

**PLANNING COMMISSION MEETING
Wednesday, January 14th, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting January 14th, 2015 at 12 Noon. Leroy McPherson called the meeting to order. The following members were present: Ron Schlipf, Tracy Taylor, Rick Wilson, and Scott Rathbun as well as PC secretary Christine Klus.

New chairman nominated/elected due to the passing of Norm Rittenhouse. Rick Wilson was nominated and all present members voted unanimously in favor of Rick.

Review of minutes for November 12th, 2014 meeting – Motion by Rathbun, second by Taylor.

Bahler Trucking is on the first stage of the work shop area.

The Fire Station is coming along and there is heat in it now. Floor heat has been installed in the bay area and a completion date is March of this year. The old fire station building is up for sale for anyone who wants to buy it.

The survey for Fairbury residents is under way. All are welcome to take the survey at justsurveyit.com. The information from the survey will be presented at the next pc meeting.

The one member left from the EDC will be asked to join and combine the Planning Commission and Economic Development Committee.

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

The Walton Centre is looking into leasing out the main level of the building.

The City has signed up with the Greater Livingston County Economic Development Committee in order to possibly develop more businesses. The City is also going to meet with IL Water to find the best possible place to put a well. They will be looking at the north side of town to see if that is the most beneficial location.

Motion to Adjourn Motion by Rathbun, second by Taylor.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING
Thursday February 12, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Rick Wilson called the meeting to order. The following members were present: Ron Schlipf, Greg Benoit, and Scott Rathbun as well as Lynn Dameron, Leroy McPherson and Christine Klus.

Review of minutes for January 14, 2015 meeting – Motion by Rathbun, second by Benoit.

Discussion of Mexican Restaurant coming to Fairbury. The restaurant will be west of Meyer's Gift Shop in the Odd Fellows building. Plus there will be a store with the restaurant selling packaged Mexican food and items.

The Fire Station is getting painted inside now looking at an April move in date. SELCAS is scheduled to move in their building on February 17.

Bahler Trucking and Kafer Tiling are moving forward on getting the property just west of Pittsburgh Tube annexed into the City with an entrance from Rt. 24.

The old laundry mat/coin wash located on First Street just south of the new Fire station/Selcas building is being bought by the City. Closing on the property is Friday February 13. It will be torn down to become a vacant lot/parking. After the building is torn down a nice concrete brick wall from the existing building will be able to be seen from the street.

The Fairbury Furniture store has been bought by Greg Benoit. It will be moving to the main floor of The Walton Center hopefully by the end of the month. The current building of the Furniture store may be used as a warehouse for seed and storage of other items. The Chenoa Furniture store will be closing while Show Bus and SubWay are looking into the building.

The EDC and Planning Commission will be combined into one committee. A vote was taken and all were in favor of John Capasso, the only member left of the EDC, becoming a member of the PC/EDC. It is felt that he will be a valuable asset to the group.

The survey for Fairbury residents are in. 256 people have voiced their thoughts and opinions about Fairbury. Some things residents would like to see are more restaurants, business on Main St., more job opportunities, up keep of buildings, and having residents support the businesses. The full results can be viewed at <http://www.focusconnection.com/Prospecting/PrintSurveyResults.aspx?svyID=0b42e609-ce0e-438f-a8c4-7452dbff099f>

Motion to Adjourn Motion by Rathbun, second by Schlipf.

Christine Klus, PC Secretary

PLANNING COMMISSION MEETING

**Wednesday March 11, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Rick Wilson called the meeting to order. The following members were present: Ron Schlipf, Scott Rathbun, Tracy Taylor, and John Capasso. As well as Lynn Dameron, Leroy McPherson, Christine Klus, Matt Curl, Randy Bahler, Gerry Vance, and Paul Mason (arrived late).

Review of minutes for February 12, 2015 meeting – Motion by Rathbun, second by Taylor.

Bahler Trucking currently located at 908 W. Oak Street will be moving just east on Rt. 24 by Kafer Tiling in late spring or early summer. There will be a private driveway off Rt. 24 entering Bahler property with an easement to the Kafer property. Bahler will connect to Fairbury water and sewer which was installed approximately ten years ago. Rathbun made a motion to recommend to the city council the annexation of Bahler and Kafer properties bringing them in as commercial. Second by Capasso. All were in favor. The washout for the sanitization of the trailers will be addressed at a later time when odor and waste issues can be dealt with.

Matt Curl, Director of the Livingston County Speedway, spoke about the exciting new schedule this year. Thousands of people each week come to the races so larger races are being promoted and more business/residential involvement. The new schedule can be found at fairburyspeedway.com or contact Matt at 309-532-7862 or falsracedirector@hotmail.com with any questions.

Workshops were discussed by Rick Wilson. Heartland Community College offers many varieties of workshops for businesses and individuals. Some examples are grant writing, computers/social media, leadership, and customer service. For more information please visit www.heartland.edu/communityEd.

Motion to Adjourn Motion by Rathbun, second by Taylor.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday April 8, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Rick Wilson called the meeting to order. The following members were present: Ron Schlipf, Greg Benoit, Scott Rathbun, Tracy Taylor, and John Capasso, as well as Mayor Lynn Dameron, City Superintendent Leroy McPherson and PC secretary Christine Klus.

Review of minutes for March 11, 2015 meeting – Motion by Rathbun, second by Schlipf.

The Walton Centre is adding on a bride and groom's room to the banquet facility. This will give private dressing rooms for both sides of the bridal party. The main floor is being prepared for the Fairbury Furniture store that will be moving there shortly. As of now the grand opening will be May 30th which co-insides with Dave's Meet and Greet race car Saturday event.

The buildings housing the Fairbury Furniture store and Cross Roads Furniture in Chenoa have been sold. The one in Chenoa will be Show Bus while the one in Fairbury is still to be determined.

Bahler Trucking and Kafer Tiling annexations have been tabled by city council due to a legal description issue. Once they are annexed into the city Ty Eshleman from Farnsworth will be contacted to redo the map and change codes for the 1 and ½ mile of town limits.

Mexican Restaurant- no one has heard about any progress.

Fehr Development is starting to build homes. Wells are being installed, homes are being constructed, and progress is being made.

There is a Property tax incentive offered for businesses that want to expand/start their business and add additional employees. Applications and more information are available at City Hall.

Other business- Dr. Capasso addressed a concern for the low income students wanting people to be aware that more staff and more expertise will be required for this growing population.

Motion to Adjourn Motion by Rathbun, second by Taylor.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday May 6, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Rick Wilson called the meeting to order. The following members were present: Ron Schlipf, Greg Benoit, Scott Rathbun, Tracy Taylor, Ken Fehr, and John Capasso, as well as Mayor Lynn Dameron, City Superintendent Leroy McPherson and PC secretary Christine Klus.

Review of minutes for April 8, 2015 meeting – Motion by Scott, second by Greg.

A Planning Commission mission statement will be discussed next month. All suggestions are welcome.

Mexican Restaurant-The owner has had some family issues and the restaurant is on hold for now.

John Slagel has rented a place on Locust Street where he will be making tuners for the vehicles in order to enhance their performance.

Bahler Trucking and Kafer Tiling annexation process has begun, Kafer annexation will be passed at city council tonight and Bahler has started on the parking

City subdivision ordinance change for curb and gutter will be in effect soon. Curb and gutters will only be required in a cul-de-sac construction. A retention pond will be needed for drainage which is more cost effective.

Fairbury Furniture is looking forward to their new location in the Walton Centre. They will be fully moved in this month and open for business. May 30th should be the grand opening which coincides with Dave's meet and greet race car Saturday event.

The building at 200 N. Crystal Ln has been sold but is contingent on a variance change. It is zoned industrial and the Apostolic Church is asking for a variance in order to conduct church services in the building.

Discussion Dr. Capasso addressed a concern for the low income students wanting people to be aware that more staff and more expertise will be required for this growing population.

Other business- Now that the old Coin Wash is torn down on First and Locust the exposed building may have a mural painted on it. Two ideas were of an old fashion car or a Honeggers sign.

Motion to Adjourn Motion by Rathbun, second by Taylor.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday June 10, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Greg Benoit called the meeting to order. Rick was absent due to a family death. The following members were present: Ron Schlipf, Greg Benoit, Scott Rathbun, and Ken Fehr, as well as Mayor Lynn Dameron, City Superintendent Leroy McPherson and PC secretary Christine Klus.

Review of minutes for May 13, 2015 meeting – Motion by Scott, second by Greg.

A Planning Commission mission statement will be discussed next month. All suggestions are welcome.

Mexican Restaurant-The owner is proceeding with plans to open. The kitchen is being worked on now and his location is next to the old Sav-mor, currently Myers's Gifts.

Selcas has been doing a fantastic job on making their building beautiful and the lot across the street from them. The concrete has been poured and there is one more section to finish.

Bahler Trucking has started the construction on their new building located on north side of Rt. 24 next to Kafer Tiling.

The building at 200 N. Crystal Ln, the old Furniture store, has been sold to the Apostolic Church, and with diligent work the building has been transitioned and is running church services.

Zoning maps and the mile and a half will be discussed next month.

Other business- Leroy has been talking with an individual about bringing a larger business to town. The location, behind the Fairbury Vision Center and Morton/Cropsey Bank, is being looked into to see if it will meet all requirements for the business. If the business comes to town it will bring approximately 15 employment opportunities to Fairbury.

The water department is looking on the north side of town to construct a new well. This will be investigated more at the end of summer.

An area to develop a new sub-division is being considered.

Motion to Adjourn Motion by Rathbun, second by Schlipf.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday July 8, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Chairman Rick Wilson called the meeting to order. Member Tracy Taylor was present, as well as Gerry Vance, Alderman Terry Zimmerman, Ty Eshelman, Ron Fehr, Mayor Lynn Dameron, City Superintendent Leroy McPherson, and PC secretary Christine Klus.

Review of minutes for June 10, 2015 meeting – Minutes were not reviewed due to lack of members present.

Ty Eshelman from Farnsworth Group discussed the one and a half mile wide perimeter of the city boundaries. Since such places as Fairbury Fastener, Bahler, and PTC Tubular have been annexed into the city the boundaries have been growing. There is roughly one mile left until we start to connect with Forrest. A new boundary map has been created and is being reviewed making sure the zoning codes are correct for the properties.

Ron Fehr has purchased the house and land at 908 E Elm Lane. There are approximately three acres of land in question. He inquired about the different options available in order to divide it keeping a small portion of the land for a retirement home. Platting, surveying, and sub-dividing it with different requirements were discussed while the water main will also need to be located. This is a three to four year proposed project.

The Civic and Industrial Committee along with the Library and the Steidinger sisters, Marybeth and Helen, are inviting business leaders and residents to a meeting on July 14th at 7:00 P.M. at City Hall to build upon the Planning Commission survey that was done in January of this year. They desire to gather ideas in making Fairbury a destination for visitors and shoppers. Hopefully a long range plan will develop.

A public hearing by the Zoning Board of Appeals is having a meeting Monday, July 13th at 6:30 at City Hall. Mike White with White Distribution at 300 S. Calhoun is asking for a variance to build within three feet of his lot line. He is zoned industrial and the surrounding businesses are zoned commercial. Gerry Vance made sure that if he asks to change his zoning from industrial to commercial it will have to be brought to the planning commission first.

Motion to Adjourn Motion by Wilson, second by Taylor.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday August 19, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Chairman Rick Wilson called the meeting to order. Scott Rathbun, Ken Fehr, and Ron Schlipf were present, as well as Alderman Terry Zimmerman, and Ty Eshelman, Mayor Lynn Dameron, City Superintendent Leroy McPherson, and PC secretary Christine Klus.

Review of minutes for June 10, 2015 and July 8, 2015 meeting – Motion by Scott, second by Ken.

Ty Eshelman from Farnsworth Group discussed the one and a half mile wide perimeter of the city boundaries. Three maps: corporate limit, zoning with the mile and a half possible extension, and the comprehensive plan were shown and voted on. All voted yes in favor of the new maps and their appropriate zoning code.

Terry Zimmerman of the Economic and Development spoke about the two meetings he held and an upcoming one this Tuesday August 25, 2015. They looked at Fairbury economically, personal and family interests, and short/long term goals. Some ideas were musical events, skate board/rollerblade park, craft fair, and a vendors market. Creating an identity for Fairbury by bringing people into town in order to increase business while maintain a loving community is the main objective.

Motion to Adjourn Motion by Scott, second by Ken.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday September 9, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Chairman Rick Wilson called the meeting to order. Greg Benoit, Tracy Taylor, and Ron Schlipf were present, as well as Jill Thompson, Mayor Lynn Dameron, City Superintendent Leroy McPherson, and PC secretary Christine Klus.

Review of minutes for August 19, 2015– Motion by Greg, second by Tracy.

Jill Thompson from Indian Creek Market discussed the market and its progress. Indian Creek Market is a group of vendors selling crafts, homemade goods, antiques, farmers produce, and food vendors for example. It takes place on the first Saturday of the month and a 10 x 10 spot can be purchased for \$25.00. On September 5th it was held in downtown Fairbury by the Chamber of Commerce building. There were about eighteen booths and a very good turnout. People were able to shop at the booths/vendors and walk the down town area. For growth picnic tables would be helpful and more open businesses on Locust Street. A large area will also be needed if more booths are to be set up. Sunken Park was discussed as a possibility. More information and upcoming functions can be found at Indian Creek Market on face book.

The annexation of Norm Rittenhouse's property at 9002 N 2150 E road was discussed as bringing it in as commercial. The house itself with an out building will remain residential while the rest of the land is being looked into as commercial. Things to consider are how the neighbors feel about a business there, making it light commercial in order to keep noise level down, and the fact that it is technically in the county. The desire to bring it into Fairbury limits would give access to city water and sewer and future development.

Motion to Adjourn Motion by Tracy, second by Greg.

Christine Klus, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday October 14, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Chairman Rick Wilson called the meeting to order. Scott Rathbun, Ken Fehr, and Ron Schlipf were present, as well as Mayor Lynn Dameron, City Superintendent Leroy McPherson, and PC secretary Christine Klus.

Review of minutes for September 9, 2015– Motion by Scott, second by Ken.

The annexation of Norm Rittenhouse’s property at 9002 N 2150 E road was discussed as bringing it in as light commercial. Scott Rathbun made a motion to recommend zoning for light commercial to be reviewed as approved at the review of this parcel for annexation. Meaning if it is approved as light commercial for zoning it will be recommended to be annexed into the City of Fairbury. The motion was seconded by Ron Schlipf and all were in favor.

Economic Development and Community Meeting had a community clean up weekend for the disabled and elderly the tenth of October. Since there were not many applications for clean up more signs will be posted over town to bring awareness. The Fairbury attractions team has been putting out Come to Fairbury brochures all over the area in businesses and restaurants in Chicago, Bloomington/Normal, Arthur, Kankakee, and many others.

The resistivity water testing for a new well north of town has been completed. The calculations will be figured and in a month or two and the results will be presented. The City is looking to drill this spring if the tests show water present.

Motion to Adjourn Motion by Ron, second by Scott.

Christine Klus
PC Secretary

**PLANNING COMMISSION MEETING
Wednesday November 18, 2015
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Chairman Rick Wilson called the meeting to order. Greg Benoit, Tracy Taylor, John Capasso, and Scott Rathbun were present, as well as Stephanie Houser, whom will be taking over as PC secretary, along with, Mayor Lynn Dameron, City Superintendent Leroy McPherson, and PC secretary Christine Klus. Mary Beth and Helen Steidinger were also present.

Review of minutes for October 14, 2015– Motion by Tracy, second by Greg.

The Development for Norm Rittenhouse’s property at 9002 N 2150 E road was discussed. The man that purchased it got approval from the County Board to operate his business at that location. It will be used for his medical supply business. He will not be using Fairbury water or sewer, but will be putting in his own septic and well system.

The Ron Fehr Development will be split in 6 lots and ran privately by Ron as a P.U.D. (Private Unit Development). He owns the street and the property; therefore, the city will not be maintaining the garbage, sewer, water, or mail.

Crop Production is looking relocate to the West edge of town on the Traub property, late summer 2016. CPS is researching the cost of water, septic, sewer and more in order to move forward with their plans.

The Welcome to Fairbury signs have been donated by an anonymous donor and will be placed on the West end of town by Hicks Property and on the East side of town by the Kafer property. It will be 10’ x 5’ with the Prairie Central colors. Prairie signs in Bloomington will be making the signs.

Framed artwork will be placed around the city showcasing historical attractions in Fairbury and surrounding locations of the Prairie Central area. The focus will be to educate visitors and citizens of the history of the towns and businesses. There are talks of a possible tour taking place to view the artwork. Hopefully this will be a good opportunity to bring people to the communities.

Motion to Adjourn Motion by Scott, second by Greg.

Stephanie Houser, PC Secretary