

MINUTES OF MEETING HELD BY
ZONING BOARD OF FAIRBURY
IN FAIRBURY, ILLINOIS

A public meeting of the Fairbury Zoning Board of Appeals was held at the City Hall in Fairbury, Illinois at 6:30 PM on Monday, October 23, 2017 pursuant to a notice published in the Blade.

Present: Chairman Gerry Vance, members John Gavin, Pam Savona, Tom Bull, Sam Pica, Jim Tipton and Attorney Jay Goold. Also present was the Interim Zoning Administrator/Secretary to Zoning Brett Ashburn and applicants Michael and Jeanette Brown.


Application of Michael and Jeanette Brown
requesting a variance in non-conforming uses of
said Zoning Ordinance to permit a non-
conforming garage to be enlarged; said property
being described, to-wit:

25-25-03-405-006
LOT 50 X 150 LOT 13 BLK 27

Chairman Vance called the meeting to order at 6:30 p.m. and requested Interim ZA Ashburn to explain the reason for the hearing. The Browns will be applying for a building permit to construct an addition to their home and attach an existing non-conforming garage to said new addition. During the initial process of obtaining a building permit, the zoning codes were explained, thereby creating the need for a variance. Without a variance, the project would not be in compliance with the City's zoning code. Vance asked the Browns to describe the future addition they plan to add and how it ties in with existing garage. The Browns proceeded to explain the details of the project and how they are not changing the dimensions of the existing garage. Pam Savona asked if there would be an entrance to the house. The Browns replied that a doorway would be added for access to the garage from the new addition. Gerry asked if the building would be widened. The Browns stated that the garage would not be widened or lengthened in any manner. Only that the roof would be blended into the new addition. John Gavin asked if the surrounding neighbors had been approached about said addition. The Browns stated that they had spoken with neighbors and no one had voiced any concern or disagreement of their plans. Jim Tipton asked for the dimensions of the garage. The Browns replied that the garage is 20.4'X12.6'. Brett Ashburn asked if gutters would be added for rain events. The Browns replied that gutters were to be included in the construction process. Pam Savona asked what the timeframe for the addition was. The Browns explained that it was based on the approval of the board but would like to get started soon.

Chairman Vance asked for a voice vote allowing the existing garage to be tied into to the new addition as long as no length or width is added to existing garage. All members voted affirmatively. The variance passed and will remain in place as long as the home is standing.

There being no further or other business to come before the board, the meeting adjourned at 6:46 p.m.


Brett Ashburn, Interim Zoning Administrator &
Secretary to the Zoning Board of Appeals