

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 November 9, 2022, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Cory Cottrell, Eric Ray, Sam Pica and Matt Davis. Also present was Zoning Administrator Brett Ashburn.

Chairman Vance called the meeting to order at 6:04 PM and briefly outlined the application request. He then directed Zoning Administrator Ashburn to read aloud the reason for the hearing.

Application of Dennis and Norma Fehr, requesting to annex a parcel into the City and reclassifying the proposed zoning to match a parcel they intend to combine with once annexed; said property being described, to-wit:

25-04-451-023 S4 T26 R6 1.37 ACRES COM 2096.67 NW 317.12 N OF INTER OF N ROW RTE 24 & E LN OF SEC 4 N580.42 SE291.62 S571.78 W264.62 TO POB (EX W265 OF N365)

Chairman Vance opened the hearing to any questions or comments. Board member Davis asked if there would be any difference in taxes between the two zoning classifications. ZA Ashburn replied that there would not be. Board Member Ray then asked what are the differences between industrial and commercial zoning. Chairman Vance explained that the allowable uses and restrictions for setbacks are different for each zoning. Board Member Pica asked if the Fehrs owned all the proposed industrial area that is contiguous with the parcel being annexed. ZA Ashburn and Chairman Vance informed that the Fehrs do not own all of the property being questioned. Board Member Davis confirmed with ZA Ashburn that the parcel being annexed is currently county property to enforce but will become City property upon annexation. He also asked if the annexation would affect any easements to surrounding parcels. Board Member Ray asked if there was a reason for the Fehrs wanting to annex. ZA Ashburn explained that Dennis Fehr had approached the City about building on the parcel and would like to file a building permit with the City for his proposed work. In order to do so the parcel would need to first be annexed.

Chairman Vance asked for additional questions and/or comments. Hearing none, he put the matter to a vote by asking all in favor of allowing the property being annexed to come in as commercial zoning say yes:

Pica-YES Cottrell-YES Davis-YES Ray-YES Vance-YES

The zoning request was approved unanimously. No other matters were discussed and the meeting adjourned at 6:17 p.m.

Brett Ashburn, Zoning Administrator and
Secretary to the Zoning Board of Appeals