

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 28, 2013 pursuant to notice published in the Blade.

Present: Gerry Vance, Pam Savona, Jay Goold, Bill Schmidgall, Gary Noris, Sam Pica, Zoning Administrator Nancy Widlacki, and Christine Klus Secretary of Zoning. Also in attendance were John and Connie Rich.

The board appointed Gerry Vance as acting chair who called meeting to order.

Application of John and Connie Rich requesting a variance in Area Regulations of said Zoning Ordinance to permit a garage to be built on the rear lot line; said property being described, to-wit:

25 03 404 007 LOT 84 X 150 LOT 7 (EX E16') AND ALL
LOT 8 BLK 36 NORTH ADD
(100 E ASH)

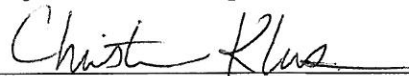
Chairman Vance opened the meeting at 6:40 p.m. Mr. Vance explained that once a non-conforming structure comes down, the new structure needs to conform to the codes in place. (Article VIII, Section 8.4 C 1 states, A garage, the entrance of which does not face upon an alley, may be placed no less than 5 feet from the rear lot line and no less than 15 feet from the street lot line.) Vance asked the petitioners if they would like to address the board. John had an impressive visual presentation showing the current home with an addition and the new garage. The garage is to compliment the home by its configuration and general appearance. He would like to have the structure built at the same location on the lot line as the original one for the extra 5' intended for the yard, as well as increasing the length and width of the garage 4'. In John's presentation, he showed how the current lot line is situated along the side of the garage. The garage is not directly on it. After some discussion it was agreed upon to amend the variance application to request no less than 3 1/2' from rear surveyed lot line with an 18" over hang.

Chairman Vance made a motion to approve the variance request of 3 and 1/2 feet from the rear lot line after a professional survey.

All board members voted unanimously to approve the request.

The amended variance passed.

There being no further or other business the meeting adjourned at 7:25 p.m.


Christine Klus Zoning Secretary