

ORDINANCE NO. 1776

**AN ORDINANCE AUTHORIZING A VARIATION OF CERTAIN PROPERTY WITHIN  
THE CITY OF FULTON PURSUANT TO THE REVISED ZONING ORDINANCE OF  
THE CITY OF FULTON**

**WHEREAS**, Section 155.001 of the revised zoning ordinance of the City of Fulton restricts the size of accessory buildings built within a Single-Family Dwelling District to be no more than 960 square feet in total size; and

**WHEREAS**, the property legally described as Lots 2, 3 and 6 in Block 9, Range 6, in the City of Fulton, County of Whiteside, in the State of Illinois, PIN 01-28-1178-008, and commonly known as 805 9<sup>th</sup> Avenue, Fulton, Illinois, herein "Property", is in the Single-Family Residential District; and

**WHEREAS**, Jeremy W. Wiersema is the owner of the Property ("Owner"), and has duly petitioned the City of Fulton for a variance on the Property to allow the construction of an accessory building that is 960 square feet larger than the allowed 960 square feet under Section 155.001 of the revised zoning ordinance; and

**WHEREAS**, a public hearing was duly held before said Board of Appeals prior to the Board of Appeals' recommendation having been received by the City Council, all according to all the terms and conditions and requirements of said revised zoning ordinance; and

**WHEREAS**, the Board of Appeals and the City Council find that the variance is in harmony with the general purpose and intent of the zoning ordinance of the City of Fulton and is necessary by reason of the practical difficulties and particular hardship in the variance requested by the Owner; and

**WHEREAS**, in the judgment of the Board of Appeals and the City Council, the evidence presented by the Owner of the Property that the plight of the Owner of the Property is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality; and

**WHEREAS**, the City Council has decided by majority vote of all of the alderpersons then holding office to grant the application for variance and approve the recommendation of the Board of Appeals.

**NOW THEREFORE**, be it Ordained by the City Council of the City of Fulton, Whiteside County, Illinois, as follows:

**SECTION ONE:** The City Council finds as facts the recitals hereinafter set forth and the finding of facts as contained in the report by the Zoning Board of Appeals to the City Council.

**SECTION TWO:** The application of Jeremy W. Wiersema to grant a variance for construction of an accessory building not to exceed 1,920 square feet, which is 960 square feet

larger in size than the permitted size for an accessory building in the Single-Family Dwelling District, is hereby approved and authorized by the City Council.

**SECTION THREE:** The City Council finds that the requirements of the revised zoning ordinance of the City of Fulton and the Statutes of the State of Illinois for granting a variation have been fully met and complied with by Jeremy W. Wiersema.

**SECTION FOUR:** This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

**PASSED** by the Mayor and City Council of the City of Fulton, Whiteside County, Illinois on the 9<sup>th</sup> day of March, 2026, and deposited and filed in the office of the City Clerk in said City on that date, pursuant to roll call vote as follows:

AYES:

6

NAYS:

0

ABSENT:

2

ABSTENTIONS:

0



City Clerk of the City of Fulton, Illinois

APPROVED by the Mayor of the City of Fulton, Illinois, this 9<sup>th</sup> day of March, 2026.



Mayor of the City of Fulton, Illinois

ATTEST:



Clerk of the City of Fulton, Illinois

Published in pamphlet form this 9<sup>th</sup> day of March, 2026.