

Zoning Board of Review Meeting  
Monday, March 18, 2013 @ 12:00 PM

There was a meeting of the Zoning Board of Review at the Fairbury City Hall at 12:00 PM on Monday, March 18, 2013. Members in attendance were Zoning Administrator Nancy Widlacki, City Superintendent Leroy McPherson, Scott Rathbun, Jim Schahrer, Pam Savona and Jon Kinate. Dick Hart was absent.

This yearly review meeting resulted in the following recommendations to be presented to the Fairbury City Council at the next council meeting on Wednesday, March 20, 2013.

**Article XVI, ZONING ADMINISTRATOR, 16.2 Duties of Zoning Administrator.**

**ADD: I.** All businesses shall register with the Zoning Administrator prior to the business's opening day.

*Motion Passed unanimously.*

**ADD: J.** It shall be the responsibility of each building contractor that wishes to perform work within City limits to register with the Zoning Administrator.

*Motion Passed unanimously.*

**Article XVIII, ZONING BOARD OF APPEALS, 18.8 Appeals to the City Council.**

**ADD: C.** Once the City Council has heard the appeal and rendered a decision, it shall be the Zoning Administrator's responsibility to inform the petitioner of said decision. The Zoning Administrator shall at that time, also convey to the petitioner the time frame allowed to correct the non-conformity.

*Motion Passed unanimously.*

**Article XII, HEIGHT AND AREA EXCEPTIONS AND MODIFICATIONS, 12.2 Front Yards, A.** *"In a Residential District, when forty percent or more of the frontage on one side of the street between two intersecting streets is improved with buildings that have a front yard which is greater or less than the required front yard in the district, no building shall project beyond the average front yard so established: provided, however, that a front yard depth shall not be required to exceed fifty percent in excess of the front yard otherwise required in the district in which the lot is located."*

**ADD: A.** In any district, no building shall project beyond the required setback for that district.

*Motion Passed unanimously.*

**Article XVI, ZONING ADMINISTRATOR, 16.2 Duties of Zoning Administrator**

**ADD: I.** It shall be the Zoning Administrator's responsibility to ensure all variances awarded are being maintained according to the variance that was granted.

**Motion Passed unanimously.**

**Article V, DISTRICTS AND BOUNDARIES THEREOF, 5.7 General Requirements in All Zoning Districts,**

**ADD: K.** All advertising signs require a building permit. No sign may be installed on any City right-of-way or utility easement. All signs must be erected on private property. Any sign which is in an unsafe condition, or which overhangs any roadway or which overhangs any sidewalk less than seven feet above the sidewalk is considered a nuisance and shall be removed or repaired. No sign shall obstruct the view of any traffic pattern on any city street. Such obstruction shall be removed with 5 days of notification by the Zoning Administrator.

**Motion Passed unanimously.**

Motion by Kinate to adjourn, seconded by Rathbun. Meeting adjourned at 1:15 p.m.

Respectfully Submitted,

Nancy Widlacki  
Secretary to Zoning/Zoning Administrator