

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, January 25, 2023, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Cory Cottrell, Sam Pica and Seth Welch. Also present was applicant John Teubel, Zoning Board of Appeals Secretary Jessica Wenger and Zoning Administrator Brett Ashburn.

Chairman Vance called the meeting to order at 6:00 PM and briefly outlined the application request. He then directed Zoning Secretary Wenger to read aloud the reason for the hearing.

John W Teuble and Lavonne M Teuble, will petition the Zoning Board of Appeals of the City of Fairbury at City Hall, 201 W Locust St, Fairbury, Illinois 61739, in a hearing to be held on January 25, 2023, at 6:00pm., considering a change in zoning map from "R-2" (Single-Family Residential District) to "C" (Commercial District), with respect to the following described real estate to-wit:

LOT 12 IN NUSSBAUM SUBDIVISION IN THE CITY OF FAIRBURY, LIVINGSTON COUNTY, ILLINOIS.  
PARCEL NO. 25-25-02-352-009 AND COMMONLY KNOWN AS 609 E MAPLE STREET FAIRBURY, IL  
61739.

Chairman Vance opened the hearing by offering John the opportunity to elaborate on his request and asked why John wanted to make the property commercial. John stated that there are currently no garages or car ports for his tenants that live in the apartments on the property to use, and he was exploring the idea of adding some to the property. He then said that he was thinking he would like to put up some storage units for his tenants to use, but he cannot rent them out to anyone else if the property is zoned as residential, so he would like it rezoned as commercial. John said if he could get it zoned as commercial, then he will make his decision on what he would like to build on the property.

Chairman Vance asked if he was planning on building to the east or west of the apartment building. John answered he had not decided yet. It would depend on whether he could get a variance to use Eighth street as an entrance seeing as it is a dead end with very little traffic. John stated his real questions are can he get the property zoned as commercial and if so, what his options are as far as building on the property.

Zoning Administrator Ashburn stated that Eighth Street is a public right away, so he could use it as a way for people to get on to his property. Member Cottrell explained that in order to build closer to the property line John would have to get a variance approved by the board.

John was expressing that his building may need to be closer to the property line than what is allowed. Chairman Vance explained that when John decides his exact building plans for the

property, he could come to City Hall for a permit and at that time it would be decided then whether he would need another variance for his building plans.

Zoning Administrator Ashburn explained that if the property were to be changed to commercial, then he could build three feet from the property line on either side of the building, and right up to the edge of the property line front to back without a variance.

John explained that he may want to build on the east side and mentioned maybe vacating that section of Eighth Street to be able to build out farther. Chairman Vance asked Zoning Administrator Ashburn if that was something the council had done before. Ashburn explained that they had but it usually only happens when someone requests to vacate it and brings it to council.

Chairman Vance explained that the purpose of this hearing is to decide if the property should be recommended to be rezoned as commercial and brought before council. He stated that what John plans to do with the property would be up to John once the property was rezoned commercial.

Chairman Vance asked about John's neighbor to the east and asked if he had lived in that location for a while. John explained that the apartments he currently owns were actually built by the neighbor.

Member Welch asked if the hearing notice had been sent out that John wishes to rezone. Zoning Administrator Ashburn answered that it had. Member Welch then stated that if anyone in the area was against it, they would have attended the hearing, so he motioned to bring it to a vote.

Should the rezoning petition from John and Lavonne Teuble be approved as presented:

Cottrell-YES Pica-YES Welch-YES Vance-YES

The rezoning request was approved unanimously.

No other matters were discussed and the meeting adjourned at 6:11 p.m.

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Jessica L. Wenger,  
Secretary to the Zoning Board of Appeals