

STATE OF ILLINOIS

COUNTY OF LIVINGSTON

No. 2021- 11

CITY OF FAIRBURY

AN ORDINANCE AMENDING THE ZONING ORDINANCE

WHEREAS, the Zoning Ordinance of the City of Fairbury was originally passed in 1968 with amendments made in 1973, 1978, 1985, 1996, 2000, 2001, 2003, 2004, 2005, 2007, 2010, 2011, 2012, 2013, 2015, 2016, and 2018.

WHEREAS, it is now in order to review said Zoning Ordinance to determine whether changes need to be made due to changes in circumstances and the passage of time; and

WHEREAS, the Mayor of the City of Fairbury appointed a committee to review the Zoning Ordinance of the City of Fairbury to determine the need for such changes to said ordinance; and

WHEREAS, the Attorney for said committee returned a report recommending certain amendments to the Zoning Ordinance; and

WHEREAS, it is in the best interest of the City of Fairbury to adopt said changes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRBURY, COUNTY OF LIVINGSTON, STATE OF ILLINOIS, that the Zoning Ordinance of the City of Fairbury be amended as follows:

SECTION I: Article XI, Section 11.1 of said Zoning Ordinance is amended to read as follows:

11.1 REGULATIONS. The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to this Article, are the regulations of the "I" Industrial District. **THIS DISTRICT IS COMPOSED OF USES THAT ARE INTENDED TO PROVIDE FOR A DIVERSE RANGE OF INDUSTRIAL ACTIVITIES AND TO GOVERN SUCH OPERATIONS IN A MANNER THAT WILL NOT HAVE AN ADVERSE OR DELETERIOUS EFFECT ON RESIDENTIAL AND COMMERCIAL AREAS.**

SECTION II: Article XI, Section 11.2 A and B of said Zoning Ordinance is amended to read as follows:

11.2 USE REGULATIONS. A building or premises may be used only for the following purposes:

A. Any use permitted in the "C" Commercial District, but not those uses permitted under Article X, Section 10.2 paragraph A (any uses permitted in Residential District "R-1" and "R-2"), and at Section 10.2 paragraph H (Hotels, motels and trailer courts) **AS LONG AS SUCH USE IS APPROVED BY CITY COUNCIL AFTER CONSIDERATION OF REPORTS AND RECOMMENDATIONS BY THE ZONING BOARD OF APPEALS, CHIEF OF THE FIRE DEPARTMENT, CITY SUPERINTENDENT, AND ANY OTHER CITY NOMINATED INSPECTOR AS MAY BE REQUIRED.**

B. **THE ADDITIONAL FOLLOWING USES, AND ONLY AFTER APPROVAL BY THE CITY COUNCIL, AFTER CONSIDERATION OF REPORTS BY THE ZONING BOARD OF APPEALS, CHIEF OF THE FIRE DEPARTMENT, AND CITY SUPERINTENDENT:**

- (1) Acid manufacture
- (2) Cement, lime, gypsum, or plaster of Paris manufacture

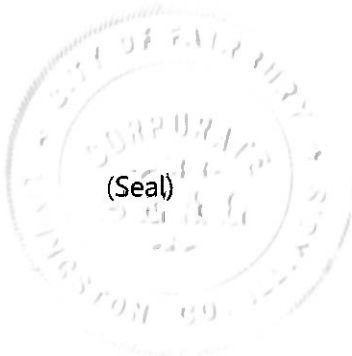
- (3) Distillation of bones and glue manufacture
- (4) Explosives manufacture or storage
- (5) Fat rendering and fertilizer manufacture
- (6) Garbage, offal, or dead animals, reduction or dumping
- (7) Petroleum, or its products, refining of
- (8) Smelting of tin, copper zinc, or iron ores
- (9) Stockyards or slaughter of animals
- (10) AUTOMOBILE SALVAGE**
- (11) JUNKYARDS**
- (12) WAREHOUSING**
- (13) WOODS PRODUCTS MANUFACTURING**
- (14) METALS PRODUCTS MANUFACTURING**
- (15) MACHINE SHOPS**
- (16) COMMERCIAL STORAGE**

This Ordinance shall become effective after passage by the City Council of the City of Fairbury, Illinois, and its approval by the Mayor of said City and its publication in pamphlet form as required by law.

Passed by the City Council of the City of Fairbury, Illinois, on Nov. 3, 2021.

Ayes: 6 Nays: 0 Absent: 1 Deceased: 1

Approved by the Mayor of the City of Fairbury, Illinois, on Nov. 3, 2021.



(Seal)

Attest: Nancy L. Widlacki
Nancy L. Widlacki, City Clerk

David G. Slager
David G Slager, Mayor