

# AGENDA

## Bureau County Zoning Board of Appeals

Thursday, February 19, 2026

7:00 p.m.

2nd Floor County Boardroom,  
Courthouse, Princeton

1. Call to Order

2. Roll Call

3. Approval of Minutes of Prior Hearing: January 15, 2026.

4. Public Comment

5. New Business:

- A. Public Hearing on VARIATION requests from Brian Robbins et al. VARIATION** from the R-2 setback requirements as stated in Article 3.53-4d. of the Bureau County Zoning Ordinance to build up to a 16' x 51' ground mounted solar array as close as 2' from south side property line, needs 5'. Requesting up to a 3' side yard **VARIATION**. The property is identified as being located on the East side of S. East St., just North of railroad, 303 S. East St., Malden. Parcel #11-29-400-005 is located on property in Section 29, Berlin Township.
- B. Action on Brian Robbins et al VARIATION request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
- C. Public Hearing on VARIATION requests from Russell D. Bernabei. VARIATION** from the R-2 setback requirements as stated in Article 3.53-4d. of the Bureau County Zoning Ordinance to install a 14.96 kW solar array on a roof of the garage located as close as 2' from the right-of-way of E. 3<sup>rd</sup> St., needs 25'. Requesting a 23' front yard **VARIATION**. Also, requesting a **VARIATION** to install proposed array on the roof of the existing garage located in the front yard. Proposed garage and array are located closer to the right-of-way of E. 3<sup>rd</sup> 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. 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. 3<sup>rd</sup> St. and 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 oversized, non-conforming garage. The property is identified as being located on the Northwest corner of E. 3<sup>rd</sup> St. & S. King St., 216 S. King St., Wyanet. Parcel #15-21-110-012 is located in the Village of Wyanet, Section 21, Wyanet Township.
- D. Action on Russell D. Bernabei VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- E. Public Hearing on VARIATION requests from David J. Piper et al. VARIATION** from the R-2 setback requirements as stated in Article 3.53-4d. of the Bureau County Zoning Ordinance to install a 7.65 kW roof mounted solar array to be built approximately 2' from the rear property line, needs 5'. Requesting up to a 3' rear yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure for the roof mounted solar array to be added to the roof of the existing non-conforming shed. The property is identified as being located on the South side of E. Jackson St. at intersection with Stevenson St., 408 E. Jackson St., Ohio. Parcel #04-09-431-007 is located in the Village of Ohio, Section 9, Ohio Township.

- F. **Action on David J. Piper et al VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- G. **Public Hearing on CONDITIONAL USE request by Berlin Township.**  
**CONDITIONAL USE** to build a new 30' x 30' township office building (government facility). The property is identified as being located on the Southeast corner of 2550 E St. and 1900 N Ave., 18926 2550 E St., Princeton. Property is located in Section 32, Berlin Township. Parcel #11-32-200-011.
- H. **Action on Berlin Township 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**.
- I. **Public Hearing on a REZONING request by Normandy Tractside, LLC. REZONE** from Agriculture to B-3 for a bar. Also requesting a **VARIATION** to build up to a 30'2" x 9'4" open front porch with a 4' x 20' handicap accessible ramp as close as 40' from the right-of-way of IL Rt. 92, needs 50'. Requesting up to a 10' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said open porch and ramp to existing non-conforming building. The property is identified as being located on the South side of IL Rt. 92, approx. 300' west of 1100 E St., 10886 IL Hwy. 92, Walnut. Property is located in Section 11, Greenville Township. Parcel #02-11-428-001 and Parcel #02-11-429-005.
- J. **Action on Normandy Tractside, LLC REZONING request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.
- K. **Action on Normandy Tractside, LLC VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

## 6. Other business

## 7. Adjourn