

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 6:30 PM on Monday, June 9, 2025, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Cory Cottrell, Seth Welch, Tom Bull, Leroy Rodriguez and Matt Davis. Also present were applicants Stephen Weber and Teresa Trella, Mayor David Slagel and Zoning Board of Appeals Secretary Jessica Wenger.

Chairman Vance called the meeting to order at 6:30 PM.

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

Application of Stephen Weber, requesting a variance in Area Regulations of said Zoning Ordinance to construct an accessory building that exceeds the 60% rule in a residential district; said property being described, to-wit:

25-25-10-209-007

LOT 50 X 200 S50' OF N150' OF W200' OF SW EXC FROM COV OF WAR THE E25' BLK 9 PATTONS ADD

Chairman Vance opened the hearing by offering Stephen a chance to explain the reason for the variance. Stephen explained that he wants to build a garage.

Chairman Vance explained that it looks as though the new building will fill up the backyard. Stephen explained that there are a couple other buildings he plans to take down after the new garage is up.

Member Davis wanted to confirm that the lot width is 50ft and the shed is going to be 40ft wide. Stephen explained that after speaking with Chairman Vance he has decided to build the garage 32ft X 40ft instead of the original 40ft X 40ft. He said Chairman Vance pointed out if a neighbor were to ever build a shed or garage the buildings would be almost touching. Chairman Vance said this way Stephen could have more room to drive his golf cart through there. Stephen explained they have two cars that sit outside, so they would like this garage built so they can be parked inside.

Chairman Vance said it looks like some tree trimming may have to be completed before the building could go up. Stephen confirmed that some branches will be trimmed and a peach tree will be moved.

Chairman Vance wanted to clarify that the variance was still needed. Even though the garage will be smaller, it does still exceed the 60% rule.

Member Welch wanted to confirm that the building was not going to be too close to the property line. Secretary Wenger confirmed that it was in compliance with the property lines.

Member Davis wanted to confirm that the 32ft side would run north and south and the 40ft side was running east and west. Stephen confirmed that this was correct.

Member Welch made the motion to put the matter to a vote. Member Rodriguez seconded the motion.

Chairman Vance put the matter to a vote by asking for the members if they approved both the height variance and the privacy fence variance to say "I". He then asked for all opposed to say "nay".

The variance request was unanimously granted.

Member Davis motioned to adjourn. Member Cottrell seconded.

No other matters were discussed and the meeting adjourned at 6:35 p.m.

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