

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, May 23, 2016 pursuant to a notice published in the Blade.

Present: Chairman Gerry Vance, members Bill Schmidgall, Sam Pica, Pam Savona, John Gavin and Attorney Jay Goold. Members Tom Bull and Roger McDowell were absent. Also present was the Zoning Administrator Nancy Widlacki, applicants Chris & Holly Tribley and several support persons in favor of the applicants.

Board Chairman Vance called the meeting to order at 6:30 p.m. and stated the reason for the application.

Application of
Christopher J and Holly Tribley
requesting a variance in use regulations of said
Zoning Ordinance to permit the use of a body
fabrication home business on a parcel zoned R2;
said property being described, to-wit:

25 10 205 011 LOT 150 X 100 LOTS 13 & 14 BLK 5 PATTONS ADD

Board Chairman Vance asked Chris to explain what a body fabrication business is. Chris explained he does sheet metal body fabrication. The sheet metal comes in 4x10 sheets. He does all the bending, fabricating and ripping on to the race cars. 90% of his work is for race cars. There is no painting involved because the sheets come in colors. Most cars come to his place with no motors. Chris was mindful of his neighbors when he built the garage where the fabricating would be done. He added extra insulation to buffer noise which comes from a 30-gallon air compressor. His bender doesn't make noise nor do his shears.

Board Member Savona had 2 questions; 1) during the summer, would Chris work with the garage door open at night, and 2) does Chris store scrap materials stored outside that could be hazardous. Chris' response to both questions was "no". Board Member Pica asked why it took Chris a year to ask for a variance. Chris explained that what started out as a hobby has turned into a business. Board Member Schmidgall asked what hours Chris normally works in the garage. He spends time with his family after his daytime work and heads out to the garage around 7 p.m. Occasionally he'll work quite late. Board Chairman Vance asked about employees; Chris has none. Board Chairman Vance asked about sheet metal deliveries. Chris said he picks up the sheet metal in Forrest, IL and brings it home on his car hauler. Board Chairman Vance asked if Chris has a forklift to unload the sheets; he does not. He carries one sheet in at a time. A brief discussion ensued about business licensing and registration, payment of sales tax, etc. Currently, Chris is working with a local attorney to properly establish his business. Board Member Gavin asked where "Tribley Body Works" came from. Chris explained he's been tagged on social media as such. Board Chairman Vance asked about Holly Tribley. Holly said she was apprehensive because of the noise she expected however, the noise has been very minimal. They had a baby a year ago and not once has the baby been awakened by the noise. She said the haulers are only there for about 10 minutes when a car is

being dropped off or picked up. She is aware of the neighbors' complaints about foot traffic but Holly thinks the foot traffic is caused by her very large immediate family and not the business. Holly supports her husband's business because it's very supportive of this community. The cars he fabricates race at our race track.

Board Member Schmidgall appreciates Chris' enthusiasm but was disappointed in the way Chris responded to the City's line of questioning regarding the operation of his business. Board Member Gavin asked if Chris had looked into another location; he did not because he wanted to work from home where his family is. In the early days when the business was a hobby, Chris and Holly had a newborn and were fostering a niece and nephew so it was important to him to be home and available to his family. Zoning Administrator Widlacki stated that not a single complainant was present at the meeting. ZA Widlacki received several complaints about noise and traffic.

Leroy Rodriguez, President of the Fairbury American Legion Speedway, is in full support of Chris. Last Saturday, the race track hosted 88 race cars and Leroy is sure Chris has worked on the majority of those cars. If the cars don't get fixed, the cars don't race.

Board Member Pica asked if Chris could use the race track to work. Chris stated he's been on the Fair Board for several years and he knows the buildings are not set up to accommodate his needs.

Attorney Goold explained that each application that comes before the Zoning Board stands on its own merits. Regardless of the approval/denial of the application, no binding precedent has been set. Board Chairman Vance stated restrictions could be placed on the variance if it were approved.

Chris asked about the possibility of signage if his application is approved. Board Chairman Vance explained that would be detailed under the restrictions.

Chris' dad, Jim, stated that what was a hobby for Chris has definitely turned into something more.

If approved, restrictions would be no painting, no outside lights, a small sign (18"x18") on the outside of the building, no storage of materials or cars outside, no obstruction of the alley, noise to be limited to what is considered usual and customary in a residential area, and all work shall be performed inside.

Board Chairman Vance put it to a voice vote:

Savona – aye

Pica – aye

Schmidgall – aye

Gavin – no

Vance – aye

The variance passed 4 – 1. There being no further business, the meeting adjourned at 7:21 p.m.

Nancy L. Widlacki, Zoning Administrator