

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 Monday, August 7, 2023, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Cory Cottrell, Leroy Rodriguez, Matt Davis, Sam Pica and Tom Bull. Also present were applicants Jack and Amanda Kahle and Zoning Board of Appeals Secretary Jessica Wenger.

Chairman Vance called the meeting to order at 6:03 PM. He then directed Zoning Secretary Wenger to read aloud the reason for the hearing.

Application of Jack and Amanda Kahle,
requesting a variance in Fence
Regulations of said Zoning Ordinance
to permit a 5' privacy fence in a front yard
in a residential district; said property being
described, to-wit:

25-25-03-401-005
LOT 125 X 103 N125' OF 5300' LOT 22 BLK 39 CITY OF FAIRBURY

Chairman Vance opened the hearing by offering Jack and Amanda the opportunity to elaborate on their request. Amanda indicated that they are the last house on a dead-end street, so there is no traffic. She stated that her son is a runner and they would like to have a fence to protect him. They cannot put the fence in the back yard because they do not have much of a back yard. The majority of their yard is on the side and in the front of the property. Jack explained that they would also like the fence for privacy. The fence is mainly on the side of the house, but does extend in front of where the front door is located, so a variance is needed to install it.

Member Pica asked if the front door would also be enclosed in the fence. The Kahle's explained that the fence would not include the front door. The fence would project 18' east of the southeast corner of the house.

Chairman Vance asked the Kahle's if the fence was going to be on the south side of the property. Jack explained that the fence will be on the south side of the property, but will extend to the east making it in their front yard. Chairman Vance asked about the existing fence and if it was on their property. Jack explained that the existing fence is their neighbor's fence.

Member Pica asked if they were going to be installing fence on the south side. Jack explained that they will be using the neighbor's existing fence and adding to it.

Member Davis asked if his understanding that the fence will be in the front yard 64' and be 6 or 8 feet high was correct. Jack explained that it would be extending 64' but would only be 5' tall.

Member Cottrell asked if the east side section of fence was the only fence they were installing because the rest is existing fence. The Kahle's explained the fence on the south side of the property is existing, and they are adding the fence on the west side of the property and the east side of the property. Amanda explained that those sections of fence on the west side of the property will be on the property line and they have turned in signed fence agreements to the Zoning Administrator.

Chairman Vance asked how far the fence would be off of the property line. The Kahle's explained the fence would be on the property line and they had fence agreements, which Zoning Secretary Wenger showed to the Chairman.

Chairman Vance asked how close the fence will come to the City street on the east side. The Kahle's explained that it is roughly 5 or 6 feet from the end of the City street.

Chairman Vance made the motion to put the matter to a vote.

Chairman Vance put the matter to a vote by asking the board members who was in favor of approving the variance application from Jack and Amanda Kahle as presented:

The variance request was unanimously granted.

No other matters were discussed and the meeting adjourned at 6:10 p.m.

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