

AGENDA

Bureau County Zoning Board of Appeals

Thursday, May 15, 2025
7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Hearings: October 17, 2024; October 21, 2024; November 13, 2024; December 16, 2024; January 13, 2025; and April 17, 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 Glen A. Erickson. VARIATION** of the residential fence regulations in Article 2.52-3 of the Bureau County Zoning Ordinance. Requesting a **VARIATION** to install a 6' tall, white vinyl, 3 rail equine fence as close as 5'6" from the right-of-way of Lovers Lane Road. Ordinance requires fences in front yards in the R-2 Zoning District to be only a 3' tall, residential fence. Requesting a 3' height **VARIATION** and a **VARIATION** to have a hotwire on the inside of the top rail. Proposed fence will exceed the minimum setback requirements. Also requesting a **NON-CONFORMING USE VARIATION** to have up to 12 chickens for applicants' own use. A **NON-CONFORMING USE VARIATION** has already been granted to have up to 3 equine on the property. The property is identified as being located on the North side of Lovers Lane Road, approx. 1000' South of Norwood Dr., 13336 Lovers Lane Road, Princeton. Parcel #16-29-352-010 is located on property in Section 29 of Princeton Township.
 - B. **Action on Glen A. Erickson Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - C. **Public Hearing on Variation Requests from Kristin L. McComber. VARIATION** of the residential fence regulations in Article 2.52-3 of the Bureau County Zoning Ordinance. **VARIATION** to install a 6' tall, solid vinyl privacy fence as close as 2' from the right-of-way of Sherwood Glen Road. Ordinance requires fences in front yards to be only 3' tall, and to be at least 50% open. Property has double frontage. Requesting a 3' height **VARIATION** and a **VARIATION** to have a solid fence in the front yard. The property is identified as being located on the Northeast side of the cul-de-sac, 915 Fairway Dr., Princeton. Parcel #16-35-251-011 & #16-35-177-031 are located on property in Section 35 of Princeton Township.
 - D. **Action on Kristin L. McComber Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - E. **Public Hearing on Conditional Use Requests from Cherry IL Solar 1, LLC for a CONDITIONAL USE** permit approval pursuant to Sections 3.41-4(v), 8.3, and 12.3 of the Bureau County Zoning Ordinance (the "Zoning Ordinance to build and operate a 4.00MW (AC) Commercial Solar Energy Facility (CSEF) for the purpose of generating electric power on a portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead lines, and buried lines. The CSEF will be enclosed by a perimeter fence. Also, the southwest

corner of the subject property is located as close as 1,880' from the municipal limits of the Village of Cherry, needs 7,920'. Requesting up to a 6,040' setback **VARIATION**. These distances are approximate distances measured from the Bureau County GIS parcel map website. Also to have power and communication lines above ground. And to provide a Surety Bond for the Decommissioning Plan financial assurance. The property is identified as being located on the Southeast corner of 2000 N Ave. and 3400 E St. Property is located in Section 26 of Westfield Township. Parcel #12-26-100-001.

F. Action on Cherry IL Solar 1, LLC Conditional Use and Variation Requests. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **CONDITIONAL USE**. The Board of Appeals will also act on granting or denying the requested **VARIATIONS**.

6. Other business:

- Retention of Tim Slavin as facilitator for windfarm related hearings at the Zoning Board of Appeals Hearings.

7. Adjourn