

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, August 5, 2024, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Sam Pica, Seth Welch and Leroy Rodriguez. Also present was Zoning Board of Appeals Secretary Jessica Wenger.

Chairman Vance called the meeting to order at 6:37 PM.

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

Application of Mike White, requesting a
variance in Area Regulations of said Zoning
Ordinance to permit the building of
dwellings on parcels with a shared lot line
for 2 buildings, creating a zero-lot line; said
property being described, to-wit:

LOT 25-25-10-233-006 S10 T26 R6 2.99 ACRES BLK 11 (EX N120' OF W183' & N50' OF E105')
PATTON'S ADD

LOT 25-25-10-233-004 S10 T26 R6 LOT 120 X 183 N120' OF W183' BLK 11 PATTON'S ADD

Chairman Vance opened the hearing by stating that the applicate was not present, but the members all have an idea of what is going on with the White condo project from the last hearing. He stated that the condos will have a common wall meaning there will be a zero-lot line where the common wall is located. Chairman Vance explained that in the current Zoning Book, there is really no information concerning this scenario. Because there is nothing in the code book saying whether a condo is an exception or not, a variance is needed.

Chairman Vance then opened the meeting for the board members to ask any questions.

Member Pica wanted to confirm that there are going to be 11 buildings equaling 22 total dwellings. Secretary Wenger confirmed this. Member Pica wanted to confirm the reason for the hearing. He asked if this hearing was concerning setbacks. Chairman Vance explained that this hearing is to allow for two separate dwellings to share a common wall. Member Pica asked if this variance would then be good for all the rest of the dwellings. It was confirmed that this decision would be for all of them. Member Pica asked if these condos were going to have garages. Secretary Wenger confirmed that they will. Member Pica explained that he does not see a problem with approving this variance.

Chairman Vance explained that in the future there will be a meeting to go through the Zoning Code book and identify anything that may need added or updated. Chairman Vance explained that in the past there have been some variances denied simply because the code book does not have anything specifically pertaining to projects like this one.

No other members rose any concerns or had any comments.

Chairman Vance asked for a motion to vote. Member Rodriguez made the motion and Member Welch seconded.

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 Welch made a motion to adjourn. Member Pica seconded the motion.

No other matters were discussed and the meeting adjourned at 6:44 p.m.

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