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1 MR. WELBERS: The name of the Applicant is  
2 JKE Investments. It's Parcel Number  
3 12-08-178-022.

4 The common location is the northwest  
5 corner of Avenue 2 and Main Street, Illinois  
6 Route 89, 200 North Main Street, Arlington.

7 This property is presently zoned B-3.

8 This is a request for a Variation to build  
9 a 15-foot by 30-foot irregularly-shaped covered  
10 deck with steps as close as zero feet from the  
11 right-of-way of Avenue 2; needs 50 feet.

12 Requesting up to a 50-foot front yard Variation.  
13 Proposed deck will also be located as close as  
14 12 feet from the right-of-way of Main Street,  
15 Illinois Route 89; needs 50 feet. The area on  
16 the west side of the building where the 12  
17 foot -- let's see. 38-foot front yard  
18 Variation.

19 Also requesting a Variation to replace  
20 existing 12-foot by 24-foot kitchen area on the  
21 west side of the building with a 15-foot by  
22 24-foot single-story kitchen addition as close  
23 as zero feet from the north property line; needs  
24 10 feet. As close as zero feet from the west

1 property line. Needs 20 feet and as close as 40  
2 feet to the right-of-way of Avenue 2; needs 50  
3 feet. Requesting up to a 10-foot side yard  
4 Variation, up to a 20-foot rear yard Variation  
5 and up to a 10-foot front yard Variation.

6 Also requesting a Variation to build  
7 proposed kitchen addition, covered deck and  
8 steps within the 50-foot sight triangle of the  
9 corner of Avenue 2 and Main Street. Ordinance  
10 requires structures to be constructed outside of  
11 the sight triangle.

12 Also requesting a Variation to expand a  
13 nonconforming structure to add said kitchen  
14 addition and covered deck and steps to the  
15 existing nonconforming building.

16 Present use is a bar and grill.

17 We have from the Bureau County Highway  
18 Engineer John Gross: Our Highway District  
19 objects for the following reasons, safety  
20 concerns being upon the right-of-way line, as  
21 well as the encroaching into the sight triangle,  
22 impairing the motorist's view.

23 Okay. That's what he says.

24 The proof of publication is here.

1 Westfield Township Supervisor Lynn  
2 Bonnell: Our Township has no objections to the  
3 above application.

4 Village of Arlington Mayor: Our  
5 municipality has no objection to the above  
6 application.

7 So first she's going to put you both under  
8 oath.

9 KYLE REX,  
10 being first duly sworn, testified as follows:

11 MS. HOLT: Can you please state your name  
12 and address for the record.

13 MR. REX: Sure. My name is Kyle Rex. My  
14 address is 1204 Fourth Street in Mendota,  
15 Illinois.

16 MR. WELBERS: Okay. Are you the witness?  
17 Are you the only one going to testify?

18 MR. REX: Yeah, I think I got it covered,  
19 should be good. I mean, if he's going to say  
20 anything, he's got to raise his hand and  
21 testify?

22 MR. WELBERS: He can answer questions for  
23 clarification if he wants to, if he thinks he  
24 has something else.

1 MR. REX: Got it.

2 MR. WELBERS: We'll let you go, Kyle.

3 MR. REX: So JKE Investments, I'm the K,  
4 this is the E, and J didn't make it.

5 So we purchased this bar a few months  
6 back, and, you know, with the initial financial  
7 validation, you know, the business is not really  
8 financially viable right now, and a lot of these  
9 additions that we're trying to put in place  
10 would bring us, you know, the necessary business  
11 that we need to make this thing actually work.

12 So part of the business model for this is  
13 an outdoor deck and eating area. You know,  
14 Troy's right across the street, you know, he's  
15 got a real good crowd. He gets, you know, a  
16 nice biker crowd and stuff. We would like to  
17 have a nice seating area to cater to the people  
18 that are out in the summertime, enjoying the  
19 rides or whatever they're doing.

20 So the deck part is going to -- on the  
21 east edge, we're looking at 15 feet; the west  
22 edge, 25 feet; and the south diagonal edge is 30  
23 feet long.

24 So the deck will have an exterior railing,

1 preventing access from the property. Access  
2 will only be to the deck through a roll-up  
3 commercial door from the interior side.

4 But, you know, in an effort of emergency  
5 egress, we'll still have an emergency egress on  
6 the deck that will allow if needed.

7 So that's the general layout of the deck.  
8 So if you guys have any questions here? If not.  
9 I'll move on to some visual aids.

10 EXAMINATION

11 BY MR. WELBERS:

12 Q. So where you have those yellow lines drawn,  
13 that's where you intend for the deck to be?

14 A. Correct.

15 Q. So when it says it's 12 feet from the  
16 right-of-way of Route 89, that's where that line  
17 is, and when it's the southernmost line there,  
18 that's basically the right-of-way right there  
19 that you're going to be on but it's set back  
20 quite a bit from the street; is that correct?

21 A. Yeah, I think that's a correct statement. I'm  
22 looking at Kris here to maybe, you know, help me  
23 validate what was just said, but I believe that  
24 to be accurate, yes.

1 Q. So it might be on the right-of-way, but it's  
2 really not on the street?

3 A. No.

4 Q. It's back a pretty good ways?

5 A. Yeah.

6 MR. REX: In a couple of the slides, I  
7 mocked up some cones and some tape and stuff to  
8 have a visual representation of where it  
9 actually lies on the property. So we will get a  
10 better feel as we get into it a little bit.

11 So here's said mock-up. So the pictures  
12 aren't as great as I hoped they would turn out,  
13 but you can kind of see on the first picture how  
14 much room there actually is in between the  
15 mock-up and the road. I didn't take an exact  
16 measurement, but it's -- you know, I probably  
17 should have. Now that I'm talking about it, it  
18 would have been nice to know.

19 But you can see, there's plenty of room  
20 there.

21 Then, you know, if we want to talk some  
22 more about this, we can. But as far as the line  
23 of sight issues, so I took some pictures kind of  
24 trying to illustrate the best I can to where --

1 so I'm obviously standing, looking north on  
2 Illinois 89 right now, and the right picture  
3 kind of indicates where I physically am at.

4 My labels come out very good, but I have  
5 got a pin on top of Sammy's, which is the left  
6 building, and then there's Troy's on the  
7 right-hand side of 89 there.

8 So, you know, it's hard to see, but  
9 there's -- you can kind of see the outline of  
10 the deck there on the left-hand pic.

11 Looking south, the deck is basically, you  
12 know, invisible. You can't really see it from  
13 this vantage point.

14 So this one here I think was probably the  
15 greatest area of concern, is looking -- so this  
16 is as I'm sitting on the -- Google Earth called  
17 it North 2200 Avenue. I think it might be  
18 considered County Highway 12, I think is another  
19 name for it.

20 But, you know, this one right here, as  
21 it's sitting at that sign and kind of leaning a  
22 little bit to the left, you can kind of just  
23 barely see the outline of the deck there. So it  
24 doesn't really encroach too much on this

1 viewpoint at all.

2 The final view, this is what I call the  
3 Arlington Blacktop. So it's sitting in front of  
4 Troy's and looking into Sammy's. You can kind  
5 of see the rough outline of it. It doesn't --  
6 the way I see it, it doesn't really encroach on  
7 line of sight stuff very much.

8 Here's just a couple quick videos just to  
9 kind of give a little bit more of -- kind of  
10 scroll a little bit there so you can -- better  
11 representation of how back it actually sets off  
12 the building.

13 And then another one from the other side  
14 of the street.

15 So I have got some print-offs for you  
16 guys. It's basically the exact same thing. So  
17 if you're interested in them, I have got copies  
18 of that.

19 I also did bring, just in case we wanted  
20 to talk about kind of what we wanted to do with  
21 the back end. So that whole -- so the current  
22 foundation, we want to basically cantilever  
23 3 feet the existing foundation to gain an extra  
24 3 feet of interior kitchen space.

1 I don't know if you guys have been in  
2 Sammy's. Another thing I should have brought is  
3 kind of the interior layout as it is right now.

4 The bathrooms eat up a lot of the interior  
5 floor space. So shifting the bathrooms back  
6 into the kitchen area -- and like I said, if you  
7 guys would like, I can grab a couple of these.  
8 We can kind of look at them.

9 This would really, really help -- I'm  
10 going to use the wow factor. You know, after  
11 it's all done and people walk in and the full  
12 rebranding is complete, you know, I think this  
13 is -- this layout is our best chance of making  
14 this thing successful.

15 MS. DONARSKI: I'll need you to give -- if  
16 you give one to each one of them, and one to the  
17 secretary for the record, and one for me.

18 And, Callie, do you need a set?

19 COURT REPORTER: No, I don't.

20 MR. REX: Do you want me to pass out the  
21 full packets?

22 MS. DONARSKI: You can just hand out those  
23 full packets.

24 MR. REX: All right. I got staple-happy.

1 So the one is not attached.

2 So the top stapled stuff is the slide deck  
3 we just looked at, and the one below is our  
4 proposed kitchen and bathroom remodel layout.

5 MS. DONARSKI: Did everyone get one? Do  
6 you need one to hold up while you're talking?

7 MR. REX: I have still got one sitting in  
8 front of me.

9 MS. BUTLER: If you have any extras --

10 MR. REX: You guys want two? I think I  
11 have enough.

12 MS. BUTLER: No, just one is fine thanks.

13 MR. REX: I think, barring any  
14 conversation about the kitchen remodel or  
15 anything else, I think that's kind of what I had  
16 to say.

17 MR. WELBERS: Okay. Kris will have some  
18 questions, and there may be some questions from  
19 the audience.

20 MS. DONARSKI: Okay. Ready for my  
21 questions?

22 MR. WELBERS: We're ready.

23 EXAMINATION

24 BY MS. DONARSKI:

1 Q. Okay. So I am going to start out with, for the  
2 record, have you had the property surveyed?

3 A. Yes.

4 Q. So you know exactly where the right-of-way is  
5 and exactly where your property line is?

6 A. Yes.

7 Q. Okay. And so I have a copy of the survey in  
8 front of me, but I had to ask you questions so  
9 we got it into the record. Okay?

10 A. Thank you.

11 Q. And so do you have an approximate distance from  
12 the edge of the deck to the edge of the roadway,  
13 like where the cars drive, the pavement?

14 A. 25 feet.

15 Q. About 25 feet.

16 So when it says it's zero feet from the  
17 right-of-way, it's from the actual -- from the  
18 right-of-way, but there's still another 25 feet  
19 between the deck and there's, like, a grassy  
20 area up to where the cars are going to drive on  
21 the road?

22 A. That is correct, yes.

23 Q. Okay. Would the placement of the deck at this  
24 location, do you think it would impede the

1 obstruction of vehicles exiting the property on  
2 that west side down onto the County highway?

3 A. Well, I guess what this -- this little lane  
4 that wraps around the back, that basically gets  
5 eliminated by the 3-foot extension. So that  
6 access through the property, if it's approved,  
7 will almost be completely annihilated by our  
8 extension off the easement.

9 Q. So then that will take that away, so we  
10 wouldn't have to worry about that on that side?

11 A. Yes.

12 Q. Okay. Now, tell me a little bit about the  
13 parking. What is your parking situation there?

14 A. So we have had conversations with the Village,  
15 and so there's a grass lot located to the west.  
16 So our leach field sits on a section of it, and  
17 then the rest of it is maintained by the Village  
18 and the Village has given us permission to park  
19 there.

20 Q. So you'll have parking on the west of the  
21 building but not where your leach field is?

22 A. Correct. And we'll fence off the leach field  
23 so people won't be driving on it.

24 Q. Okay. So do you have Village water there then?

1 A. Yes.

2 Q. Okay. Now, tell me about the drainage. Is it  
3 sloping? Is it flat? Is the restaurant high?  
4 Is it low? How does it sit on the property in  
5 relation to the road on the south of it?

6 A. It sits high, but I -- you know, I believe --  
7 you know, I mean, there's a, if you want to call  
8 it a swale next to the actual road itself. So  
9 water drains down to the west.

10 Q. Okay. Now, do they allow parking in front of  
11 the building on Route 89?

12 A. They do.

13 Q. Okay. Would that be -- would that cause a  
14 visual obstruction there that you would be  
15 willing to maybe move that parking area back to  
16 keep that line of sight open at that  
17 intersection? Would that be a consideration?

18 A. Yeah, we absolutely would consider that. I  
19 think at one point in time I think it was more  
20 aggressively painted so you could see that  
21 farthest parking spot to the south. But, yeah,  
22 we could definitely do something to keep the  
23 cars from parking so close to that intersection  
24 and not obstruct it.

1 Q. Okay. And so your building is really very  
2 close to the property line on the north, it's  
3 very close to the property line on the east,  
4 it's very close to the property line on the  
5 west, and you are fairly close to the property  
6 line on the south.

7 So there's not a lot of places to go.  
8 This is really your only option for an outdoor  
9 dining space?

10 A. Yeah. We mulled it over a few different ways,  
11 and this is the best option that we seem to  
12 have, yes.

13 Q. All righty. So again, just to clarify, the  
14 property line is clearly marked on the south  
15 side of the building. So all parts of the deck  
16 would be on your property and none of them would  
17 actually be on the right-of-way of the County  
18 highway?

19 A. That is correct.

20 Q. Now, the exit off of the deck, would that be to  
21 the west then onto your property then and not  
22 onto the right-of-way of the road?

23 A. Correct.

24 Q. So there will be no parking allowed on that

1 20-foot right-of-way on the road?

2 A. No.

3 Q. On the grass on the side of the deck?

4 A. Correct, yeah. That's facing between the deck  
5 and the County highway. No parking.

6 Q. No parking there, okay.

7 So there won't be anything parked or  
8 placed there to -- visual impairment there at  
9 the corner?

10 A. Correct.

11 Q. Okay. So again, the parking area is to the  
12 west of your property over -- what is that  
13 street over there? On here it says Kennedy  
14 Street? Or I don't know what that street is on  
15 the far side?

16 AUDIENCE MEMBER: It's Kennedy.

17 Q. (By Ms. Donarski:) Okay. So it would be over  
18 there by that lot?

19 A. Correct. And I'm not, you know, sure exactly  
20 where it's at, but, you know, there is quite a  
21 bit more parking that's listed in front of  
22 Troy's Place. So there's 30, 40 parking spots  
23 in that general area, lined up down that road as  
24 well. You know, that's not exclusive parking.

1 Q. Okay. What fire district are you there?

2 A. That's a good question. I would assume --

3 Q. Are you in Arlington?

4 A. Yes.

5 Q. They have a fire department there.

6 Okay. So when do you anticipate to start  
7 construction on this? Like, over the summer, to  
8 have it open by the fall, or what's your plans?

9 A. Well, we were really hoping to have it all done  
10 for the prime season. So as it is right now,  
11 I'm not sure, it might be a two-stage process.

12 So I think initially, I think the kitchen  
13 would be the first move, and then, you know,  
14 depending how funds and things are going, but  
15 you know, I think we can maneuver things on the  
16 inside with the current layout and be able to do  
17 the back end without disrupting business. So I  
18 think that would be our game plan.

19 So I think by the end of 2026 would be a  
20 realistic time frame for both phases.

21 Q. Okay. And then will your -- have you met with  
22 the health department then to make sure that  
23 your plan meets all the health regulations?

24 A. We have definitely been in contact, but we

1 haven't submitted drawings for, like, a final  
2 approval.

3 But, you know, that would be basically  
4 what we would submit right there. There's a few  
5 minor changes, as far as the depth goes, with  
6 the additional square footage.

7 But that -- to answer the question, we  
8 have been in very close contact with the health  
9 department. We have been there several times,  
10 and they understand our intentions too.

11 Q. Okay. So then you would have a bar and grill,  
12 so you would be serving food then?

13 A. Yes.

14 Q. Are you planning on just being open on  
15 weekends, or what kind of hours are you  
16 thinking?

17 A. So the kitchen, more than likely, would only be  
18 four days a week. The bar would stay open, more  
19 than likely, seven days a week. But the kitchen  
20 would probably be Thursdays through Sundays.

21 And, you know, the lunch hour I think is  
22 probably hard to make work, but we would try the  
23 kitchen from, like, 11:00 to 8:00 or 9:00,  
24 something like that, Thursday through Sunday.

1 Q. Garbage pickup, you would hire a dumpster, a  
2 private service, to have a dumpster there?

3 A. Yeah. We currently, I think, have Republican.

4 MS. DONARSKI: Okay. That's my questions  
5 for right now.

6 MR. WELBERS: Okay. Do you have  
7 questions? Are there questions of this  
8 Applicant?

9 MS. BUTLER: Yes. First of all --

10 MR. WELBERS: First of all, let me explain  
11 to you how it goes. First, before you ask a  
12 question, you would state your name for the  
13 record. You won't be under oath to ask a  
14 question. So you can ask questions of this  
15 witness once you have identified yourself.

16 If you have testimony, then you would come  
17 forward and be sworn in and do that.

18 So try not to testify. Just ask Kyle  
19 questions right now. But identify yourself for  
20 the court reporter, please.

21 MS. BUTLER: Pamela Butler, 103 South Park  
22 Street, Arlington.

23 I'm afraid I may have testified when I  
24 confirmed that was Kennedy Street.



1 definitely keep everybody in consideration when  
2 having live bands or music.

3 Q. The sight triangle was our main concern, but  
4 I'm curious to know what kind of menu you will  
5 be serving in your kitchen?

6 A. So we're keeping it very simple. So with the  
7 kitchen layout -- plug my man, Eddie, over here.  
8 He's got a grocery store and Mexican restaurant  
9 in Mendota. So we are going to use his taco  
10 recipe. So one half we're going to do tacos,  
11 taco bowls, burrito bowls, and then the other  
12 side we were going to do smash burgers.

13 So just kind of simple. Then on the  
14 weekend, you know, with the layout, we can do  
15 some cool specials and stuff. But, you know,  
16 the staffing is only two people. So we have got  
17 to keep, you know, a real kind of efficient  
18 menu.

19 Q. So you'll have seating and tables inside the  
20 bar?

21 A. And that's a big part of moving those bathrooms  
22 out of there, because that opens up that huge  
23 area for dining.

24 MR. WELBERS: Yes, sir.



1 know, some type of -- I don't know how to say it  
2 -- sun shades.

3 Q. Sure.

4 A. You know what I mean? Because the sun right  
5 there. So maybe on the other area that's not  
6 underneath there, some type of a drawable sun  
7 shade or something. You know, something you  
8 would use for sprouting seedlings.

9 Q. My other question for you is that right now  
10 there is some traffic that goes from Kennedy  
11 Street up to the bar. There used to be a road  
12 there that's no longer there, but some people  
13 still drive it.

14 If parking moves down into that space,  
15 which Arlington has already given you permission  
16 for, what sort of plans do you have for  
17 controlling where cars go? Because that goes  
18 right along our property.

19 A. Sure. So there's no existing fence. Right now  
20 it's just tree line, right?

21 Q. Right.

22 A. So I mean, I think I would be open to at least  
23 fencing them. You know what I mean? So we  
24 could -- whether it's, you know, the fence we

1 build it for you on your property, you know, to  
2 kind of give us a little bit more -- what is it,  
3 a foot off the property line, I think is the  
4 fence or something. I don't know off the top of  
5 my head.

6 But definitely would be interested in a  
7 fence to keep them off your property. I'm  
8 trying to think of other ways. As we were  
9 talking, our leach field is right there, and I  
10 think people -- well, the tire tracks say  
11 they're already driving all over it. So we  
12 definitely want to fence that off, and then  
13 utilize that space in between the septic and  
14 your property line to, you know, have a way to  
15 get down in there and then back out.

16 So that would -- you know, we would  
17 probably -- probably core it off and throw some  
18 gravel on it. So I mean, it's not the entirety  
19 of the property, you know what I mean, but that  
20 little transition from the bar along to the side  
21 of your property, is kind of the initial  
22 thoughts that we're kicking around.

23 But the fence, I didn't really think of  
24 that until you said something.

1 MR. BUTLER: Thank you for your interest  
2 in Arlington.

3 MR. REX: Oh, for sure.

4 MR. BUTLER: I think that's it for us.  
5 Thank you.

6 MR. WELBERS: Are there any other  
7 questions, anyone else with anything?

8 (No verbal response.)

9 MR. WELBERS: Anyone in our group, any  
10 questions?

11 EXAMINATION

12 BY MR. STUTZKE:

13 Q. Seating capacity on the inside, what do you see  
14 that as?

15 A. You know, that's a decent question. Seating  
16 capacity with seating, probably 45, 50,  
17 somewhere in there with the bar and the tables.  
18 I think that's probably a pretty close number of  
19 actual seats.

20 Q. And then obviously thinking on the positive  
21 side, how many at any given time on the outside  
22 deck?

23 A. Another 25 I think is realistic for that space.

24 MR. WELBERS: Any other questions?

1 (No verbal response.)

2 MR. WELBERS: Troy, did you say you had a  
3 chance to look at this specifically?

4 MR. QUEST: I did. I drive by here every  
5 morning, every night on my way to and from work.

6 So my first initial thoughts when Kris  
7 called me and asked me to take a closer look at  
8 it was the sight issues. I mean, having  
9 traveled that road several times a day most  
10 every day and coming off even that County road  
11 and coming from each direction, you know, it's  
12 pretty easy -- I mean, I have had cars start to  
13 pull out. I think anybody that's driven through  
14 there has. I was concerned about that sight  
15 triangle issue.

16 But after looking at this, some of the  
17 paperwork that has come through, the entire  
18 building is in the sight triangle. It's the way  
19 it's built. So is Troy's, across the street, is  
20 entirely in the sight triangle, the way that  
21 that is made through there.

22 I did happen to come by and see the cones  
23 that you had out and kind of laid -- I come by  
24 there when they were out, and I got a good look

1 at that.

2 After looking at that, the way that that's  
3 built, it's not going to be any more detrimental  
4 to the sight triangle than the building already  
5 is. You know, as you see in those pictures,  
6 pulling up to that stop sign, you don't even see  
7 the edge of where the deck is going to be. The  
8 building is where it is. So I think I feel  
9 better about it.

10 I think it would be a good addition. It  
11 would be great to have some food in town, you  
12 know. And you know, like you said, the place,  
13 it will definitely spruce it up inside. You  
14 know, it's definitely due. So I think that's  
15 what I seen.

16 MR. WELBERS: Okay. I was asked to  
17 inspect it, and I did. I came by.

18 And of course, as you heard me into the  
19 record, our County Engineer -- or Highway  
20 Engineer, John Gross, expressed concerns and  
21 some objection. We always give a lot of  
22 consideration to what it is that he has to say.

23 So I -- you know, knowing that he had said  
24 that, and when I came by to take a look at it, I

1 didn't have the benefit of the cones being  
2 there, but I could still visualize from the  
3 mapping process what you were going to do.

4 And what Troy expressed is exactly the  
5 case. The building itself is in the sight  
6 triangle. It's a very old structure. It's been  
7 there a long, long time. It's right there.  
8 What you're proposing to do doesn't make any  
9 difference whatsoever to the sight triangle.

10 So in that regard, I think you should be  
11 allowed to do it. It also appears that you have  
12 interest in being good neighbors, and we like  
13 that too.

14 So I'm going to make a motion -- see what  
15 the others think.

16 MS. DONARSKI: Barry, before you do that,  
17 just want to make sure they didn't want to  
18 testify.

19 You don't want to testify? You just had  
20 questions?

21 MS. BUTLER: Just questions.

22 MS. DONARSKI: Okay. Thank you.

23 MR. WELBERS: Okay. All right. I move to  
24 approve -- this is a lot of reading to do. I

1 have to read it all over again.

2 I move to approve the requested Variation  
3 to build a 15-foot by 30-foot irregularly-shaped  
4 covered deck with steps as close as zero feet  
5 from the right-of-way of Avenue 2; needs 50  
6 feet. Approve requesting up to the 50-foot  
7 front yard Variation. Proposed deck -- move to  
8 approve the proposed deck to be located as close  
9 as 12 feet from right-of-way of Main Street and  
10 Illinois Route 89; needs 50 feet. Requesting up  
11 to the 38-foot front yard Variation. Also move  
12 to approve the requested Variation to replace  
13 the 12-foot by 24-foot kitchen area on the west  
14 side of the building with a 15-foot by 24-foot  
15 single-story kitchen addition as close as zero  
16 feet from the north property line; needs 10  
17 feet. And as close as zero feet from the west  
18 property line; needs 20 feet. And as close as  
19 40 feet from the right-of-way from Avenue 2;  
20 needs 50.

21 Also again approve -- move to approve  
22 requesting the 10-foot side yard Variation, up  
23 to the 20 foot rear yard Variation, and up to a  
24 10-foot front yard Variation. Move to approve

1 the requested Variation to build the proposed  
2 kitchen addition, covered deck and steps within  
3 the 50-foot sight triangle at the corner of  
4 Avenue 2 and Main Street. Ordinance requires  
5 structures to be constructed outside the sight  
6 triangle.

7 Again, move to approve the Variation to  
8 expand the nonconforming structure to add said  
9 kitchen addition, covered deck and steps to the  
10 existing nonconforming building.

11 That's the motion.

12 MR. QUEST: I will second.

13 MR. WELBERS: Troy seconds.

14 Call the roll, please.

15 MS. HOLT: Mr. Jensen?

16 MR. JENSEN: Yes.

17 MS. HOLT: Mr. Forristall?

18 MR. FORRISTALL: Yes.

19 MS. HOLT: Mr. Stutzke?

20 MR. STUTZKE: 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: You got a clean sweep here.

MR. REX: Thank you for your time, guys.  
Thank you.

(The hearing was concluded at  
7:58 p.m.)

1 Now on this 17th day of April, A.D., 2025, I do  
2 signify that the foregoing testimony was given  
3 before the Bureau County Zoning Board of Appeals.  
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7

8 Barry Welbers, Chairman  
9

10  
11  
12 Kristine Donarski,  
13 Zoning Enforcement Officer  
14

15  
16 -----  
17 *Callie S. Bodmer*

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