

# AGENDA

## Bureau County Zoning Board of Appeals

Thursday, April 17, 2025

7:00 p.m.

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

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting: March 20, 2025
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
  - A. **Public Hearing on Variation Requests from the United Church of Christ.**  
**VARIATION** to build up to a 5' 6" wide x 7' 5" tall digital church bulletin sign structure with up to a 5' x 5' 6" sign face (27.5 sq. ft.). Zoning Ordinance allows a maximum of 16 sq. ft. in area for the sign face in the R-2 Zoning District. Requesting up to an 11.5 sq. ft. **BULK VARIATION**. Also requesting a **VARIATION** to place said sign as close as 3' to the right of way of S. Washington St. and as close as 5' from the right-of-way of E. Chestnut St., needs 25'. Requesting up to a 22' and a 20' front yard **VARIATION**. Also requesting a **VARIATION** to build said sign structure within the 50' sight triangle at the corner of S. Washington Street and E. Chestnut Street. Ordinance only allows structures up to 2 ½' tall within the sight triangle. The property is identified as being located on the Southeast corner of S. Washington St. & E. Chestnut St., 201 E. Chestnut St., Sheffield. Parcel #14-19-377-001 is located on property in Section 19 of Concord Township.
  - B. **Action on the United Church of Christ Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
  - C. **Public Hearing on Variation Requests from Guthrie Helm.** **VARIATION** to build up to a 20' x 38' two story addition as close as 15' from the West property line, needs 30'. Requesting up to a 15' side yard **VARIATION**. Applicant also wishes to build up to a 10' x 30' and a 10' x 46' wrap around open porch with steps on the North and East sides of the existing home. Proposed open porch will be as close as 35' from the right-of-way of E. Main Street, needs 50'. Requesting up to a 15' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said addition and porch to existing non-conforming home. The property is identified as being located on the South side of 1500 N Ave. approx. 1000' West of junction with IL Rt. 6, 614 E. Main St., Hollowayville. Parcel #17-13-376-006 is located on property in Section 13 of Selby Township.
  - D. **Action on Guthrie Helm Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
  - E. **Public Hearing on Variation Requests from Thomas E. Derick.** **VARIATION** to build up to a 16' x 16' single story addition as close as 3' from the right-of-way of North St, needs 25'. Requesting up to a 22' front yard **VARIATION**. Applicant also wishes to build up to an 8' x 9' deck with steps on the North side of the existing home. Proposed deck and steps will be as close as 7' from the right-of-way of N. Walnut Street, needs 25'. Requesting up to an 18' front yard **VARIATION**. Also

requesting a **VARIATION** to expand a non-conforming structure to add said addition and deck with steps to existing non-conforming home. The property is identified as being located on the Northwest corner of N. Walnut St. & North St., 202 N. Walnut St., Buda. Parcel #14-34-302-009 is located on property in Section 34 of Concord Township.

**F. Action on Thomas E. Derick Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

**G. Public Hearing on Variation Requests from JKE Investments.** Requesting a **VARIATION** to build a 15' x 30' irregularly shaped covered deck with steps as close as 0' from the right-of-way of Avenue 2, needs 50'. Requesting up to a 50' front yard **VARIATION**. Proposed deck will also be located as close as 12' from the right-of-way of Main St. (IL 89), needs 50'. Requesting up to a 38' front yard **VARIATION**. Also requesting a **VARIATION** to replace existing 12' x 24' kitchen area on the west side of the building with a 15' x 24' single story kitchen addition as close as 0' from the north property line, needs 10', as close as 0' from the west line, needs 20' and as close as 40' to the right-of-way of Avenue 2, needs 50'. Requesting up to a 10' side yard **VARIATION**, up to a 20' rear yard **VARIATION** and up to a 10' front yard **VARIATION**. Also requesting a **VARIATION** to build proposed kitchen addition, covered deck and steps in the 50' sight triangle at the corner of Avenue 2 and Main St. Ordinance requires structures be constructed outside of the sight triangle. Also requesting a **VARIATION** to expand a non-conforming structure to add said kitchen addition, covered deck and steps to the existing non-conforming building. The property is identified as being located on the Northwest corner of Ave. 2 and Main St. (IL 89), 200 N. Main St., Arlington. Parcel #12-08-178-022 is located on property in Section 8 of Westfield Township.

**H. Action on JKE Investments Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

**I. Public Hearing on Variation Request from Richard Brummel.** **VARIATION** to build an 85' x 180' hoop barn as close as 15' from the right-of-way of 1000 E St., needs 50'. Requesting up to a 35' front yard **VARIATION**. The property is identified as being located on the Northwest corner of 1745 N Ave. & 1000 E St., 17529 1000 E St., Wyandot. Parcel #14-03-200-008 is located on property in Section 3 of Concord Township.

**J. Action on Richard Brummel Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATION**.

**K. Public Hearing on Rezoning Request from Ivan H. Walter Trust & Wilma M. Walter Tr, % Patricia A. Pearson, Trustee to REZONE from Agriculture to Rural Estate** to bring the existing single family home into compliance with the Zoning Ordinance. The property is identified as being located on the North side of Angling Rd. approx. ½ mile East of 2750 E St., 27951 Angling Rd., Arlington. Property is located in Section 27, Berlin Township. New Parcel.

**L. Action on Ivan H. Walter Trust & Wilma M. Walter Tr, % Patricia A. Pearson, Trustee REZONE** request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.

## 6. Other business

## 7. Adjourn