

MINUTES OF MEETING HELD BY  
ZONING BOARD OF FAIRBURY  
IN FAIRBURY, ILLINOIS

A public meeting of the Fairbury Zoning Board of Appeals was held at the City Hall in Fairbury, Illinois at 6 PM on Wednesday, December 14, 2022, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Cory Cottrell, Sam Pica, Seth Welch, Tom Bull and Matt Davis. Also present were applicants Kaci Taylor and Marsha Taylor, Zoning Board of Appeals Secretary Jessica Wenger and Zoning Administrator Brett Ashburn.

Chairman Vance called the meeting to order at 6:00 PM and briefly outlined the application request. He then directed Zoning Secretary Wenger to read aloud the reason for the hearing.

Application of Marsha and Kaci Taylor,  
requesting a variance in Use  
Regulations of said Zoning Ordinance  
to permit a mobile beverage and  
catering business in a residential  
district; said property being  
described, to-wit:

25-03-387-006 LOT 55 X 150 LOT 1 & E5' LOT 2 BLK 24 MARSH ADD

Chairman Vance opened the hearing by offering Kaci and Marsha the opportunity to elaborate on their request. Kaci started out by passing some photos of the trailer around for the members to see what the business looks like. She noted that the trailer would not be stored inside Fairbury city limits, but would be stored at another location in the country of Fairbury. The trailer would only be brought into city limits for clients to tour before booking services. The trailer and any clientele that may come to see the trailer would be parking off city streets. Kaci noted that she informed her neighbors about the trailer, and has signatures from them stating this would not bother them.

Member Cottrell asked for clarification on if the trailer was to be just an office space; Kaci noted that the office space will be located in the garage on the property and the trailer will be used for the events she will travel to. Kaci noted no parties or events will be held at the property.

Member Welch asked about her plans for storing product at the property such as alcohol; Kaci noted the garage would be used for storage, but that storage of the product from delivery to the date of the event would be short term.

Chairman Vance asked if there would be alley access for deliveries; Marsha noted that there is a walk-in door with access to the alley and an overhead garage door that faces Jackson St. Marsha noted that if deliveries needed to be made to the property there would be off city street parking and unloading of product.

Member Davis asked if Kaci plans to contract a liquor license in the future; Kaci noted this is the goal, eventually. Kaci noted that she plans to use the trailer for several different types of events. Chairman Vance asked about licensing when traveling to other areas for events; Kaci noted that she currently only has the catering license for Livingston County and would have to acquire licensing for the events that would take place outside of Livingston County.

Member Welch mentioned the traffic that already exists in that area; Marsha noted that all traffic due to this business would be parked off city streets and should not add to the already well traveled area.

Chairman Vance asked about signage; Kaci noted there would be no signage. The trailer does have a logo and would only be seen if the trailer was being toured by potential clients. Kaci also noted that she would like to use the trailer to promote products from other local businesses in and around Fairbury whether it be selling their coffee, alcohol or prepackaged snacks and baked goods.

Chairman Vance asked if Marsha will continue to live at the residence; Kaci noted that Marsha will still be living on the property and Kaci will have a lease to use the space for the business.

Chairman Vance put the matter to a vote by polling each member individually.

Should the variance application from Marsha & Kaci Taylor be approved as presented:

Cottrell-YES Pica-YES Davis-YES Welch-YES Bull-YES Vance-YES

The variance request was approved unanimously.

No other matters were discussed and the meeting adjourned at 6:14 p.m.

---

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