

AGENDA

Bureau County Zoning Board of Appeals

Wednesday, August 20, 2025

7:00 p.m.

Princeton Moose Lodge,
1339 N. Euclid Ave., Princeton

1. Call to Order

2. Roll Call

3. Approval of Minutes of Prior Hearing: July 17, 2025

4. Public Comment

5. New Business:

A. Public Hearing on Variation Requests from Jeremy C. Catton. VARIATION from the R-2 location and bulk requirements as stated in Article 3.53-2b. of the Bureau County Zoning Ordinance. **VARIATION** to build up to a 30' x 40' detached garage (1,200 sq. ft.). Zoning Ordinance allows a maximum of 900 sq. ft. garage in the R-2 Zoning District. Requesting up to a 300 sq. ft. **BULK VARIATION**. Also requesting a **VARIATION** to build the proposed garage closer to the right-of-way of Providence St. than the closest part of the home (front yard). Zoning Ordinance allows detached accessory structures in the rear and side yards only in the R-2 Zoning District. The property is identified as being located on the Southwest corner of Sherman St. & Providence St., 421 Sherman St., Buda. Parcel #14-34-382-011 is located on property in Section 34 of Concord Township.

B. Action on Jeremy C. Catton Variation Requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

C. Public Hearing on Variation Requests from Anthony R. Biagioni. VARIATION from the Agricultural side and rear setback requirements as stated in the Bureau County Zoning Ordinance. **VARIATION** to build up to a 30' x 40' pole building as close as 15' from the north property line, needs 30'. Requesting up to a 15' rear yard **VARIATION**. Proposed building will also be located as close as 5' from the east side property line, needs 30'. Requesting up to a 25' side yard **VARIATION**. Proposed building will also be located as close as 10' from the rear property line, needs 30'. Requesting up to a 20' rear yard **VARIATION**. Applicant also wishes to move existing 12' x 12' kennel as close as 15' from east side property line, needs 30'. Requesting up to a 15' side yard **VARIATION**. The property is identified as being located on the North side of 2050 N Ave. approx. 640' east of 2950 E St. Parcel #11-24-200-010 is located on property in Section 24 of Berlin Township.

D. Action on Anthony R. Biagioni Variation Requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

E. Public Hearing on Variation Requests from Dimitri Kapsalis. VARIATION from the R-1 bulk requirements as stated in Article 3.52-2b. of the Bureau County Zoning Ordinance. **VARIATION** to build up to a 30' x 45' (1,350 sq. ft.) metal building for personal storage. Zoning Ordinance allows a maximum of 900 sq. ft. garage in the R-1 Zoning District. Requesting up to a 450 sq. ft. **BULK VARIATION**. The property is identified as being located on the South side of 850 N Ave. approx. 500' east of 300 E St., 3118 850 N Ave., Neponset. Parcel #19-22-300-001 is located on property in Section 22 of Neponset Township.

F. Action on Dimitri Kapsalis Variation Requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

G. Public Hearing on Variation Requests from Lee Hewitt et ux. VARIATION from the R-2 setback requirements as stated in Article 3.53-4b. of the Bureau County Zoning Ordinance. **VARIATION** to install a 12.04 kW solar array on the roof of an existing home. Proposed array will be located as close as 6' from the right-of-way of Washington St., and as close as 16' from the right-of-way of Broad St., needs 25'. Requesting a 19' front yard **VARIATION** and a 9' front yard **VARIATION**. Also requesting a **VARIATION** to install the proposed array on the roof of the home in the 50' sight triangle at the corner of Broad St. and Washington St. Zoning Ordinance requires structures to be built outside of the sight triangle. Also requesting a **VARIATION** to expand a non-conforming structure to add said proposed solar array to the roof of the existing non-conforming home. The property is identified as being located on the Southeast corner of Washington St. & Broad St., 93 Washington St., LaMoille. Parcel #05-24-433-001 is located on property in Section 24 of LaMoille Township.

H. Action on Lee Hewitt et ux Variation Requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

I. Public Hearing on CONDITIONAL USE and VARIATION requests from Braided Creek Wind, LLC.

111 CONDITIONAL USE applications to construct up to 58 wind turbine generators, potentially pad mounted transformers, associated access roads, communications and electric cabling systems, 1 substation, 2 laydown yards, and other associated structures. Properties are located in Indiantown Township and Macon Township. 58 of the applications also have requests for **VARIATIONS** from the Agricultural setback requirements as stated in Article 3.41-4 s.4) of the Bureau County Zoning Ordinance. Properties are located in Indiantown Township and Macon Township.

J. Action on Braided Creek Wind, LLC, CONDITIONAL USE requests. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Uses.

K. Action on Braided Creek Wind, LLC, VARIATION requests. The Board of Appeals will act on granting or denying the requested Variations.

6. Other business

7. Adjourn