

AGENDA

Bureau County Zoning Board of Appeals

Thursday November 20, 2025

7:00 p.m.

1st Floor Courtroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Hearing: October 16, 2025
4. Public Comment
5. New Business:

A. Public Hearing on VARIATION requests from Larry Klingenberg et ux.

VARIATION from the R-2 setback requirements as stated in Article 3.53-4d. of the Bureau County Zoning Ordinance to install a 9.720 kW solar array on the roof of a garage located as close as 0' from the right-of-way of E. 5th St., needs 25' and as close as 3' from the right-of-way of the alley, needs 5'. Requesting a 25' front yard **VARIATION** and up to a 2' rear yard **VARIATION**. Also requesting a **VARIATION** to install the proposed array on the roof of the garage located in the 15' sight triangle at the corner of E. 5th St. and the alley. 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 garage. The property is identified as being located on the Northwest corner of E 5th & S. Walnut St., 418 S. Walnut St., Wyanet. Parcel #15-21-179-009 is located on property in Section 21, Wyanet Township.

B. Action on Larry Klingenberg et ux VARIATION requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

C. Public Hearing on VARIATION request from Rodney A. Knudson et ux.

VARIATION from the R-1 accessory structure regulations as stated in Article 3.52-2b. of the Bureau County Zoning Ordinance to install a 42' long x 12' wide ground mounted solar array closer to the right-of-way of 3450 E St. than the closest part of the home (front yard). Zoning Ordinance allows detached accessory structures to be located in the rear and side yards only. The property is identified as being located on the East side of 3450 E St. approx. 625' south of 1375 N Ave., 13642 3450 E St., Spring Valley. Parcel #18-26-200-005 is located on property in Section 6, Hall Township.

D. Action on Rodney A. Knudson et ux VARIATION request. The Board of Appeals will act on granting or denying the requested **VARIATION**.

E. Public Hearing on VARIATION requests from Alan Weber et al. VARIATION from the Agricultural side and rear setback requirements as stated in the Bureau County Zoning Ordinance. **VARIATION** to install a 17.60 kW solar array on the roof of a shed located as close as 8' from the rear property line, needs 30'. Requesting up to a 22' rear yard **VARIATION**. Proposed array will also be on the roof of the existing garage located as close as 12' from the side property line, needs 30' and as close as 26' from the rear property line, needs 30'. Requesting up to an 18' side yard **VARIATION** and up to a 4' rear yard **VARIATION**. Also requesting a **VARIATION** to expand non-conforming structures to add said proposed solar array to the roof of the existing non-conforming shed and garage. The property is identified as being located on the North side of 2000 N Ave. approx. 3/4 mile east of 2215 E St., 22725 2000 N Ave., Princeton. Parcel #10-23-400-006 is located on property in Section 23, Dover Township.

F. Action on Alan Weber et al VARIATION requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

G. Public Hearing on REZONE and CONDITIONAL USE requests from BV Storm Hold Co. % Jason Marquis. REZONE from M-1 to B-3 to construct a youth recreational center with a coffee shop and indoor golf simulators. Also requesting a **CONDITIONAL USE** for associated outdoor recreational activities to be held on the premises in conjunction with proposed youth center. The property is identified as being located on the South side of 2125 N Ave. approx. 3/8 mile east of IL Rt. 40, Manlius. Parcels #08-15-300-019 are located on property in Section 15 of Manlius Township.

H. Action on BV Storm Hold Co. % Jason Marquis REZONE request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONE**.

I. Action on BV Storm Hold Co. % Jason Marquis CONDITIONAL USE request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **CONDITIONAL USE**.

J. Public Hearing on REZONE request from Karl Kusek. REZONE Agriculture to Rural Estate to bring existing single family home into compliance with the Zoning Ordinance. The property is identified as being located on the West side of 1900 E St. approx. 3/4 mile north of Kentville Rd., 7637 1900 E St., Tiskilwa. Property is located in Section 30, Arispie Township. New Parcel.

K. Action on Karl Kusek REZONE request. The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONE**.

6. Other business

7. Adjourn