

**PLANNING COMMISSION MEETING  
Wednesday, January 9, 2013  
Fairbury City Hall Basement  
12:00 Noon**

The Planning Commission held a meeting January 9, 2013 at 12 Noon; Leroy McPherson called the meeting to order. The following members were present: Ron Schlipf, Jim Schahrer and Scott Rathbun. Norm Rittenhouse, Tracy Taylor and Ken Fehr were absent. City Superintendent Leroy McPherson and City Clerk Brenda DeFries.

**Review of minutes** - This is postponed due to lack of quorum.

Dr. Capasso spoke to the members about the Illinois County School Facility Tax (CSFT) The voters will be asked to vote on this issue at the April 9, 2013 election. If passed it will be used for school maintenance.

Leroy gave an update of the items that will be coming to the attention of the Planning Committee soon.

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

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, March 13, 2013  
Fairbury City Hall Basement  
12:00 Noon**

The Planning Commission held a meeting March 13, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Ron Schlipf, Jim Schahrer, Ken Fehr and Scott Rathbun. City Superintendent Leroy McPherson, City Clerk Brenda DeFries and Gerry Vance attended.

**Review of minutes of meeting December 12, 2012 and January 9, 2013.** The February meeting was cancelled; most of the members were out of town. Motion by Taylor, second by Rathbun to approve the minutes.

**Discussion of creation of a Private Development Unit (PUD) for property owned by Randy Bahler east on Route 24, across from Pittsburgh. This will have roads that are maintained by the PUD. This property is located east of Fairbury at the junction of Route 24 and Township Road 2200 East.** The issues discussed:

- Whether it should be commercial or industrial.
- The impact on the sewer department.
- The road construction
- The benefits to the City of Fairbury

**After hearing these presentations and after a question and answer period, the Fairbury Planning commission will discuss and vote on a recommendation to the Fairbury City Council, recommending annexation as either Industrial or Commercial classification. Property contiguous to this is zoned Industrial (Pittsburgh tube).**

**Crop Production is interested in the City providing water to their plant a mile west of Fairbury. Property near Route 24 is already annexed into the City.** Crop Productions has indicated they would like water at the property. The cost of the project would not be city responsibility.

**Annexation of the Kafer property is expected to proceed soon.** Questions whether this would be commercial or industrial. This would add property tax and sales tax.

**Other new business.**

There are people interested in the Paternoster building. This is a very good location.

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

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, April 10, 2013  
Fairbury City Hall Basement  
12:00 Noon**

The Planning Commission held a meeting April 10, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Ron Schlipf, Jim Schahrer, Ken Fehr and Scott Rathbun. City Superintendent Leroy McPherson, City Clerk Brenda DeFries and Gerry Vance attended. Also present was Nick Osborn.

**Review of minutes of meeting March 13, 2013.** Motion by Schahrer, second by Schlipf to approve the minutes.

**Discussion and consideration of property owned by Nick Osborn, who is interested in constructing a garage on his property on Walnut Street. He would like to be rezoned from R2 to Commercial. Crop production is across the street, which is commercial.**

**Background and Neighborhood** Nick reported he has spoken to the neighbors, not one has a problem with this.

**Intended usage of the garage** Nick wants to park his work vehicles in the garage along with camper and trucks.

**Interpretation of Zoning rules** There was discussion.

**Recommendation** Motion by Rathbun, second by Taylor to recommend to the City Council to change the zoning from R2 to Commercial. Motion carried 4-1-1 Fehr – yes, Schlipf – no, Taylor – yes, Schahrer – abstain, Rathbun – yes, Rittenhouse - yes

**Annexation of the Kafer property is expected to proceed soon.** This issue is on hold

**Other new business.** The zoning map needs to be updated; Leroy is to work on the map.

Update on Water District – students will be doing a study in the area between Chatsworth and Forrest.

The electric aggregation question was approved at yesterday's election. The city will negotiate a lower cost for the residents who choose to be in the group.

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

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING**  
**Wednesday, May 8, 2013**  
**Fairbury City Hall Basement**

The Planning Commission held a meeting May 8, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Jim Schahrer and Scott Rathbun. Ken Fehr and Ron Schlipf were absent. Mayor Lynn Dameron, City Superintendent Leroy McPherson, City Clerk Brenda DeFries.

**Review of minutes of meeting April 10, 2013** – Motion by Schahrer, second by Rathbun.

**Introduction of the Mayor, to give his vision of where Fairbury is going and what suggestions he has for the Fairbury Planning commission.** Mayor Dameron hopes the city can help business start and be retained. The city needs to keep the infrastructure in good shape.

**Discussion of adding the Economic Development Council into the Fairbury Planning commission.** The committee discussed the options.

**Other new business. Discussion of Dollar General, Walton Centre,** Norm reported that after 12 years Dollar General is moving to this own building. The Walton Centre is raising money to put in hotel rooms. The Planning Commission hopes there can be a new program to bring in new businesses – with incentives to help a new business start. It was suggested the PC & EDC have a meetings on how to start a business.

The EDC will be invited to the next meeting.

Questions:

- ✚ What funds can be available?
- ✚ What is wanted/needed to help a business get going?
- ✚ Fairbury is a good community – what new businesses do we need? What new services?
- ✚ Melissa Ruff helped us in the past with EDC – she was a great person to work with – would she be interested?

The EDC is an inactive committee; how can it become active again and promote Fairbury again.

Mayor Dameron reported on a program that is working in Gibson City.

The city is still working with the water district.

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

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, June 12, 2013  
Fairbury City Hall Basement**

The Planning Commission held a meeting June 12, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Jim Schahrer, Ron Schlipf and Scott Rathbun. Ken Fehr was absent. Mayor Lynn Dameron, City Superintendent Leroy McPherson, City Clerk Brenda DeFries. Others in attendance were Stephanie Hartke, Rick Wilson and Greg Benoit.

**Review of minutes of meeting May 8, 2013** – Motion by Taylor, second by Rathbun.

**Joint meeting with EDC – discussion of new potential members and goals** – No members were able to attend.

**Discussion of possible demolition of old hospital building, if donated for \$1. How could the cost be raised? After the block is cleared, what should the usage of the land be?** The committee discussed the options.

**Discussion of Paternoster building and possible new businesses there. Introduction of Stephanie Hartke to explain.** Stephanie hopes to open a business if the building is purchased locally. Mayor Dameron and Leroy McPherson explained the CDAP loan program.

**Other new business. Discussion of Walton Centre** - Rick Wilson gave an update on the hotel project.

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

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, July 10, 2013  
Fairbury City Hall Basement**

The Planning Commission held a meeting July 10, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Jim Schahrer, Ken Fehr and Scott Rathbun. Ron Schlipf arrived late. Mayor Lynn Dameron, Alderman David Slagel, City Superintendent Leroy McPherson, City Clerk Brenda DeFries. Others in attendance were Rick Wilson and Paula Bachtold.

**Review of minutes of meeting June 12, 2013** – Motion by Rathbun, second by Taylor.

**Hear Scotty Long effort to close the street adjacent to his property.** The request by Scotty Long asking the city vacate a portion of Webster Street, located next to his property, was discussed. Paula Bachtold (and her husband Mark) asked the city to not vacate the street as they hope not to be dependent on the current access to their property. They purchased the wooded area south of this street and it would lead to their front door. They hope to use that street as an entrance to their property. Motion by Schahrer, second by Rathbun to not vacate a portion of Webster Street as it will stop growth in the future by limiting access to land. All voted yes by roll call vote.

**Leroy report on new businesses showing interest in locating to Fairbury.** Leroy was contacted by a new business asking questions about water usage; they did not give their identity.

**Discuss need for new subdivision lots in Fairbury.** There are very few lots available in Fairbury. The cost of a new subdivision is high and the fact that a new subdivision must abide by the Subdivision Ordinance which requires curb and gutter, makes those costs higher. Motion by Rathbun, second by Taylor to suggest the council review the Subdivision Ordinance to use tile instead of curb and gutters. Also review the need for sidewalks due to economic issues.

**Other new business. Discussion of Walton Centre** – Item was not discussed.

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

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, August 14, 2013  
Fairbury City Hall Basement**

The Planning Commission held a meeting August 14, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse and Ken Fehr. Ron Schlipf arrived late. Mayor Lynn Dameron and Zoning Administrator Nancy Widlacki attended. Others in attendance were Gerry Vance and Greg Benoit.

Norm introduced Greg Benoit as a potential member of the Planning Commission. Greg lives a mile north of Fairbury with his wife and daughter,

**The Planning Commission members** took a few minutes to share memories of former member, Jim Schahrer. Jim passed away very unexpectedly on Friday, July 19, 2013.

**Review of minutes of meeting July 10, 2013** – Motion by Fehr, second by Dameron

A potential new business that was looking at Fairbury has chosen a location in El Paso. The opinion of the Commission was to see if there is some way to bring the interest back to Fairbury.

**The City received a request** from Chuck Schopp with the Livingston County Regional Planning Commission. A property located within 1.5 miles of City limits does not meet the county's required 5 acres because it was subdivided before the Zoning Code was established. Consequently, the County Planning Commission is seeking approval from the City of Fairbury Planning Commission to allow the sale of this property even though it is non-conforming.

**Motion to approve the sale by Fehr, second by Schlipf.**

**Greg gave an update on the Walton Centre.** The hotel is on the backburner for now however, Rick Wilson is looking into a shuttle service and also becoming a licensed caterer.

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

Nancy Widlacki, Deputy City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, September 11, 2013  
Fairbury City Hall Basement**

The Planning Commission held a meeting September 11, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ken Fehr, Ron Schlipf, Tracy Taylor, and Scott Rathbun. Also in attendance were Mayor Lynn Dameron, Zoning Administrator Nancy Widlacki, UB clerk Christine Klus, Gerry Vance, Greg Benoit, and Rick Wilson.

**Review of minutes of meeting August 14, 2013** – Motion by Rathbun, second by Taylor

The new Planning Commission Secretary Christine Klus was introduced as well as everyone else present.

**Zoning:** The zoning maps for the annexed properties were sent to Ty Eshelmann at Farnsworth while Chuck Schoop, Livingston County zoning, is trying to expand the mile and a half within city limits to include all annexed properties. The home at 803 W Oak St has completed the pre-annexation paperwork. Paul Mason is working on the finalization.

**Appointed:** Mayor Dameron appointed Sam Pica and Gary Norris to the Zoning Board of Appeals recommended by Roger McDowell for a four year term.

**Rick gave an update on the Walton Centre.** The Centre is being cleaned and updated while Rick asked the city to help with the sidewalk on the east entrance. A study will be done on the cost.

**New businesses:** Randy Bahler has decided not to pursue a poultry processing plant in town. Stephanie Hartke choose El Paso for her new business. She hopes to return to Fairbury after gaining experience and to find a prime location.

**Fire Station:** Construction is to start end of September.

**The Planning Commission** is asking the Economic Development Committee members and other interested parties to the next meeting in hopes of combining the two groups.

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

Christine Klus, UB Clerk



**PLANNING COMMISSION MEETING  
Wednesday, October 9, 2013  
Fairbury City Hall Basement**

The Planning Commission held a meeting October 9, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor and Scott Rathbun. Ken Fehr was absent. Ron Schlipf arrived late. Mayor Lynn Dameron, Alderman David Slagel, City Superintendent Leroy McPherson, City Clerk Brenda DeFries. Others in attendance were Rick Wilson, Greg Benoit and Adam Dontz, GLCEDC.

**Review of minutes of meeting Sept. 11, 2013** – Motion by Rathbun, second by Taylor.

**Discussion by Adam Dontz on possible programs to bring new business to Fairbury.** Adam gave an update of the GLCEDC. The funds available to the GLCEDC are from tax and private funds. He helps existing businesses and recruits new businesses to the area. There are 12 employers who supply 3000 jobs; those employers helped target the needs of the employers in the county. Workforce is a big issue – skilled labor is hard to find; the applicants do not know how to run the machines or read a blueprint. A Manufacture Workforce Program was held; it included 100 hours of training over a 6 month period. All the attendees were able to find a job at the end of the program. The Livingston Area Career Center identified several jobs – Auto tech, welding, CNA nursing and CISCO technology.

The GLCEDC did offer grants; now they offer loans. New businesses must share how much they have in the business, have a clearly defined business plan and the tools they need to succeed. A hybrid loan/grant can be offered; it is a loan with some principal forgiveness at the end. This has been more successful than the grants.

It is the goal of the GLCEDC to work with local employers to increase their business 5 – 10 jobs each. Adam has met with employers about minimum wage and what it could do to their business since some have 40 high school age employees. He would like to have a round table discussion with elected officials to help businesses in the town.

The GLCEDC was awarded an Economic Development Administration Grant, from the US Department of Commerce. This grant is for economic study and will allow them to qualify for infrastructure grants. A water district could be part of this.

**Discussion of Fundraiser for Fairbury Economic Development Council – wine tasting at Walton Centre.** The suggestion is to have a wine tasting event to help fund the Fairbury EDC. This would be held in March, it would help get public involvement. Motion by Rathbun, second by Taylor to proceed with the event and setup arrangements. All members voted yes.

**Farnsworth Group to draw new usage maps for Fairbury and will attend next meeting.**

**New Fire Station progress.** The footings are being dug and hope to pour concrete this week.

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

Brenda DeFries, City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, November 13, 2013  
Fairbury City Hall Basement**

The Planning Commission held a meeting November 13, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ken Fehr, Ron Schlipf, Tracy Taylor, and Scott Rathbun. Also in attendance were Greg Benoit, Rick Wilson, Mayor Lynn Dameron, Leroy McPherson, Ty Eshleman, and PC secretary Christine Klus.

**Review of minutes for November 13, 2013 meeting** – Motion by Rathbun, second by Taylor

**Fund raiser for Fairbury Economic Development Council** will consist of wine tasting and perhaps cheese. Doug Hibsch with Rick Wilson are looking into setting this up sometime in March.

**Ty Eshleman of Farnsworth Group** is continuing to draw up new usage maps including the mile and a half boundaries and annexation of properties. A review of zoning changes will be examined in order to present a final zoning map to be approved by council.

**The Fire Station** progress has been held up as a result of following a blue print from an American building instead of an A & S print. Nine footings are out of place requiring concrete/rebar to be added on to the current formation to make the correct adjustment. The City will not consume any of the cost. Extra time not allotted for was spent on a few cave-ins due to the back filled parking lot.

Letting the public know the circumstances at hand such as: the fire station, repainting the inside of the water tower where the coating and paint have worn away, the continued replacement of the water meters, and the need to upgrade the sewer system due to the EPA will be conducted through Kent Casson.

Leroy advised to bring industry back to Fairbury where there are buildings and land available. While Norm introduced the EBA (Employee Benefit Airplane) in order to compete with bigger business to retain employees. This will also bring in a possible small airport/strip and some hangars.

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

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, December 11, 2013  
Fairbury City Hall Basement**

The Planning Commission held a meeting December 11, 2013 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ron Schlipf, Tracy Taylor, Scott Rathbun, and Rick Wilson. Also in attendance were Leroy McPherson, Ty Eshleman, and PC secretary Christine Klus.

**Review of minutes for November 13, 2013 meeting** – Motion by Schlipf, second by Taylor

**Ty Eshleman of Farnsworth Group** explained how the mile and a half leeway between city to county on the east side of town by Forrest is mainly annexed properties taking the mile and half down to approximately 1500 feet. The corporate limits map has been updated and prints were shown. Properties not annexed and the pros and cons of being annexed were discussed. The county and city are to communicate and agree on zoning in the mile and a half span which is easier said than done. The large comprehensive zoning plan map was shown to see if anyone would like changes to be done while an updated map is currently being worked on. Ty recommended buying a digital copy of the sidwells if any prints were needed due to the cost. Otherwise the City has a contract with the county to use the sidwell website at any time.

**The Fire Station** progress has slowed and is inaccurate. There are mistakes and needed corrections that are not being relayed from contractor to contractor to engineer to City and vice a versa. Concrete has not been poured and the City is looking into renting the forms and pouring the concrete themselves in order to assemble the building so it does not rust. The floor will not be poured until the weather warms.

**Fund raiser for Fairbury Economic Development Council** will be a wine tasting at the Walton Centre in either late March or early April.

**A business survey** for the residents of the 61739 zip code was presented. Corrective suggestions were made about the survey and on how to mail or deliver it. The Steidinger sisters will be contacted to see if they have a mailing list and or if they would like to mail them out.

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

Christine Klus, PC Secretary

