

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, July 20, 2015 pursuant to notice published in the Blade.

Present: Chairman Gerry Vance, members Bill Schmidgall, Pam Savona, Tom Bull and Attorney Jay Goold. Also present was the Zoning Administrator/Secretary to Zoning Nancy Widlacki and applicant Mike White, White Distribution & Supply, Inc.

Application of White Distribution & Supply, Inc.,
requesting a variance in area regulations of said
Zoning Ordinance to permit reduction in required
front lot line; said property being described, to-
wit:

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Chairman Vance called the meeting to order at 6:40 p.m. and directed Widlacki to explain the reason for the hearing. White Distribution is zoned industrial which requires 40' of front yard space. White Distribution wants to build an office space addition on the front of the building which would reduce front yard space to 3' which causes the need for a variance. Mike White stated that he tries to be a good neighbor by improving the location aesthetically and functionally. Vance commented that it's a good idea and expansion is great; he further stated he realizes White Distribution doesn't need to be in Fairbury but he is concerned about future industrial businesses moving in if the property is sold. Widlacki asked if it's possible to mandate in the variance that once the business is sold, could the zoning class be changed to commercial. White is not in favor of that. Widlacki polled several neighboring communities about Industrial District front yard zoning restrictions. All except one has no minimum yard requirements. The one exception is 30' of front yard space is required when it's adjacent to a residential district.

Chairman Vance asked for a voice vote to approve the variance allowing the building to be built no closer than 3.25 ft to the front lot line. The application for variance passed unanimously.

There being no further or other business to come before the board, the meeting adjourned at 7:10 p.m.

Nancy L. Widlacki, Zoning Administrator and
Secretary to the Zoning Board of Appeals