

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 PM on Wednesday, April 24, 2019, pursuant to a notice published in the Daily Leader.

Present: Gerry Vance, John Gavin, Eric Ray, Seth Welch, Tom Bull, and Jim Tipton. Also in attendance were the Zoning Administrator Nancy Widlacki, City Superintendent Brett Ashburn and applicant Patrick Hobart.

Chairman Vance called the meeting to order and the reason for the Application for Variance was discussed.

Application of Patrick Hobart, requesting a variance in Accessory Building of said Zoning Ordinance to permit a private garage on an R-2 lot without a principal residence; said property being described, to-wit:

25-10-102-032 LOT 80 X 142 E50' LOTS 10, 11 & 12 BLK 40 &
STRIP LYG ELY & ADJ TO LOTS 10-12 & LYG WLY & ADJ TO LOTS
1-3 BLK 40 MARSH ADD

Chairman Vance called the meeting to order at 6:03 p.m. The discussion pertaining to this variance application was brief. The applicant purchased the lot behind his home with the intention of joining the two together under one parcel identification number however, an alley runs between the 2 parcels preventing the joining of the parcels.

4.2 ACCESSORY BUILDING AND USE: *An accessory building, located on the same lot as the main building, the use of which is naturally and normally incidental to that of the dominant use of the main building or land. An accessory use is one which is naturally and normally incidental to the main use of the premises. In R-1, R-2 & R-2-A, the square footage footprint of accessory buildings/structures may not exceed 60% of the square footage footprint of the principal residence nor extend upward beyond the highest point of the principal residence. Accessory buildings may only be placed upon a lot improved with a main building. (2011-6)*

The discussion amongst members was very brief. Every member had been to the applicant's property prior to the hearing to visually inspect the situation. Member Gavin spoke to a neighbor who had no issues with the applicant's intended use of the rear lot. The applicant had a statement signed by all surrounding neighbors showing support.

There being no further discussion, Chairman Vance asked for a voice vote. All members responded affirmatively.

Variance passed unanimously.

The meeting adjourned at 6:12 p.m.

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