

PLANNING COMMISSION MEETING
Wednesday January 13, 2016
Fairbury City Hall Basement

The Planning Commission held a meeting at 12 Noon. Chairman Rick Wilson was not in attendance; therefore, Greg Benoit acted as chairman. Tracy Taylor, Alderman David Slagel, Ron Schlipf, and Scott Rathbun were present. Mayor Lynn Dameron, City Superintendent Leroy McPherson, and PC secretary Stephanie Houser were also present.

Review of minutes for November 18, 2015– Motion by Greg, second by Scott and Tracy.

Patrick Huette would like to build a subdivision off 1st street, around the 900 north area. The layout of the development was given to the committee members by Leroy McPherson to review. The sewer services would come up from where the trail is and water would come up 1st street and then back in. Mr. Ficklin has stated that he would be interested in allowing services to run through his property as long as there is no cost to him. The street expenses would be given to the developer of the property and would be at least 10-12 lots. This development would help increase the population of the city and bring in more properties.

Ron Fehr will be selling his lots, but retaining lot 3 for future development. Lots 1,2,4,5 will be purchased from Popejoy's. Lot 5 currently has a building on it and the remaining lots will eventually have properties built on them by the Popejoy's and Ron Fehr.

An anonymous softlines retailer has shown interest in opening a business on the west side of Highway 24. This company has been in business for 40 years and they have stores all over the U.S. They are not comparable to a Walmart or a Dollar General. They would be looking to build a 20,000 sq. ft building on 3-4 acres of land. They were initially drawn in by Dave's supermarket and like the idea of locating to a town that is expanding and capable of supporting the other towns around it. They have had success in smaller towns and think Fairbury would be a great place to open their business. This would bring many jobs to the city and also generate more revenue.

Crop Production is still wanting to move to the northwest edge of Fairbury, but will leave the current anhydrous area at its current location in town.

Motion to Adjourn: Motion by Greg, Second by Scott and Tracy.

Stephanie Houser, PC Secretary

PLANNING COMMISSION MEETING
Wednesday February 10, 2016
Fairbury City Hall Basement

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Scott Rathbun, Mayor Lynn Dameron, Superintendent Leroy McPherson, and Planning Commission Secretary Stephanie Houser.

Due to lack of attendance they were unable to vote, therefore, the meeting was used as a discussion.

Cobblestone Hotel is looking to build on the west side of town past Dollar General. They like to build in smaller towns and already have 84 hotels, 2 of which are in Illinois. They will employ local talent and contractors to do the construction for the hotel. This will bring in many more jobs for the town and will help increase the local economy. It will also give visitors a place to stay.

Ron Fehr has sold his property to the Popejoy's, but has kept Lot 3 for himself for future construction.

Rick Wilson Adjourned the meeting early.

Stephanie Houser, PC Secretary

PLANNING COMMISSION MEETING
Wednesday March 9, 2016
Fairbury City Hall Basement

The Planning Commission held a meeting at 12 Noon. Tracy Taylor, Ron Schlipf, Scott Rathbun, Rick Wilson, Superintendent Leroy McPherson, Mayor Lynn Dameron and PC Secretary Stephanie Houser were present. Leroy Rodriguez was a guest speaker.

Review of minutes for January 13, 2016– Motion by Tracy, second by Ron

Review of minutes for February 20, 2016- Motion by Scott, second by Tracy and Ron.

Leroy Rodriguez President of the Fairbury American Legion Speedway spoke about the bathroom renovations and upcoming events at the fairgrounds. The bathrooms which are over 100 years old have been torn down and are currently being expanded and updated. The South side bathroom has been moved southeast and enlarged from 17'x30' to 34x44'. It will now have block walls, new stalls, LED lights, and the trough has been removed in the men's restroom. It will be ready for opening day at the racetrack. The Northside bathrooms have also been enlarged and showers are being added. There will be 3 showers in each bathroom.

The bleachers on the North side of the track will be expanded 5 more rows and 20 rows high. They will go from seating 900 people to 1400. The pit risers are being extended another 60 feet, which will seat an additional 250 people.

The Fairbury American Legion Race Track was voted the #1 Dirt Track in the country in 2015. There are people from countries such as Canada, Australia, and New Zealand as part of the World of Outlaws that attend the races each year. A group from New Zealand is interested in mapping out the FALS racetrack, so they can build a track exactly like ours.

The FALS website Fairburityickets.com is currently able to take online reservations for camping and seating. Visitors and vendors of the website will eventually be able to buy and sell shirts and merchandise as well.

Popejoy Plumbing recently purchased a 2 seater late model race car and will be auctioning off raffle tickets at the races. The raffle winners will be able to ride with a driver for 5-6 laps between races.

Cobblestone Hotel is still looking to build in Fairbury. Lisa Pennau from Core Distinctions will be coming to Fairbury to do a hotel feasibility study. The study will determine if Fairbury has a need for a Hotel.

Rick Wilson expressed interest in forming a Toastmasters Club. It helps develop speaking skills, leadership skills, how to hold a meeting, as well as sharpens listening skills. There are competitions in the local, state, and national levels. The club requires at least 20 people and members must be 18 or older to join. Rick gave an overview of requirements, fees, and advantages of the club.

Motion to Adjourn: Motion by Greg, Second by Scott and Tracy.

Stephanie Houser, PC Secretary

PLANNING COMMISSION MEETING
Wednesday April 13, 2016
Fairbury City Hall Basement

The Planning Commission held a meeting at 12 Noon. Tracy Taylor, Ron Schlipf, Ken Fehr, Greg Benoit, Rick Wilson, Superintendent Leroy McPherson, Mayor Lynn Dameron and PC Secretary Stephanie Houser were present.

Review of minutes for March 9, 2016– Motion by Greg, second by Ron

An anonymous business is looking to put up a garage for a diesel mechanic south of Fairbury Fastener, and southwest of the Ifft property. They will need to put in water and sewer extensions. The area is currently zoned commercial, therefore, it could possibly lead to expansion or development in Fairbury.

Crop Production is wanting to upsize their water main. They are wanting to use an 8" piping along the highway and 4" going back in to them. The city would rather run an 8" and a 10" to accommodate space and assure they do not undersize it with it being farther from town. Crop Production will accrue the cost except for the amount it costs to upgrade the sizing, in which, the City will pay for.

Rick Wilson attended the first Toastmasters meeting on April 12, 2016. They are still currently looking for more members and have gotten some interested in joining. Toastmasters needs 20 members for the club to begin. This club teaches speaking skills, how to give a speech, and leadership skills. They have competitions at local, state, and national levels.

Motion to Adjourn: Motion by Tracy, Second by Ken.

Stephanie Houser, PC Secretary

PLANNING COMMISSION MEETING
Wednesday June 8, 2016
Fairbury City Hall Basement

The Planning Commission held a meeting at 12 Noon. Tracy Taylor, Scott Rathbun, Ron Schlipf, Greg Benoit, Rick Wilson, City Superintendent Leroy McPherson, guest speaker Terry Zimmerman and PC Secretary Stephanie Houser were present.

Review of minutes for June 8, 2016– Motion by Scott, second by Greg

The city has been doing some well research and has found 5 spots to do testing on. They are currently in the process of getting permission from the landowners to drill and see if water exists in those areas. If water is found both the city and the landowner will have rights to the well and water. The city is also currently getting bids from well drillers and is hoping to start the project in the fall.

The water and sewer bills are now on a monthly basis and the rates have increased as well. The EPA has mandated that Fairbury build a new sewer plant and do the necessary updates to bring the plant into compliance. The EPA is also requiring that the city treat all ground water as well. This will be a five step process with about 4 more years of increases to the water and sewer bills. This should level off around year 5 and be able to sustain the amount of money needed to pay off the federal loan.

The sidewalks in front of the Walton Centre and Lost Arts are in need of repair. They are cracking, leaning, and have become a hazard for the public. City engineers and state engineers have come in to assess the best way to fix the sidewalks.

A 12" water main from Locust street to Hickory street and Hickory to 6th and 7th streets will be put in to get enough water for the fire system at the school. The one on 7th street will be for the fire system at the Baptist Church. By having water and sewer it will open up possibilities to expand and develop that area.

Dr. Capasso has resigned from Planning Commission. Rick Wilson presented Jeremy Leman as an interested member. The rest of the members had no opposition to his appointment.

Terry Zimmerman spoke about the current activities taking place around town and provided a handout with all the events that will be in conjunction with the murals. There are murals being placed in Central Park for visitors and locals to view. Leman Paintworks in Forrest did the painting of the mural stands. Currently one mural is completed and four more will be added by Friday June 10, 2016.

Terry would like to establish a dedication day for the murals in late June or early July. There will be food, vendors, and activities.

In the [Discover Central Illinois Magazine](#) there is a 3 page article about Fairbury and the many places and attractions that our city offers.

Along with the murals there are many other projects underway such as the promotional hangings being placed around town. Eventually there will be 20 hangings that promote events and activities around town. Every few months they will be replaced and moved to a new location. The railings and bike racks are currently being refurbished and painted by the

Lyons Club. A barn quilt tour for Fairbury and surrounding areas is in the works to attract visitors and give barns a fresh new look. The Community Action Committee is also looking to develop an online city calendar. The Chamber of Commerce will be maintaining the website and updating current events and activities happening around town. Many more projects are being considered and Terry has requested any input or ideas from the citizens of Fairbury. They are also encouraged to attend meetings. For more information contact Terry Zimmerman at 815-848-0768 or City Hall at 692-2743

Motion to Adjourn: Motion by Tracy, second by Greg

Stephanie Houser, PC Secretary

**PLANNING COMMISSION MEETING
Wednesday July 13, 2016, 2016
Fairbury City Hall Basement**

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Jeremy Leman, Ron Schlipf, Mayor Lynn Dameron, Superintendent Leroy McPherson, and Planning Commission Secretary Stephanie Houser.

Due to lack of attendance they were unable to vote, therefore, the meeting was used as a discussion.

The Planning Commission welcomed the newest member Jeremy Leman to the group.

There have been no further developments on the hotel.

An anonymous business is still looking to build a garage out by Fairbury Fastener. Leroy McPherson presented the Planning Commission with a layout of the future plans. The business owner has 2 options for where to build the garage. Building on the east side will be about \$43,000 and the west side will be approximately \$100,000. This business could lead to more opportunities for future business and homes.

Crop Production will be moving to the northeast side of town and will be putting a water main through Ziegenhorn's property then expanding north. The City will pay the cost difference to upgrade from an 8" pipe to a 10".

The Baptist Church is looking to run a 12" water main to provide a sprinkler system for a future addition. This water main will eventually connect to Fairview Haven's future Assisted Living Memory Support House.

Fairview Haven will be building an Assisted Living Memory Support House. Lines will be run to accommodate more water and sewer and eventually they will connect with the Baptist Church. This expansion should open the area up for more developments and more job opportunities.

The mural dedication will be held on July 30th at 11:00 am. If inclement weather the postponement date will be August 13th.

Stephanie Houser, PC Secretary

PLANNING COMMISSION MEETING
Wednesday September 14, 2016
Fairbury City Hall Basement

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Ken Fehr, Ron Schlipf, Greg Benoit, Scott Rathbun, Mayor Lynn Dameron, Superintendent Leroy McPherson, and Planning Commission Secretary Stephanie Houser.

Review of minutes for June 8th and July 13th, 2106: Motion by Scott, second by Greg

The Occident Flour Sign has been restored and repainted by Dale Maley. Terry Zimmerman has been heading up projects around town to try and restore many of the buildings to their original state.

The Walton Centre and Lost Arts sidewalks are in need of repair, with the Walton Centre being more of a priority at this time. Motor fuel money may be used to repair the sidewalks and buy a tar machine to fill the cracks in the streets. It is an estimated cost of around \$110,000 to repair the Walton Centre sidewalk.

The Motel feasibility study has come back and determined that the demand for a hotel in Fairbury is not great enough at this time. If the City could get enough investors and the building costs down then the possibility of a hotel could be revisited next spring. Without investors the project is not feasible.

The Fairbury signs will be getting solar lights in the near future. The Rotary Club has bought one light and is having it installed by JR Electric, and the other was bought by an anonymous source.

Fairbury Furniture is having a going out of business sale. Owner Greg Benoit has decided to close due to limited time and management. Rick and Jeanne Wilson, owners of the Walton Centre, have decided to buy the business and hope to re-open in a month. The employees will all be the same, but the inventory will be new.

The Langstaff building is being purchased by the City of Fairbury. The delinquent taxes owed have also been paid by the City. The City will then decide whether the building is salvageable or needs to be torn down. The roof is currently caved in and leaking and would need other repairs. If the City decides to sell the property there would have to be a guarantee the purchaser can financially afford to renovate the building and a deadline will be placed as to when the construction will have to be finished.

The Paws Zone will be moving to a bigger building in order to keep up with the heavy demand of boarding and grooming. They will be located in the same building as EVT Global. The current building they are in is for sale.

Motion to Adjourn: Motion by Ron, second by Greg

Stephanie Houser, PC Secretary

PLANNING COMMISSION MEETING
Wednesday October 12, 2016
Fairbury City Hall Basement

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Ron Schlipf, Tracy Taylor, Jeremy Leman, Mayor Lynn Dameron, Superintendent Leroy McPherson, and Planning Commission Secretary Stephanie Houser.

Review of minutes for September 14, 2016: Motion by Tracy, second by Ron

Crop Production Services is still looking to move to the northwest side of town. Currently engineers are working with Crop Production and landowners' to get easements from the Ziegenhorn's to run a water main through a portion of their land. They are also trying to get an agreement from the Traub's as well.

Adam Dontz with the GLCEDC is trying to set up an Enterprise Zone for future developers. This will give property owners in certain areas tax breaks and incentives to build and develop new businesses and provide jobs. The paperwork for the Enterprise Zone has been sent to Springfield and the city is waiting on the approval.

The Hotel survey was given to the Planning Commission by Lynn Dameron for review. It shows that as of now a hotel is not feasible. It also outlined interviews from local business owners and the investment need that would have to be met in order to proceed with the construction. The hotel was to be 20 rooms at about \$100,000 per room. To be able to make a hotel feasible in Fairbury the city would have to find more investors and cut production costs. If investors can be found and production costs can be reduced the city will reevaluate the hotels feasibility sometime in the spring.

Motion to Adjourn: Motion by Ron, second by Jeremy

Stephanie Houser, PC Secretary

PLANNING COMMISSION MEETING
Wednesday November 09, 2016
Fairbury City Hall Basement

The Planning Commission held a meeting at 12 Noon. Present were Rick Wilson, Ron Schlipf, Jeremy Leman, Ken Fehr, Greg Benoit, Scott Rathbun, Superintendent Leroy McPherson, and Planning Commission Secretary Stephanie Houser.

Review of minutes for October 12, 2016: Motion by Scott, second by Ken

Patrick Huette has filed for a special use variance with the Livingston County Zoning Board of Appeals. The hearing date is November 10, 2016 at 7pm in the historical Livingston County Courthouse.

Paws Zone is in the process of moving to the Propulsions systems building behind the Elite Fitness building. The new building allows for more animals to be housed and more room for them to expand. They hope to be completely moved by January.

Fairbury Furniture is now open for business with new owners Rick and Jeannie Wilson. They are currently still in the process of ordering new furniture and filling the store. They are hoping to have a grand opening on Black Friday November 25, 2016. The holiday hours are 10-7 Mon-Fri and 10-3 Sat. The regular hours after the holidays will be Mon-Fri 10-6 and Sat 10-3. They offer free delivery and set up within a 50 mile radius.

Terry Zimmerman is trying to find a location for a race museum. Currently they are looking at the Old Edelman Auction house on Locust Street.

Crop Production has received signed agreements from the Traub's to build a water line through a portion of their property. Work should begin in the near future.

The Traub property has another business interested in building by Hicksgas on the west side. New solar lights have also been installed on the "Welcome to Fairbury" sign located on the Traub property.

Jim Munz is wanting to annex property on Munz Alley to build a duplex. The property is currently outside city limits, therefore, needs to be annexed into the City. It is also currently zoned R1, which is single family only residences. It will need to be annexed as an R2, which is single and multiple family residences. The Planning Commission had a vote to propose to accept the zoning as R2. The motion to annex to the city as R2 was made by Scott and seconded by Greg. All were in favor.

Motion to Adjourn: Motion by Scott, second by Ron

Stephanie House, PC Secretary

