

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 Tuesday, May 27, 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 and Matt Davis. Also present were applicants Joe and Cathy Bachtold, Chuck Ifft (a representative of Peerless Fencing), 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 Joe & Cathy Bachtold
requesting a variance in General
Requirements of said Zoning Ordinance to
permit privacy fence in front yard and
exceed height as required in a residential
district; said property being described, to-
wit:

25-25-03-485-007
LOT 150 X 100 LOTS 7 & 8 BLK 10 CITY OF FAIRBURY

Chairman Vance opened the hearing by offering the Bachtolds a chance to explain the reason for the variance. Joe explained that the house is on the corner of Fourth and Elm Street. Their house opens to Fourth Street and the majority of their yard is on the side of their lot rather than the back portion. They spend most of their time in that yard. Member Bull asked if the fence was going to be made out of vinyl. Joe confirmed that it will be a vinyl fence with a decorative section at the top. Joe went on to say Fourth Street is a very busy street and they have grandchildren that like to play outside, so the fence would add safety for them as well as privacy.

Member Cottrell asked how far the fence will be from the sidewalk. Chuck Ifft replied that the fence will be four feet off of the sidewalk.

Member Bull stated that without that fence there is zero privacy at that location. Cathy agreed and said it will be about 30 feet off of the alley.

Member Davis explained that he understands their situation because he also lives on a corner lot with most of his yard being on the side of his house. Joe mentioned that if his house was an Elm Street address instead of a Fourth Street address it would not be an issue.

Chairman Vance wanted to clarify that the variance was for the privacy fence in the front yard and because it exceeds the fence height allowed in a residential district. Secretary Wenger confirmed that this variance would be for both.

Member Bull said he believes it will be a very nice addition.

Member Welch made the motion to put the matter to a vote. Member Davis 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 Bull motioned to adjourn. Member Cottrell seconded.

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

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