

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 6:00 PM on Monday, June 18, 2018 pursuant to a notice published in the Blade.

Present: Chairman Gerry Vance, members John Gavin, Seth Welch, Jim Tipton, Tom Bull, Sam Pica and Attorney Jay Goold. Also present was the Zoning Administrator/Secretary to Zoning Nancy Widlacki and applicant David McKeon. Members of the public, City Superintendent Brett Ashburn and Jim McKay.

Application of
David McKeon
requesting a variance in area regulations of said
Zoning Ordinance to permit reduction in required
side yard lot line; said property being described,
to-wit:

25-10-135-008
S10 T26 R6 LOT 54 X 150 COM 12' E OF NW COR
LOT 15 S/D N1/2 NW S150' E54' N150' W TO BEG B330 P428

Chairman Vance called the meeting to order at 6 p.m. and asked ZA Widlacki to explain the reason for the hearing. Widlacki read from the application, "David McKeon is seeking an area variance for the side lot line and possibly the rear lot line. His intentions are to build a new garage that will load from Michael Ct and he would like to build as close to his property line as possible".

Chairman Vance asked Mr. McKeon to explain, in detail, his plans. He went on to say his yard is very small and in order to preserve as much green space as possible, increase resale value and to provide parking for guests at his home, he would like to vary from the Zoning Code. Member Bull asked how close to the lot line he wants to be and Chairman Vance wondered if Michael Ct could be considered an alley instead of a street. ZA Widlacki said she had a conversation with Attorney Goold prior to scheduling the hearing about whether or not the Zoning Code applied since Michael Ct is a private road. Attorney Goold said yes, the code applies because Michael Ct is inside city limits. Chairman Vance questioned Attorney Goold as to Michael Ct being an alley or a street. Attorney Goold said it's a street. He went on the say as long as it's inside city limits, the Zoning Code applies. Member Bull asked again how far off the lot line Mr. McKeon was asking to be. Mr. McKeon asked to be a foot off the back two corners. Member Tipton asked when Mr. McKeon backs out of his driveway, is he immediately in the street? Mr. McKeon said yes, that's why he's asking for the variance so there would be 15' on his property before getting to the street. Mr. McKeon produced a survey which provided a visual for the board members. Member Bull said he thinks the proposed project is a better plan than what's in place now. Member Tipton asked if Mr. McKeon talked with adjacent property owners. Yes, Mr. McKeon has spoken with one but hasn't caught up with the other yet. Mr. McKeon said his garage would be right next to his fence. Member Welch asked if his building would be 1' from the fence on both the west and south sides of the structure. ZA Widlacki asked if the vegetation between the fence and the garage would be maintained and

Mr. McKeon said it would be. Chairman Vance asked if Mr. McKeon has found his lot pins and Mr. McKeon said he has not done that yet. Member Tipton noted this particular area is a little bit unique in that the properties do not have typical dimensions as do other properties in town. Mr. McKeon said his neighbors are willing to sign letters indicating their acceptance of his planned project.

Member Bull is in favor of the request. Member Tipton asked if the distance being discussed is to the overhang or to the building. The answer is to the overhang. Chairman Vance's concern at being 1' from the south lot line is drainage. Member Tipton asked what Mr. McKeon's landscaping is going to be. Mr. McKeon said rocks and plants.

Chairman Vance said he is fine with 1' from the west but he would like to see 5' from the south line. Member Welch asked what Chairman Vance's hesitation is to the reduction in location on the south. Chairman Vance is concerned with drainage.

There being no more discussion, Chairman Vance asked for a voice vote to allow a 1' setback with no overhang on the west and a 5' setback on the south. Voice vote was unanimous.

There being no further or other business to come before the board, the meeting adjourned at 6:32 p.m.

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