

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, April 29, 2024, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Tom Bull, Sam Pica and Cory Cottrell. Also present was applicant Blake Kilgus and Zoning Board of Appeals Secretary Jessica Wenger.

Chairman Vance called the meeting to order at 6:33 PM.

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

Application of Blake & Brianne Kilgus,
requesting a variance in Area Regulations
of said Zoning Ordinance
to construct an accessory building closer to the
property line than the 5ft that is required in a
residential district; said
property being described, to-wit:

LOT 120 X 145 E42' LOT 2 & ALL LOT 3 BLK 2 W R WEBER SUB DIV
25-25-03-429-005

Chairman Vance opened the hearing by offering Blake a chance to explain why he was seeking a variance. Blake explained that he and his wife are wanting to place a portable shed in the backyard. There is currently a brick wall lining their property line, and his plan is to place the shed along that wall. In doing so it would bring the shed closer to the property line than the 5ft that is required.

Member Bull explained how the brick wall that is at that location caused quite a bit of controversy when it was originally built.

Member Pica asked Blake if the brick wall is part of his property and if he is planning on putting the shed up against the wall. Blake answered that it is on their property and the shed will be placed about a foot and a half to two foot off the brick wall. Member Pica also asked if the shed will be taller than wall. Blake said yes it will be. Member Pica confirmed that any water runoff from the roof of the shed would not be flowing onto the neighbor's property. Blake confirmed that water would not be going on to the neighbor's property.

Chairman Vance asked if the water shed would be north and south and Blake said it would.

Member Bull asked if it was a large shed. Blake explained it will measure about 10' X 20'. Member Bull asked if it is a prefabricated shed. Blake said it is a prefabricated shed from the one's sold at Petersen's.

Chairman Vance confirmed that the shed will be at least a foot off the brick wall, so if something needed repaired Blake would be able to walk all the way around the shed. Blake explained that this is correct. They are planning to be 1-2 foot off the wall and he will be able to walk all the way around the shed. Chairman Vance also explained that having the shed a couple feet off of the wall is a good idea because if a permit was not done at the time the brick wall was built, then the hope is that it is truly on the property line.

Member Cottrell explained when he built his fence, he had to have his neighbors sign fence agreements so he could be closer than 3ft from the property line. He was not sure if those agreements were common practice when that brick wall "fence" was constructed.

Chairman Vance said he was not sure if agreements had been signed at that time, and that there was controversy when the wall was constructed as to whether it was actually considered a "fence".

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.

Member Bull made a motion to adjourn. Member Cottrell seconded the motion.

No other matters were discussed and the meeting adjourned at 6:38 p.m.

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