

MINUTES OF MEETING HELD BY  
ZONING BOARD OF FAIRBURY  
IN FAIRBURY, ILLINOIS

**APPROVED**

A public meeting of the Fairbury Zoning Board of Appeals was held at the City Hall in Fairbury, Illinois at 6:30PM on Monday, March 18, 2024, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Matt Davis, Seth Welch, Leroy Rodriguez, Sam Pica and Cory Cottrell. Also present was applicant David Wenger, Mayor David Slagel and Zoning Board of Appeals Secretary Jessica Wenger.

Chairman Vance called the meeting to order at 6:32 PM.

He then directed Zoning Secretary Wenger to read aloud the reason for the hearing.

Application of David and Kris Wenger,  
requesting a variance in Area Regulations  
of said Zoning Ordinance  
to construct an accessory building 3ft from the  
property line as opposed to the 5ft that is required  
in a residential district; said  
property being described, to-wit:

LOT 100 X 150 LOTS 9 & 10 KUENZI'S 2<sup>ND</sup> CONT ADD  
25-25-03-256-013

Chairman Vance opened the hearing by offering David the chance to explain why they were seeking the variance. David explained that he and his wife are downsizing and are in need of the extra storage. If he were to move the shed closer to the house to be closer to the 5ft required, he would run into the eave of his house. He also plans to install a fence and would need the space between the shed and house to get the lawnmower in and out of the back yard.

Member Pica asked if the shed that is at the house currently is the one that we are talking about. David explained that it is and it's in the location he would like to keep it. Member Pica asked if he was adding on to the shed at all or if it was going to stay just as it is sitting now. David confirmed that it is.

Member Cotrell mentioned that there is not much of a backyard at the property. David confirmed that it is a very small backyard, which is why the shed is more in the side yard along the alley.

Chairman Vance mentioned that there was a hedge in the location that the new shed is placed. He said having that hedge gone makes the alley easier to see down and looks much nicer. David explained that he believes the hedge being gone will make visibility better, snow removal easier, and make the alley more useful overall.

No other members rose any concerns or had any comments.

Chairman Vance put the matter to a vote by asking for the members if they approved the construction of the accessory building to say "I". He then asked for all opposed to say "nay".

The variance request was unanimously granted.

No other matters were discussed and the meeting adjourned at 6:37 p.m.

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