

**PLANNING COMMISSION MEETING  
Wednesday, January 8th, 2014  
Fairbury City Hall Basement**

The Planning Commission held a meeting January 8<sup>th</sup>, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ken Fehr, Ron Schlipf, Tracy Taylor, Rick Wilson, and Greg Benoit. Also in attendance were Mary Beth Steidinger, Mayor Lynn Dameron, Leroy McPherson, and PC secretary Christine Klus.

**Review of minutes for December 11, 2013 meeting** – Motion by Taylor, second by Wilson.

**The survey for Fairbury resident project** was reviewed. Mary Beth Steidinger was brought in for direct marketing strategies. She showed a sample of what can be sent through the mail consisting of the survey, a return envelope, and statement on why to fill out the survey. Approximately 2180 homes are listed for Fairbury and an online survey is also available. What is to be asked and how was discussed. It was agreed upon to have multiple choice with it branching off for resident comment. Postage will be asked to be paid by the City of Fairbury at the next council meeting, January 22. Motion by Fehr, second by Wilson for Mary Beth and her sister to work with Greg to get the survey completed for delivery.

**Fund raiser for Fairbury Economic Development Council** is a wine tasting at the Walton Centre: Rick is looking for more distributors to organize it.

**Peloton Electric Bicycle** is going to be a new small industry for Livingston County. This company takes a small battery powered motor in order to help pedal the bicycle. It is enabled by a switch and will not exceed 20mph. Kits to enhance a standard bike, all the way through a new bicycle with a hidden motor will be available.

**The Fire Station** progress has stopped due to cold weather. The building is in storage at the recycling center.

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

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, February 12th, 2014  
Fairbury City Hall Basement**

The Planning Commission held a meeting February 12th, 2014 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 Jon Capasso, Kathy Huddelston, Wayne Varner, Gerry Vance, Mayor Lynn Dameron, Leroy McPherson City Superintendent, and PC secretary Christine Klus.

**Review of minutes for January 8th, 2014 meeting** – Motion by Rathbun, second by Wilson.

**The Economic Development Committee and Planning Commission** had a combined meeting and they want to merge the two groups.

**The survey project for Fairbury residents** was reviewed. New questions, to be created by Rathbun and Wilson, for the survey will be presented at the next City Council meeting for a motion to be made. Capasso had presented an Illinois Rural Youth Poll from 2013 to show what the teens of today are looking for in a community, while the Mayor had shown a questioner conducted by Steve Anderson. What businesses are needed/wanted were reviewed such as restaurants, coffee shop, elderly facility, miniature golf, and manufacturing.

Suggestions on improving current business by perhaps offering better hours, cleaner facilities, and updated stores were discussed. Plus creating an identity for Fairbury not only with the races, but possibly a yearly festival in order to draw people in to town was recommended. All of this takes time and money which seems to be the issue. Likewise not only keeping and growing businesses in the community is important, but how to get the young people to stay in town and/or come back as adults is a concern in order to keep the familiarity of the town.

**The request of Darrell Rabe** to abate his city taxes for the next five years in order to expand his professional carpet cleaning service by combining it with Bennett's Cleaning from Chatsworth, which he purchased in Jan 2013. This would add four new jobs and local contractors will be used for the expansion of the construction. Motioned by Rathbun, second by Wilson to vote for recommendation to City Council was taken and passed 4 to 1.

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

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, March 12th, 2014  
Fairbury City Hall Basement**

The Planning Commission held a meeting March 12th, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ron Schlipf, Tracy Taylor, Scott Rathbun, Ken Fehr, and Rick Wilson. Also in attendance were, Kathy Huddelston, Rick Barrera, Stephanie Heartke, Steve Anderson, Mayor Lynn Dameron, Leroy McPherson City Superintendent, and PC secretary Christine Klus.

**Review of minutes for February 12th, 2014 meeting** – Motion by Rathbun, second by Schlipf.

**The Planning Commission and Economic Development Committee** had a combined meeting.

**The Antique store on Rt. 24 is going to be available.** This is the location Stephanie Heartke had originally wanted until settling in El Paso. She is looking at possibly extending her current business to this location. There are a few obstacles that include ADA handicapped bathrooms, property improvements, and a larger parking. Options available to help with costs of starting a new business are grants, CDAP low interest loan, and tax abatement. Bringing in this Café Boutique may add two full time and 5 part time employees.

**The survey project for Fairbury residents** was reviewed. The new draft of the survey will be given to City Council before their next meeting in order for them to preview so a decision can be made.

**Darrell Rabe has started to move the dry cleaning business to Fairbury.** Popejoy's facility and land has now been annexed into the City.

**Creating an identity for Fairbury by bringing people into town in order to increase business is the main objective.** Rick Barrera suggested a 5K obstacle run. Tickets usually range from \$40 on up depending on the price to be set. The obstacle run takes about 45 minutes to complete and it goes from Friday thru Sunday. After the races are done for the day musical entertainment is usually provided. In order to accomplish this option 1: an outside developer can come in to do the whole thing which raises money for their choice of a charitable organization. No involvement from the City is needed, but the outside company will bring in their own vendors and no profit will come to the City. Or option 2: a consultant company can be hired to help the City organize the run. The company will help develop and teach how to implement an obstacle run. Depending on the help needed/ wanted depends on the fee they charge. Combining this with a yearly music festival was recommended. Optimistically a projected outcome for the run and festival is for next year.

On a side note an article was posted in AAA magazine on Slagel Farms.

**Motion to Adjourn** by Huddelston, second by Wilson.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, April 9th, 2014  
Fairbury City Hall Basement**

The Planning Commission held a meeting April 9th, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ron Schlipf, Scott Rathbun, Rick Wilson, and Greg Benoit. Also in attendance were, Rick Barrera, Randy Bahler, Mayor Lynn Dameron, Leroy McPherson City Superintendent, and PC secretary Christine Klus.

**Review of minutes for February 12th, 2014 meeting** – Motion by Wilson, second by Rathbun.

**The survey project for Fairbury residents** was reviewed. It is a possibility for the Boy Scouts to hang the survey on resident's doors in order to save on postage. Steidinger sisters suggested an on line survey which will give an expanded number of questions and the data can be processed easier at a fraction of the cost.

**New business development-** Rick Wilson is to meet with Mark Johnson to bring Bernardi's to Fairbury. Stephanie Hartke is looking for the City to possibly help with disposing of a garage on the property in order to provide adequate parking. Nine parking spaces are needed and with the removal of the garage this is feasible.

Randy Bahler is looking to build a truck wash on his property just west of Pittsburgh Tube. On the ten acres a shop double the size he has now with an office will be one building. The second one will be the truck wash. The area will need to be annexed into the City with an entrance from Rt. 24. Pretreatment for water run off from the wash will need to be addressed.

**Options for the obstacle run** were discussed. A proposal was shown for the cost of a consultant group to come organize and teach the City how to have an obstacle run. The cost can be modified with the different services requested and or needed.

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

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, May 14th, 2014 at Noon  
Fairbury City Hall Basement**

The Planning Commission held a regular meeting May 12, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Tracy Taylor, Scott Rathbun, and Rick Wilson. Ron Schlipf and Leroy McPherson arrived late. Deputy City Clerk Nancy Widlacki acted as Secretary.

**Review of minutes for April, 2014 meeting** – Motion by Wilson, second by Rathbun.

**The Bahler Trucking Truck Wash** was discussed. Norm and Nancy shared that Leroy learned of an operating truck wash in Beardstown IL. Leroy spoke to Beardstown and discovered the sewer department is having significant issues with the handling of waste being produced at the truck wash.

Ron Schlipf arrived.

Leroy arrived.

Leroy would have Bahler Trucking install a pre-treatment system. He also discovered hog hair is very difficult to get rid of. Leroy sent a letter to Randy Bahler outlining what the City would require of him.

**Stephanie Hartke has been talking to Rick Wilson** about opening a really nice sit down restaurant in the lower level of the Walton Center. Rick discovered the cost of converting the lower level would be significant. This conversation lasted for several minutes with lots of points and ideas being bounced around.

**Scott Rathbun brought up the Paternoster property.** There seems to be a delay in exchanging funds between Family Dollar and Jim Paternoster which is why there hasn't been any demolition work happening yet.

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

Nancy Widlacki, Deputy City Clerk

**PLANNING COMMISSION MEETING  
Wednesday, June 11, 2014 at Noon  
Fairbury City Hall Basement**

The Planning Commission held a meeting June 11, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ron Schlipf, Rick Wilson, Ken Fehr, and Greg Benoit. Also in attendance were Gerry Vance, Mayor Lynn Dameron, Leroy McPherson City Superintendent, and PC secretary Christine Klus.

**Review of minutes for May, 2014 meeting** – Motion by Fehr, second by Willson.

**Paternoster and Family Dollar** are waiting for permits from IDOT to go through in order to carry on.

**The old Dollar General** has had three inquires on it. Norm would like to see a business that will bring employment to Fairbury residents in the building.

**The survey** was authorized for spending up to \$1000.00. Greg and Rick will be in contact with the Steidinger sisters to see if an online survey or hand delivered one will be done.

**The Walton Centre** is looking into all the factors of converting the main level into a restaurant.

**The Fire Station** has an attorney involved. The concrete company is being released of their obligation. Work on the station is to resume asap.

**The Railroad** is experiencing water build up on the tracks around 2<sup>nd</sup> and 3<sup>rd</sup> Street. This is causing the lights to stay on at the crossings. Old unused rail way ties will be removed to help with the drainage.

**The Downtown Beautification project** is to be conducted by the Chamber of Commerce. The welcome to Fairbury signs are to be replaced on the east and west sides of town on 24.

**The Bahler Trucking Truck Wash** is on hold and they remain in contact with Leroy.

**New Business** Recording studio Live Artist Inc. is having an event February 14<sup>th</sup>, 2015 at the Walton Centre.

**The obstacle run** is on hold until a large enough area is found to have the run.

**Motion to adjourn by** Schlipf, second by Wilson.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, July 9th, 2014 at Noon  
Fairbury City Hall Basement**

The Planning Commission held a meeting June 11, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ron Schlipf, Rick Wilson, Ken Fehr, Tracy Taylor, and Scott Rathbun . Also in attendance were Mayor Lynn Dameron, Leroy McPherson City Superintendent, and PC secretary Christine Klus.

**Review of minutes for June, 2014 meeting** – Motion by Taylor, second by Wilson.

**Family Dollar** has submitted another set of plans. They are asking the City to help financially with the sidewalk replacement. Initial plans have been approved and a building permit issued.

**The old Dollar General:** A Gibson City Hospital affiliate will be in Fairbury at the old Dollar General building. Dr. Wenger, who is currently located at Scott Nowak's office, will be one of the doctors available.

**The Fire Station:** Concrete is being poured.

**The Bahler Trucking Truck Wash** needs holding tanks before the used water goes into the city sewer. Finding a reasonable way to do that is the current challenge. He will proceed with the office building and garage.

**Sewer and water infrastructure** has been completed on specific streets. Replacements of water mains are to be the next focus due to the high amount of leaks this past winter.

**The Old Weber Building** has been sold to Lost in Time.

**The Rail Road** is still experiencing water build up on the tracks.

**Wind Turbines** are coming to the north and east of Fairbury. Approximately one hundred and fifty of them.

**Reestablishing A Small Airport** in Fairbury is being looked into.

**Motion to adjourn by** Rathbun, second by Wilson.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, August 13, 2014 at Noon  
Fairbury City Hall Basement**

The Planning Commission held a meeting August 13, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ron Schlipf, Ken Fehr, Tracy Taylor, Scott Rathbun, and Greg Benoit. Also in attendance were Leroy McPherson City Superintendent, and PC secretary Christine Klus.

**Review of minutes for July, 2014 meeting** - Motion by Rathbun, second by Taylor.

**The Fire Station:** Blocks are being laid and wiring for the floor heating system is being put in. October is the projected time frame for the building to be erected with a completion date sometime in December.

**The Paternoster building** while it is sad to see a bit of history disappear, the building has been removed to make room for a new Dollar store of some type.

**Businesses-** The old Weber building has been sold to Lost in Time and the RV Mattress CO. has moved into the old gymnastics building. The RV Mattress CO. makes odd sized mattresses for such things as RVs, and college dorms. EVT Global is on hold while waiting for a Navy and or GM contract. Live Artist, Inc. a music recording studio in Fairbury, is progressing. The Airport project is still being looked into. Randalls has been sold and Super Pantry has been bought by Circle K. The old laundry mat is in consideration to be bought by the City to be torn down for parking designated for the fire station and Selcas.

**Water main** has broken on Walnut Street. It is a 2 inch main being replaced with an 8 inch main.

**Wind Turbines** are coming to the north and east of Fairbury. No wind tower will be located within the city or within 1.5 miles of corporate limits. This allows for the expansion of subdivisions and businesses.

**The Fair is in town** with Luehr's carnival rides. This is their last year on contract with the City and we hope to have them back for next year. This year they have a new ride and raffle tickets available.

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

Christine Klus, PC Secretary



**PLANNING COMMISSION MEETING**  
**Wednesday, September 10th, 2014 at Noon**  
**Fairbury City Hall Basement**

The Planning Commission held a meeting September 10th, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Ken Fehr, Tracy Taylor, Scott Rathbun, and Rick Wilson. Also in attendance were mayor Lynn Dameron, Leroy McPherson City Superintendent, PC secretary Christine Klus, Will Gerber, Gerry Vance, Justin Goemle, Nancy Widlacki, and Gordan Kinate.

**Review of minutes for August 13th, 2014 meeting** - Motion by Rathbun, second by Wilson.

**Businesses-** Attorney Will Gerber, representing Stone Lake Estates, a proposed new lakefront residential development west on Rt. 24 had several concerns relating to zoning, water, sewer, and annexation. The lot sizes do not meet county standards and the planned unit development (PDU) will have to be annexed into the city in order for city permits to be issued. There is about a 300 x 900 foot strip of land, separating the city from Stone Lake Estates, which needs to be annexed into the city first in order to have contiguous land. The owner(s) of this strip of land will be contacted. Requirements for the subdivision were discussed such as two ways in and out, size of water main, curbs and gutters, and septic. The zoning issue will be presented to city council at a further time.

Justin Goemle who owns the building at 113 W. Locust Street is thinking of putting in a coffee shop.

Family Dollar has a few kinks with connecting to the sewer in the alley. Surrounding businesses will be notified when connection takes place.

**The Fire Station:** The floors have been poured and the Iron Workers are to be here the end of September. Projected completion date is February 2015.

Gerry Vance, from NASDA, says corn is good and some of the largest in years at 20 round while it is still to early to tell with the beans.

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

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, October 8th, 2014 at Noon  
Fairbury City Hall Basement**

The Planning Commission held a meeting October 8th, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Scott Rathbun, Rick Wilson, and Ron Schlipf. Also in attendance were Mayor Lynn Dameron, and PC secretary Christine Klus.

**Review of minutes for September 10th, 2014 meeting** - Motion by Wilson, second by Schlipf.

**Stone Lake Estates** is going to be in the county. The lots were re-evaluated to meet county standards and personal wells will be installed.

**Survey** for Fairbury is going to be worked on within the parameters given to them voted on by city council. The purpose is to obtain residential information on how to make Fairbury an extraordinary community by increasing businesses, community interaction, and town appeal. The Steidinger sisters are to be contacted to help with the process.

**New subdivisions** curb and gutter requirements are difficult to achieve with cost and new sewer/drain regulations. A motion was made by Rathbun second by Schlipf to recommend to the city council to reexamine the subdivision ordinance asking them to change the requirements for the curb and gutter portion of the ordinance due to the adverse effect that it has had on development. A roll call vote was taken and all are in favor 4-0.

**The Fire Station** is on track with the original date of October 20, 2014 to erect the building.

Planning Commission suggested combining the Economic Development Committee although it has been decided to keep them separate for the time being.

Crops had an outstanding performance this year with incredibly high yields while raising a crop is not as hard as knowing when to sell it.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING  
Wednesday, November 12th, 2014 at Noon  
Fairbury City Hall Basement**

The Planning Commission held a meeting November 12th, 2014 at 12 Noon; Norm Rittenhouse called the meeting to order. The following members were present: Norm Rittenhouse, Scott Rathbun, Tracy Taylor, Greg Benoit, and Ron Schlipf. Also in attendance were Mayor Lynn Dameron, Leroy McPherson City Superintendent, and PC secretary Christine Klus.

**Review of minutes for October 8th, 2014 meeting** - Motion by Rathbun, second by Taylor.

**The survey** is just about ready to go and will be able to be taken at [www.justsurveyit.com](http://www.justsurveyit.com)

**Stone Lake Estates** is going to be in the county. The lots were re-evaluated to meet county standards and wells will be installed.

**The Fire Station** is looking good. Insulation is being installed and the roof is going to be put on next week.

**Prairie Central Regional airport** will hopefully be launched in Fairbury. Norm Rittenhouse is trying to acquire land and governmental financing in order to accomplish this.

Christine Klus, PC Secretary