

AGENDA

Bureau County Zoning Board of Appeals

Thursday, April 16, 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: March 19, 2026.
4. Public Comment
5. New Business:
 - A. **Public Hearing on VARIATION requests from Thomas W. Billhorn. VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build a 20' x 40' in-ground pool as close as 10' from the rear (south) property line, needs 30'. Requesting up to a 20' rear yard **VARIATION**. The property is identified as being located on the South side of 2670 N. Ave approx. 300' east of 2750 E St., 27582 2670 N Ave, LaMoille. Parcel #05-22-400-006 is located on property in Section 22, LaMoille Township.
 - B. **Action on Thomas W. Billhorn VARIATION request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
 - C. **Public Hearing on VARIATION request from Kevin Andreuccetti et ux.** **VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build up to a 60' x 100' pole building as close as 42' from the right-of-way of 1800 N Ave., needs 50'. Requesting up to an 8' front yard **VARIATION**. The property is identified as being located on the Southwest corner of 1800 N Ave & 2900 E St., 17957 2900 E St., Princeton. Parcel #07-02-200-003 is located in Section 2, Selby Township.
 - D. **Action on Kevin Andreuccetti et ux VARIATION request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
 - E. **Public Hearing on VARIATION requests from Kristin Stewart. VARIATION** from the yard requirements as stated in Article 2.52-3 of the Bureau County Zoning Ordinance to install a 6' tall, solid vinyl fence as close as 6' from the right-of-way of

Cherry Ave. and N. St Paul St. Ordinance requires fences in front yards to be only 3' tall, and to be at least 50% open. Property has double frontage. Requesting a 3' height **VARIATION** and a **VARIATION** to have a solid fence in the front yard. Also requesting **VARIATION** to build a proposed fence inside the 50' site triangle at the corner of Cherry Ave. and N. St Paul St. Ordinance requires that fences only be 2 1/2' tall inside the site triangle. Also, requesting a **VARIATION** for a 28' diameter above ground pool to be placed in the front yard, inside the fenced area, The property is identified as being located on the Northwest Corner of Cherry Ave & St Paul St., 103 N. St Paul. St., Cherry. Parcel #12-27-405-010 is located in the Village of Cherry, Section 27, Westfield Township.

- F. Action on Kristin Stewart VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.

- G. Public Hearing on VARIATION request from Craig Dickens.** **VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build a 30' x 40' (1,200 sq. ft.) pole barn for personal storage as close as 8' from the right-of-way of 1700 E. St., needs 50'. Requesting up to a 42' front yard **VARIATION**. The property is identified as being located on the Northwest corner of 1700 N Ave & 2600 E St., 25975 1700 N Ave., Princeton. Parcel #17-05-400-007 is located in Section 05, Selby Township.

- H. Action on Craig Dickens VARIATION request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.

- I. Public Hearing on a REZONING request by Jacob Aden.** **REZONE** from B-1 to B-3 for a café and ice cream shop. The property is identified as being located on the East side of N. Main St. @ intersection with Gurney St., 93 N. Main St., LaMoille. Property is located in Section 24, LaMoille Township. Parcel #05-24-289-002 & # 05-24-289-003

- J. Action on Jacob Aden REZONING request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.

- K. Public Hearing on proposed text amendments to the Bureau 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 items.

- L. Action on proposed text amendments.** The Board of Appeals will act on a recommendation to the Bureau County Board in regards to the adoption of the proposed text amendments.

6. Other Business

7. Adjourn