

# Princeton Plan Commission/Board of Zoning Appeals

Regular Meeting  
Tuesday, October 10, 2023  
5:30 p.m. at City Hall

## Agenda

1. Approval of Minutes from Tuesday, September 12, 2023 Regular Meeting.
2. Bureau County Advisory – Rezoning Petition – Jennifer Kilgore, 17643 2100 East Avenue, Princeton, IL.
3. Old Business
4. New Business
5. Adjournment to the Friday, November 10, 2023 Lunch Meeting at noon at City Hall, with the Regular Meeting taking place on Tuesday, November 14, 2023, 5:30 p.m. at City Hall.

BUREAU COUNTY ZONING NOTICE

STATE OF ILLINOIS     )  
                                  ) ss     NOTICE TO ADJOINING PROPERTY OWNERS  
COUNTY OF BUREAU    )

TO WHOM IT MAY CONCERN:

Take notice that Jennifer Kilgore, 17643 2100 E St., Princeton, IL 61356, has submitted a request for a **REZONE from M-2 to Agriculture** to bring existing home into compliance with the Bureau County Zoning Ordinance at the following location:

MID PT E SI SE NE, 1.01 Acres & MID PT E ½ SE NE, .79 Acres  
Section 4, Princeton Township  
Parcel #16-04-200-008 & #16-04-200-010 (Combining)

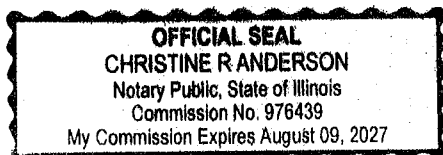
Common Location: West side of 2100 E St., just north of I-80, 17643 2100 E St., Princeton.

This application is on file in the office of the Zoning Board of Appeals, Room B-5, Courthouse, 700 South Main Street, Princeton, Illinois 61356. A public hearing on said application will be held on Thursday, October 19, 2023 at 7:00 P.M. in the County Boardroom at the Courthouse. In the event of hazardous weather conditions, the meeting or meetings will be cancelled; you may call our office on the day of the meeting at (815) 875-1631 to confirm. All persons interested and all persons desiring to object to the application should appear at the hearing to present their concerns.

THIS WILL CERTIFY THAT I, Heather Maule, mailed a true and correct copy of the above letter to each and every name listed on the application Jennifer Kilgore, 17643 2100 E St., Princeton, IL 61356, for a **REZONE**, as stated above. Every name listed on the application for Jennifer Kilgore, is hereby noticed, by placing in the mail, with postage prepaid, on or before the hour of 4:00 P.M. on September 28, 2023.

No proposed application shall be defeated because of improperly mailed notices, if the Zoning Board of Appeals is satisfied that the zoning office has made a diligent effort to list all property owners in this application for the change.

Sworn and subscribed to before me this 20 day of September, A.D. 2023.



Christine R. Anderson  
N.P.  
ZONING BOARD OF APPEALS

Barry Welbers  
Barry Welbers, Chairman

**BUREAU COUNTY PLANNING AND ZONING DEPARTMENT**

Room B-5, Courthouse, 700 S. Main St., Princeton, IL 61356 \* (815) 875-1631

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**(FOR OFFICE USE ONLY)**

_____ VARIATION	\$125 _____	\$625 _____	<u>X</u>	PLANNING COMMISSION	DATE: <u>October 12, 2023</u>
_____ NONCONFORMING	\$125 _____	\$625 _____	<u>X</u>	BOARD OF APPEALS	DATE: <u>October 19, 2023</u>
_____ CONDITIONAL USE	\$225 _____	\$725 _____	<u>X</u>	COUNTY BOARD	DATE: <u>November 14, 2023</u>
<u>X</u> REZONE	\$225 <u>X</u>	\$725 _____			
_____ SPECIAL HEARING			<u>X</u>	MAP AMENDMENT	_____ TEXT AMENDMENT

Application Number	<u>23-09-14-1R</u>	Township Notified	<u>Princeton</u>
Date Filed	<u>September 14, 2023</u>	Road Commissioner Notified	<u>Princeton Township</u>
Published Date	<u>September 30, 2023</u>	City or Village Notified	<u>City of Princeton</u>
Hearing Date	<u>October 19, 2023</u>	Property Owners Notified	<u>Yes</u>
Fee Paid	<u>\$225.00</u>	School District Notified	<u>PES Dist. #115</u>
		Inspection By: PC	<u>PHS Dist. #500</u>
		BOA	<u>Madsen</u>
		Soil & Water District	<u>Stutzke</u>
		Recorder Agreement Signed	<u>Yes</u>

\*\*\*\*\*

Name of Applicant	<u>Jennifer Kilgore</u>	Phone:	<u>(858) 229-7161</u>
Address	<u>17643 2100 E St., Princeton, IL 61356</u>		
Name of Owner	<u>Same</u>	Phone:	_____
Owner's Address	_____		
Applicant's Interest in Property	<u>Owner</u>		
Legal Description of Property	<u>Parcel #16-04-200-008 &amp; #16-04-200-010 (Combining)</u>		
	<u>MID PT E SI SE NE, 1.01 Acres &amp; MID PT E 1/2 SE NE, .79 Acres</u>		
	<u>Section 4, Princeton Township</u>		

Common Location: West side of 2100 E St., just North of I-80, 17643 2100 E St., Princeton, IL 61356

FOR REZONING:	Property presently zoned as:	<u>M-2</u>
	Request for Rezone as:	<u>Agriculture</u>
	Reason for Rezoning:	<u>To bring existing home into compliance with the Zoning Ordinance.</u>

FOR CONDITIONAL USE: \_\_\_\_\_

PRESENT USE: Single family home on old farmstead**REASONS FOR VARIATION:**

(check applicable items)	Too Narrow _____	Soil _____	Elevation _____
	Too Small _____	Slope _____	Subsurface _____
	Too Shallow _____	Shape _____	Other _____

Describe items checked, giving dimensions or explanation where appropriate: \_\_\_\_\_

How do the above conditions prevent any reasonable use of land under the Zoning Ordinance? \_\_\_\_\_

To the best of your knowledge, can you affirm that the hardship described was not created by an action of anyone having property interests in the land after the Zoning Ordinance became law? YES \_\_\_\_\_ NO \_\_\_\_\_ If NO, explain why the hardship shall not be regarded as self imposed. \_\_\_\_\_

Adjoining property is zoned as follows: TO THE NORTH:	<u>M-2</u>	TO THE EAST:	<u>M-2 (City Pton)</u>
TO THE SOUTH:	<u>M-2</u>	TO THE WEST:	<u>M-2</u>

Are the conditions on your property the result of other man-made changes? (Such as relocation of a road or highway)

Explain: \_\_\_\_\_

Which of the following modifications will allow you a reasonable use of your land?

Change in setback \_\_\_\_\_

Change in lot coverage \_\_\_\_\_

Change in side yard \_\_\_\_\_

Change in off-street parking \_\_\_\_\_

Change in area \_\_\_\_\_

Other \_\_\_\_\_

Explain variation requested giving distances, if appropriate: \_\_\_\_\_

Are the conditions of hardship for which you request the variation true only of your property? \_\_\_\_\_ If not, how many other properties are affected? \_\_\_\_\_

Following are the names and addresses of surrounding property owners within 200' in areas zoned residential, 300' in areas zoned business and manufacturing, and 1/4 mile in areas zoned agricultural, and municipalities affected within 1 1/2 miles of municipal limits. Said names are recorded in the Office of County Records and as they appear from the tax records of the County.

Princeton Township Supervisor - Ron Hanley, 521 W. Hudson St., Princeton IL, 61356

Princeton Township Road Commissioner - Eric Balensiefen, 225 E. Railroad Ave., Princeton, IL 61356

Princeton Elementary School Dist #115, Superintendent JD Orwig, 506 E. Dover Rd., Princeton, IL 61356

Princeton High School Dist #500, Superintendent Kirk Haring, 103 S. Euclid Ave., Princeton, IL 61356

City of Princeton, Mayor Ray Mabry, % Pete Nelson, 2 S. Main St., Princeton, IL 61356

16-03-100-003 James A. Rapp, 20952 1800 N. Ave., Princeton, IL 61356

16-04-200-009 James A. Rapp et ux, 20952 1800 N. Ave., Princeton, IL 61356

16-04-200-011 James Rapp, 20952 1800 N. Ave., Princeton, IL 61356

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I consent to the entry in or upon the premises described in this application by any authorized official of the County of Bureau for the purpose of posting, maintaining, and removing such notices as may be required by law. All fees are non-refundable.

✓

Citizen's Guide Received

Jennifer Kyeon  
APPLICANT SIGNATURE

14 Sep 2023  
Date

APPLICANT SIGNATURE

Date

Who hereby declares that he/she has been duly authorized by Owner/Lessee to make the above application and agreement.

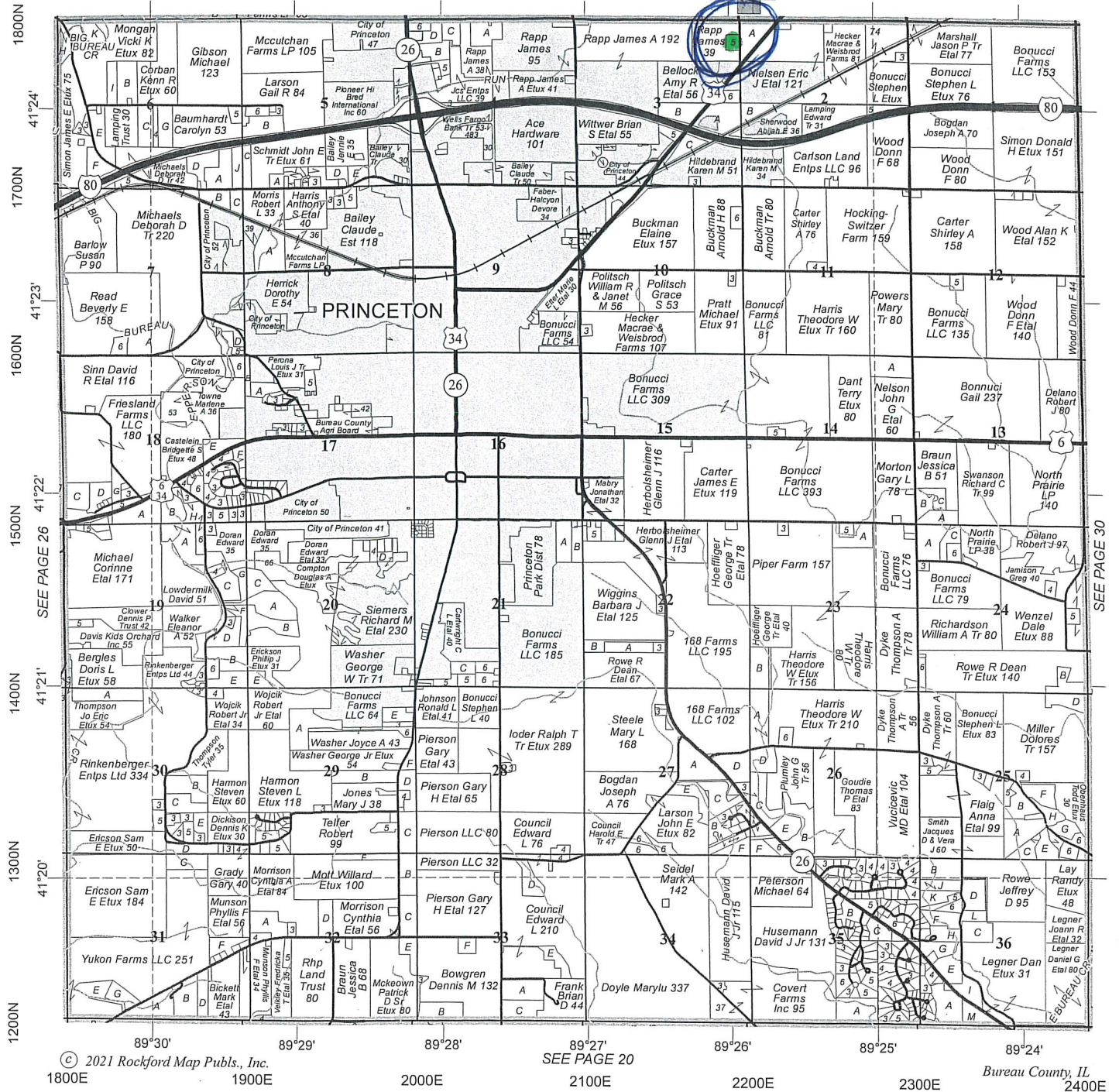


# PRINCETON

Refer to page 64 for keyed parcels

T.16N.-R.9E.

SEE PAGE 40



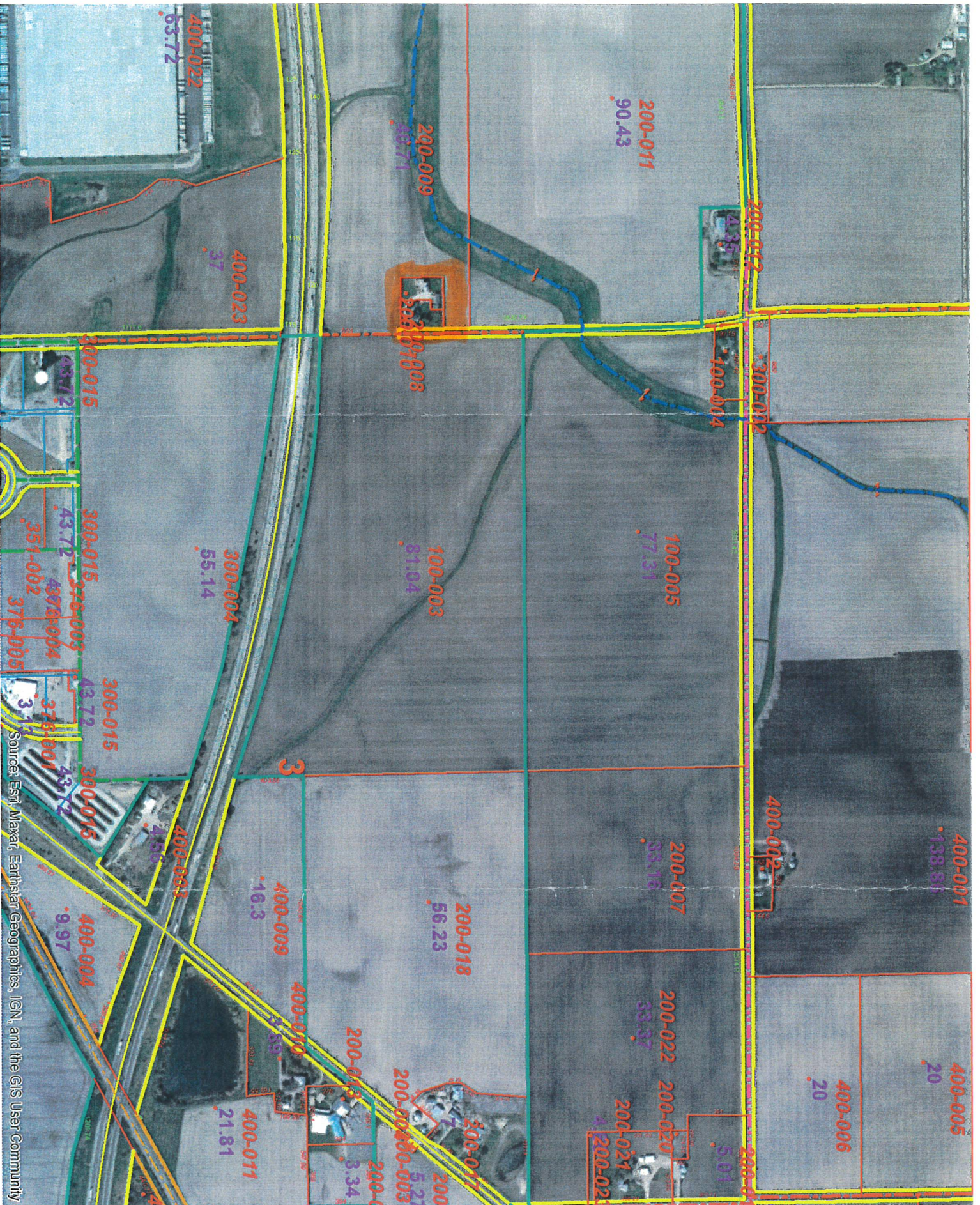
## Want to see your ad here?

### Become a Rockford Map Advertiser.

We Offer **Targeted Outreach**, **Consistent Visibility** and **County-Specific Direct Marketing** to reach landowners in regions where you do business.

Visit **RockfordMap.com** Today!





Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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Bureau County Zoning Board of Appeals  
Attn: Zoning Enforcing Officer  
Room B-5  
Bureau County Courthouse  
700 S. Main Street  
Princeton, IL 61356

RE: Application of Jennifer Kilgore

Gentlemen:

Our municipality / township / school district has received a notice of the public hearing before the Board of Appeals with respect to the above application concerning property in our municipality / township / school district or with a mile and a half thereof.

With respect to the above application, your attention is directed to the following checked paragraph:

\_\_\_\_\_ A. Our **municipality** / township / school district has no objection to the above application.

\_\_\_\_\_ B. Our **municipality** / township / school district has no objection to the above application but makes the following recommendations and comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ C. Our **municipality** / township / school district has no objection to the above application but recommends that the following restrictions be imposed on the applicant. If these restrictions are not imposed, this letter shall constitute an objection to the application.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ D. Our **municipality** / township / school district objects to the above application for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Respectfully submitted,

PRINT:

\_\_\_\_\_  
**City of Princeton**  
**Mayor Ray Mabry**