

AGENDA

Bureau County Zoning Board of Appeals

Special Hearing

Thursday, October 22, 2026

6:30 p.m.

**1st Floor Courtroom,
Courthouse, Princeton**

1. Call to Order
2. Roll Call
3. Public Comment (not comments on the public hearings to be conducted at this meeting).
4. New Business:
 - A. **Public Hearing on Variation Requests from Nathan Cumpton et ux. VARIATION** from the R-2 bulk requirements as stated in Article 3.53-2b. of the Bureau County Zoning Ordinance. **VARIATION** to build up to a 40' x 64' pole building (2,560 sq. ft.) for personal storage + 10' x 16' corner porch (160 sq. ft.) + 10' x 64' lean-to (640 sq. ft.) for a total of 3,360 sq. ft. Zoning Ordinance allows a maximum of 900 sq. ft. detached accessory structure in the R-2 Zoning District. Requesting up to a 2,460 sq. ft. **BULK VARIATION**. Proposed structure has 16' sidewalls - total height ground to peak will be up to 24' tall. Maximum height allowed in the R-2 Zoning District is 20', requesting up to a 4' height **VARIATION**. Also requesting a **VARIATION** to build the proposed pole building closer to the right-of-way of Timberline Drive 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 R-2 Zoning district. The property is identified as being located on the North side of Timberline Dr. approx. 450' East of IL Rt. 26, 2278 Timberline Dr., Princeton. Parcel #16-35-126-006 & 16-35-126-007 (combining) is located on property in Section 35, Princeton Township.
 - B. **Action on Nathan Cumpton et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
5. Other business
6. Adjourn