





1 MR. WELBERS: Okay. Our next Applicant is  
2 Julio Sandoval. Parcel Number 11-09-100-003.

3 The common location is the west side of  
4 2650 E Street, approximately one-half mile north  
5 of U.S. Route 34, 22547 - 2650 E Street.

6 The property is presently zoned as  
7 Agriculture.

8 This is also a request for a Variation to  
9 build a 50-foot by 70-foot pole building as  
10 close as 10 feet from the north side property  
11 line. The requirement is 30 feet. Requesting  
12 up to a 20-foot side yard Variation. Also  
13 requesting a Nonconforming Use Variation for the  
14 proposed detached accessory structure to be used  
15 to store the trucks, trailers and equipment used  
16 in conjunction with the property owner's  
17 construction business. Zoning Ordinance  
18 requires that home occupations be operated  
19 inside the home only.

20 The present use is an old farmstead.

21 From the Malden Community School District  
22 Number 84: Our School District has no objection  
23 to the above application.

24 From the Bureau County Soil and Water

1 Conservation District:

2 The District has reviewed the request  
3 from Julio Sandoval for a Variation on  
4 property in Section 9, Berlin Township, as  
5 applied in Case 24-10-23-1V. The request  
6 is for a Variation for a 50-foot by  
7 70-foot pole building as close as 10 feet  
8 from the north property line, as well as a  
9 20-foot Side Yard Variation and a  
10 Nonconforming Use Variation to store  
11 trucks, trailers and equipment for his  
12 construction business.

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

21 Erosion. The property is on a 4.22  
22 percent slope which slopes north, shown in  
23 Figure 1.

24 Soil Properties. The property is

1 located on Catlin Silt Loam soils, which  
2 are moderately well draining. These soils  
3 have a low runoff potential.

4 Natural Resource Areas. The site is  
5 about three miles from Joe Myer Woods, the  
6 closest natural area to the site.

7 This letter fulfills your requirement  
8 to notify the Soil and Water Conservation  
9 District of land use changes as per the  
10 Illinois Compiled State Statutes, Chapter  
11 70, Paragraph 405/1; and the Illinois  
12 Revised Statutes Chapter 5, Paragraph 106.

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

16 Princeton High School District Number 500:  
17 Our School District has no objection to the  
18 above application.

19 Bureau County Highway Engineer: Our Road  
20 District has no objection to the above  
21 application.

22 The proof of publication is here.

23 Is the witness here -- the Applicant here?

24 MR. SANDOVAL: Yes.

1 MR. WELBERS: Come forward, sir.

2 JULIO SANDOVAL,

3 being first duly sworn, testified as follows:

4 MS. DONARSKI: Please state your name and  
5 address for the record.

6 MR. SANDOVAL: Julio Sandoval, 22547 -  
7 2650 E Street, Princeton, Illinois.

8 MS. DONARSKI: Thank you.

9 MR. WELBERS: Mr. Sandoval, go ahead and  
10 tell us more about your project.

11 MR. SANDOVAL: I'm trying to build this  
12 barn to store my equipment, trucks and trailers,  
13 lift. I have a few other barns, but I have  
14 animals too. So I'm trying to separate the  
15 animals and try to separate the business too.

16 MR. WELBERS: Sure.

17 MR. SANDOVAL: So that's the main reason I  
18 am trying to put that building there.

19 I talked to her about putting it in a  
20 different area, but it was going to be kind of  
21 hard to back, like, trailers in. So I thought  
22 that was the best spot.

23 The County already approved a new  
24 entrance. We already got that in. So I am just

1 hoping to see what happens.

2 MR. WELBERS: So you picked that location  
3 because it is the most accessible, and the  
4 County has an entrance off the highway, the  
5 blacktop?

6 MR. SANDOVAL: Yeah.

7 MR. WELBERS: Questions?

8 MS. DONARSKI: I do.

9 EXAMINATION

10 BY MS. DONARSKI:

11 Q. So, Julio, what kind of a business do you have?

12 A. Construction business.

13 Q. Construction business, okay.

14 And using this building, are you going to  
15 have any materials stored outside of the  
16 building or is everything going to be pretty  
17 much stored inside the new structure?

18 A. I usually don't have any materials, more, like,  
19 just equipment, but if that was the case, yeah,  
20 it would be inside.

21 Q. Okay. Do you plan to have any kind of  
22 hazardous materials there?

23 A. No.

24 Q. Or just vehicles and equipment?

1 A. Yeah.

2 Q. Okay. Do you know where the septic system is  
3 located for your home?

4 A. Yeah.

5 Q. Okay. Will the placement of the proposed pole  
6 building at this location impact your septic  
7 system?

8 A. No.

9 Q. Okay.

10 A. That's the reason they made it narrow, because  
11 it was going to be too close.

12 Q. I'm trying to get you to tell them on the  
13 record why it needs to be closer to the fence.

14 A. Okay.

15 Q. So can you tell them why it needs to be closer?

16 A. Yeah. So that was another reason we do it this  
17 way, because I got my leach field too close to  
18 the area. So I only got so many feet to play  
19 with.

20 Q. Okay. Are you going to have restrooms in your  
21 new building?

22 A. No.

23 Q. Okay. Going to have a floor drain?

24 A. As of right now, no.



1 Q. Okay. If you do, it has to meet the State  
2 Plumbing Code.

3 A. Okay.

4 Q. So if you decide to do that in the future, you  
5 can give me a call and I can tell you about  
6 that.

7 A. Okay.

8 Q. What are the existing land uses on the  
9 adjoining properties around you? Is it, like,  
10 agriculture?

11 A. Yeah. That's all it is, yeah.

12 Q. Okay. Now, tell me about the drainage. Which  
13 way does the water run? Does it, like, drain  
14 toward the road or toward the -- toward your  
15 house, or how does that --

16 A. No. It goes towards the north part of the  
17 property, so we're going to have to bring some  
18 dirt to raise that building up.

19 Q. Okay. So you'll level it out there?

20 A. Uh-huh.

21 Q. Okay. Are you going to put gutters and  
22 downspouts on your building?

23 A. Yeah.

24 Q. Okay. And then what fire district are you

1 located in there, do you know?

2 A. I think Malden.

3 Q. Malden, okay.

4 MS. DONARSKI: That is all my questions  
5 for you. Thank you.

6 MR. WELBERS: Does anyone with us tonight  
7 have questions, interest in this application,  
8 testimony, anything like that?

9 (No verbal response.)

10 MR. WELBERS: There are none.

11 Questions from our Board?

12 (No verbal response.)

13 MR. WELBERS: I was past your property and  
14 I saw where it would be and where your entrance  
15 was provided, and it seemed very open. It looks  
16 like a good place.

17 And your testimony is correct, it's all  
18 agricultural land around it, and whoever is in  
19 ownership of that is not objecting.

20 And so I think it's fine, and I will move  
21 to approve the Variation request to build up to  
22 a 50-foot by 70-foot pole building as close as  
23 10 feet from the north side property line.  
24 You're required to have 30. Request to move --

1 move to approve your request up to a 20-foot  
2 side yard Variation and also move to approve the  
3 request for a Nonconforming Use Variation for  
4 the proposed detached accessory structure to be  
5 used to store trucks, trailers and equipment  
6 used in your construction -- property owner's  
7 construction business.

8 And that's my motion. Is there a second?

9 MR. STUTZKE: Second.

10 MR. WELBERS: Please call the roll.

11 MS. HOLT: Mr. Jensen?

12 MR. JENSEN: Yes.

13 MS. HOLT: Mr. Forristall?

14 MR. FORRISTALL: Yes.

15 MS. HOLT: Mr. Stutzke?

16 MR. STUTZKE: Yes.

17 MS. HOLT: Mr. Welbers?

18 MR. WELBERS: Yes.

19 (By voice vote four ayes.)

20 MR. WELBERS: Your Variation is approved.

21 MR. SANDOVAL: Thank you very much.

22 MS. DONARSKI: Give me a call when you're  
23 ready for your permit.

24 MR. SANDOVAL: I will be there tomorrow.

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MS. DONARSKI: Okay. Thank you.

(The hearing was concluded at  
7:21 p.m.)

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Now on this 21st day of November, 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

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*Callie S. Bodmer*

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