

ORDINANCE NO. 1780

**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 13 and 16 in Block 9 in Range 4, in the City of Fulton, Whiteside County, Illinois, according to the Plat thereof recorded in Plat Book 1, page 31, PIN 01-28-252-013, commonly known as 1029 9th Avenue, Fulton, Illinois, herein "Property", is in the Single-Family Residential District; and

WHEREAS, Jeffrey N. Brondyke, also known and herein known as Jeff Brondyke, 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 Jeff Brondyke to grant a variance for construction of an accessory building not to exceed 1,200 square feet, which is 240 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 Jeff Brondyke

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 13th day of July, 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:

5

NAYS:

0

ABSENT:

3

ABSTENTIONS:

0

Joie Wade

City Clerk of the City of Fulton, Illinois

APPROVED by the Mayor of the City of Fulton, Illinois, this 13 day of ^{JULY}~~March~~, 2026.

Shm

Mayor of the City of Fulton, Illinois

ATTEST:

Joie Wade

Clerk of the City of Fulton, Illinois

Published in pamphlet form this 13th day of July, 2026.