

1 MR. WELBERS: The next case was the one we
2 said was withdrawn, Brummel. So that brings us
3 to the last case of the evening, and that is
4 Ivan H. Walter Trust and Wilma M. Walter Trust.

5 It's a new parcel.

6 The common location is the north side of
7 Angling Road, approximately one-half mile east
8 of 2750 E Street, 27951 Angling Road, Arlington.

9 This property is presently zoned as
10 Agriculture.

11 This is a request to rezone into Rural
12 Estate. The reason is to bring the existing
13 single-family home into compliance with the
14 Zoning Ordinance.

15 The present use is a single-family home.

16 From the Malden School District Number 84:
17 Our School District has no objection to the
18 above application.

19 From County Highway Engineer John Gross:
20 Our Highway District has no objection to the
21 above application.

22 Proof of publication is here.

23 The Bureau County Planning Commission
24 found that the application for a rezone as

1 listed above was consistent with the applicable
2 goals, objectives and policies of the
3 Comprehensive Plan, and was recommended for
4 approval to the Board of Appeals and the Bureau
5 County Board.

6 Princeton High School District Number 500:
7 Our School District has no objection to the
8 above application.

9 Is the Applicant here?

10 MS. PEARSON: Yes.

11 PATRICIA PEARSON,

12 being first duly sworn, testified as follows:

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

15 MS. PEARSON: Patricia Pearson, 28783
16 Angling Road, Arlington, Illinois.

17 MS. HOLT: Thank you.

18 MR. WELBERS: It's probably as clear as
19 what I just read. You have the property, it's
20 not zoned correctly, you need to make it right?

21 MS. PEARSON: Right. When my parents
22 bought the property, it was a 27-acre field.
23 They built the house on that property in 1988
24 and lived there until they both passed. There's

1 also a machine shed and grain bin that they put
2 up there.

3 We're trying to settle up their Trusts,
4 and I have a sibling who would like to own and
5 live there and we need to rezone to make sure
6 that everything is proper.

7 MR. WELBERS: I think that's pretty good,
8 what you said.

9 Any questions, Kris?

10 MS. DONARSKI: Uh-huh.

11 EXAMINATION

12 BY MS. DONARSKI:

13 Q. What school district are you located in?

14 A. Malden Grade School and Princeton High School.

15 Q. What about your fire district?

16 A. Malden.

17 Q. Okay. And then will you use the existing
18 driveway to access the home?

19 A. Yes. There are two driveways.

20 Q. Okay. What do you do for a water supply there?

21 A. There's a well.

22 Q. Okay. And how about the sewer?

23 A. Septic field.

24 Q. Private septic?

1 A. Uh-huh.

2 Q. What do you do for garbage pick-up there?

3 A. Hire someone.

4 Q. Hire a service?

5 A. Uh-huh.

6 Q. And then what are the existing land uses on the
7 adjoining properties?

8 A. Farm land. There is a farmstead right next
9 door. We share a property line.

10 MS. DONARSKI: That's all I have.

11 MS. PEARSON: Thank you.

12 MR. WELBERS: Is there any Interested
13 Parties?

14 (No verbal response.)

15 MR. WELBERS: You got off easy.
16 Our Board, any?

17 (No verbal response.)

18 MR. WELBERS: I again, in my tour through
19 Sammy's Bar, came on out your way. And again,
20 it's very obvious. It's a beautiful place.
21 It's nice that a family member wants to stay
22 there.

23 So I will -- this is a motion. Zoning
24 issues are the ultimate decision of the County

1 Board. But I would move to recommend that the
2 Bureau County Board approve the rezone request
3 from Agriculture to Rural Estate for this
4 application.

5 Is there a second?

6 MR. STUTZKE: Second.

7 MR. WELBERS: Michael, right?

8 MR. STUTZKE: Yes.

9 MR. WELBERS: Call the roll, Samantha.

10 MS. HOLT: Mr. Jensen?

11 MR. JENSEN: Yes.

12 MS. HOLT: Mr. Forristall?

13 MR. FORRISTALL: Yes.

14 MS. HOLT: Mr. Stutzke?

15 MR. STUTZKE: Yes.

16 MS. HOLD: Mr. Quest?

17 MR. QUEST: Yes.

18 MS. HOLT: Mr. Welbers?

19 MR. WELBERS: Yes.

20 (By voice vote five ayes.)

21 MR. WELBERS: So this is going to the
22 County Board recommended for approval, and they
23 next meet -- what date is it?

24 MS. DONARSKI: May 13th.

1 MR. WELBERS: May 13th. They next meet on
2 May 13th, and that's when they'll ultimately
3 decide.

4 Do we have anything else?

5 MS. DONARSKI: Yup. I have one more item
6 to do. We need to make an alternate date for
7 our August hearing. Our regular date in August
8 is August 21st, which is the third Thursday,
9 which happens to be the Trace Adkins concert at
10 the Bureau County Fair, like a sold-out show.
11 So we don't want -- when people have been buying
12 tickets all yearlong, we don't want to have them
13 give up their tickets to come to a zoning
14 hearing.

15 We did this before when the Beach Boys
16 were in town.

17 So the first date that I'm looking at is
18 the day before, which would be Wednesday,
19 August 20th. And I checked with Callie, and she
20 said that date will work with her.

21 So, Bill, are you good with Wednesday,
22 August 20th?

23 MR. JENSEN: As far as I know.

24 MS. DONARSKI: Okay. Jim? Michael?

1 MR. STUTZKE: Yes.

2 MR. FORRISTALL: (Nods head.)

3 MS. DONARSKI: Troy? Barry?

4 MR. JENSEN: What is the first date of the
5 fair, what day?

6 MR. WELBERS: It opens on Wednesday in the
7 afternoon. So Wednesday, August 20th, is the
8 first day, and then Thursday is the second
9 night, and that's when the big show is, and then
10 Friday, Saturday and Sunday. But as far as
11 grandstand events on Wednesday night, there
12 isn't a lot.

13 MR. JENSEN: That would be -- Wednesday
14 night is opening fair, right?

15 MR. WELBERS: It's the night it opens,
16 right.

17 MR. JENSEN: You're going to have to
18 pencil me in. Got a couple little ones that
19 might want to go to the fair.

20 MS. DONARSKI: I want to make sure that we
21 have -- because we're going to have hearings
22 there, and I know we are. So if that's not
23 going to work, we'll have to pick the next week.

24 MR. JENSEN: I can't say. I honestly

1 can't say. If it rains, I'll be here.

2 MS. DONARSKI: We'll just go with the 20th
3 then, and if it doesn't work out, we'll still
4 have four or we could get an alternate to fill
5 in. So we'll be good, so that will be fine.

6 So is everybody good with August 20th
7 rather than the 21st?

8 MR. WELBERS: Yes. You don't want to
9 compete with that show. That better be a
10 sell-out. That's a very expensive show for the
11 fair to put on.

12 MS. DONARSKI: So I think we need a motion
13 to change the date to August 20th, due to a
14 scheduling conflict. That's what I called it.

15 MR. JENSEN: I'll make that motion.

16 MS. DONARSKI: Okay.

17 MR. STUTZKE: Second.

18 MR. WELBERS: Michael, you made that
19 second?

20 MR. STUTZKE: Second, yes.

21 MR. WELBERS: Got it.

22 Samantha, go ahead and call the roll.

23 MS. HOLT: Mr. Welbers?

24 MR. WELBERS: Yes.

1 MS. HOLT: Mr. Quest?

2 MR. QUEST: Yes.

3 MS. HOLT: Mr. Stutzke?

4 MR. STUTZKE: Yes.

5 MS. HOLT: Mr. Forristall?

6 MR. FORRISTALL: Yes.

7 MS. HOLT: Mr. Jensen?

8 MR. JENSEN: Yes.

9 (By voice vote five ayes.)

10 MS. DONARSKI: That's all I have for you.

11 MR. QUEST: I'll make a motion to adjourn.

12 MR. STUTZKE: Second.

13 MR. WELBERS: All in favor of adjourning.

14 (All those simultaneously
15 responded.)

16 (The hearing was concluded at
17 8:07 p.m.)

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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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11
12 Kristine Donarski,
13 Zoning Enforcement Officer
14

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

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