

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 Tuesday, March 25, 2025, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Sam Pica, Seth Welch, Tom Bull, Cory Cottrell and Leroy Rodriguez. Also present were applicants Zane Hudgeons and Lydia Ward 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 Zane Hudgeons and Lydia Ward, 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:

LOT 162 X 121.70 LOTS 1 & 2 NORTHVIEW ADD
25-03-281-013

Chairman Vance opened the hearing by asking Zane to explain what he is looking to do with this variance. Zane explained that he would like to expand his garage space. He stated that there are vehicles sitting outside of his house currently that he would like to clean up and move into the garage to be able to work on them. His plan is to build a bigger garage than he currently has and turn his existing garage into an added living room space for his house.

Zane then passed around a rendering of the building and what it would look like with the house. He explained that they own the empty lot next to the house and would like to utilize the space.

Member Welch asked if Zane had any objections from his neighbors to the south of his property. Zane said he had not heard any objections to the project.

Member Pica asked if this would be for business purposes. Zane confirmed that the garage is for personal use only.

Member Welch asked Secretary Wenger if the City had any other issues with the building besides it exceeding the 60% of the principle residence that is allowed. Secretary Wenger confirmed this was the only discrepancy and everything else was up to code.

Member Rodriguez asked if the 60% would no longer be a factor once the garage was converted into living space. Secretary Wenger explained that in this case even if the garage was added to the principle residence, it still would not be enough to forgo the variance.

Member Vance explained that he thinks this is the best option for that empty corner lot that is now owned by Zane. Member Vance said the pictures look nice and confirmed that everything else was within the code.

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

No other matters were discussed and the meeting adjourned at 6:36 p.m.

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