

1 MR. WELBERS: This is the April regular
2 hearing of the Bureau County Zoning Board of
3 Appeals.

4 And our roll call is, to my far left, Bill
5 Jensen, and then Jim Forristall, Michael
6 Stutzke, Troy Quest, I am Barry Welbers.

7 This is Samantha Holt, from our Zoning
8 Enforcement Office -- from our Zoning Office.
9 Marsha Lilley, from our County Board, watching.
10 Kristine Donarski, our Zoning Enforcement
11 Officer. And Callie Bodmer, our court reporter,
12 is going to keep a record of everything we do,
13 as long as we keep it orderly so she can do so.

14 And the first thing we always do is take a
15 look at the minutes from the previous meeting,
16 which are here.

17 Have you members looked at it? Is there a
18 motion to approve?

19 MR. QUEST: I'd make a motion to approve
20 that.

21 MR. WELBERS: Is there a second?

22 MR. JENSEN: I'll second that.

23 MR. WELBERS: Bill is the second.

24 So all in favor.

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(All those simultaneously
responded.)

MR. WELBERS: Any opposed.

(No verbal response.)

MR. WELBERS: Okay. Those are done.

Then that brings us, first of all, we have
one case, if anyone is here interested in it --
Brummel, you said, right?

MS. DONARSKI: Richard Brummel.

MR. WELBERS: -- Richard Brummel, who has
withdrawn his application.

So if there's any interested parties here
interested in that application, there's isn't
going to be one. He's found another way to do
it and does not need our attention.

So that one we will not get to.

So that brings us to our first case, being
the United Church of Christ, Parcel Number
14-19-377-301.

The common location is the southeast
corner of South Washington Street and East
Chestnut Street, 201 East Chestnut Street in
Sheffield.

The property is zoned as R-2.

1 This is a request for a Variation, a
2 Variation to build up to a 5-foot, 6-inch-wide
3 by 7-foot, 5-inch-tall digital church bulletin
4 sign structure with up to a 5-foot by 5-foot,
5 6-inch sign face (27.5 square feet). Zoning
6 Ordinance allows a maximum of 16 square feet in
7 the area for the sign face in the R-2 Zoning
8 District. Requesting up to an 11.5 square foot
9 Bulk Variation.

10 Also requesting a Variation to place said
11 sign as close as 3 feet from the right-of-way of
12 South Washington Street and as close as 5 feet
13 from the right-of-way of East Chestnut Street;
14 needs 25 feet. Requesting up to a 22-foot and a
15 20-foot front yard Variation.

16 Also requesting a Variation to build said
17 sign structure within the 50-foot sight triangle
18 at the corner of South Washington Street and
19 East Chestnut Street. Ordinance only allows
20 structures up to 2-1/2 feet tall within the site
21 triangle.

22 The present use is a church facility.

23 The proof of publication is here.

24 From the Bureau Valley Community Unit

In Totidem Verbis, LLC (ITV)
815.453.2260

In Totidem Verbis, LLC (ITV)

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

3 That's all I have to read, right?

4 MS. HOLT: Uh-huh, that's it.

5 MR. WELBERS: That's easy.

6 Is the Applicant here? That's you, right?
7 Could you come forward, please?

8 The court reporter is going to put you
9 under oath.

10 MR. CUNNINGHAM: Okay.

11 PHIL CUNNINGHAM,
12 being first duly sworn, testified as follows:

13 MS. HOLT: Can you please state your name
14 and address for the record.

15 MR. CUNNINGHAM: Phil Cunningham. My
16 address is 203 South Homer Street, Princeton,
17 Illinois.

18 MS. HOLT: Thank you.

19 MR. WELBERS: Sir, you represent this
20 application. Would you like to tell us what
21 you're trying to do, the reason for the sign and
22 the location? Tell us what you would like us to
23 know.

24 MR. CUNNINGHAM: Okay. I'm the

1 chairperson of the church council. The council,
2 in one of our previous meetings, has decided to
3 replace the existing sign due to its
4 deterioration, if you will. And we decided to
5 go with a message sign, a digital message sign.

6 The Village of Sheffield has a very nice
7 digital sign, but they made the mistake of
8 putting it on the State right-of-way. So
9 they're restricted on what they can use it for.
10 So no personal messages on it.

11 So we decided we would offer our sign, if
12 we're approved, for birthdays, anniversaries,
13 any messages like that. There are two other
14 churches in Sheffield, and they have fundraisers
15 also, but they have no way of advertising them
16 other than word of mouth. So they could use our
17 sign to advertise for their fundraisers also.

18 It just needed replacing, and we decided
19 to replace it with something that would be
20 substantial and last a few years.

21 MR. WELBERS: Okay. Are you good right
22 now?

23 MR. CUNNINGHAM: Pardon?

24 MR. WELBERS: Is that what you would like

1 to say right now? Anything else you would like
2 to say? Otherwise, it's fine.

3 MR. CUNNINGHAM: No, that's fine.

4 MR. WELBERS: Our Zoning Enforcement
5 Officer will ask a few questions.

6 EXAMINATION

7 BY MS. DONARSKI:

8 Q. So this sign will be for the benefit of your
9 whole community and not just your church?

10 A. That's correct.

11 Q. So will the proposed sign be any closer to the
12 right-of-way of South Washington Street and East
13 Chestnut Street than the existing sign?

14 A. No. It's going to go where the existing sign
15 is presently.

16 Q. Okay. Now, is there electrical service at this
17 site right now?

18 A. There is, but we're upgrading it.

19 Q. Okay. Now, with the sign at this location,
20 will it cause any kind of a visual obstruction
21 there at that intersection?

22 A. No.

23 Q. Now, are there stop signs there at the
24 intersection?

1 A. That's the four-way stop at that particular
2 intersection, because the school uses it to pick
3 up their bus students. So they made a four-way
4 sign -- four-way stop sign for safety purposes.

5 Q. Okay. So the new sign will be a little bit
6 larger than the old sign?

7 A. A little bit larger, yes.

8 Q. Okay. Now, will the new sign, like, flash or
9 create any kind of light shining in the windows
10 of the neighbors or anything like that?

11 A. Yes, but we have discussed this somewhat. We
12 didn't get into a lot of detail -- by "us," I
13 mean the council -- because we were waiting to
14 see if we got approval.

15 But we -- the sign that we have in mind
16 can be dimmed at any time, we can set the time
17 on that, or it can be completely shut off and we
18 can decide that.

19 Q. Okay.

20 A. We don't want to disturb the neighbors, by any
21 means.

22 Q. Right. Okay. Now, what are the existing land
23 uses on the properties around this area?

24 A. It's all residential.

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

2 MR. WELBERS: Is there anyone in our
3 audience, our group, tonight that is interested
4 in the application? Any questions of the
5 witness or any potential testimony regarding
6 this one?

7 (No verbal response.)

8 MR. WELBERS: There is not.

9 Michael, do you have any comments -- first
10 of all, Board, any questions?

11 (No verbal response.)

12 MR. WELBERS: Okay. Michael, go ahead.

13 MR. STUTZKE: This, quite frankly, is
14 rather easy. So I'm going to go ahead and move
15 to recommend approval of the following, and
16 it's -- I am going to put it together, but I'll
17 read it accordingly.

18 Move to approve a Variation to build up to
19 a 5-foot, 6-inch-wide by 7-foot, 5-inch-tall
20 digital church bulletin sign structure with up
21 to 5-foot by 5-feet, 6-inch sign face (27.5
22 square foot). Zoning Ordinance allows a maximum
23 of 16 square feet in the area for the sign face
24 in the R-2 Zoning District. Requesting up to

1 11.5 square foot.

2 Along with that, the Bulk Variation, also
3 requesting the Variation to place said sign as
4 close as 3 feet to the right-of-way of South
5 Washington Street and as close as 5 feet from
6 the right-of-way of East Chestnut Street; needs
7 25 feet. Requesting up to 22 feet and a 20-foot
8 front yard Variation.

9 Also requesting Variation to build said
10 sign structure within the 50-foot site triangle
11 at the corner of South Washington Street and
12 East Chestnut Street. Ordinance only allows
13 structures up to 2-1.2 feet tall within the
14 sight triangle.

15 MR. WELBERS: The motion is made. Is
16 there a second?

17 MR. JENSEN: I'll second that.

18 MR. WELBERS: Mr. Jensen is the second.
19 Samantha, if you could please call the
20 roll.

21 MS. HOLT: Mr. Jensen?

22 MR. JENSEN: Yes.

23 MS. HOLT: Mr. Forristall?

24 MR. FORRISTALL: Yes.

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MS. HOLT: Mr. Stutzke?

MR. STUTZKE: Yes.

MS. HOLT: Mr. Quest?

MR. QUEST: Yes.

MS. HOLT: Mr. Welbers?

MR. WELBERS: Yes.

(By voice vote five aye.)

MR. WELBERS: Your Variation request is approved.

MR. CUNNINGHAM: Thank you.

MS. HOLT: Thank you.

(The hearing was concluded at 7:13 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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8 Barry Welbers, Chairman
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12 Kristine Donarski,
13 Zoning Enforcement Officer
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16 -----
17 *Callie S. Bodmer*

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