AGENDA
FAIRVIEW HEIGHTS PLANNING COMMITTEE
January 26, 2015
Conference Room A
7:00 P.M.

1. Approval of Minutes from December 11, 2014, and January 6, 2015

2. Citizens' Comments

3. PC Cases
   PC01-15, Special Use Permit, Donald & Christine Bishop, 9612 Fairmont Rd
   PC02-15, Development Plan, Steven & Jenifer Giger, 10614 Lincoln Trl
   PC03-15, Special Use Permit, William & Carol Peach, 312 Pleasant Ridge Rd

4. Special Event Permit – The Fairview Heights Elk's Lodge, 9480 Old Lincoln Trl

5. TIF Streetscape, Planning Design Studio Invoice

6. Adjournment

MINUTES
PLANNING COMMITTEE
December 11, 2014

1. Roll Call

Chairman Carol Warner, called the meeting to order at approximately 7:00 p.m. Meeting was held in the Conference Room A of the Fairview Heights Municipal Complex with Alderman Pat Baeske, Alderman Bonnie Crossley, Alderman Justin Gough, City Administrator Jim Snider, City Treasurer Michele Isaacson, Director of Land Use & Development Tim Tolliver, Director of Economic Development Mike Malloy, Land Use Executive Secretary Adrina Blair, and guests.

2. Citizens' Comments

None

3. Approval of Minutes

Alderman Crossley made a motion to approve the Minutes of November 19, 2014. Alderman Baeske seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

4. PC CASES

PC17-14, Development Plan, Dirk Schaumleffel, 10710 & 10712 Lincoln Trail, Fairview Heights, IL (03-28.0-400-015 & 03-28.0-400-026)

Director Tolliver briefed Committee on application for Development Plan. The applicant is proposing to reconfigure and expand the existing structure. The 720sq ft building addition will contain retail and lounge area with restroom on the first floor and storage on the second floor. The applicant is also proposing to place a new parking area with 15 parking spaces on the west side. The existing residential structure on the western portion of the site will be demolished. Additionally, applicant is proposing to replace the existing pole sign with a monument sign and place new wall signage on front of building.

There was one proponent present at Planning Commission hearing. Planning Commission did recommend approval of the Development Plan. Applicant was present to answer questions at this time.

Upon further discussion, Alderman Baeske made a motion to forward the proposed PC17-14 to City Council with recommendation for approval with landscaping to be approved by staff. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

5. Charity Collection Container, Crossroads Center

Director Tolliver briefed Committee on request from Big Brothers Big Sisters organization to place a 7' X 16' POD container within the Crossroads Center, south of Steak-n-Shake. Tolliver provided a copy of Regulations 14-10-14, Exhibit A with comment of #6 of such Exhibit limits the internal capacity of a charity collection container to no larger than 300 cubic feet.

Joe Brusso of Big Brothers Big Sisters was present to address committee and answer questions at this time. Brusso commented the POD container is more visible which makes people more apt to donate and that the size of the POD allows for larger items to be placed in it.

Alderman Baeske commented she is not pleased with big containers in commercial areas. Alderman Crossley commented on items being dropped off when attendant not on duty. Brusso responded attendant would be present 8:30 – 5:00 if POD size container is used. Chairman Warner commented the city is trying to improve appearance along Lincoln Trail corridor and the container would detract improvement.

Upon further discussion, Alderman Baeske made a motion to forward the Charity Collection License request to City Council with recommendation for denial. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

6. Presentation of West TIF #4 Redevelopment Plan (EDR)

Julian Jacquin of Economic Development Resources provided a presentation to Committee on the West TIF #4 Redevelopment Plan, eligibility and list of proposed projects. Previously discussed residential properties, north of St. Clair Ave., were removed from the proposed TIF #4 plan. All items listed on the agenda relating to TIF #4 and TIF #5 were approved in most recent Economic Development Committee meeting.

Director Malloy commented on recent meeting with MetroLink on possibility of leasing 8 acres of property in the area. Additionally there was a meeting to discuss the Business Industrial Park that Arrowhead is in process of developing, regarding the approximately 30 acres available for further development. Timeline would fall into place with the proposed TIF #4.

7. Motion Accepting West TIF #4 Redevelopment Plan and approving sending to all Taxing Districts and DCEO

Harry Zimmerman asked for clarification of how school districts and fire protection district are affected by creation of TIF. Chairman Warner explained as a taxing district, they would be entitled to a proportionate amount of money generated in the area. Director Malloy also commented that the taxing districts will continue to receive anything they are currently receiving. The JRB would also be comprised of the taxing districts and proportionate amounts would be negotiated.

Upon presentation and discussion, Alderman Baeske made a motion to forward the acceptance of West TIF #4 Redevelopment Plan to City Council to send to all Taxing Districts and DCEO. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

8. Presentation of North TIF #5 Redevelopment Plan (EDR)

Julian Jacquin of Economic Development Resources provided a presentation to Committee on the North TIF #5 Redevelopment Plan, eligibility and proposed projects. Previously discussed residential properties on the East side of Ruby Lane have been removed from the plan. All items listed on the agenda relating to TIF #4 and TIF #5 were approved in most recent Economic Development Committee meeting.

9. Motion Accepting North TIF #5 Redevelopment Plan and approving sending to all Taxing Districts and DCEO

Upon presentation and discussion, Alderman Baeske made a motion to forward the acceptance of North TIF #5 Redevelopment Plan to City Council to send to all Taxing Districts and DCEO. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

10. Ordinance creating JRB for West TIF #4 and setting meeting date of Friday, February 20, 2015, at 1:00p.m.

Committee agreed to omnibus vote of agenda items #9 through #13.

Alderman Baeske made a motion to forward the Ordinance creating JRB for West TIF #4 and setting meeting date of Friday, February 20, 2015, at 1:00p.m., to City Council with recommendation for approval. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

11. Ordinance creating JRB for North TIF #5 and setting meeting date of Friday, February 20, 2015, at 3:00p.m.

Committee agreed to omnibus vote of agenda items #9 through #13.

Alderman Baeske made a motion to forward the Ordinance creating JRB for North TIF #5 and setting meeting date of Friday, February 20, 2015, at 3:00p.m., to City Council with recommendation for approval. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

12. Ordinance setting Public Hearing date for West TIF #4 on Tuesday, March 17, 2015, at 6:30p.m.

Committee agreed to omnibus vote of agenda items #9 through #13.

Alderman Baeske made a motion to forward the Ordinance setting Public Hearing date for West TIF #4 on Tuesday, March 17, 2015, at 6:30p.m., to City Council with recommendation for approval. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

13. Ordinance setting Public Hearing date for North TIF #5 on Tuesday, March 17, 2015, at 7:00p.m.

Committee agreed to omnibus vote of agenda items #9 through #13.

Alderman Baeske made a motion to forward the Ordinance setting Public Hearing date for North TIF #5 on Tuesday, March 17, 2015, a 7:00p.m., to City Council with recommendation for approval. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

14. Motion authorizing City to publish the Notice of Public Hearing for the West TIF #4 in a newspaper of general circulation

Committee agreed to omnibus vote of agenda items #9 through #13.

Alderman Baeske made a motion to forward the motion authorizing City to publish the Notice of Public Hearing for the West TIF #4 in a newspaper of general circulation and to include Notice of Public Hearing for the North TIF #5,

to City Council with recommendation for approval. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

15. Fairview Heights TIF Project Schedule

Julian Jacques provided a copy of the project schedule to Committee for information purposes only.

16. TIF Streetscape, Planning Design Studio Invoice

Director Tolliver briefed Committee on invoice received in accordance with resolution for Lincoln Trail Streetscape.

Upon further discussion, Alderman Baeske made a motion to approve the payment of the invoice submitted by Planning Design Studio. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

Meeting adjourned at approximately 7:45 p.m.

The next regularly scheduled meeting of the Planning Committee is scheduled for January 21, 2015, in Conference Room A of the Fairview Heights Municipal Complex.

Respectfully Submitted,

Carol Warner

CW/ab

MINUTES
PLANNING COMMITTEE
January 6, 2015

1. Roll Call

Chairman Carol Warner, called the meeting to order at approximately 6:30 p.m. Meeting was held in the Conference Room A of the Fairview Heights Municipal Complex with Alderman Pat Baeske, Alderman Bonnie Crossley, Mayor Gail Mitchell, City Administrator Jim Snider, City Treasurer Michele Isaacson, Director of Land Use & Development Tim Tolliver, Director of Economic Development Mike Malloy, Land Use Executive Secretary Adrina Blair, and guests.

2. Citizens' Comments

None

3. Motion authorizing City to publish the Notice of Public Hearing for the North TIF #5 in a newspaper of general circulation

Director Tolliver briefed Committee on the Motion to allow the Notice of Public Hearing to be published.

Committee agreed to omnibus vote of agenda items #2 through #4

Alderman Baeske moved to forward to City Council the Motion to authorize the City to publish the Notice of Public Hearing for the North TIF #5 in a newspaper of general circulation. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

4. Motion authorizing City to submit the Notice of Public Hearing to Property Tax Payers in the West TIF #4

Committee agreed to omnibus vote of agenda items #2 through #4.

Alderman Baeske moved to forward to City Council the Motion to authorize the City to submit the Notice of Public Hearing to Property Tax Payers in the West TIF #4. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

5. Motion authorizing City to submit the Notice of Public Hearing to Property Tax Payers in North TIF #5

Committee agreed to omnibus vote of agenda items #2 through #4

Alderman Baeske moved to forward to City Council the Motion to authorize the City to submit the Notice of Public Hearing to Property Tax Payers in the North TIF #5. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

6. Lincoln Trail TIF Design Standards & Incentive

Director Tolliver briefed Committee and commented the Lincoln Trail TIF Sub-Committee has already reviewed the information presented. The Resolution has been placed on the City Council Agenda and will approve the Façade and Site Improvement Program for Lincoln Trail and to encourage use of the Façade Improvement Program, applicants are provided financial incentives. A checklist identifying the number of improvements and financial incentives are included in the Business Assistance Program.

There are two demonstration projects; Meineke Car Care Center, which is on the City Council Agenda for First Reading and Perfect Finish. Staff is very encouraged by the program as a way for improvements along Lincoln Trail.

Director Malloy commented the program gives owners specific types of developments the City is interested in having along the Lincoln Trail corridor and, in turn, is willing to give some financial assistance if the improvements occur.

Karen Kaufhold of Forest Drive commented the program is a good idea and provides owners with information of what the City would like to see along the corridor while offering financial incentives to do so.

Elroy Philip stated he felt there were great incentives for new businesses and would like to see incentives also offered to existing businesses along the corridor.

Alderman Crossley commented on previous discussions regarding Project/Laborer Agreements. Director Malloy indicated verbiage regarding prevailing wage rage ordinance and lowest responsible bidder ordinance is noted on the last page of the program packet and already in place. If a Project/Laborer Agreement is approved in the future by City Council, it will have to be incorporated into this program.

Upon further discussion, Alderman Crossley made a motion to forward the Lincoln Trail TIF Design Standards & Incentives to City Council for adoption. Alderman Baeske seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

Meeting adjourned at approximately 6:45 p.m.

The next regularly scheduled meeting of the Planning Committee is scheduled for January 21, 2015, in Conference Room A of the Fairview Heights Municipal Complex.

Respectfully Submitted,

Carol Warner

CW/ab

DRAFT

FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

January 21, 2015

Fairview Heights City Council
10025 Bunkum Road
Fairview Heights, IL 62208

Dear Council Member:

The petition listed below is hereby transmitted for your consideration:

Petition No:	**PC01-15**
Petitioner:	Donald & Christine Bishop
Request:	Special Use Permit in "C" Conservation District
Area Size:	Approximately 4 acres
Location:	9612 Fairmont Road
Hearing Date:	January 13, 2015
Proponents:	0
Opponents:	0
Recommendation:	Approval
Votes:	AYE - Herrington, Zimmerman, Wesemann, Correale, Barkley, Funk, Smith, Mensing, Bramstedt, and Poletti; NAY – None; ABSENT _ Klucker
Report:	Staff Advisory
Ward:	I

Respectfully,

Bill Poletti, Chairman
Planning Commission

PC01-15
Special Use Permit, Donald & Christine Bishop

SPECIAL USE PERMIT REQUEST

The Special Use Permit request is to allow the construction of a structure for the personal use of the property's owners during the construction of their house. The use of the property would be limited to the personal use of Donald & Christine Bishop including a shop facility, storage and sleeping quarters. The Applicant's Development Plan as submitted depicts 1,200 sq. ft. building 24' from the front property line.

AREA LAND USE AND ZONING

The subject property, 9612 Fairmont Rd. is zoned "C" Conservation contains approximately 4 acres of land. The property is undeveloped and recently applicants have begun clearing brush and trees.

The adjoining properties to the south and west are likewise zoned "C" Conservation and are developed with single family homes. The properties to the east are zoned "MH" Single Family Residential and are Developed as such The adjoining properties to the north are zoned "R-3" Single Family Residential and are developed as such.

DEVELOPMENT CODE AND ZONING REQUIREMENTS

The property at 9612 Fairmont Rd. is zoned "C" Conservation District. The provisions for the intended purpose of the District are identified in the Development Code Section 14-2-4 and Table 14-2-2(A).

Front setback required is 50'; applicant is proposing a 24' front setback.

14-2-4 "C" CONSERVATION DISTRICT. *The "C" Conservation District encompasses areas within which natural topography creates practical difficulty for urban development. Site location for buildings may be difficult on small tracts, adequate and safe traffic circulation system are problematic, engineering of utility systems and storm water drainage entail special circumstances and difficulties, and erosion can become a significant consideration. This can result in disproportionate or burdensome expenditures of public funds for the provision of necessary supporting roads and public facilities. It is the intent and purpose of this district to provide for appropriate densities to preserve and enhance the natural conditions of such areas and to reduce the disproportionate cost of public facilities, by providing for appropriate uses and density patterns.*

(A) ***PERMITTED USES IN "C".*** *All following agricultural uses: horticulture, or forestry including crop and tree farming, truck farming, gardening, nursery operation, forestry operations, together with the operation of machinery or vehicles.*

Animal hospitals, provided that all animals are kept in a completely enclosed soundproofed building and further provided that adequate safeguards (structural, mechanical and locational) be provided to protect adjacent properties from the effects of noisome or injurious substances, conditions and operations.

Cemeteries and mausoleums in conjunction therewith.

Community residence, family.

Day care homes.

Fishing lakes, including fee fishing, or clubs provided that no building, parking lot, or other intense use activity is located nearer than ***five hundred (500) feet*** *to any dwelling on another zoning lot.*

Government uses of ***Fairview Heights****.*

Greenhouses.

Non-commercial recreational activities.

One-family residence dwellings.

Public service uses including filtration plants, pump stations, water reservoirs, police and fire stations or other governmental uses of ***Fairview Heights****.*

Railroad rights-of-way and trackage, but not including classification yards, terminal facilities or maintenance facilities.

Temporary produce stand for the sale of agricultural produce raised on the premises, provided that adequate off-street is available and that major traffic congestion or hazard would not be created in conjunction with the location or access thereto.

(B) ***PERMITTED ACCESSORY USES IN "C".*** *Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land, such as the following accessory uses:*

Construction: *Temporary construction sheds, trailers and building(s) for sale, rental, construction, or show for use during construction operations.*

Horses: *Keeping of horses for private purposes only, and not for rent or hire on a zoning lot whose principal use is intended to be a one-family dwelling, provided that at least* ***one (1) acre*** *is allocated for each animal and provided further that all buildings for housing such animals shall be subject to all requirements for accessory buildings in the "C" District, and that such buildings are located at least* ***one hundred (100) feet*** *from the nearest existing principal building on an adjacent lot, or* ***fifty (50) feet*** *from the nearest side lot line, whichever is greater.*

Pets: *Keeping of household pets, provided kennels are not maintained and provided no animal, reptile, bird or similar classification or species normally considered wild as opposed to domesticated is maintained or kept.*

Recreational Vehicles: *The parking of not more than* ***one (1)*** *recreational vehicle in the rear yard or in the side yard per the provisions of* ***Section 14-6-7 Surfacing*** *of this Development Code.*

(C) ***SPECIAL USES IN "C".***

Any dwelling unit less than ***seven hundred fifty (750) square feet****.*

Camping trailer parks.

Carnivals, circuses, and similar temporary transient amusement enterprises.

Churches and other places of worship.

Community residence, group.

Dwelling unit for persons employed in agriculture or related activities that are conducted on the premises provided they are in the principal structure.

Funeral homes or mortuary chapels.

Golf courses of regulation size, "par 3" golf courses and commercially operated driving ranges or provided that no clubhouse, parking lot or accessory building shall be located nearer than ***five hundred (500) feet*** *to any dwelling unit on another zoning lot.*

Governmental facilities and uses other than ***Fairview Heights.***

Home occupations.

Kennels.

Marinas or boat docks.

Parking lots.

Private clubs, lodges or camps.

Private sewage treatment plant.

Radio or television transmission towers.

Riding stables.

Schools and colleges for academic instruction.

Utilities: *Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.*

Exhibits:
Staff Advisory
Application
Narrative
Aerial Image
Proposed structure Public notice
Surrounding Property Owners

APPLICATION FOR SPECIAL USE PERMIT OR DEVELOPMENT PLAN

Land Use and Development Department
Fairview Heights City Hall
10025 Bunkum Road
Fairview Heights, IL 62208
Phone (618) 489-2060

(Do not write in this space – for office use only)

Case Number Assigned:	Date Proof of Public Notice Sign Provided:
Date Application Received:	Zoning District of Property:
Date Set for Hearing:	Recommendation of Plan Commission:
Name of Newspaper and Publication Date:	Date of Final City Council Decision:
Publication Fee Paid:	Action by City Council:

Development Plan: _____ Amended Development Plan: _____
Special Use: _____

All information must be completed and submitted herewith. Applicants are encouraged to visit the Land Use and Development Department for any assistance needed in completing this form.

1. Name of property owner(s): Donald K. Bishop + Christine RaeBishop
   Mailing address: 1007 N. Center St., Collinsville, IL 62234
   Phone: Don – (816) 500-8041 Christine (816) 210-9379
   E-Mail: donaldkbishop@gmail.com raebishop@gmail.com

2. Name of applicant (if other than owner): Same.
   Relationship to owner (contractor, family member, lessee, etc.): _____
   Mailing address: _____
   Phone: _____
   E-Mail: _____

3. Address of property: 9612 Fairmont Rd, Fairview Heights, IL
   Parcel (Tax) ID number: 02-24.0-403-039
   Present use of property: none
   Zoning district: _____

4. Type of Development for which permit is requested:
   Shop Bldg. for future residence

5. (For residential developments only)
   Density: Single family home
   Number of structures: _____ Dwelling units per structure: _____
   Total number of dwelling units: 1
   Estimated number of persons per dwelling unit: _____
   Density = Population of development = _____ = _____ persons/acre.

6. A special use permit or development plan approval is requested for the property described above in conformity with the documents submitted herewith.
   I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate; that I have read and understand the regulations pertaining to Special Uses and Development Plans and I believe to the best of my knowledge that the proposed will not violate any portion of said code.

   I also understand that as the Applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

   I consent that the entry in or upon the premises described in this application by any authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

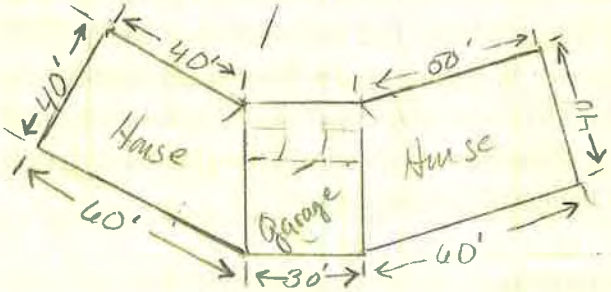
Signature of Owner: David R Bixby Christine Rae Bishop Date: _____

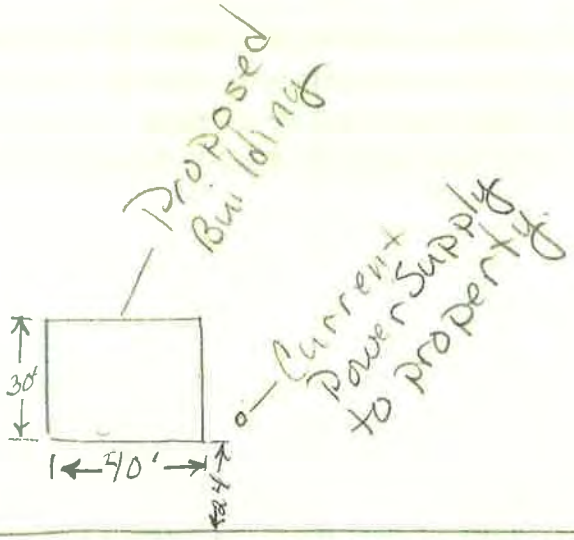
Signature of Applicant: David R Bixby Christine Rae Bishop Date: _____

9612 Fairmont Rd.
Fairview Heights, IL
Approx. 4.24 acres
311' X 577'
Currently there are no structures on the property

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS
AMPAD

Future plans





577'

311'

Each block = 10' x 10'

Fenceline

Proposal for Special Use Permit for 9612 Fairmont Road, Fairview Heights, IL

The purpose of this application is to get permission to build the shop building prior to building our Primary building.

We are in the process of saving to build a house that will be approximately 4500 square feet. We are very industrious, hard-working and very creative people and we purchased this property with the idea that we would do as much of the work ourselves while we save to build our house.

When we purchased the property it was 4.26 acres of weeds and trees. This property has been untouched for so long that many of the weeds had grown to be trees. The first time we visited, we could not go beyond the drive (which the neighbors had been using) without the use of a machete. Using a brush hog, we have cleared the front 150 feet. We have gotten rid of a good portion of the weeds, and are now dealing with the trees in the next 150 feet that needs to be cleared to be able to build the house. Currently, we have some equipment that is out at the property with very little or no protection. As we continue to work, we will be purchasing additional and more expensive equipment and now find that we need a place to store and protect our equipment from both foul play and weather.

To save time and energy, we would like the ability to stay the night from time to time while working on the property. We currently have a small camper that has a bathroom and a small kitchenette, but the sleeping facilities have been removed. By putting up this building, we will be giving ourselves a place where we can sleep. Also, Christine has fibromyalgia and when out here working for the day, it becomes necessary for her to rest and quite often even take a nap. Having the building here will allow her to still participate as fully as possible in the building of her dream.

Our final reason for needing this building is that where we currently live, Don does not have a shop facility and we have no place to store anything he would make. We want to be able to make our own cabinetry and make our own trim for the house. Building this shop building will allow him to accomplish that and then be able to store it without renting storage space.

In conclusion, by granting this Special Permit, you will be helping us to achieve our goals of having a home where we are able to do a lot of the finish work ourselves. This will allow us to have built for us, the size and quality building we desire. In return, we will be helping to improve the value of the properties around us and the city of Fairview Heights will have another property with a larger tax base.

UTILITY SPECIFICATIONS

Electricity

We have already brought electricity to the property, provided by Ameren, installed by Glaenzer. We have a power pole on the property that is fully set up and functioning with two 200 Amp Connections. The idea is that one of the 200 Amp connections will power the shop and the other will power the house.

Water

Caseyville water – We have single family dwellings on all 4 sides of us and each has running water. We will not be putting running water into the shop, and therefore have no need of water until we build our house.

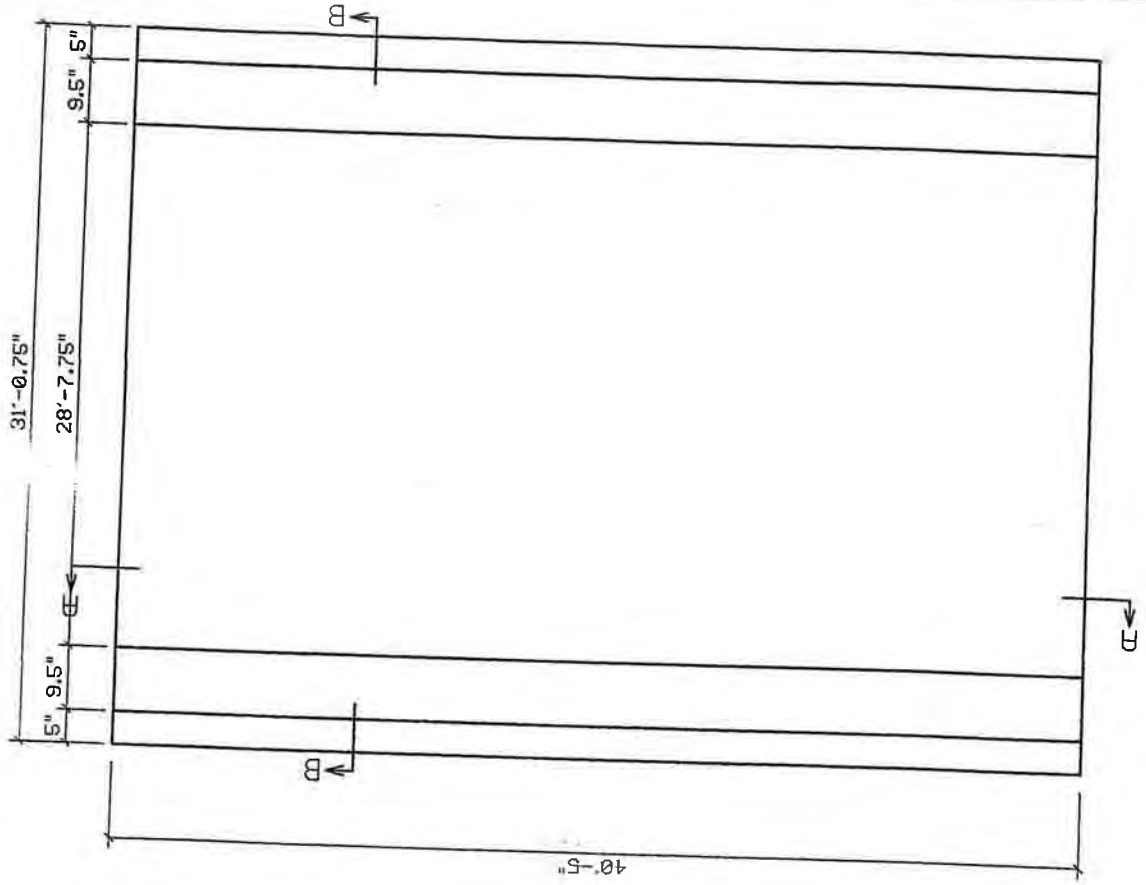
Sewer

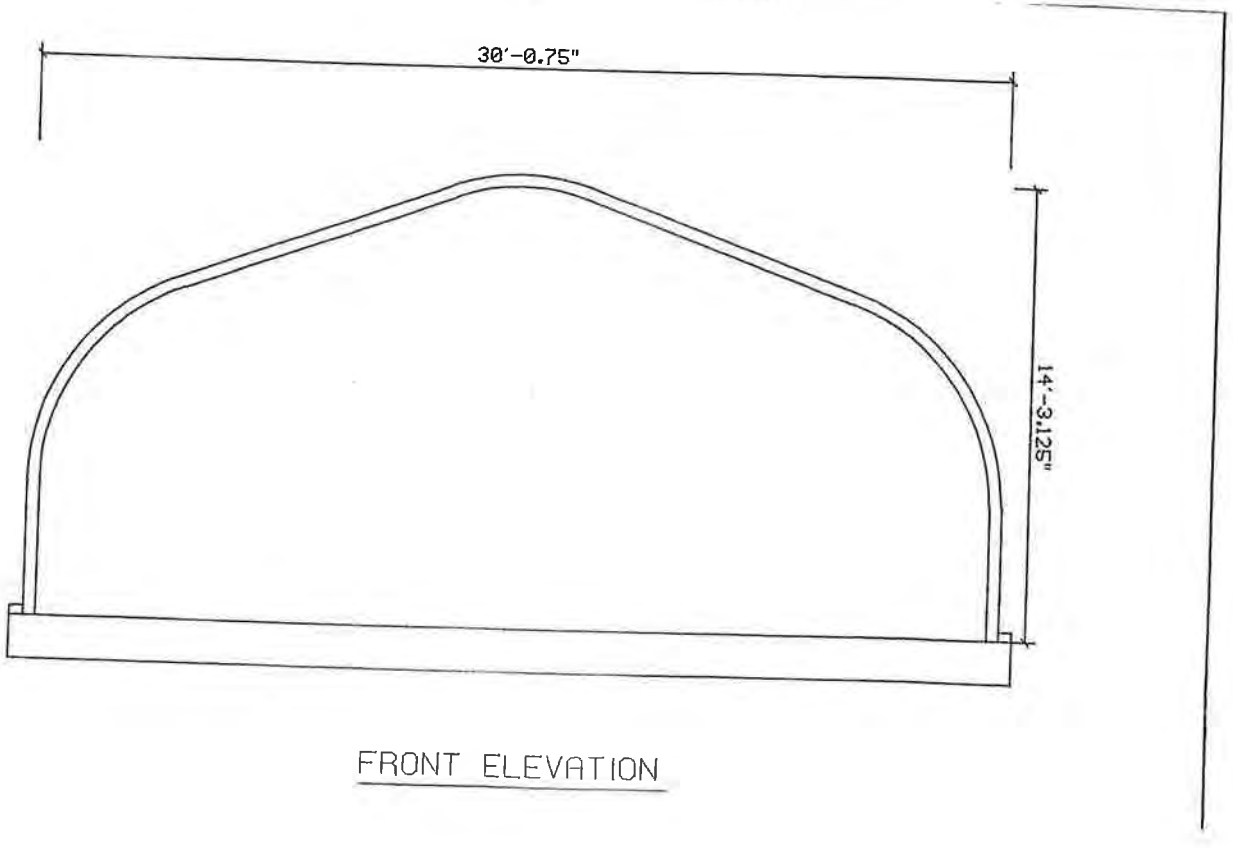
We are told by neighbors there is no sewer system at this time. Therefore, when building the house, we will be putting in a Septic System. We will look into that more when we are ready to build the house.

PARCELID	OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE	ALT_NAME	ALT_ADDRESS	ALT_CITYST	ALT_ZIPCODE
02-24.0-403-033	BRUCE W & CAROL H PEEBLES	9604 FAIRMONT RD		FAIRVIEW HTS, IL	622081544				
02-24.0-403-038	CAROL H PEEBLES	2661 N ILLINOIS ST	BOX 308	SWANSEA, IL	62226				
02-24.0-403-032	CAROL H PEEBLES	9606 FAIRMONT RD		FAIRVIEW HTS, IL	622081544				
02-24.0-403-011	CHARLES W SPARKS	9714 RICHFIELD RD		FAIRVIEW HTS, IL	622081536				
02-24.0-403-012	CHARLES W SPARKS	9714 RICHFIELD RD		FAIRVIEW HTS, IL	622081536				
02-24.0-403-022	CYNTHIA D VANMETER	9800 RICHFIELD RD		FAIRVIEW HTS, IL	622081538				
02-24.0-403-051	DANA E & JEAN CLARK	26322 FAIRSIDE RD		MALIBU, CA	90265	LINDA STEVENS	1715 PONTIAC RD	FAIRVIEW HTS, IL	62208
02-24.0-403-020	DOUGLAS E & LINDA M KRESS	1421 2ND AVE		FAIRVIEW HTS, IL	62208				
02-24.0-403-021	DOUGLAS E & LINDA M KRESS	1421 2ND AVE		FAIRVIEW HTS, IL	62208				
02-24.0-403-049	FRANKIE E JR & SUSAN VOLLANO	11 ENTERPRISE RD		FAIRVIEW HTS, IL	622081513				
02-24.0-405-018	FRED & LOLA OWEN	9705 FAIRMONT RD		FAIRVIEW HTS, IL	622081548				
02-24.0-405-014	JOSEPH PAUL	212 WEST B ST		BELLEVILLE, IL	62221				
02-24.0-403-023	LEONARD & VERA MILLER	5 ENTERPRISE RD		FAIRVIEW HTS, IL	62208	JUDITH MILLER	5 ENTERPRISE RD	FAIRVIEW HTS, IL	622081513
02-24.0-403-050	LOUIE D HAWKEN	961 RIVER RD		TUSCUMBIA, MO	650821016				
02-24.0-403-052	MICHAEL L & ELIZABETH FILLBACK	9608 RICHFIELD RD		FAIRVIEW HTS, IL	62208				
02-24.0-403-039	RAEBSHOP CHRISTINE BISHOP DONALD	1007 N CENTER ST		COLLINSVILLE, IL	62234				
02-24.0-403-035	VOEKEL ARNOLD FINLEY JACOB R &	9514 RICHFIELD RD		FAIRVIEW HTS, IL	62208				

02240400004
02240400006
02240400014
RICHFIELD RD
02240400016
02240403037
02240403004
02240403007
6.09
02240403008
02240403041
1.99
02240403051
02240403052
02240400018
02240400019
02240403047
02240403035
02240403012
02240403020
02240403022
03190300001
58
02240403023
02240400020
8.63
ENTERPRISE RD
02240403049
02240403013
5.71
02240403032
02240403038
02240403039
4.26
02240403021
02240403050
02240404009
02240403033
0.46
FAIRMONT RD
02240405005
03190300009
5.2
02240405020
11.95
02240405018
02240405014
03190300003
8
03190300010
2.8
02240405019
02250200036
02250200034
15.73
02250200052
57.1

Dimensions and Elevations





FRONT ELEVATION

Jennifer Gomric Minton - St. Clair County Assessor
Charles Suarez - St. Clair County Collector

Ownership / Addresses

Parcel Number	02-24.0-403-039
Parcel Year	2014
Property Address	9612 FAIRMONT RD FAIRVIEW HEIGHTS, IL 62208
Property Owner	BISHOP DONALD K & , RAEBSHOP CHRISTINE
Mailing Address	1007 N CENTER ST COLLINSVILLE, IL 62234

Assessment Level	Land Value	Building Value	Total Value
Assessor Value	8930	0	8930
Fair Market Value	26790	0	26790

Date Sold	Sales Price	Doc Number
10-03-2006	20000.00	A02005594
11-14-2013	17000.00	02394088

Legal

Township	CANTEEN
Legal Description Line 1	HIGHLAND PARK
Legal Description Line 2	LOT/SEC-17 E 311 FT A02394088
Legal Description Line 3	
Legal Description Line 4	

Tax District	Tax Rate	Tax Amount
CANTEEN ROAD	To Be Determined	To Be Determined
CANTEEN TWP	To Be Determined	To Be Determined
CITY OF FAIRVIEW HTS	To Be Determined	To Be Determined
CITY OF FRVW HTS LIB	To Be Determined	To Be Determined
E ST LOUIS PARK	To Be Determined	To Be Determined
E ST LOUIS UNIT #189	To Be Determined	To Be Determined
EAST SIDE HEALTH	To Be Determined	To Be Determined

FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

December 22, 2014

RE: **PC01-15, Special Use Permit- Donald & Christine Bishop, 9612 Fairmont Rd.**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Wednesday, December 24th, 2014 issue of the Fairview Heights Tribune.

Please advise that this notice concerns property in the vicinity of the property owned by you.

We cannot contact everyone by mail, so feel free to share this information with your neighbors. You are welcome to attend the public hearing and voice your opinions regarding the case.

The public hearing will be held before the Fairview Heights Planning Commission in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Tuesday, January 13, 2014 beginning at approximately 7:00 p.m., in the City Council Chambers.

If you have any questions, please feel free to contact this office at 489-2063 or 489-2060.

Sincerely,

Kendra Tucker

Kendra Tucker
Recording Secretary
Enclosure
PC01-15

FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, January 13, 2015 at approximately 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Special Use Permit to allow for owner's construction of shop building for future residence in a "C" Conservation District for property located at 9612 Fairmont Rd. (02-24.0-403-039).

Request was made by Donald & Christine Bishop, 1007 N. Center St., Collinsville Illinois, 62234.

All persons desiring to appear and be heard for or against said proposal may appear at said hearing and be heard thereon.

Dated this 22nd day of December, 2014.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Bill Poletti, Chairman

PC01-15

RCEL_NUMB	SITEADR1	SITEADR2	OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
02240403049	11 ENTERPRISE RD	FAIRVIEW HEIGHTS, IL 62208	FRANKIE E JR & SUSAN VOLLANO	11 ENTERPRISE RD		FAIRVIEW HEIGHTS, IL	622081513
02240403050	23 ENTERPRISE RD	FAIRVIEW HEIGHTS, IL 62208	LOUIE D HAWKEN	961 RIVER RD		TUSCUMBIA, MO	650821016
02240403020	9716 RICHFIELD RD	FAIRVIEW HEIGHTS, IL 62208	DOUGLAS E & LINDA M KRESS	1421 2ND AVE		FAIRVIEW HEIGHTS, IL	62208
02240403023	5 ENTERPRISE RD	FAIRVIEW HEIGHTS, IL 62208	LEONARD & VERA MILLER	MILLER JUDITH	5 ENTERPRISE RD	FAIRVIEW HGTS, IL	62208
02240403033	9604 FAIRMONT RD	FAIRVIEW HEIGHTS, IL 62208	BRUCE W & CAROL H PEEBLES	9604 FAIRMONT RD		FAIRVIEW HTS, IL	622081544
02240403011	RICHFIELD RD	FAIRVIEW HEIGHTS, IL 62208	CHARLES W SPARKS	9714 RICHFIELD RD		FAIRVIEW HTS, IL	622081536
02240403012	9714 RICHFIELD	FAIRVIEW HEIGHTS, IL 62208	CHARLES W SPARKS	9714 RICHFIELD RD		FAIRVIEW HTS, IL	622081536
02240405014	9637 FAIRMONT RD	FAIRVIEW HEIGHTS, IL 62208	JOSEPH PAUL	212 WEST B ST		BELLEVILLE, IL	62221
02240403038	9608 FAIRMONT RD	FAIRVIEW HEIGHTS, IL 62208	CAROL H PEEBLES	2661 N ILLINOIS ST	BOX 308	SWANSEA, IL	62226
02240403039	9612 FAIRMONT RD	FAIRVIEW HEIGHTS, IL 62208	RAEBSHOP CHRISTINE BISHOP DONA	1007 N CENTER ST		COLLINSVILLE, IL	62234
02240403032	9606 FAIRMONT RD	FAIRVIEW HEIGHTS, IL 62208	CAROL H PEEBLES	9606 FAIRMONT RD		FAIRVIEW HTS, IL	622081544
02240403022	9800 RICHFIELD RD	FAIRVIEW HEIGHTS, IL 62208	CYNTHIA D VANMETER	9800 RICHFIELD RD		FAIRVIEW HEIGHTS, IL	622081538
02240403021	9716 RICHFIELD RD	FAIRVIEW HEIGHTS, IL 62208	DOUGLAS E & LINDA M KRESS	1421 2ND AVE		FAIRVIEW HEIGHTS, IL	62208
02240403035	9514 RICHFIELD RD	FAIRVIEW HEIGHTS, IL 62208	VOEKEL ARNOLD FINLEY JACOB R &	9514 RICHFIELD RD		FAIRVIEW HEIGHTS, IL	62208
02240405018	9705 FAIRMONT RD	FAIRVIEW HEIGHTS, IL 62208	FRED & LOLA OWEN	9705 FAIRMONT RD		FAIRVIEW HTS, IL	622081548
02240403051	9604 RICHFIELD DR	FAIRVIEW HEIGHTS, IL 62208	DANA E & JEAN CLARK	26322 FAIRSIDE RD		MALIBU, CA	90265
02240403052	9608 RICHFIELD RD	FAIRVIEW HEIGHTS, IL 62208	MICHAEL L & ELIZABETH FILLBACK	9608 RICHFIELD RD		FAIRVIEW HEIGHTS, IL	62208

Planning Commissioner Zimmerman introduced the following resolution and moved for its adoption:

RESOLUTION PC001-15

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC01-15 RELATING TO A REQUEST FROM DONALD & CHRISTINE BISHOP TO APPROVE A SPECIAL USE PERMIT WITHIN CONSERVATION ZONED PROPERTY FOR A STRUCTURE CONTAINING SHOP FACILITY, STORAGE AND SLEEPING QUARTERS AT 9612 FAIRMONT ROAD.

WHEREAS, Donald & Christine Bishop, hereinafter referred to as the "Applicant," has properly applied for a Special Use Permit for a non-residential structure within the "C" Conservation District located at 9612 Fairmont Road, PIN # 02-24.0-403-039.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on January 13, 2015, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. The subject property is vacant and is zoned "C" Conservation District. The subject property is situated on one parcel, PIN 02-24.0-403-039 and maybe identified by the address, 9612 Fairmont Rd. The property is owned by applicant.

3. That the Subject Property contains approximately 4.00 acres.

4. That this permit will not require any changes to traffic circulation and ingress/egress.

5. That this permit will not require any changes to lighting, landscaping, or the existing site usage.

6. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

7. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

8. That the proposed use will not be hazardous or disturbing to existing neighboring uses.

9. That the proposed use will be served adequately by public facilities and services such as highways and streets.

10. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

11. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

12. The proposed use will be consistent with the Comprehensive Plan.

13. That this Special Use Permit approval will allow for the applicant's use of conservation zoned property for a 1,200 square foot structure to be used as a shop facility, storage and sleeping quarters related to the construction of the principal residence building at the property in conformance with all area/bulk requirements per the petition by the Applicant.

14. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

15. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

16. That this Special Use Permit Approval shall automatically expire if the use is not initiated within one year of City Council approval.

The motion for the adoption of the foregoing resolution was duly seconded by; Barkley

upon vote being taken thereon, the following voted in favor thereof: Herrington, Zimmerman, Wesemann, Barkley, Funk, Smith, Mensing, Bramsedt, Correale and Poletti;

and the following voted against the same: none

and the following abstained: none

and the following were absent: Klucker

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of January 2015.

_____

Planning Commission Chairman

ATTEST:

_____
Land Use Director

Donald & Christine Bishop, hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and have agreed that he will comply with the terms of this Permit.

By:_____ Its:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2015 before me, a Notary Public, personally appeared _____, the applicant, to be known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____

FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

January 21, 2015

Fairview Heights City Council
10025 Bunkum Road
Fairview Heights, IL 62208

Dear Council Member:

The petition listed below is hereby transmitted for your consideration:

Petition No:	**PC02-15**
Petitioner:	Steven & Jenifer Giger
Request:	Development Plan
Area Size:	Approximately 31,000 square feet
Location:	10614 Lincoln Trail
Hearing Date:	January 13, 2015
Proponents:	0
Opponents:	0
Recommendation:	Approval
Votes:	AYE - Herrington, Zimmerman, Wesemann, Correale, Barkley, Funk, Smith, Mensing, Bramstedt, and Poletti; NAY – None; ABSENT _ Klucker
Report:	Staff Advisory
Ward:	III

Respectfully,

Bill Poletti, Chairman
Planning Commission

PC02-15
Development Plan, Steven & Jenifer Giger

DEVELOPMENT PLAN REQUEST

The Applicants, owner/operators of Perfect Finish, are proposing to demolish the existing structure and replace with an approximate 4,788 square foot single story structure. The proposed new building will be constructed with textured block and asphalt shingled roof, similar to their existing building on the adjoining lot to west. The building's use will include auto and truck collision repair, mechanical repair, classic car restoration, specialized aluminum repair, paint booth and possible rental car agency. The building will have eight (8) overhead doers on the west side facing the existing structure, sharing access way in between buildings and one overhead door on the east side. The applicant is also proposing to pave a new parking area with nine parking places in the front of building, continue to utilize the existing curb cut at the business front and to share the existing dumpster. Applicant is requesting to allow the rear parking area remain as gravel similar to the adjoining parcel.

AREA LAND USE & ZONING

The subject property is zoned 'PB' Planned Business District as are the properties to the west, north and east. The adjoining business zoned properties are developed with commercial uses including Perfect Finish to the west; retail and service use to the north across Lincoln Trail and a restaurant bar & grill gas station to the east. There are two commercially zoned parcels developed with single family residences along the southern 200' of the east property line. The adjoining properties to the south are zoned R-3 Single Family Residential and developed as such.

The property contains approximately 31,000 square foot lot; 79' wide by 392 feet long. The subject parcel contains an old single story structure (to be demolished) currently utilized by Perfect Finish in their collision repair business.

COMPREHENSIVE PLAN

The parcel under consideration is within the designated Regional Commercial area and Lincoln Trail corridor. The applicant has met with the City's consultant as part a demonstration project to utilize design standards being formulated to enhance the corridor through financial incentives within the Lincoln Trail TIF District.

PARKING, ACCESS & SITE CIRCULATION

The applicant is proposing 8 total parking spaces including handicap accessible parking. Section 14-6-12 "Parking Spaces Required" of the Development Code lists the requirements for "Automobile repair stations" as "three parking space for each service bay, plus one space for each company or business vehicle". Per the supplied development plan, there will be nine bays requiring a total of 27 parking spaces be provided.
Applicant is indicating a gravel lot behind the building enclosed by fence along east side, rear connecting to fencing on the adjoining parcel which is similarly contained by fencing.

Site circulation is proposed by providing a 20' drive along the east side to the rear of structure and a paved area along the west side of building open to and providing continuous access with the adjoining property.

Development Code Section 14-6-5(D)2 requires a five foot landscaped setback along the vehicular use areas on the east side of property.

BUFFER & SETBACKS

Section 14-4-23.1 "Buffer Standards, General Standards" which states that buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, or between differing land uses on a single parcel, but may not occupy any portion of a dedicated or reserved public or private street or right of way. The Applicant shows the placement of privacy fence on the inside of the detention basin which is located on the southern 20' of the property adjoining the residential district. The privacy fence should extend 200' along the southern length of the east property line adjoining the residential properties. No additional landscaping or fencing is required.

The building addition has been setback approximately 80' from the front property line, in line with the adjoining Perfect Finish building, and 20' from the east line.

SIGNAGE

Applicant is proposing to replace the existing pole sign with a monument sign.

Misc Info.

The Applicant has indicating the existing trash enclosure will be utilized on the adjoining parcel.

The applicant has indicated a storm water detention area at the site. Public Works Department will determine need at the time of civil plan submittal.

Exhibits:

1. Staff Advisory
2. Application
3. Photos
4. Site Plan
5. Architectural rendering
6. Public Notice
7. Surrounding Property Owners

APPLICATION FOR SPECIAL USE PERMIT OR DEVELOPMENT PLAN

Land Use and Development Department
Fairview Heights City Hall
10025 Bunkum Road
Fairview Heights, IL 62208
Phone (618) 489-2060

(Do not write in this space – for office use only)

Case Number Assigned:	Date Proof of Public Notice Sign Provided:
Date Application Received:	Zoning District of Property:
Date Set for Hearing:	Recommendation of Plan Commission:
Name of Newspaper and Publication Date:	Date of Final City Council Decision:
Publication Fee Paid:	Action by City Council:

Development Plan: _____ Amended Development Plan: _____
Special Use: _____

All information must be completed and submitted herewith. Applicants are encouraged to visit the Land Use and Development Department for any assistance needed in completing this form.

1. Name of property owner(s): STEVEN M GIGER, JENIFER A GIGER
   Mailing address: 101 MARILYN AVE, SWANSEA, IL 62226
   Phone: 618-531-9494, 618-531-9492
   E-Mail: STEVE@PERFECTFINISHAUTOBODY.COM

2. Name of applicant (if other than owner): _____
   Relationship to owner (contractor, family member, lessee, etc.): _____
   Mailing address: _____
   Phone: _____
   E-Mail: _____

3. Address of property: 10614 LINCOLN TRAIL, FAIRVIEW HTS, IL 62208

   Parcel (Tax) ID number: 03-28.0-302-041

   Present use of property: PARKING + STORAGE

   Zoning district: _____

4. Type of Development for which permit is requested:
   COLLISION REPAIR, POSSIBLE RENTAL CAR AGENCY

5. (For residential developments only)

   Density : _____

   Number of structures: _____ Dwelling units per structure: _____

   Total number of dwelling units: _____

   Estimated number of persons per dwelling unit: _____

   Density = Population of development = _____ = _____ persons/acre.

6. A special use permit or development plan approval is requested for the property described above in conformity with the documents submitted herewith.
   I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate; that I have read and understand the regulations pertaining to Special Uses and Development Plans and I believe to the best of my knowledge that the proposed will not violate any portion of said code.

   I also understand that as the Applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

   I consent that the entry in or upon the premises described in this application by any authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Signature of Owner: Steven Griggs Date: 12-10-14

Signature of Applicant: Steven Griggs Date: 12-10-14

Buffered Parcel Report

Address	Owner	Parcel #
10614 Lincoln Trl. Fairview Heights, IL 62208	Giger, Steven M & Jenifer A	03-28.0-302-041
	SE	
10 S. Ruby Ln. Fairview Heights, IL 62208	FFO Investments LLC,	03-28.0-302-013
14 S. Ruby Ln. Fairview Heights, IL 62208	Isenhart, Phyllis & Keck Barb	03-28.0-302-014
18 S. Ruby Ln. Fairview Heights, IL 62208	Peters, Bernell L & Marian L	03-28.0-302-023
19 S. Ruby Ln. Fairview Heights, IL 62208	Rencher, James E & Minnie M	03-28.0-400-006
20 S. Ruby Ln. Fairview Heights, IL 62208	Kaiser, William E & Deborah L	03-28.0-302-044
15 S. Ruby Ln. Fairview Heights, IL 62208	Eckroth, Leigha & Merod Kyle	03-28.0-400-004
9 S. Ruby Ln. Fairview Heights, IL 62208	Strackeljahn, Dennis & Mary	03-28.0-400-003
	NE	
10700 Lincoln Trl. Fairview Heights, IL 62208	MBJP Enterprises LLC,	03-28.0-400-001
	MBJP Enterprises LLC,	03-28.0-400-002
10616 Lincoln Trl. Fairview Heights, IL 62208	Abraham Abdalla &, Ibrahem Abdalla	03-28.0-302-012
	Ashland Inc,	03-28.0-111-049
10611 Lincoln Trl. Fairview Heights, IL 62208	Fayette Funding Limited Partne,	03-28.0-111-050
	Ashland Inc,	03-28.0-111-052
	NW	
10610 Lincoln Trl. Fairview Heights, IL 62208	Giger, Steven & Jenifer A	03-28.0-302-009
10606 Lincoln Trl. Fairview Heights, IL 62208	Howenstein, Larry	03-28.0-302-048
10600 Lincoln Trl. Fairview Heights, IL 62208	10600 Lincoln Trail Land Tr,	03-28.0-302-040
	SW	
5 Bluff Ct. Fairview Heights, IL 62208	London, Gary	03-28.0-302-047
7 Bluff Ct. Fairview Heights, IL 62208	Lloyd, Ulanda S and Keith M	03-28.0-302-005
9 Bluff Ct. Fairview Heights, IL 62208	Adams, Charles	03-28.0-302-015
11 Bluff Ct. Fairview Heights, IL 62208	Fischer, Edward Jr. & Wilma	03-28.0-302-016

Perfect Finish

10610 Lincoln Trail
Fairview Heights, IL 62208
Office (618) 398-3100
Cell (618)-531-9494
Fax (618) 398-4297

Email:steve@perfectfinishautobody.com

Date: 12-10-14

To: City Of Fairview Heights

Re: Perfect Finish Business Expansion

I am requesting an approval on a business expansion plan for Perfect Finish, Inc. I purchased the property located at 10614 Lincoln Trail, Fairview Hts., IL, with the intention of expanding our current collision repair operation. The plans include tearing down the existing building at 10614 Lincoln Trail and building a new building similar in design to our current one next door. Plans include a possible rental car agency in the front of the building; expand into mechanical work, classic car restoration, a specialized area for auto and truck aluminum repair, and an addition of a second paint booth. Since 2005 when we originally built our current facility, our business has doubled and we need more space to accommodate not only our current business but also our future growth. I have attached plans for our new facility. Thank you for your consideration.

Sincerely,

Steve Giger
Perfect Finish, Inc.

St. Clair County
Illinois

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Government | Residents | Business | Departments | Phone Numbers

Parcel & Real Estate Tax Inquiry

Mobile Home Search is here.

Search Criteria
- ○ Owner (Last Name)
- ○ Address
- ◉ Parcel No.

Parcel Year: 2013

Search Tips:
When searching on owner, use last name only.
When searching on address try using just the street name ("Main" rather than "Main St" or "Main Street")

03-28.0-302-041 Search

Search Results | Parcel Details

Print This Page
View Map of This Parcel
View Property Record Card (F9)

Jennifer Gomric Minton - St. Clair County Assessor
Charles Suarez - St. Clair County Collector

Ownership / Addresses

Parcel Number	03-28.0-302-041
Parcel Year	2013
Property Address	10614 LINCOLN TR FAIRVIEW HEIGHTS, IL 62208
Property Owner	GIGER , STEVEN M & JENIFER A
Mailing Address	101 MARILYN AVE SWANSEA, IL 62226

Assessment Level	Land Value	Building Value	Total Value
Market EAV	63915	38631	102546
State EAV	21305	12877	34182
Board of Review EAV	21305	12877	34182
Board of Review Prior to EAV	21789	13169	34958
Assessor Value	21789	13169	34958
Fair Market Value	65367	39507	104874

Date Sold	Sales Price	Doc Number
03-03-2004	202500.00	04827747
08-24-2009	110000.00	A02178344
05-23-2013	100000.00	02370319

Legal

Township	CASEYVILLE
Legal Description Line 1	ST CLAIR HILLS
Legal Description Line 2	LOT/SEC-23 PT LT 22 & PT LT 23 DOC
Legal Description Line 3	A02370319
Legal Description Line 4	

Tax District	Tax Rate	Tax Amount
BELLEVILLE HS #201	1.9712	$673.80
CASEYVILLE ROAD	0.1074	$36.71
CASEYVILLE TWP	0.1145	$39.14
CITY OF FAIRVIEW HTS	0.0000	$0.00
CITY OF FRVW HTS LIB	0.0000	$0.00
FAIRV CASEY TWP FIRE	0.4343	$148.45
GRANT DIST #110	3.9134	$1,337.68
LINCOLN TRAIL REDEVELOPMENT PROJECT	0.0000	$0.00

ST CLAIR CO OTHER	0.9080	$310.37
SWIC DIST #522	0.4106	$140.35

2013 Taxes - payable in 2014

Equalized Assessed Value	34182.00
Home Improvement Exemption Amount	0.00
Owner Occupied Exemption Amount	0.00
Senior Exemption Amount	0.00
Veteran / Fraternal Freeze Amount	0.00
Senior Assessment Freeze Amount	0.00
Fraternal Assessment Freeze Amount	0.00
Historical Assessment Freeze Amount	0.00
Disabled Persons Exemption Amount	0.00
Disabled Veterans Exemption Amount	0.00
Returning Veterans Exemption Amount	0.00
Net Taxable Value	34182.00
Tax Rate	7.859400
TCA Code	08064
Township Multiplier	0.9778
Total Tax Billed	$2,686.50
Tax Status	TAXABLE
First Installment Paid	7/14/2014
First Payment Status	PAID
First Payment Payor	1010-GIGER, STEVEN M & JENIFER A
First Payment Tax Sale (y/n)	N
First Payment Total	$1,343.25
Second Installment Paid Date	9/2/2014
Second Payment Status	PAID
Second Payment Payor	1010-GIGER, STEVEN M & JENIFER A
Second Payment Tax Sale (y/n)	N
Second Payment Total	$1,343.25

Disclaimer

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St. Clair County 2013 Real Estate Tax Payment Coupon
RETURN THIS COUPON WITH SECOND INSTALLMENT PAYMENT

Parcel No.: 03-28.0-302-041 GIGER , STEVEN M & JENIFER A

IF PAID	AMOUNT DUE
on or before 09/03	$0.00
09/04 thru 09/26	$0.00
09/27 thru 10/03*	$0.00
10/04 thru 11/03*	$0.00
11/04 thru 11/07*	$0.00

*INCLUDES $10.00 COST

101 MARILYN AVE
SWANSEA, IL 62226

Collector Use Only

2

2nd INSTALLMENT DUE: 09/03/2014
2nd INSTALLMENT AMOUNT: $0.00

DO NOT MARK BELOW THIS LINE

03280302041 2 0000000000 090314 6

St. Clair County 2013 Real Estate Tax Payment Coupon
RETURN THIS COUPON WITH FIRST INSTALLMENT PAYMENT

Parcel No.: 03-28.0-302-041 GIGER , STEVEN M & JENIFER A

IF PAID	AMOUNT DUE
on or before 07/16	$0.00
07/17 THRU 08/16	$0.00
08/17THRU 09/16	$0.00
09/17 THRU 10/16	$0.00
10/17 THRU 11/07	$0.00

101 MARILYN AVE
SWANSEA, IL 62226

Collector Use Only

1

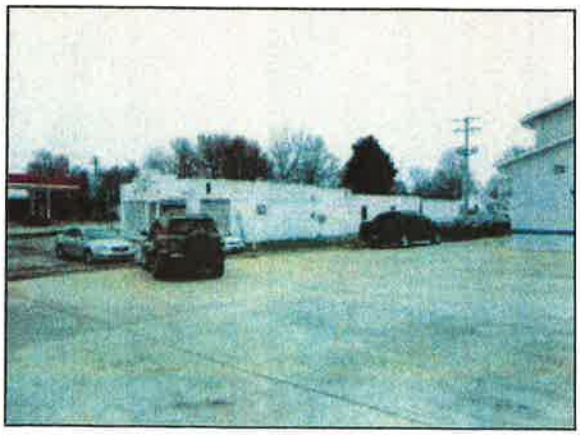
1st INSTALLMENT DUE: 07/16/2014
1st INSTALLMENT AMOUNT: $0.00

DO NOT MARK BELOW THIS LINE

03280302041 1 0000000000 071614 8

Mail Payments to:
St. Clair County Collector
PO Box 23980
Belleville IL 62223-0980

Email Us #10 Public Square - Belleville, IL 62220 618-277-6600 ©2012 - 2014 St. Clair County - All Rights Reserved



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FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, January 13, 2015 at approximately 7:15 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Development Plan to allow for construction of structure for collision repair and rental car agency in a "PB" Planned Business District for property located at 10614 Lincoln Trail, Fairview Heights, IL. (03-28.0-302-04139).

Request was made by Steven & Jenifer Giger, 101 Marilyn Ave., Swansea, IL 62226.

All persons desiring to appear and be heard for or against said proposal may appear at said hearing and be heard thereon.

Dated this 22nd day of December, 2014.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Bill Poletti, Chairman

PC02-15

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

December 22, 2014

RE: **PC02-15, Development Plan- Steven & Jenifer Giger, 10614 Lincoln Trl.**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Wednesday, December 24th, 2014 issue of the Fairview Heights Tribune.

Please advise that this notice concerns property in the vicinity of the property owned by you.

We cannot contact everyone by mail, so feel free to share this information with your neighbors. You are welcome to attend the public hearing and voice your opinions regarding the case.

The public hearing will be held before the Fairview Heights Planning Commission in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Tuesday, January 13, 2014 beginning at approximately 7:00 p.m., in the City Council Chambers.

If you have any questions, please feel free to contact this office at 489-2063 or 489-2060.

Sincerely,

Kendra Tucker

Kendra Tucker
Recording Secretary
Enclosure
PC02-15

SITEADR1	SITEADR2	OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
03 10603 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	FOREST PARK R E LTD PARTNERSHI	JOSEPH SALERNO	2242 WHITNEY POINTE DR	CHESTERFIELD, MO	63005
03 10603 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	FOREST PARK R E LTD PARTNERSHI	JOSEPH SALERNO	2242 WHITNEY POINTE DR	CHESTERFIELD, MO	63005
03 10611 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	ASHLAND INC	3499 BLAZER PKWY		LEXINGTON, KY	405091850
03 10700 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	MBJP ENTERPRISES LLC	905 CHEVALIER DR		O FALLON, IL	62269
03 2 MARKET PL	FAIRVIEW HEIGHTS, IL 6220	JLP FAIRVIEW HGTS LLC	PO BOX 24550		COLUMBUS, OH	432240550
03 10611 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	ASHLAND INC	3499 BLAZER PKWY		LEXINGTON, KY	405091850
03 18 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	BERNELL L & MARIAN L PETERS	18 S RUBY LN		FAIRVIEW HTS, IL	622082610
03 24 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	PAUL DAGGETT	24 S RUBY LN		FAIRVIEW HTS, IL	622082610
03 21 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	JONATHAN & PATRICIA MONTGOMERY	21 S RUBY LN		FAIRVIEW HTS, IL	622082609
03 7 BLUFF CT	FAIRVIEW HEIGHTS, IL 6220	ULANDA S & KEITH M LLOYD	7 BLUFF CT		FAIRVIEW HEIGHTS, IL	622082630
03 19 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	JAMES E & MINNIE M RENCHER	19 S RUBY LN		FAIRVIEW HEIGHTS, IL	622082609
03 10616 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	IBRAHEM ABDALLA ABRAHAM ABDALL	1001 SADDLEWOOD DR		MARYVILLE, IL	620626678
03 10700 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	MBJP ENTERPRISES LLC	905 CHEVALIER DR		O FALLON, IL	62269
03 15 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	LEIGHA & MEROD KYLE ECKROTH	15 S RUBY LN		FAIRVIEW HTS, IL	622082609
03 10611 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	FAYETTE FUNDING LIMITED PARTNE	C/O AX DEPT	PO BOX 14000	LEXINGTON, KY	405124000
03 10614 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	STEVEN M & JENIFER A GIGER	101 MARILYN AVE		SWANSEA, IL	62226
03 10608 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	REAL ESTATE ADVANTAGE LLC	P O BOX 101		MARISSA, IL	622571503
03 13 BLUFF CT	FAIRVIEW HEIGHTS, IL 6220	TOM C & KATHLEEN BOZEMAN	13 BLUFF CT		FAIRVIEW HTS, IL	622082630
03 20 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	WILLIAM E & DEBORAH L KAISER	20 S RUBY LN		FAIRVIEW HTS, IL	622082610
03 22 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	MICHAEL G CHURCHILL	22 S RUBY LN		FAIRVIEW HEIGHTS, IL	622082610
03 14 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	PHYLLIS & KECK BARB ISENHART	14 S RUBY LN		FAIRVIEW HTS, IL	622082610
03 9 BLUFF CT	FAIRVIEW HEIGHTS, IL 6220	CHARLES C ADAMS	9 BLUFF CT		FAIRVIEW HTS, IL	622082630
03 10600 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	10600 LINCOLN TRAIL LAND TR	131 N MOSLEY RD		SAINT LOUIS, MO	631417624
03 10606 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	LARRY HOWENSTEIN	10606 LINCOLN TRL		FAIRVIEW HEIGHTS, IL	622081900
03 10603 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	FOREST PARK R E LTD PARTNERSHI	JOSEPH SALERNO	2242 WHITNEY POINTE DR	CHESTERFIELD, MO	63005
03 10610 LINCOLN TR	FAIRVIEW HEIGHTS, IL 6220	STEVEN & JENIFER A GIGER	101 MARILYN AVE		SWANSEA, IL	622264250
03 9 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	DENNIS & MARY STRACKELJAHN	1220 CORONATION DR		SAINT LOUIS, MO	631254653
03 23 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	JAMES & VICTORIA GRIFFIN	23 S RUBY LN		FAIRVIEW HTS, IL	622082609
03 5 BLUFF CT	FAIRVIEW HEIGHTS, IL 6220	GARY C LONDON	5 BLUFF CT		FAIRVIEW HTS, IL	622082630
03 11 BLUFF CT	FAIRVIEW HEIGHTS, IL 6220	EDWARD JR & WILMA FISCHER	11 BLUFF CT		FAIRVIEW HTS, IL	622082630
03 10 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	FFO INVESTMENTS LLC	PO BOX 520		MARYVILLE, IL	620620520
03 17 S RUBY LN	FAIRVIEW HEIGHTS, IL 6220	WILLIAM FITZGEARL	17 S RUBY LN		FAIRVIEW HEIGHTS, IL	622082609
		Resident	10603 Lincoln Trail		FAIRVIEW HEIGHTS, IL	62208
		Resident	10611 Lincoln Trail		FAIRVIEW HEIGHTS, IL	62208
		Resident	10700 Lincoln Trail		FAIRVIEW HEIGHTS, IL	62208
		Resident	2 Market Place		FAIRVIEW HEIGHTS, IL	62208
		Resident	10616 Lincoln Trail		FAIRVIEW HEIGHTS, IL	62208
		Resident	10614 Lincoln Trail		FAIRVIEW HEIGHTS, IL	62208
		Resident	10608 Lincoln Trail		FAIRVIEW HEIGHTS, IL	62208
		Resident	10600 Lincoln Trail		FAIRVIEW HEIGHTS, IL	62208
		Resident	10610 Lincoln Trail		FAIRVIEW HEIGHTS, IL	62208
		Resident	9 South Ruby Lane		FAIRVIEW HEIGHTS, IL	62208
		Resident	10 South Ruby		Fairview Heights, Il	62208

Planning Commissioner Wesemann introduced the following resolution and moved for its adoption:

RESOLUTION PC 002 -15

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC02-15 RELATING TO A REQUEST FROM STEVEN & JENIFER GIGER TO APPROVE A DEVELOPMENT PLAN WITHIN PLANNED BUSINESS BUSINESS ZONED PROPERTY FOR AN AUTOMOBILE REPAIR FACILITY WITH AT 10614 LINCOLN TRAIL.

WHEREAS, Steven & Jenifer Giger, hereinafter referred to as the "Applicant," has properly applied for Development Plan approval for an auto repair facility within the "PB" Planned Business District located at 10614 Lincoln Trail PIN 03-28.0-302-041.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on January 13, 2015, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. The subject property zoned "PB" Planned Business District. The subject property is situated on one parcel, PIN03-28.0-302-041and maybe identified by the address, 10614 Lincoln Trail. The land is owned by Applicant and is approximately 31,000 square feet in size.

3. That the Subject Property contains approximately 31,000 square feet.

4. That this permit will not require any changes to traffic circulation and ingress/egress.

5. That this permit will not require any changes to lighting, landscaping, or the existing site usage.

6. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

7. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

8. That the proposed use will not be hazardous or disturbing to existing neighboring uses.

9. That the proposed use will be served adequately by public facilities and services such as highways and streets.

10. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

11. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

12. The proposed use will be consistent with the Comprehensive Plan.

13. That this Development approval will allow for the applicant's use of business zoned property for an approximate 4,788 square foot auto repair and car rental facility at the property as it is proposed per the Development Plan by the Applicant.

14. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

15. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

16. That this Development Plan Approval shall automatically expire if the use is not initiated within one year of City Council approval.

The motion for the adoption of the foregoing resolution was duly seconded by; Funk
upon vote being taken thereon, the following voted in favor thereof: Herrington, Zimmerman, Wesemann, Klucker, Barkley, Funk, Smith, Mensing, Bramsedt, Correale and Poletti;

and the following voted against the same: none

and the following abstained: none

and the following were absent: Klucker

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of January 2015.

_____

Planning Commission Chairman

ATTEST:

_____

Land Use Director

Steven & Jenifer Giger, hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and have agreed that he will comply with the terms of this Permit.

By:_____ Its:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2015 before me, a Notary Public, personally appeared _____, the applicant, to be known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____

HANS-JOACHIM KOEHL
ARCHITECT-DESIGNER
333 Covered Bridge Lane, Belleville, Illinois 62221
(618) 234-6720

verify all dimensions and conditions prior to commensing work

SITE PLAN
1"=20'-0"

GUARD POST
1"=1'-0"

CURB + PAVING DETAIL
1"=1'-0"

ADA SIGN
NO SCALE

Demolition:

The contractor is to include in his work the following demolition work:

Remove the entire existing block and brick building structure. Remove all existing concrete slabs and drives, fencing and bushes. Remove existing walks and curbing east side of the existing building. Remove existing sign and post and any other items not needed for the new construction project. See also the site plan .

Proposed new building for :

Perfect Finish

10610 Lincoln Trail, Fairview Heights, Il 62208

FOUNDATION PLAN

FLOOR PLAN

ENLARGED OFFICE & TOILET PLAN

TYPICAL TOILET ROOM WALL ELEVATIONS
NO SCALE

HANS-JOACHIM KOEHL
ARCHITECT-DESIGNER
333 Covered Bridge Lane, Belleville, Illinois 62221
(618) 234-6720

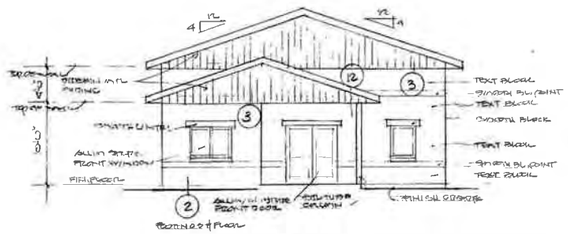
verify all dimensions and conditions prior to commencing work

Proposed new building for :

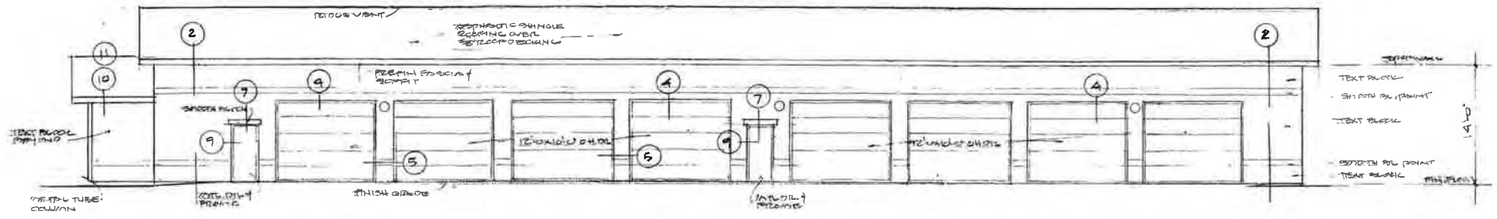
Perfect Finish

10610 Lincoln Trail, Fairview Heights, Il 62208

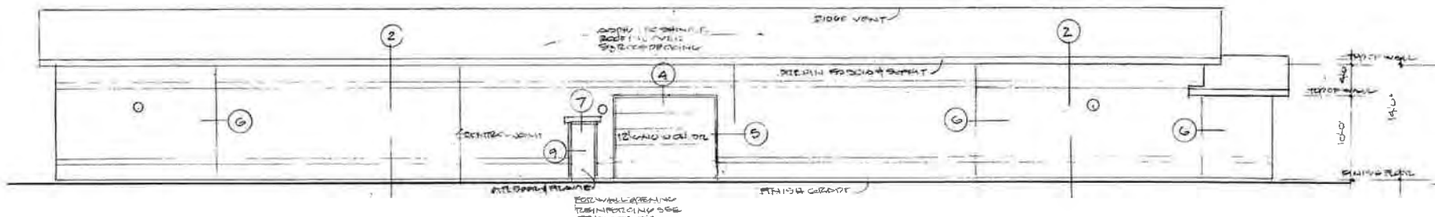
2



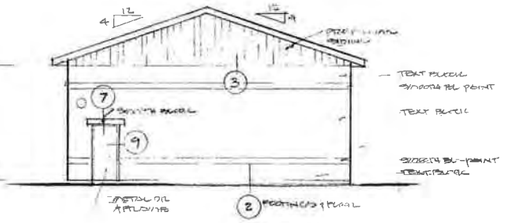
NORTH ELEVATION
1/8"=1'-0"
SEE BASEMENT WINDOW ELEVATIONS ON DRWG #9



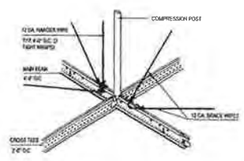
WEST ELEVATION
1/8"=1'-0"

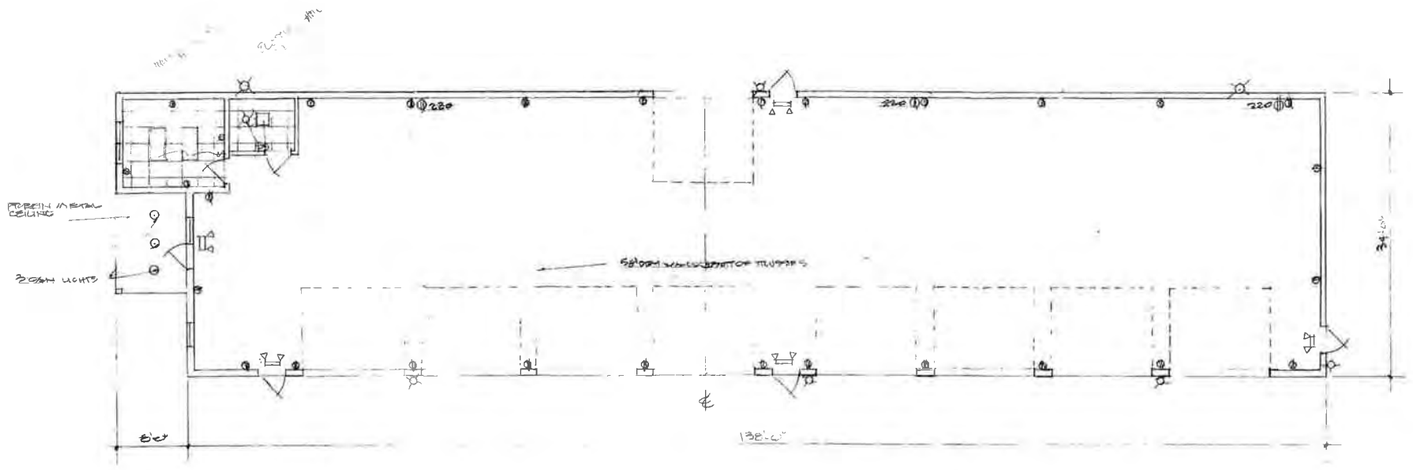


EAST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"





MECHANICAL - ELECTRICAL PLAN
1/8"=1'-0"

verify all dimensions and conditions prior to commencing work

HANS-JOACHIM KOEHL
ARCHITECT-DESIGNER
237 Covered Bridge Lane, Belleville, Illinois 62221
(618) 234-6720

Proposed new building for :

Perfect Finish

10610 Lincoln Trail, Fairview Heights, Il 62208

FAIRVIEW HEIGHTS
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CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.coth.org

January 21, 2015

Fairview Heights City Council
10025 Bunkum Road
Fairview Heights, IL 62208

Dear Council Member:

The petition listed below is hereby transmitted for your consideration:

Petition No:	**PC03-15**
Petitioner:	William & Carol Peach
Request:	Special Use Permit in R-3 Residential District
Area Size:	Approximately 45,000 square feet
Location:	312 Pleasant Ridge Road
Hearing Date:	January 13, 2015
Proponents:	1
Opponents:	8
Recommendation:	Denial
Votes:	AYE - Herrington, Zimmerman, Wesemann, Correale, Barkley, Funk, Smith, Mensing, Bramstedt, and Poletti; NAY – None; ABSENT _ Klucker
Report:	Staff Advisory
Ward:	I

Respectfully,

Bill Poletti, Chairman
Planning Commission

PC03-15
312 Pleasant Ridge, Peach

SPECIAL USE PERMIT REQUEST

The Special Use Permit request is to allow agricultural use of property. Applicant is proposing to place a diverse collection of animals; 2 llamas, 1 alpaca, 5 sheep, 5 goats, 4 chickens, 5 domesticated geese and 1 pony on less than one acre of fenced area adjoining the northern building side and otherwise behind the house.

AREA LAND USE AND ZONING

The subject property, 312 Pleasant Ridge Rd. zoned R-3 Single Family Residential District. The land is owned by the Applicant and is approximately 45,000 sq. ft. in size, dimensioned 150 feet wide by 300 feet deep. The property contains an approximate 1,300 square foot house with attached garage.

The adjoining properties to the north and south along Pleasant Ridge Rd. and west across Pleasant Ridge Rd. are likewise zoned R-3 Single Family Residential and are developed with single family homes. The properties to the east of and adjoining the easterly 150' of the subject property are zoned Conservation District are in a natural wooded state and further to the east planted row crops.

DEVELOPMENT CODE AND ZONING REQUIREMENTS

The property at 312 Pleasant Ridge Rd. is zoned "R-3" Single Family Residential District. There is a provision for Special Uses within Single Family Residential Districts the Development Code Section 14-2-5 states:

14-2-5 "R-1" THROUGH "R-5" "R-4" SINGLE-FAMILY RESIDENCE DISTRICTS. The Single-Family Residence Districts as differentiated herein and the district locations as depicted on the Zone District Map reflect the wide variety of physical and social characteristics found in Fairview Heights to the extent that the range of such conditions and characteristics can be divided into meaningful categories. It is the purpose of these regulations to encourage the creation and maintenance of stable and enduring residential areas by establishing limitations on the use and character of development so as to take advantage of, or to avoid conflict with, natural topography, existing development, arrangements, and locations of existing or planned community facilities and social needs of the City. Districts R-1, R-2, R-3, R-4 and R-5 are designed as exclusive single-family districts. (Ord. No. 1126-03; 01-07-03)

14-2-5.1 "R-1", "R-2", "R-3", "R-4", "R-5": SINGLE-FAMILY RESIDENCE.

(A) PERMITTED USES IN "R-1", "R-2", "R-3", "R-4", "R-5".

Community residences, family.

Day care homes. (Ord. No. 1080-02; 02-06-02)

Golf courses unlighted and provided that no clubhouse parking lot or accessory building shall be located nearer than five hundred (500) feet to any dwelling unit or other zoning lot.

Governmental uses, facilities and buildings of Fairview Heights.

Public libraries, playgrounds, parks, recreational or community centers or grounds.

Railroad right-of-way and trackage only.

Single-family residence dwelling.

(B) PERMITTED ACCESSORY USES IN "R-1", "R-2", "R-3", "R-4", "R-5".

Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land, such as the following accessory uses:

Construction: ***Temporary construction sheds, trailers, and building(s) for sale, rental, construction or show for use during construction operations.***

Horses: ***Keeping of horses for private purposes only, and not for rent or hire on a zoning lot whose principal use is intended to be a one-family dwelling, provided that at least one (1) acre is allocated for each animal, and provided further that all buildings for housing such animals shall be subject to all requirements for accessory buildings in the "R-1", "R-2" & "R-3" District, and that such buildings are located at least one hundred (100) feet from the nearest existing principal building on an adjacent lot, or fifty (50) feet from the nearest side lot line, whichever is greater.***

Pets: ***Keeping of household pets, provided kennels are not maintained, and provided no animal, reptile, bird or similar classification or species normally considered wild, as opposed to domesticated, is maintained or kept.***

Private: ***Greenhouses, tool sheds, garages, carports, tennis courts, patios, swimming pools.***

Recreational Vehicles: ***The parking of not more than one (1) recreational vehicle in the rear yard or in the side yard per the provisions of Section 14-6-7 Surfacing of this Development Code. (Ord. No. 943-99; 01-05-99)***

Servants: ***Accommodations for professional servants or custodians, but not as a separate detached one-family dwelling on the same lot. (Ord. No. 724-91; 09-17-91)***

(C) SPECIAL USES IN "R-I", "R-2", "R-3", "R-4", "R-5".
Agriculture, including all uses commonly classified as such.
Cemeteries and associated mausoleums.
Churches and other places of formal worship.
Community residence, group.
Day care or nursery schools.
Home occupations.
Landfill, but sanitary landfills not permitted.
Planned developments limited to the density and permitted uses of the district.
Private lodges, clubs or camps.
Public, private and parochial schools, elementary and secondary.

Utilities: ***Electrical substations, gas regulator stations, other public utility distribution and/or transmission facilities.***
(Ord. No. 1126-03; 01-07-03)

Section 14-1-11 Rules and Definitions.
"AGRICULTURAL USES". All uses commonly classified as agriculture, horticulture, or forestry, including crop and tree farming, truck farming, nursery operation, dairy farming, livestock raising, animal and poultry breeding, raising and feeding, forestry operations, together with the operations of machinery or vehicles.

Exhibits:

1. Staff Advisory
2. Application
3. List of animals
4. Site Plan
5. Aerial Image
6. Public notice
7. Surrounding Property Owners

APPLICATION FOR SPECIAL USE PERMIT OR DEVELOPMENT PLAN

Land Use and Development Department
Fairview Heights City Hall
10025 Bunkum Road
Fairview Heights, IL 62208
Phone (618) 489-2060

(Do not write in this space – for office use only)

Case Number Assigned:	Date Proof of Public Notice Sign Provided:
Date Application Received:	Zoning District of Property:
Date Set for Hearing:	Recommendation of Plan Commission:
Name of Newspaper and Publication Date:	Date of Final City Council Decision:
Publication Fee Paid:	Action by City Council:

Development Plan: _____ Amended Development Plan: _____
Special Use: Farm Animals

All information must be completed and submitted herewith. Applicants are encouraged to visit the Land Use and Development Department for any assistance needed in completing this form.

1. Name of property owner(s): William J. Peach - Carol Peach
   Mailing address: 312 Pleasant-Ridge Rd
   Phone: 618 213 8089
   E-Mail: _____

2. Name of applicant (if other than owner): _____
   Relationship to owner (contractor, family member, lessee, etc.): _____
   Mailing address: _____
   Phone: _____
   E-Mail: _____

3. Address of property: 312 PLEASANT-RIDGE RD

Parcel (Tax) ID number: 03-20.0-204-009 03-20.0-204 005

Present use of property: HOME

Zoning district: R 3 Single Family Residential

4. Type of Development for which permit is requested:

Agricultural Use Farm Animals

5. (For residential developments only)

Density : _____

Number of structures: _____ Dwelling units per structure: _____

Total number of dwelling units: _____

Estimated number of persons per dwelling unit: _____

Density = Population of development = _____ = _____ persons/acre.

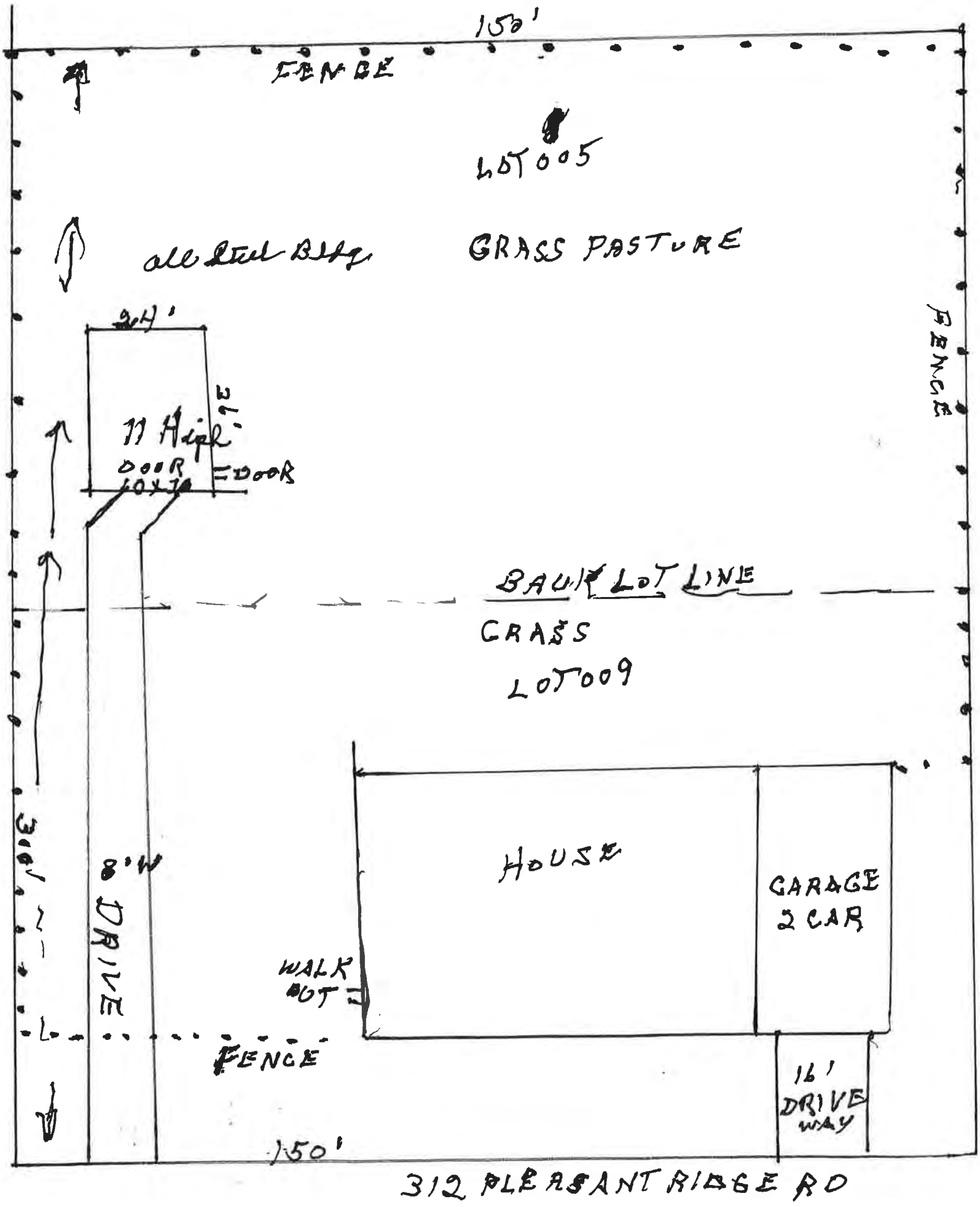
6. A special use permit or development plan approval is requested for the property described above in conformity with the documents submitted herewith.
I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate; that I have read and understand the regulations pertaining to Special Uses and Development Plans and I believe to the best of my knowledge that the proposed will not violate any portion of said code.

I also understand that as the Applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

I consent that the entry in or upon the premises described in this application by any authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Signature of Owner: William & Carol Roach Date: 12-15-14

Signature of Applicant: William J Roach Date: 12-15-14


150'
FENCE
LOT 005
all Steel Bldg
GRASS PASTURE
24'
36'
11 High
DOOR
10x10
DOOR
FENCE
BAUK LOT LINE
GRASS
LOT 009
HOUSE
GARAGE
2 CAR
300'
8'W
DRIVE
WALK OUT
FENCE
16'
DRIVE WAY
150'
312 PLEASANT RIDGE RD

2 Llamas
1 alpaca therapy animal for Cripple Link
5 sheep
5 goats
4 chickens
5 Geese - Domestic
1 Pony

FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

December 23, 2014

RE: **PC03-15, Special Use Permit- William & Carol Peach, 312 Pleasant Ridge Rd.**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Wednesday, December 24th, 2014 issue of the Fairview Heights Tribune.

Please advise that this notice concerns property in the vicinity of the property owned by you.

We cannot contact everyone by mail, so feel free to share this information with your neighbors. You are welcome to attend the public hearing and voice your opinions regarding the case.

The public hearing will be held before the Fairview Heights Planning Commission in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Tuesday, January 13, 2014 beginning at approximately 7:00 p.m., in the City Council Chambers.

If you have any questions, please feel free to contact this office at 489-2063 or 489-2060.

Sincerely,

Kendra Tucker

Kendra Tucker
Recording Secretary
Enclosure
PC03-15

FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, January 13, 2015 at approximately 7:30 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Special Use Permit to allow agricultural use for farm animals in a "R3" Single Family Residential District for property located at 312 Pleasant Ridge Rd. (03-20.0-204-009 & 03-20.0-204-005).

Request was made by William & Carol Peach, 312 Pleasant Ridge Rd.. Fairview Heights, IL, 62208.

All persons desiring to appear and be heard for or against said proposal may appear at said hearing and be heard thereon.

Dated this 22nd day of December, 2014.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Bill Poletti, Chairman

PC03-15

RCEL_NUMB	SITEADR1	SITEADR2	OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
03200204023	570 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	JOHN & DELIGHT BALDUS	570 PLEASANT RIDGE RD		FAIRVIEW HTS, IL	622081213
03200201002	307 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	JERYL & JOANN KEIM	307 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	62208
03200202001	315 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	IRVIN T & CAROL J TINSLEY	315 PLEASANT RIDGE RD		FAIRVIEW HTS, IL	622081208
03200202004	321 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	MICHAEL PATRICK MARTY	321 PLEASANT RIDGE RD		FAIRVIEW HTS, IL	622081208
03200201003	309 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	BRIAN DAVID & SUSAN MAR CLUKEY	309 PLEASANT RIDGE RD		FAIRVIEW HTS, IL	622081208
03200204009	312 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	WILLIAM J & CAROL S PEACH	312 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	62208
03200204007	320 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	MICHAEL L DONOVAN	320 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	622081209
03200204003	308 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	CARL & J ELAINE HACKER	CO TRUSTEES	308 PLEASANT RIDGE	FAIRVIEW HTS, IL	622081209
03200204006	316 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	DOROTHY A OVELGOENNER	316 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	62208
03200204017	302 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	SPRAGUE KELLY J GRIZZELL ERIC	302 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	62208
03200204019	310 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	CARL & J ELAINE HACKER	CO TRUSTEE	308 PLEASANT RIDGE	FAIRVIEW HTS, IL	622081209
03200204005	312 PLEASANT RIDGE DR	FAIRVIEW HEIGHTS, IL	WILLIAM J & CAROL S PEACH	312 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	62208
03200204004	310 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	ELIZABETH J HILKEY	2009 FAIRVIEW AVE		BELLEVILLE, IL	62226
03200400012	PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	THOMAS RENNER	4050 E HIGHWAY 161		BELLEVILLE, IL	62221
03200202002	317 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	WILLIAM F BEEBE	317 PLEASANT RIDGE RD		FAIRVIEW HTS, IL	622081208
03200204018	316 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	DOROTHY A OVELGOENNER	316 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	62208
03200202003	319 PLEASANT RIDGE RD	FAIRVIEW HEIGHTS, IL	ROBERT J KOSTELAC	319 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	622081208
			Resident	310 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	62208

Planning Commissioner Zimmerman introduced the following resolution and moved for its adoption:

RESOLUTION PC 003-15

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC03-15 RELATING TO A REQUEST FROM WILLIAM & CAROL PEACH TO DENY A SPECIAL USE PERMIT WITHIN "R-3' SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR AGRCULTURAL USE AT 312 PLEASANR RIDGE ROAD.

WHEREAS, William & Carol Peach, hereinafter referred to as the "Applicant," has properly applied for a Special Use Permit for agricultural use within the "R-3" Single Family Residential District located at 312 Pleasant Ridge Road, PIN # 03-20.0-204-009 and 03-20.0-204-005.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on January 13, 2015, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. The subject property is developed with a single family residence and is zoned "R-3" Single Family District. The subject property is situated on two parcels, PIN# 03-20.0-204-009 & 03-20.0-204-005 and maybe identified by the address, 312 Pleasant Ridge Road. The land is owned by the Applicant.

3. That the Subject Property contains approximately 45,000 square feet.

4. That this permit will not require any changes to traffic circulation and ingress/egress.

5. That this permit will require any changes to lighting, landscaping, or the existing site usage.

6. That the proposed use will be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

7. That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.

8. That the proposed use will be hazardous or disturbing to existing neighboring uses.

9. That the proposed use will be served adequately by public facilities and services such as highways and streets.

10. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

11. That the proposed use will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

12. The proposed use will not be consistent with the Comprehensive Plan.

13. That this Special Use Permit request is deniedlow for the applicant's use of residentially zoned property for agricultural use for the keepinge of farm animals as it is proposed per the Applicant.

14. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

15. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

The motion for the adoption of the foregoing resolution was duly seconded by; Barkley
upon vote being taken thereon, the following voted in favor thereof: Herrington, Zimmerman, Wesemann, Klucker, Barkley, Funk, Smith, Mensing, Bramsedt, Correale and Poletti;

and the following voted against the same:none

and the following abstained: none

and the following were absent: Klucker

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of January 2015.

_____
Planning Commission Chairman

ATTEST:

_____
Land Use Director

PLANNING COMMISSION
MINUTES
January 13, 2015

1. CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Bill Poletti with (9 members) in attendance: Pat Wesemann, Pat Herrington, Harry Zimmerman, Nick Correale, Don Barkley, Amy Funk, Kelly Smith, Larry Mensing and Jim Bramstedt. Also in attendance were Tim Tolliver(Director of Land Use), Jim Gehrs(Attorney), Kendra Tucker (Secretary) and Holly A. McCullough(Keefe Reporting).

2. CITIZENS COMMENTS

None

3. APPROVAL OF MINUTES

The Planning Commission approved the minutes for the meeting on December 9, 2014.

4. PUBLIC HEARING

PC01-15, Special Use Permit, Donald & Christine Bishop, 9612 Fairmont Road

Director Tim Tolliver presented the staff advisory.

The applicant was present.

Christine Rae Bishop of 1007 N. Center Street, Collinsville, IL. 62234 was sworn in.

The applicant briefed the committee on their intentions for the property. Commissioner Barkley complimented the applicant on clearing the property and asked if the out building they were proposing was for business use. The applicant stated that it was not for a business but a space for her husband to work on his hobbies.

There were 0 proponents present to speak in favor of this application.
There were 0 opponents present to speak against this application.

Commissioner Herrington asked Director Tolliver for clarification of section C under Special Use in the Staff Advisory. Chairman Poletti verified that the issue was the non-residential structure on the property. Tolliver clarified.

Commissioner Herrington inquired what the time line would be on the project. The applicant stated that they planned to build the house within 2 years.

The Commission discussed the set back of the buildings.

Commissioner Zimmerman made a motion to approve the application on the condition that the setback would be changed to 50 feet instead of the requested 25 feet.

Planning Commissioner Zimmerman introduced the following resolution and moved for its adoption:

RESOLUTION PC001-15

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC01-15 RELATING TO A REQUEST FROM DONALD & CHRISTINE BISHOP TO APPROVE A SPECIAL USE PERMIT WITHIN CONSERVATION ZONED PROPERTY FOR A STRUCTURE CONTAINING SHOP FACILITY, STORAGE AND SLEEPING QUARTERS AT 9612 FAIRMONT ROAD.

WHEREAS, Donald & Christine Bishop, hereinafter referred to as the "Applicant," has properly applied for a Special Use Permit for a non-residential structure within the "C" Conservation District located at 9612 Fairmont Road, PIN # 02-24.0-403-039.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on January 13, 2015, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. The subject property is vacant and is zoned "C" Conservation District. The subject property is situated on one parcel, PIN 02-24.0-403-039 and maybe identified by the address, 9612 Fairmont Rd. The property is owned by applicant.

3. That the Subject Property contains approximately 4.00 acres.

4. That this permit will not require any changes to traffic circulation and ingress/egress.

5. That this permit will not require any changes to lighting, landscaping, or the existing site usage.

6. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

7. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

8. That the proposed use will not be hazardous or disturbing to existing neighboring uses.

9. That the proposed use will be served adequately by public facilities and services such as highways and streets.

10. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

11. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

12. The proposed use will be consistent with the Comprehensive Plan.

13. That this Special Use Permit approval will allow for the applicant's use of conservation zoned property for a 1,200 square foot structure to be used as a shop facility, storage and sleeping quarters related to the construction of the principal residence building at the property in conformance with all area/bulk requirements per the petition by the Applicant.

14. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

15. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

16. That this Special Use Permit Approval shall automatically expire if the use is not initiated within one year of City Council approval.

The motion for the adoption of the foregoing resolution was duly seconded by; Barkley

upon vote being taken thereon, the following voted in favor thereof: Herrington, Zimmerman, Wesemann, Barkley, Funk, Smith, Mensing, Bramsedt, Correale and Poletti;

and the following voted against the same: none

and the following abstained: none

and the following were absent: Klucker

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of January 2015.

_____
Planning Commission Chairman

ATTEST:

_____
Land Use Director

Donald & Christine Bishop, hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and have agreed that he will comply with the terms of this Permit.

By:_____ Its:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2015 before me, a Notary Public, personally appeared _____, the applicant, to be known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____

PC02-15, Development Plan, Steven & Jenifer Giger, 10614 Lincoln Trail

Director Tim Tolliver presented the staff advisory.

The applicant was present.

Steve Giger of 101 Marilyn Drive, Swansea, IL. 62226 was sworn in.

The applicant answered the commissioner's questions regarding parking requirements. The Commission then discussed the parking and what the code required and what was necessary for the business. The commissioners then reviewed the plans of the property to verify where the applicant would have additional parking for car storage and employee parking. Commissioner Herrington stated that he felt that is was a good improvement for the street and benefits a thriving business and that they should not get hung up on the parking.

There were 0 proponents present to speak in favor of this application.
There were 0 opponents present to speak against this application.

Commissioner Wesemann made a motion to approve the application.

Planning Commissioner Wesemann introduced the following resolution and moved for its adoption:

RESOLUTION PC 002 -15

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC02-15 RELATING TO A REQUEST FROM STEVEN & JENIFER GIGER TO APPROVE A DEVELOPMENT PLAN WITHIN PLANNED BUSINESS BUSINESS ZONED PROPERTY FOR AN AUTOMOBILE REPAIR FACILITY WITH AT 10614 LINCOLN TRAIL.

WHEREAS, Steven & Jenifer Giger, hereinafter referred to as the "Applicant," has properly applied for Development Plan approval for an auto repair facility within the "PB" Planned Business District located at 10614 Lincoln Trail PIN 03-28.0-302-041.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

17. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on January 13, 2015, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

18. The subject property zoned "PB" Planned Business District. The subject property is situated on one parcel, PIN03-28.0-302-041and maybe identified by the address, 10614 Lincoln Trail. The land is owned by Applicant and is approximately 31,000 square feet in size.

19. That the Subject Property contains approximately 31,000 square feet.

20. That this permit will not require any changes to traffic circulation and ingress/egress.

21. That this permit will not require any changes to lighting, landscaping, or the existing site usage.

22. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

23. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

24. That the proposed use will not be hazardous or disturbing to existing neighboring uses.

25. That the proposed use will be served adequately by public facilities and services such as highways and streets.

26. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

27. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

28. The proposed use will be consistent with the Comprehensive Plan.

29. That this Development approval will allow for the applicant's use of business zoned property for an approximate 4,788 square foot auto repair and car rental facility at the property as it is proposed per the Development Plan by the Applicant.

30. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

31. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

32. That this Development Plan Approval shall automatically expire if the use is not initiated within one year of City Council approval.

The motion for the adoption of the foregoing resolution was duly seconded by; Funk
upon vote being taken thereon, the following voted in favor thereof: Herrington, Zimmerman, Wesemann, Barkley, Funk, Smith, Mensing, Bramsedt, Correale and Poletti;

and the following voted against the same: none

and the following abstained: none

and the following were absent: Klucker

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of January 2015.

_____
Planning Commission Chairman

ATTEST:

_____
Land Use Director

Steven & Jenifer Giger, hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and have agreed that he will comply with the terms of this Permit.

By:_____ Its:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2015 before me, a Notary Public, personally appeared _____, the applicant, to be known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____

PC03-15, Special Use Permit, William & Carol Peach, 312 Pleasant Ridge Road

Director Tim Tolliver presented the staff advisory.

The applicant was present.

William Peach of 312 Pleasant Ridge Road, Fairview Heights, IL. 62208 was sworn in.

Mr. Peach explained to the Commission that he has been working with a petting zoo in Troy for 18 years. He helps supply the animals. He also takes the animals to churches, nursing homes and schools free of charge. He said his animals are quiet and well mannered. He sold his previous property to a military family who had relocated to the area.

There were 1 proponents present to speak in favor of this application.

Krista Pacheco of 201 S. Lawn, Caseyville, IL. 62232 was sworn in. Ms. Pacheco stated that Mr. Peach took care of her alpaca which is a service animal.

There were 8 opponents present to speak against this application.

Ellen Beebe of 317 Pleasant Ridge Road, Fairview Heights, IL. 62208 was sworn in. Ms. Beebe stated that her concerns were that this applicant's request did not fit the neighborhood. She feared that it would hurt the property values and would also be a nuisance.

John Baldus of 570 Pleasant Ridge Road, Fairview Heights, IL. 62208 was sworn in. Mr. Baldus felt that the applicant have very admiral goals but does not want the animals in his neighborhood.

Dorothy Ovelgoenner of 316 Pleasant Ridge Road, Fairview Heights, IL. 62208 was sworn in. Ms. Ovelgoenner stated that she has lived at this address for a long time and she fears that this applicant's request would diminish the property values and create a nuisance.

Mike Donovan of 320 Pleasant Ridge Road, Fairview Heights, IL. 62208 was sworn in. Mr. Donovan stated that he was in opposition to the application.

Mike Marty of 321 Pleasant Ridge Road, Fairview Heights, IL. 62208 was sworn in. Mr. Marty has concerns that the animals that the applicant was requesting would attract more coyotes and raccoons to the area. He also has concerns regarding diminished property values.

Susan Clukey of 309 Pleasant Ridge Road, Fairview Heights, IL. 62208 was sworn in. Ms. Clukey stated that her property and house were similar in size to the applicants and she felt that it was not enough space for so many animals.

Anna Clukey of 309 Pleasant Ridge Road, Fairview Heights, IL. 62208 was sworn in. Ms. Clukey stated that she had been attacked by a dog as a child and that animal control did not respond to the scene. She is afraid that the applicant's animals may get loose and become aggressive.

Kim Whitmore of 2009 Fairview Avenue, Belleville, IL. 62226 was sworn in. Ms. Whitmore's parent's home is adjacent to the applicants. Her parents have both died and she is in the process of selling the house. She is afraid that having these animals in the neighborhood will be detrimental to the property value. She is also worried about the animals because of the age of the applicants. She worries who would chase the animals if they did get loose. Ms. Whitmore also is concerned because there is a raccoon population in the neighborhood that would attack the applicant's chickens.

Commissioner Zimmerman made a motion to deny the application.

Planning Commissioner Zimmerman introduced the following resolution and moved for its adoption:

RESOLUTION PC 003-15

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC03-15 RELATING TO A REQUEST FROM WILLIAM & CAROL PEACH TO DENY A SPECIAL USE PERMIT WITHIN "R-3' SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR AGRCULTURAL USE AT 312 PLEASANR RIDGE ROAD.

WHEREAS, William & Carol Peach, hereinafter referred to as the "Applicant," has properly applied for a Special Use Permit for agricultural use within the "R-3" Single Family Residential District located at 312 Pleasant Ridge Road, PIN # 03-20.0-204-009 and 03-20.0-204-005.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

33. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on January 13, 2015, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

34. The subject property is developed with a single family residence and is zoned "R-3" Single Family District. The subject property is situated on two parcels, PIN# 03-20.0-204-009 & 03-20.0-204-005 and maybe identified by the address, 312 Pleasant Ridge Road. The land is owned by the Applicant.

35. That the Subject Property contains approximately 45,000 square feet.

36. That this permit will not require any changes to traffic circulation and ingress/egress.

37. That this permit will require any changes to lighting, landscaping, or the existing site usage.

38. That the proposed use will be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

39. That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.

40. That the proposed use will be hazardous or disturbing to existing neighboring uses.

41. That the proposed use will be served adequately by public facilities and services such as highways and streets.

42. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

43. That the proposed use will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

44. The proposed use will not be consistent with the Comprehensive Plan.

45. That this Special Use Permit request is deniedlow for the applicant's use of residentially zoned property for agricultural use for the keepinge of farm animals as it is proposed per the Applicant.

46. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

47. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

The motion for the adoption of the foregoing resolution was duly seconded by; Barkley
upon vote being taken thereon, the following voted in favor thereof: Herrington, Zimmerman, Wesemann, Barkley, Funk, Smith, Mensing, Bramsedt, Correale and Poletti;

and the following voted against the same:none

and the following abstained: none

and the following were absent: Klucker

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of January 2015.

_____
Planning Commission Chairman

ATTEST:

_____
Land Use Director

5. UNFINISHED BUSINESS – Citizens Comments

None

6. NEW BUSINESS

None

7. ANNOUNCEMENTS

None

8. ADJOURNMENT – Meeting adjourned at approximately 8:30 p.m.
The next regularly scheduled meeting of the Fairview Heights Planning Commission will be February 10, 2015 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,

Tim Tolliver
Director of Land Use and Development
TT/kt

DRAFT

FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

Topic Report: Special Event Permit for The Fairview Heights Elk's Lodge

By: Tim Tolliver, Director of Land Use & Development

Background:

Wayne Wallace of the Fairview Heights Elk's Lodge located at 9480 Old Lincoln Trail has applied for a Special Event Permit to hold his annual Meat Shoot events during the upcoming months.

Mr. Wallace has asked to hold his event various Sundays February 8th through November 22nd which amounts to 14 Sundays total. As some of the dates fall within the same 8 day period allowed under the Special Event regulations; this would require a total of 7 Permits to be approved. However, current regulations allow no more than 2 consecutive events of more than twice per month. Since this location qualifies as such, LUD would only permit the following event dates:

February 8th, February 15th, March 8th, March 15th, October 11th, October 18th, September 27th, November 8th and November 15th, 2015

LUD staff is unable to approve the following dates as they would permit more than 2 consecutive events in the months of February, March, October and November. Mr. Wallace has asked for approval to have the Special Event on the additional dates as follows:

February 22nd, March 22nd, March 29th, October 25th and November 22nd, 2015

Mr. Wallace has asked to go before City Council to request his additional dates, same as he did the last year.

Observations:

The event was held the approximate same number of days last year (less those which were rained out). There were no violations or complaints received by Code Enforcement regarding the events.

The Mayor's office did approve the Meat Shoot Event and approval for the discharge of firearms at the location. No alcoholic beverages will be sold outdoors as it is unlawful for any person to possess a firearm in an establishment that sells alcoholic beverages. The Mayor's office does request

that The Elk's Lodge place a sign at all doors indicating that firearms will not be permitted inside the building where alcoholic beverages are sold. A copy of the 2015 approval from the Mayor's office is attached.

Proposal:

If the Council wishes to approve the remaining requested dates, they must waive the following restrictions:

- Code does not allow for consecutive events or more than twice per month

Action Statement:

Per discussion

Attachments:
Exhibit A

PCT: 01.26.15

EXHIBIT A

January 12, 2015

City of Fairview Heights
c/o Planning Committee
10025 Bunkum Road
Fairview Heights, IL 62208

Planning Committee:

The Fairview Heights Elk's lodge #664 located at 9840 Old Lincoln Trail is requesting to hold our annual Meat Shoot events during the months of February, March, September, October and November 2015. It appears five (5) of our dates conflict with current event regulations and we are asking for permission from the city to hold the event on those dates in addition to the others.

In speaking with Code Enforcement Officer Ed Frawley, he tells us he can issue permits for the following dates:

February 8th & 15th
March 8th & 15th
September 27th
October 11th & 18th
November 8th & 15th

As I understand things, the dates in question are February 22nd, March 22nd & 29th, October 25th & November 22nd as they are considered consecutive to the allowed dates and cannot be authorized by staff without City Council approval.

Please know these Meat Shoot events are major fundraisers for our organization and the money earned during the fundraisers is in turn used to help many others in the area. Fairview Heights Elk's Lodge #664 is very thankful for your generous time and consideration.

Sincerely,

Wayne Wallace
Chairman, Meat Shoot Event
618-420-0503

Elk's Lodge 2015 Calendar Meat Sheet Events

January 2015						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2015						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2015						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2015						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2015						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2015						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2015						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2015						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2015						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2015						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2015						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2015						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

calendarVIP

Lud approved dates

Additional Dates by Way of City Council

FAIRVIEW HEIGHTS
Crossroads of Prosperity

CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

January 21, 2015

B.P.O.E. Elks Lodge #664
9480 Old Lincoln Trail
Fairview Heights, IL 62208

To Whom It May Concern:

Permission is hereby granted for the Fairview Heights Elk's Lodge to conduct a meat shoot at 9480 Old Lincoln Trail from 11:00 a.m. until dusk on:

- February 8, 15, & 22, 2015
- March 8, 15, 22, & 29, 2015
- September 27, 2015
- October 11, 18, & 25, 2015
- November 8, 15, & 22, 2015

Permission is granted per Ordinance No. 190, Chapter 27, Section 27-1-18

Extreme caution should be used in the discharge of firearms at all times. It is important that you realize that it is unlawful for any person to possess a firearm in an establishment that sells alcoholic beverages. We request that you place a sign at all doors indicating that firearms are not allowed inside the building where alcoholic beverages are sold.

Sincerely,

Gail D. Mitchell

Gail D. Mitchell
Mayor

cc: Chief Nick Gailius, Fairview Heights Police Department
Ed Frawley, Code Enforcement Officer

INTEROFFICE MEMORANDUM

To: City Council
From: Tim Tolliver
Subject: Planning Design Studio Invoice
Date: January 21, 2015

In accordance with Resolution No. 3861-2014 approving additional fees for design of Lincoln Trail TIF Streetscape Improvements proper documentation must be submitted to proper committee pursuant to the request for the fee adjustment. The invoice and documentation regarding work completed is attached for Planning Committee review.

Planning Design Studio
727 North First Street -Suite 360 St. Louis, Missouri 63102 Telephone 314 231 3600

Invoice # **J14.25-14.12**

Submitted to: City of Fairview Heights
10025 Bunkum Road
Fairview Heights, Illinois 62208
Attention: Mike Malloy, AICP - Director of Economic Development

Date December 18, 2014
Invoice Period November 16 through December 15, 2014
Project **Lincoln Trail Streetscape Improvements - ADDITIONAL SERVICES (NTE $5,000.00)**
PDS Project # J14.25 As Authorized: September 16, 2014

INVOICE SUMMARY

PDS Labor Category	Hrly Rate	Current Invoice Hours (A)	Current Invoice $'s Earned	Prior Invoices Total Hours (B)	Job Inception to Date Total Hrs (A+B)	Job Inception to Date Total $'s Earned
Principal	$140	4.5	$630.00	16.0	20.5	$2,870.00
Senior Professional	$120	0.0	$0.00	1.5	1.5	$180.00
Professional	$85	0.0	$0.00	0.0	0.0	$0.00
Associate Professional	$60	11.0	$660.00	1.0	12.0	$720.00
Technical/Administrative	$50	0.0	$0.00	0.0	0.0	$0.00
	Total Hours	15.5		18.5	34.0	
TOTAL PDS LABOR FEE EARNED			$1,290.00			**$3,770.00**

Subconsultants & Reimbursible Cost	Current Invoice	Prior Invoices	Total Inception to Date
Subconsultant	$0.00	$0.00	$0.00
Reimbursable Other Direct Cost (See Attached for Backup)	$0.00	$0.00	$0.00
TOTAL SUBCONSULTANT & REIMBURSIBLE COST EARNED			**$0.00**

	NTE Amount	% Fee Earned	
TOTAL FEE EARNED -Authorized Not-to-Exceed Amount =	**$5,000.00**	**75%**	**$3,770.00**
LESS PRIOR INVOICES			$2,480.00
AMOUNT DUE THIS INVOICE			**$1,290.00**

Please remit payment to:

Planning Design Studio LLC
727 North First Street - Suite 360
St. Louis, Missouri 63102

Respectfully submitted
Planning Design Studio LLC

Noel T. Fehr, Project Manager

Description of Task Completed:

1. Finalize the "Trace Paper" hand sketch over plan and aerial that addresses the issues identified by Pace Properties
2. Based on concurence of updated plan by the City and Pace, prepare an updated color rendered site plan of the Phase 1 area.
3. Prepare for and attend the December 4 Fairview Heights TIF Commission Meeting

Planning Design Studio LLC
Time by Job Summary
November 16 through December 15, 2014

	Nov 16 - Dec 15, 14	
J1425 Lincoln Trail St - Hourly		
Fehr, Noel T.	4.50	
Hargrave, Jacob R.	11.00	
Total J1425 Lincoln Trail St - Hourly		15.50
TOTAL		15.50