

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, March 22, 2023, pursuant to a notice published in the Daily Leader.

Present: Zoning Board Chairman Gerry Vance, Zoning Board members Cory Cottrell, Sam Pica, Seth Welch, Eric Ray, Tom Bull and Matt Davis. Also present were applicants Brittany and Jeremy Allen and Steve Courtland, 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 Brittany & Jeremy Allen and
Steve Courtland, requesting a variance in Use
Regulations of said Zoning Ordinance
to permit a bakery/concessions mobile business in
a residential district; said property being
described, to-wit:

25-25-03-432-004, LOT 12 BLK 33 NORTH ADD

Chairman Vance opened the hearing by offering Steve, Brittany, and Jeremy the opportunity to elaborate on their request. Steve started by explaining the business is a small bakery in a trailer. The plan is for the business to be set up as a preorder business, and have pick-up and delivery options available. Steve explained that there would only be foot traffic when people arrived to pick up their order and there would never be more than one customer present for pick up at a time. The hope would be for each customer to only be at the location for 5-10 minutes. They also plan to take the trailer to events.

Member Welch asked how they plan to limit foot traffic. Brittany explained they would have delivery options available. Steve mentioned they are looking into delivery because the only parking in that area is street parking. Welch also inquired about how they would address multiple order requesting the same pick-up time. Brittany answered that pick-up times would stagger to keep that from being an issue.

Member Welch also asked if they had spoken to neighbors concerning the business and trailer at the property. Brittany explained that she had spoken to most of the neighbors and they did not seem to have a problem with it.

Member Welch voiced that as a member of the zoning board it is the responsibility of the board to follow the comprehensive plan for the town and he felt it seemed clear that that area is meant to stay residential. Because of this he felt moved to decline the variance request. He felt with the lot being small and being located in a busy area, it was not in the city's best interest to add more traffic to that area. Brittany responded by offering the option to just do delivery, which would eliminate any extra traffic.

Member Davis asked if the baking of the product would be done in the trailer. Brittany and Steve both explained that there will be a commercial kitchen in the trailer and are currently working with the Health Department to get the appropriate licensing.

Chairman Vance asked if they would need the same licensing as a restaurant would, and asked if they were granted the variance would a customer be able to walk up to them and purchase goods. Brittany explained that the business will be preorders only, and all of the preorders will be delivery only eliminating all foot traffic. He expressed that parking would be an issue. Brittany explained that with delivery only, there would be no parking worries.

Member Cotrell said he feels that this business can be run without a variance. The members came to an agreement that the business is a good idea, but the location of the property would not be ideal for this variance to be approved.

Member Pica asked what their plan would be if the business became popular and they outgrew the trailer. Steve and Brittany explained that the goal is to have a commercial space in the future.

Member Welch made a motion to reject the special use variance.

Member Bull seconded the motion.

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

Should the variance application from Brittany and Jeremy Allen and Steve Courtland be denied as presented:

Bull-YES Welch-YES Davis-YES Cotrell-YES Ray-YES Pica-NO Vance-NO

The variance request was denied.

No other matters were discussed and the meeting adjourned at 6:22 p.m.

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