

STATE OF ILLINOIS     )  
                                  )  
COUNTY OF BUREAU     )

In the Matter of the Petition  
                                  of

Glen A. Erickson  
Princeton Township  
Bureau County, Illinois

Testimony of Witnesses  
Produced, Sworn and  
Examined on this 15th day  
of May, A.D., 2025,  
before the Bureau County  
Zoning Board of Appeals

Present:

Troy Quest  
Jim Forristall  
Bill Jensen  
Mike Stutzke  
Barry Welbers, Chairman

Samantha Holt, Secretary  
Kristine Donarski, Zoning Enforcement Officer

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1 MR. WELBERS: Okay. We can begin. I  
2 think I'm ready. We start with our -- we start  
3 by me telling you that this is the May 2025  
4 regular hearing of the Bureau County Zoning  
5 Board of Appeals.

6 And our members present, are Bill Jensen,  
7 Jim Forristall, Michael Stutzke, Troy Quest, and  
8 I'm Barry Welbers.

9 This is Samantha Holt, from our Zoning  
10 Office. Kristine Donarski, our Zoning  
11 Enforcement Officer. And we have Callie Bodmer,  
12 our court reporter who is going to keep a record  
13 of everything we talk about. And John Baracani  
14 from the County Board, just to observe what  
15 we're doing so that he can relay the information  
16 or better explain it when it gets to the County  
17 Board. So that's that.

18 The minutes of the previous meeting is  
19 here somewhere. I have covered them up.

20 Have our members taken a look at that?

21 MR. QUEST: I would make a motion to  
22 approve the minutes as written.

23 MR. WELBERS: Okay. Second?

24 MR. STUTZKE: Second.

1 MR. WELBERS: Michael.

2 All in favor.

3 (All those simultaneously  
4 responded.)

5 MR. WELBERS: Any opposed?

6 (No verbal response.)

7 MR. WELBERS: So the minutes of our last  
8 meeting are approved. I'll sign them so that's  
9 done.

10 And that brings us --

11 MS. DONARSKI: We also have minutes on  
12 there from the previous meetings: October 17,  
13 October 21st, November 13th, December 16th and  
14 January 13th.

15 Is your motion for all of them --

16 MR. QUEST: Yeah, for all of them.

17 MS. DONARSKI: -- not just the previous?

18 MR. QUEST: Yes.

19 MS. DONARSKI: Okay. I just wanted to  
20 clarify.

21 MR. WELBERS: So we're good, and I have  
22 signed them.

23 MS. DONARSKI: Yup, we're good.

24 MR. WELBERS: So that brings us to our

1 first case of the evening, and that is the  
2 Applicant, Glen A. Erickson, Parcel Number  
3 16-29-352-010.

4 The common location is the north side of  
5 Lovers Lane Road, approximately 1,000 feet south  
6 of Norwood Drive, 13336 Lovers Lane Road,  
7 Princeton.

8 Property is presently zoned as R-2.

9 This is a request for a Variation. A  
10 Nonconforming Use Variation has already been  
11 granted to have up to three equine on the  
12 property. Applicant is requesting a Variation  
13 to install a 6-foot-tall white vinyl three-rail  
14 equine fence as close as 5 foot, 6 inches from  
15 the right-of-way of Lovers Lane Road. Ordinance  
16 requires fences in front yards and R-2 zoning  
17 districts to be only 3-feet tall residential  
18 fence. So the request is for a 3-foot high  
19 height Variation and a Variation to have a hot  
20 wire on the inside of the top rail. Proposed  
21 fence will exceed the minimum setback  
22 requirements. So also requesting a  
23 Nonconforming Use Variation to have up to 12  
24 chickens for the Applicant's own use.

In Totidem Verbis, LLC (ITV)  
815.453.2260

In Totidem Verbis, LLC (ITV)

1 Present use is a single-family home.

2 The proof of publication is here.

3 From Princeton High School District Number  
4 500: Our School District has no objection to  
5 the above application.

6 Princeton Elementary School District  
7 Number 115: Our School District has no  
8 objection.

9 Is the Applicant here?

10 MR. ERICKSON: Yes.

11 MR. WELBERS: Can you come forward, sir?

12 MR. ERICKSON: Yes.

13 MR. WELBERS: The court reporter is going  
14 to swear you in.

15 GLEN ERICKSON,  
16 being first duly sworn, testified as follows:

17 MS. HOLT: Can you please state your name  
18 and address for the record.

19 MR. ERICKSON: Yes. Glen Erickson, 13336  
20 Lovers Lane Road, Princeton, Illinois.

21 MS. HOLT: Thank you.

22 MR. WELBERS: Would you tell us a bit more  
23 about your project?

24 MR. ERICKSON: Yes, I will. I'm happy to

1 do so.

2 We recently moved here from Winfield, and  
3 we were seeking equine, or horse, property that  
4 was affordable and expansive enough to get three  
5 or more horses. This property suited our needs  
6 very well.

7 The fence itself begins at the corner of  
8 the barn, extends eastward to the driveway, and  
9 then goes south all the way to 16 feet off of  
10 the road and then goes to the west all the way  
11 to my property line, but with a minimum of  
12 3 feet of space between the property line and  
13 the fence.

14 The fence then will proceed north to the  
15 beginning of what is a heavily wooded area and  
16 will then turn to the east and go along the tree  
17 line back to the paddock fencing. It will stop  
18 there, and the fence will have gates on it that  
19 will face the driveway.

20 Let's see. It is, as it's already been  
21 stated, a three-rail fence with a hot wire.

22 I'm trying to think of anything else that  
23 would be relevant to the fence itself.

24 It will be made of vinyl, white, and I

1 think that covers it.

2 MR. WELBERS: Okay.

3 Do you have some questions?

4 MS. DONARSKI: Uh-huh.

5 EXAMINATION

6 BY MS. DONARKSI:

7 Q. So, Glen, can you tell us a little bit about  
8 your plans to have up to 12 chickens? Let's let  
9 you do that, and then we'll ask questions about  
10 the whole thing at once.

11 A. Yes. The notion there is to have our own  
12 chicken eggs that we'll consume ourselves.  
13 We're not there to sell.

14 The unit itself will be 400 square feet,  
15 no larger than that, and it will have a wood  
16 frame to it and aluminum roof.

17 Q. Okay. And whereabouts would that sit on your  
18 property, Glen?

19 A. That would sit at the corner of the barn on the  
20 north -- north side corner. There is space  
21 there that would be adjacent to the barn that  
22 would suit that 400-square-foot structure.

23 Q. Okay. So my questions are, so let's talk  
24 about -- so the pasture has been in use and has

1           been there for many years; is that your  
2           testimony?

3   A.    Yes, that is.  There are indicators that -- the  
4           folks who sold the house to us in February were  
5           just getting their horses out of the barn, and  
6           where they went, I do not know, but left every  
7           bit of evidence that horses were present, with a  
8           hayloft that was used and food that they have  
9           left behind for us to use with hopefully our  
10          horses.

11   Q.    Okay.  And then as far as the location of this,  
12          when it says as close as 5 foot, 6 from the  
13          right-of-way, that's from your property line,  
14          correct?

15   A.    Correct.

16   Q.    Okay.  And then did you testify that -- how far  
17          is it about from the pavement?

18   A.    16 feet, as I have worked with the highway  
19          commissioner.

20   Q.    That was going to be my next question.  Did you  
21          meet with the township road commissioner?

22   A.    I did.  I approached him with 15 feet.  He  
23          said, you know, to safely snowplow he preferred  
24          16 feet, and I quickly abided by that.

1 Q. Okay. And did you mark the location, the  
2 approximate location of the fence?

3 A. I have. I have staked it out, and I have  
4 engaged a contractor as well.

5 Q. Okay. Now, will the fence create any kind of a  
6 visual obstruction for people leaving your  
7 property? Will they be able to see around it to  
8 pull out onto Lovers Lane from your driveway?

9 A. Yes. As it stands, 16 feet off the road and,  
10 as I have mentioned before, it's a see-through  
11 fence with the three rails, yes.

12 Q. Okay. And then what are the other uses of  
13 property in your vicinity?

14 A. I would say agriculture, equine, cattle is -- I  
15 would count that as part of my neighborhood.

16 Q. Okay. Is it residences around you?

17 A. And there is residential homes. There is a  
18 subdivision behind me.

19 Q. Okay. And for your -- on your chickens, do you  
20 have, like, a manure management plan?

21 A. I do. I do. I have a farmer who will take the  
22 waste from all the animals and use it on his  
23 farm, uh-huh.

24 Q. Okay. And then how about your plans for

1 storage of feed, did you have it in closed  
2 containers?

3 A. Yes, and that's all a part of the -- the space  
4 in the barn, although it has only three stalls,  
5 it has ample space for additional storage.

6 MS. DONARSKI: Okay. That's all my  
7 questions.

8 MR. WELBERS: Is anyone with us tonight  
9 interested in this application, have questions  
10 of this witness or any testimony?

11 MR. COX: Yes, I would like to ask two  
12 questions.

13 MR. WELBERS: One second. First thing you  
14 do -- this is a time when you'll ask questions  
15 of the Applicant rather than actually state your  
16 opinion. You can do that, too. You'll have an  
17 opportunity.

18 And the first thing you do is clearly  
19 state your name so the court reporter can put it  
20 down so she knows who's asked the question and  
21 therefore the answer.

22 MR. COX: My name is William Cox. I live  
23 at 19212 Norwood Drive, which is immediately  
24 north across the ravine from this barn.

EXAMINATION

BY MR. COX:

Q. My two questions is, what is -- it's going to have an electric fence on the inside of -- electric wire on the fence.

What is going to be the rating on the electric fence as far as the joule rating?

A. That has not been defined yet.

Q. Because you could get to the point where it would be hazardous for children.

And the other one is, we have 12 chickens. We hope there's no roosters.

A. No roosters. Yeah, I left that off. There are no roosters, yeah.

MR. WELBERS: Any other questions from anyone here?

(No verbal response.)

MR. WELBERS: And no one intends to testify in this? Do you intend to testify?

MR. DEARCOS: Yes, sir.

MR. WELBERS: Okay. We'll get to that.

Do you have any questions of the Applicant, any of our people?

(No verbal response.)

1 MR. WELBERS: Okay. You can sit down.

2 Would you like to come up first? And then  
3 you'll be sworn in and state your name.

4 ZACH DEARCOS,  
5 being first duly sworn, testified as follows:

6 MS. HOLT: Can you please state your name  
7 and address for the record.

8 MR. DEARCOS: Zach Dearcos, 13874 Lovers  
9 Lane Road, Princeton.

10 MS. HOLT: Thank you.

11 MR. WELBERS: Go ahead.

12 MR. DEARCOS: I'm the previous owner of  
13 this exact address. We purchased the property  
14 in December of 2021, had this exact same  
15 meeting.

16 All the plans that Glen has are the ones  
17 that we already produced to here that was  
18 approved by everybody. Glen has been in contact  
19 with us since he purchased the property, asked  
20 tips and everything, information, any help that  
21 we could offer.

22 We have also offered to help take care of  
23 any of the waste, show him the proper storage.  
24 We also have horses at our place. Offered to

1 provide the barrels, 55-gallon drum barrels with  
2 the sealable lids on them.

3 The electric fencing, we have electric  
4 fencing. You buy it at any Rural King place. I  
5 have three children and friends come over. It's  
6 never been an issue with the fence on the  
7 inside. As far as I know, they don't have any  
8 children -- young children there right now that  
9 will be there.

10 But as far as the safety and all that  
11 stuff, they have approached us and we have  
12 helped them in every way possible. So  
13 everything that you guys have has already been  
14 discussed with you guys in the past. And any  
15 questions they have to dispose of everything,  
16 we'll be right down the road.

17 MR. WELBERS: I thought this property was  
18 familiar.

19 MR. DEARCOS: We explained to them the  
20 three horses. We're the ones that requested  
21 three horses and no rooster. So they're aware  
22 that if they do get somehow a rooster there, we  
23 will take it for them. So there won't be any  
24 issues with that. We'll help keep track of it.

1 MR. WELBERS: Let's see if anyone has any  
2 questions.

3 Does anyone have any questions of Zach?

4 MR. MINNICK: My name is Kevin Minnick. I  
5 live on Lovers Lane.

6 EXAMINATION

7 BY MR. MINNICK:

8 Q. Was a 6-foot fence ever approved to be  
9 installed on that property in that whole area?

10 A. The original was the 3-foot fence, was our  
11 original plan, along with the cattle fencing  
12 along the west property.

13 We never had any issues from any of the  
14 neighbors as far as smell, noises, anything. We  
15 maintained it. I can't speak for the previous  
16 owner that we sold it to. As far as I know, I  
17 know all the neighbors directly around this  
18 property and talk to them frequently, and nobody  
19 has had any issues with anything.

20 Q. I'm directly across the road, and we never had  
21 a conversation.

22 A. Well, I tried to have a conversation when we  
23 had our meeting here, and you refused to have --

24 Q. No, you talked about follow-up conversations.

1           Number one, did you ever receive a  
2           Variance to have that electric wire on your  
3           3-foot fence?

4   A.    If it's a rope wire, you don't need a Variance  
5           for that.

6   Q.    You do in an R-2.

7   A.    Why?

8   Q.    Because any electrified wire on a fence --

9           MR. WELBERS:  Let me stop you one second.

10          MR. MINNICK:  Sure.

11          MR. WELBERS:  That's testimony, and you're  
12           welcome to come make that argument.  Right now  
13           just ask Zach the questions and let him answer  
14           to the best of his knowledge.

15   Q.    (By Mr. Minnick:)  You're saying the electric  
16           fence was never formally approved by the Zoning  
17           Board of Appeals?

18   A.    No, we did not request an electric fence.  We  
19           requested a normal fence, 3-foot fence, that I  
20           spoke with Kris about.  It was already approved.  
21           Nobody had any issues with that plan four years  
22           ago.

23           If you're worried about it being an  
24           obstruction, then your snow fence that you put

1 up in the wintertime would also be considered  
2 obstruction when people pull out of your  
3 driveway.

4 Q. Mine is only 4 foot tall and it's just a  
5 temporary sow fence.

6 A. It needs to be 3 foot, correct? Did you get  
7 approval?

8 Q. Sure, I'll make it 3 foot.

9 MS. DONARSKI: Okay. We're not, this  
10 is -- yeah.

11 MR. WELBERS: Okay. Good?

12 MR. MINNICK: Yeah.

13 MR. WELBERS: Any other questions of Zach?  
14 Board?

15 (No verbal response.)

16 MR. WELBERS: Thank you, Zach.

17 Now, go ahead and come on up, sir.

18 MR. MINNICK: Sure.

19 Is it okay to give you guys handouts?

20 KEVIN MINNICK,  
21 being first duly sworn, testified as follows:

22

23 MS. HOLT: Can you please state your name  
24 and address for the record.

1 MR. MINNICK: Kevin Minnick, 13385 Lovers  
2 Lane Road, Princeton, Illinois.

3 Unfortunately, I only have four copies for  
4 you guys. So I'm going to give --

5 MR. WELBERS: Make sure that our --

6 MS. HOLT: Kris, not me. We can share  
7 one.

8 MR. MINNICK: This is a copy of the  
9 restricted covenants for Norwood Phase 1  
10 Subdivision.

11 Okay. Let's see, I have been a resident  
12 in this area since 2002. This property, all the  
13 properties we're talking about in that area, are  
14 zoned R-2 single-family in the subdivision with  
15 restricted covenants.

16 This property should be treated the same  
17 as R-2 inside the city of Princeton or anywhere  
18 else, because there is no adverse distinction  
19 allowed between the classifications based on the  
20 locations of the property.

21 And yes, I did do some briefing with my  
22 attorney beforehand. So if it seems a little  
23 formal, that's probably why.

24 MR. WELBERS: Go ahead.

1 MR. MINNICK: This application is to build  
2 a 6-foot-tall fence, but what's being created  
3 actually is a large animal pasture with  
4 electrically energized wire on the front side  
5 street view of this property in a residential  
6 subdivision.

7 And that is about 450 foot of frontage  
8 right on the road that is going to be fenced in,  
9 pasture of this -- in this residential area.  
10 Okay. Roughly 295 feet of that traverses my  
11 property, the entire front of my property.

12 And in terms of curb appeal, when people  
13 are looking to move into a residential area, I  
14 don't believe that having a horse pasture in  
15 your front yard is necessarily an attractive  
16 thing or will it help the property value of the  
17 neighbors, because now you're more into the  
18 agricultural use of the land as opposed to, you  
19 know, having horses.

20 I realize horses are allowed. And I would  
21 also say that the characterization of the people  
22 there, there is one other person that has horses  
23 there, and she lived on the far east side, and  
24 she had everything of hers in the back of the

1 property, not out in front. So it didn't affect  
2 the frontage. It was not visible to adjacent  
3 properties, except for the one that was directly  
4 adjacent could see over the fence obviously. So  
5 I would say that.

6 Also, this pasture area, having lived  
7 there for 23 years -- almost 23 years now, I  
8 never saw anybody walking horses in that pasture  
9 area out there in the front, that yard area on  
10 the front. There was no use of that in terms of  
11 people, you know, riding -- I mean, if they did,  
12 they were riding the horse around. Nobody was,  
13 like, tying the horse out and they were grazing  
14 or anything of that nature whatsoever.

15 Let's see. So essentially I go to Article  
16 16 of the Zoning Ordinance 16.1, Paragraph 5  
17 essentially interferes with the comfortable  
18 enjoyment of life, property or intent to  
19 depreciate the value of other property.

20 Zach and those guys, they moved in about  
21 four years ago. I would say firmly disagree  
22 with the lack of smell and lack of flies, also  
23 the attraction of vermin while they were there.  
24 I had -- and with the other -- the Snyders. I

1 had an increase of foxes traversing my yard, I  
2 had an increase of raccoons.

3 Since the very beginning I was there, I  
4 used to put bird feeders out in the back of the  
5 yard, seed feeders, hummingbird feeders. And  
6 now, because of all the raccoons, I can't even  
7 do that because they will literally come after  
8 my feeders now. I did not have this problem  
9 prior to this.

10 So anyway, and with that, I would say that  
11 goes to 16.2 in the Zoning Ordinance of  
12 illustrative enumeration, any condition which  
13 provides for harborage for rats, mice or other  
14 vermin.

15 As well as Paragraph 5, all disagreeable  
16 odors and stenches which extend beyond the lot  
17 line from which may emanate, as well as the  
18 conditions, substances and other causes which  
19 give rise to such emissions or generation of  
20 such odors and stenches, except livestock  
21 operations, which are not allowed in R-2.

22 Okay. So I go back to again the  
23 restrictive covenant. I will get -- Section  
24 III. No noxious or offensive activity shall be

1 carried on upon any lot, nor shall anything be  
2 done thereon, or which may be or become an  
3 annoyance or nuisance to the neighborhood.

4 Which is addressed in Article 13 of the  
5 Zoning Ordinance, which says, in  
6 Paragraph 13.12, this Ordinance is not intended  
7 to abrogate or supercede any easement, covenant  
8 or other private agreement, provided that where  
9 the regulations of the Ordinance are more  
10 restrictive or impose higher standards or  
11 requirements than such easements, covenants or  
12 other private agreements, the requirements of  
13 this Ordinance, shall govern.

14 So there I think it clearly speaks to the  
15 intent of wanting to have the more restrictive  
16 requirements in place. That seems to be a theme  
17 throughout the Zoning Ordinance.

18 I think the chickens should summarily be  
19 denied. Again, after doing some review of this  
20 covenant and my attorney, it says, in Section  
21 IV, Land Use, B, Pets, no animals other than the  
22 keeping of horses are hereinabove provided, and  
23 house pets shall be permitted on any premises  
24 and only such number of house pets shall be kept

1 as will not constitute an annoyance to other  
2 property owners.

3 So it specifically excludes any animals  
4 except for equine and house pets in the  
5 covenant. That goes back again to Article 13,  
6 Abrogations and Greater Restrictions. That  
7 should be clearly covered under there.

8 So I am going to ask this Board to deny  
9 both requests based on the testimony provided.  
10 At a minimum, I'd ask the Board to table this  
11 request until further review and discussion of  
12 this in the context of the restrictive covenants  
13 and Zoning Ordinance, where a solution that is  
14 best for our subdivision can be reached.

15 I would request this be done with the  
16 County zoning staff and members of this Board,  
17 as well as residents of subdivision and other  
18 impacted properties adjacent to this property  
19 who desire to participate.

20 MR. WELBERS: Is that what you have to  
21 say?

22 MR. MINNICK: Yeah, that's it.

23 MR. WELBERS: Let's see if there's some  
24 questions before you sit down.

1 MS. DONARSKI: I have some.

2 EXAMINATION

3 BY MS. DONARSKI:

4 Q. Mr. Minnick, can you tell me, is there an  
5 active homeowners association out at Norwood  
6 Meadows Phase 1?

7 A. There is not.

8 Q. Okay. Are you aware that protective covenants  
9 are enforced by homeowners associations and they  
10 are unenforceable by the County?

11 A. No, I understand that, but also the County --

12 Q. That's just my question for you, thank you.

13 And then do you understand that in the  
14 Bureau County Zoning Ordinance it does not  
15 restrict the keeping of chickens in any  
16 residential district?

17 A. No.

18 MS. DONARSKI: Okay. Thank you.

19 MR. WELBERS: Does anyone else have  
20 questions of this witness?

21 MR. DEARCOS: I just have one.

22 EXAMINATION

23 BY MR. DEARCOS:

24 Q. In the year and a half I was there, if there

1 was an issue with the odor or any disturbance,  
2 did you ever approach my property to discuss it  
3 with me or send me any kind of contact to let me  
4 know that it was an issue?

5 A. No. Based on the nature of our exchanges, I  
6 don't think it was probably appropriate to do  
7 so.

8 MR. WELBERS: Does the Board have any  
9 questions?

10 Go ahead, Bill.

11 EXAMINATION

12 BY MR. JENSEN:

13 Q. You spoke of a property to the east of you that  
14 had animals.

15 A. Correct.

16 Q. How far from that property did you live -- or  
17 do you live?

18 A. I live one, two, three parcels away.

19 Q. And so you didn't have issues with chickens,  
20 ducks, donkeys and horses being there?

21 A. I would say two things there. One, I was never  
22 notified of the meeting with the Zoning Board of  
23 Appeals because I was not an adjacent property.  
24 So I didn't have that opportunity.

1           And, two, until more recently when I sat  
2           down with any attorney did I really get a good  
3           understanding of the covenant and put all of  
4           those things with respect to the interplay  
5           between the restrictive covenant and the Zoning  
6           Ordinance.

7   Q.    I'm talking about the house that's to the east  
8           of you, not the one across from you.

9   A.    So am I.

10   Q.    Okay.  Would it surprise you to know that you  
11           could see the horses and the round bales and  
12           whatever else from Lovers Lane Road?

13   A.    Her house?

14   Q.    Uh-huh.

15   A.    As overgrown as it was in the front?  I drove  
16           by it every day, and I don't remember seeing  
17           them unless it was when they were delivering  
18           them.

19   Q.    Yeah, you could see it from the road.

20   A.    I drove by there probably multiple times a day.  
21           Never saw the bales sitting there.  So I can't  
22           say.

23           MR. JENSEN:  That's all I have.

24           MR. WELBERS:  Any other questions?

1 MR. STUTZKE: I have one.

2 EXAMINATION

3 BY MR. STUTZKE:

4 Q. You mentioned that you have a concern regarding  
5 property values --

6 A. Yeah.

7 Q. -- if this was approved.

8 So my question is, did you consult with  
9 any of the local real estate folks to get their  
10 opinions as to whether or not they felt that  
11 there would be -- it would be adverse if  
12 something like this was to take place, what's  
13 being asked for in the Variation?

14 A. No. I think it's -- that's part of the time  
15 I'm asking for, so we can actually do some, you  
16 know, looking at those things.

17 Because, no, I did not contact a real  
18 estate professional, but it's, in my opinion,  
19 somewhat intuitive in a residential area,  
20 introducing that type of structure or that type  
21 of fence, whatever you want to call it,  
22 certainly wouldn't be in the nature and  
23 character of a residential area.

24 MR. WELBERS: End of the questions?

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(No verbal response.)

MR. WELBERS: Michael, you inspected the property.

MR. STUTZKE: I did.

Although I certainly appreciate the concerns that are raised, I --

MS. DONARSKI: Before we do, do you have any more questions for Mr. Minnick?

MR. STUTZKE: No.

MS. DONARSKI: Okay. You can have a seat then. Thank you.

Go ahead. I'm sorry.

MR. STUTZKE: Again, there's some concerns that were raised, but I do believe that they have been answered.

So with that in mind, I would move to recommend approval of the Variation to install a 6-foot-tall white vinyl three-rail equine fence as close as 5 feet, 6 inches from the right-of-way of Lovers Lane Road. Ordinance requires fences in front yards in the R-2 Zoning District to be only 3-foot-tall residential fence. Requesting a 3-foot height Variation and a Variation to have a hot wire on the inside of

1 the top rail. Proposed fence will exceed  
2 minimum setback requirements. Also requesting a  
3 Nonconforming Use Variation to have up to 12  
4 chickens for the Applicants' own use.

5 MR. WELBERS: A motion is made. Is there  
6 a second?

7 MR. JENSEN: I'll second that.

8 MR. WELBERS: Mr. Jensen is the second.  
9 You can call the roll.

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. HOLT: Mr. Quest?

17 MR. QUEST: No.

18 MS. HOLT: Mr. Welbers?

19 MR. WELBERS: Yes.

20 (By voice vote four ayes, one  
21 nay.)

22 MR. WELBERS: So it's good.

23 (The hearing was concluded at  
24 7:35 p.m.)

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Now on this 15th day of May, A.D., 2025, I do signify that the foregoing testimony was given before the Bureau County Zoning Board of Appeals.

Barry Welbers, Chairman

Kristine Donarski,  
Zoning Enforcement Officer

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*Callie S. Bodmer*

Callie S. Bodmer  
Certified Shorthand Reporter  
Registered Professional Reporter  
IL License No. 084-004489  
P.O. Box 381  
Dixon, Illinois 61021