

AGENDA

Bureau County Zoning Board of Appeals

Thursday, March 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: February 19, 2026.

4. Public Comment

5. New Business:

A. Public Hearing on VARIATION requests from Michael P. Kernan et al.

VARIATION from the accessory structure requirements as stated in Article 3.43-3b. of the Bureau County Zoning Ordinance to build a 48' x 72' pole building closer to the right-of-way of 1950 E St. than the closest part of the home (front yard). Zoning Ordinance requires detached accessory structures to be located in the rear and side yards only in the Rural Estate Zoning District. Also requesting up to a 3' **HEIGHT VARIATION**. Proposed building will be up to 23' tall, ground to peak. Zoning Ordinance allows up to 20' in height, ground to peak, in the Rural Estate Zoning District. The property is identified as being located on the Northwest corner of 1900 N Ave. & 1950 E St., 19445 1900 N Ave. Princeton. Parcel #10-29-300-009 is located on property in Section 29, Dover Township.

B. Action on Michael P. Kernan et al VARIATION requests. The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

C. Public Hearing on VARIATION request from Matthew J. Foes et ux. VARIATION from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build up to a 45' x 80' pole building as close as 10' from the right-of-way of 410 E St., needs 50'. Requesting up to a 40' front yard **VARIATION**. The property is identified as being located on the North side of 410 E St. just west of the intersection with 425 E St., 21234 410 E St., Sheffield. Parcel #07-14-300-004 is located in Section 14, Gold Township.

D. Action on Matthew J. Foes et ux VARIATION request. The Board of Appeals will act on granting or denying the requested **VARIATION**.

- E. Public Hearing on VARIATION requests from Margarita Ramirez. NON-CONFORMING USE VARIATION** for owner to have 1 horse for their personal use on the property. Bureau County Zoning Ordinance does not allow horses in the R-2 Zoning District. Also requesting a **VARIATION** to build up to a 40' x 40' (1,600 sq. ft.) pole building for a private stable, tack room and arena. Zoning Ordinance allows up to 900 sq. ft. detached accessory structure in the R-2 Zoning District. Requesting up to a 700 sq. ft. **BULK VARIATION**. Applicant is also requesting two 6' side yard **VARIATIONS** for proposed building to be as close as 44' from both the east and west side yard property lines. Zoning Ordinance requires private stables to be at least 50' from side and rear property lines. The property is identified as being located on the North side of 1200 N Ave. approx. 575' east of IL Rt. 29, 27723 1260 N Ave., Princeton.. Parcel #17-34-254-001 is located in Section 34, Selby Township.
- F. Action on Margarita Ramirez VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- G. Public Hearing on a REZONING request by Mark and Jeanine Weir.** Rezone from Agriculture to Rural Estate to build a single family home. The property is identified as being located on the East side of 2155 E St. approx. ¼ mile north of intersection with 1300 N Ave. Property is located in Section 27, Princeton Township. Parcel #16-27-300-019
- H. Action on Mark Jeanine Weir REZONING request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.

6. Other Business

- Discuss text amendments to the County Zoning Ordinance to come into compliance with recent changes to the Counties Code concerning wind energy, solar energy, and energy storage facilities and related public hearing date.

7. Adjourn