

**PLANNING COMMISSION MEETING  
Wednesday, January 18, 2012  
Fairbury City Hall Basement  
12:00 Noon**

The Planning Commission held a meeting January 18, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Ken Fehr, Ron Schlipf and Scott Rathbun. Jim Schahrer was absent. City Superintendent Leroy McPherson, City Clerk Brenda DeFries and Attorney Paul Mason attended.

**Joint Meeting with Economic Development Committee.** This was not held this month.

**Review of minutes of Meeting December 14th.** Motion by Taylor, second by Fehr.

**Progress report of Route 24 water and sewer expansion. Project is nearing completion and a permit has been applied for to turn on the new water mains.** Supt. McPherson gave an update on the projects. Water – waiting on permits, flushing to try samples again. Sewer – equipment issues. Fairbury Fastener & PTC Alliance can be annexed when the projects are done, this will bring in some sales tax revenue.

**New 8” line being installed along Route 24 by Randall’s to replace old 2” main which broke three times last year.** Other projects are needed to improve the city.

**Technical Metals to hire an additional 30 -35 workers.**

**Another Grant applied for, \$50,000 - new digital water meter.** This will help with the reading of meters.

**Zoning of new area near Fairbury Fastener to be Commercial.** The members need to review this area and then the new one and one half mile from the annexed area.

**Needs of Fairbury- retail businesses, entertainment, restaurants.**

Apartments in the downtown area was discussed again.

The members asked about events such as the Fun Fest. They would like to see events again.

**Remember, “We can do almost anything” (the key word is “almost”!)**

**Motion to Adjourn** Motion by Rathbun, second by Taylor.

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, March 14, 2012  
Fairbury City Hall Basement  
12:00 Noon- Lunch will be served**

The Planning Commission held a meeting March 14, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ken Fehr, Ron Schlipf and Scott Rathbun. Tracy Taylor and Jim Schahrer were absent. City Superintendent Leroy McPherson and City Clerk Brenda DeFries attended.

**Review of minutes of Meeting January 18, 2012.** Motion by Rathbun, second by Fehr.

**Progress report of Route 24 water and sewer expansion. Project is completed except for touch up work. New 12" water main serving Timber Ridge.** It has been a lengthy project but well worth it.

**Next, annexation of: Fairbury Fastener, Pittsburgh, Sutter.** After the water and sewer are hooked up the properties are ready to be annexed.

**Technical Metals still hiring.** Good news for Fairbury.

**Grant received by City of Fairbury to purchase and install 100KW wind turbine, similar to one at Mohamet alongside 1-74. Grant must be voted on my next meeting.** The turbine will be located at the sewer plant. The grant amount was \$250,000; cost of the project is \$563,000. When upgrades are done at the plant, efficient motors will be installed. The electric costs are \$80,000 a year. Savings from the electric bill could be used for the loan payment.

**Status of new subdivisions: (Where does the next subdivision need to be?)**

**Park View sold out.**

**Metz subdivision- one left.**

**Kafer subdivision- few left**

**Timber Ridge- six left.**

**Remember, "We can do almost anything" (the key word is "almost"!)**

**Motion to Adjourn** Motion by Fehr, Rathbun

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, April 11, 2012  
Fairbury City Hall Basement  
"Taking Care of Business"**

The Planning Commission held a meeting April 11, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ken Fehr and Ron Schlipf. Scott Rathbun, Tracy Taylor and Jim Schahrer were absent. City Superintendent Leroy McPherson and City Clerk Brenda DeFries attended.

Without a quorum, no action was taken. The discussion was drought.

**Review of minutes of meeting March 14th. no action**

**Progress report of Route 24 water and sewer expansion. Fairbury Fastener to be hooked up this week. Project is nearly completed now- thanks to everyone. Great Teamwork!**

**City Council voted to move ahead with Wind Turbine project and will now seek bids.**

**Most Important Project now is planning, getting approval for and building the new Water System for Fairbury. Indications for a possible drought in 2012 make imperative that we get our long range plans underway.**

**Remember, "We can do almost anything" (the key word is "almost"!)**

**Motion to Adjourn**

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, May 9, 2012  
Fairbury City Hall Basement**

**"Taking Care of Business"**

The Planning Commission held a meeting May 9, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ken Fehr, Tracy Taylor, Jim Schahrer and Ron Schlipf. Scott Rathbun was absent. City Superintendent Leroy McPherson and City Clerk Brenda DeFries attended.

**Review of minutes of meeting March 14 and April 11, 2012.** Motion by Schlipf, second by Schahrer.

**Annexation report for Sutter and Ifft properties.** The water and sewer has been provided for both properties. Waiting on paperwork.

ISO will be visiting Fairbury next soon. The looping of the water mains at Timber Ridge may hold the rating at the current level for the fire rating.

**Wind turbine report (in paperwork approval stage)** A hearing has been scheduled for May 14, 2012 by the Zoning Board of Appeals to consider allowing the turbine. It is Zoned Industrial. The city will address any issues such as ice, shadowing or noise.

**Subway moving due to Super Pantry needing entire space. Possible new location near Casey's** The city is working with them.

**Water District report- moving ahead now- Mayor's have met, Illinois water survey researching previous resistivity tests.** It was a positive meeting. Chatsworth was receptive. This would allow for growth.

**After annexation completed, Fairbury Planning Commission needs to develop new Zoning Map.** The Services for Route 24 area was discussed.

**Remember, "We can do almost anything" (the key word is "almost"!)**

**Motion to Adjourn** Motion by Taylor, second by Schlipf.

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, June 13, 2012  
Fairbury City Hall Basement  
"Taking Care of Business"**

The Planning Commission held a meeting June 13, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Jim Schahrer and Ron Schlipf. Ken Fehr and Scott Rathbun were absent. City Superintendent Leroy McPherson and City Clerk Brenda DeFries attended

**Review of minutes of meeting May 9<sup>th</sup>.** Motion by Taylor, second by Schahrer.

**Annexation report for Sutter and Ifft properties.** Waiting for annexation paper work from the attorney.

**Wind turbine report (variance received)** A \$124,999 check has been received for the grant, this is half of the amount of the grant. The city will be bidding it out for the "no gear box" type of wind turbine.

**Fire House Report with SELCAS** – SELCAS is not ready to build. It was suggested that they go forward and bid out the outside portion, they can work on the inside portion later.

**Water District report- moving ahead now- Mayor's have met, Illinois water survey researching previous resistivity tests.** This is an important issue. We need to have plans in place to deal with lack of water.

**After annexation completed, Fairbury Planning Commission needs to develop new Zoning Map.** Reminder

**Remember, "We can do almost anything" (the key word is "almost"!)**

**Motion to Adjourn** Motion by Schahrer, second by Taylor

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, July 11, 2012  
Fairbury City Hall Basement  
"Taking Care of Business"**

The Planning Commission held a meeting July 11, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Jim Schahrer, Ron Schlipf, Ken Fehr and Scott Rathbun. Tracy Taylor was absent. City Superintendent Leroy McPherson, City Clerk Brenda DeFries and Gerry Vance attended.

**Review of minutes of meeting June 13<sup>th</sup>.** Motion by Rathbun, second by Schahrer.

**Annexation report for Sutter, Ifft and Pittsburg Tube properties.** The pre-annexation paper is done and waiting for annexation paper work to finish this project.

**Walton Centre converting downstairs to Motel Rooms** Kathleen's closed in June. The owners are considering a motel; there could be 12 rooms. The existing business, renting the west portion, would have to move. Would this help or hinder the downtown area? Parking needs to be reviewed.

**Water District report- moving ahead now- Mayors have met, Illinois water survey researching previous resistivity tests.** Things to consider:

- ✓ drought
- ✓ restrictions limits – water ban
- ✓ see if Forrest is interested
- ✓ out of town usage – Fairbury is user friendly and has a lot of users
- ✓ rates of the out of town usage
- ✓ this water project very important
- ✓ Chatsworth is receptive to this project but not running next April
- ✓ Suggest a resolution urging the council to consider

Motion by Rathbun, second by Schahrer to pass a resolution.

**After annexation completed, Fairbury Planning Commission needs to develop new Zoning Map.** The Planning Commission will work on this as soon as the properties are annexed.

Member spoke about unkempt properties such as the old laundry mat. What can be done?

**Remember, "We can do almost anything" (the key word is "almost"!)**

**Motion to Adjourn** Motion by Rathbun, second by Schahrer

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, August 8, 2012  
Fairbury City Hall Basement  
"Taking Care of Business"**

The Planning Commission held a meeting August 8, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Jim Schahrer, Ron Schlipf, Tracy Taylor and Scott Rathbun. Ken Fehr was absent. City Superintendent Leroy McPherson and City Clerk Brenda DeFries.

**Review of minutes of meeting July 11<sup>th</sup>.** Motion by Schahrer, second by Taylor.

**Annexation report for Sutter, Ifft, and Pittsburg Tube properties. Vote on sending letter to City Attorney requesting completion** – A note has been sent to Attorney Mason to have the paperwork ready for the Sutters, Jim's brother will be here and he would like to sign the papers while he is visiting.

**When annexation completed, update zoning map. Look at commercial zoning for half block through Walnut street** – Portions of the south side of Walnut Street are zoned commercial. This causes issues with businesses. Thoughts on the change were:

the residents might not like to have businesses next to them – but most of them have businesses across from them.

This would help people wanting to start a home business.

It would help when the city receives calls about how a property is zoned. With the spotty zoning, it is hard to be sure what property they are questioning.

**EDC joint meeting for September?** If the annexations are done, they will be invited for October meeting.

**Ideas for Paternoster Building?** Suggestions were a garden center, museum or motel

**Water District report- moving ahead now- Mayor's have met, Illinois water survey researching previous resistivity tests.** The wells are losing 6" a week, Leroy will ask for a mandatory water ban at the next meeting. This is a good time to move forward on the water district. If this would be in place, Fairbury would not be concerned with a drought. The city is using 410,000 gallons a day.

**Report on Tasmania project.** Norm reported on his project. He bought buildings from Bob Printz. The plan is to make a specialized trailer drive wheels.

**Remember, "We can do almost anything" (the key word is "almost"!).**

**Motion to Adjourn** Motion by Taylor, second by Rathbun

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, September 12, 2012  
Fairbury City Hall Basement  
"Taking Care of Business"**

The Planning Commission held a meeting September 12, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Scott Rathbun, Ron Schlipf and Tracy Taylor. Jim Schahrer and Ken Fehr were absent. City Superintendent Leroy McPherson and City Clerk Brenda DeFries.

**Review of minutes of meeting August 8th.** Motion by Rathbun, second by Schlipf

**Annexation report: Sutter, completed, Ifft, September 19th, and Pittsburg Tube awaiting paperwork.** A short update given.

**When annexation completed, update zoning map.**

**Discuss and vote on commercial zoning for half block through Walnut street.**

There are very few homes on the north side of Walnut. There are businesses in at least 5 blocks on the south side. Motion by Rathbun, second by Taylor to move that the Fairbury Planning Commission recommends to the Fairbury City Council that the south side of Walnut be zoned commercial so both sides will be commercial.

Motion approved 4-0. Yes: Schlipf, Rathbun, Taylor, Rittenhouse

**Wind turbine progress report: Bid and Funding** This project is moving forward. Since the bids were opened a longer propeller is offered. It will be 20% increase of production.

**Water District report- moving ahead now- Fairbury has retained Farnsworth to do study, Strawn and Sibley both interested in participating.** Leroy gave a quick update.

**Report on ISU Solar Racer project.** Norm Rittenhouse will work on this project.

**Subway beginning new construction across street from Casey's.**

**New Fire Station construction to begin in spring 2013.**

**Remember, "We can do almost anything" (the key word is "almost"!)**

**Motion to Adjourn** Motion by Taylor, second by Rathbun

Brenda DeFries, City Clerk



**PLANNING COMMISSION MEETING  
Wednesday, October 10, 2012  
Fairbury City Hall Basement  
"Taking Care of Business"**

The Planning Commission held a meeting October 10, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Scott Rathbun, Ron Schlipf, Jim Schahrer and Ken Fehr. Tracy Taylor was absent. City Supt Leroy McPherson, City Clerk Brenda DeFries and Gerry Vance attended.

**Review of minutes of meeting September 12, 2012.** Motion by Schahrer, second by Rathbun. Motion approved.

**Annexation report: Sutter, Ifft, completed, Pittsburgh Tube has paperwork.**

**When annexation completed, update zoning map.**

**Meeting October 29<sup>th</sup>, 6:30 PM with Board of Appeals regarding the Walnut Street change of zoning.** Gerry Vance asked questions about the issue.

**Water District report- moving ahead now- Fairbury has retained Farnsworth to do study, Strawn and Sibley both interested in participating. Likely new Mayor in Chatsworth (Mr. Runyon) who is in favor of new water system.** Slowly moving forward on the project.

**Report from Leroy on present condition of existing Fairbury wells.** The wells are still dropping. The water department is monitoring the wells.

**Economic Development- shall we invite the Greater Livingston County Economic Development Council new interim CEO, Adam Dontz to the next meeting? what do we want to offer him?** The Planning Commission members asked who is on the GLCEDC committee? The PC members spoke about the empty buildings on main street. What resources are available to us?

What does Fairbury have to offer to others?

- Good location.
- Nice Parks
- Rail Access
- All but clothing store
- Great school
- Truck route – 9500 vehicles a day on Rt. 24
- Summer entertainment – races & golf course
- Conference building – Walton Centre
- Stable economy
- Great machinist

The committee would like to invite Kathy Smith & Kathy Huddleston to the next meeting.

**Subway beginning new construction across street from Casey's.**

**New Fire Station construction to begin in spring 2013.**

**Remember, "We can do almost anything" (the key word is "almost"!)**

**Motion to Adjourn** Motion by Rathbun, second by Fehr  
Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, November 14, 2012  
Fairbury City Hall Basement  
"Taking Care of Business"**

The Planning Commission held a meeting November 14, 2012 at 12 Noon; Chairman Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Ron Schlipf, Jim Schahrer and Ken Fehr. Scott Rathbun was absent. City Supt Leroy McPherson, City Clerk Brenda DeFries and Gerry Vance attended.

**Review of minutes of meeting October 10<sup>th</sup>.** Motion by Schahrer, second by Taylor.

**Annexation report: Sutter and Ifft are completed, Pittsburgh Tube has paperwork.** Sutter and Ifft paperwork is filed with the county clerk. Pittsburgh Tube needs to be filed.

**When annexation completed, update zoning map.**

**At meeting October 29<sup>th</sup>, 6:30 PM with Board of Appeals regarding the Walnut Street change of zoning- recommendation was not approved. Residents were poorly informed of benefits and were fearful of change. Better education is needed next time.**

**Water District report- Leroy – Still in the hands of Geological and Water Survey.**

**Report from Leroy on present condition of existing Fairbury wells.** Water restriction was lifted.

**Greater Livingston County Economic Development Council new interim CEO, Adam Dontz is invited to next meeting. Do we want to invite the EDC?**  
The members have questions and comments they would like to ask. The EDC will be invited.

**Building East of City Hall being remodeled.**

**Sidewalk to be revamped in front of Lost in Time restaurant.**

**Remember, "We can do almost anything" (the key word is "almost"!)**

**Motion to Adjourn** Motion by Taylor, second by Schlipf.

Brenda DeFries, City Clerk