no  
13 interest in your application.

14 Any questions from our Board?

15 (No verbal response.)

16 MR. WELBERS: Troy, you went past the  
17 property?

18 MR. QUEST: I did. That's a nice little  
19 subdivision that's growing out there.

20 The way that this is all situated, I don't  
21 really see any issues with sight or -- you know,  
22 it's pretty flat. I would say it's pretty safe  
23 to go to a motion.

24 I would move to approve the Variation to

1 build a 30-foot by 80-foot steel building, (2400  
2 square feet). Zoning Ordinance allows a maximum  
3 of 900 square feet in the R-1 Zoning District.  
4 Requesting a 1500-square-foot Bulk Variation.  
5 Also, I would move to approve the proposed  
6 building will have 16-foot sidewalls and will be  
7 as tall as 21 feet ground to peak. Ordinance  
8 allows a maximum of 20 feet ground to peak in  
9 the R-1. Requesting a 1-foot height Variation.

10 MR. WELBERS: Okay. The motion is made.  
11 Is there a second?

12 MR. JENSEN: I'll second that.

13 MR. WELBERS: Mr. Jensen is the second.  
14 Please call the roll.

15 MS. HOLT: Mr. Jensen?

16 MR. JENSEN: Yes.

17 MS. HOLT: Mr. Stutzke?

18 MR. STUTZKE: Yes.

19 MS. HOLT: Mr. Forristall?

20 MR. FORRISTALL: Yes.

21 MS. HOLT: Mr. Quest?

22 MR. QUEST: Yes.

23 MS. HOLT: Mr. Welbers?

24 MR. WELBERS: Yes.

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(By voice vote five ayes.)

MR. WELBERS: So it's approved.

MR. PAWLOWSKI: Thank you.

AUDIENCE MEMBER: Yes.

MR. PAWLOWSKI: Come out and use it  
whenever you want.

MS. DONARSKI: Give me a call when you're  
ready for a building permit.

MR. PAWLOWSKI: Perfect. Thanks, Kris.

MS. DONARSKI: Thank you.

MS. PAWLOWSKI: Thanks, everybody. Have a  
good holiday.

(The hearing was concluded at  
7:12 p.m.)

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Now on this 19th day of December, A.D., 2024, I  
do signify that the foregoing testimony was given  
before the Bureau County Zoning Board of Appeals.

Barry Welbers, Chairman

Kristine Donarski,  
Zoning Enforcement Officer

-----  
*Callie S. Bodmer*

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