

Committee Members:

Justin Gough
Bill Poletti
Frank Menn
Pat Baeske
Harry Zimmerman

A G E N D A
COMMUNITY COMMITTEE
Wednesday, April 20, 2016 – 7:00 p.m.
Council Chambers
Fairview Heights City Hall
10025 Bunkum Road

Public Participation

Approval of Minutes – [March 2016 Meeting](#) [UCC Meeting](#)

Parks & Recreation
Alderman Justin Gough, Chairman

1. [Parks and Recreation Director's Report](#)
2. Pleasant Ridge Park Hiking Trails
3. [Recreation Feasibility Study](#)

Development
Alderman Bill Poletti, Chairman

1. [Economic Development Director's Report](#)

Planning
Alderman Pat Baeske, Chairman

1. [Land Use Director's Report](#) [Director's Report](#)
2. [ZBA 02-16 Area Bulk Variance - 9273 W. State Rte. 161 - Jacob Five Enterprise](#)
3. [ZBA 03-16 Area Bulk Variances - 238 Circle Drive Country - View Homes Joe Ernst](#)
4. [PC 07-16 Development Plan - 5 Ludwig Drive - E.W. Reichert](#)
5. [PC 08-16 Development Plan - 5900 N. Illinois – Tsou Chin Wang-Sengsarichunh](#)
6. [PC 09-16 Zoning Text Amendment – 2012 ICC Codes – City of Fairview Heights](#)
7. Home Builders Association
8. [Special Event - 10207 Lincoln Trail St.- John UCC - Community Garden Farmer's Market](#)
9. [Section 25-1-1 Specific Nuisances – \(H\) Discarded Materials](#)

THE CITY OF FAIRVIEW HEIGHTS
COMMUNITY COMMITTEE MINUTES
Wednesday, March 16, 2016 - 7:00 p.m.
City Council Chambers
10025 Bunkum Road, Fairview Heights, IL

Committee Members in attendance – Justin Gough, Pat Baeske, Frank Menn, Harry Zimmerman

Committee Members absent – Mayor Mark Kupsky, Ex-officio, Bill Poletti

Other Aldermen and Elected Official in attendance – Brenda Wagner, Denise Williams, Pat Peck, City Clerk Karen Kaufhold

Staff in attendance - Parks & Recreation Director Angie Beaston, Land Use Director Tim Tolliver, Economic Development Director Mike Malloy, City Attorney Jim Gehrs

Recorder – Cheryl Kleb

Public Participation

None.

Approval of February 17, 2016 Minutes

Motion and second to approve said minutes as written were made by Aldermen Justin Gough/Harry Zimmerman. The motion carried by voice vote and was unanimous.

Development Committee

Alderman Justin Gough, Acting Chairman

Economic Development Director's Report

Director Malloy presented his written report to Committee for review. There were no questions.

Consider authorizing an Enterprise Zone application fee of \$500.00

Director Malloy requested approval to authorize an Enterprise Zone application fee of \$500.00.

Motion and second to recommend to City Council to approve said request were made by Aldermen Pat Baeske/Justin Gough. Motion carried by voice vote and was unanimous.

Discuss revised schedule for TIF #5; review next steps

Director Malloy presented a revised TIF #5 schedule for review and discussion. No action taken. Director Malloy announced that there will be a Special Community Committee meeting on March 29, 2016 at 7:00 p.m. to discuss TIF #5.

Parks & Recreation Committee

Alderman Justin Gough, Chairman

Parks Director's Report

Director Beaston presented her written report for review by the Committee. There were no questions.

Presentation of information regarding Community Clean Up Day

Director Beaston briefed Committee regarding the specifics of the Community Clean Up Day to be held in Everett Moody Park on April 23rd. No action taken.

Planning Committee

Alderman Pat Baeske, Chairman

Land Use Director's Report

Director Tolliver presented his written report to Committee for review. There were no questions.

Extenet – right of way permit

This item was removed from the agenda. No action taken.

Special Event – St. Clair Square National Health and Nutrition Examination Survey

Director Tolliver presented a request from the Department of Health and Human Services to conduct a National Health and Nutrition Examination Study Special Event to be held in the north east corner of St. Clair Square parking lot.

Gessi Rincon was present and available to answer questions.

Motion and second to recommend to City Council to approve said request were made by Aldermen Harry Zimmerman/Justin Gough. The motion carried by voice vote and was unanimous.

PC 03-16 Development Plan, 10518 Lincoln Trail, Steve Campo (Auto Spa)

Director Tolliver briefed Committee on Planning Commission case PC 03-16. Planning Commission recommended approval of the request.

Steve Campo was present and available to answer questions.

Motion and second to recommend to City Council to approve said request were made by Aldermen Justin Gough/Frank Menn. The motion carried by voice vote and was unanimous.

PC 04-16 Development Plan, 5601 Old Collinsville Rd, Wendy Fuchs

Director Tolliver briefed Committee on Planning Commission case PC 04-16. Planning Commission recommended approval of the request

Wendy Fuchs was present and available to answer questions.

Motion and second to recommend to City Council to approve said request were made by Aldermen Justin Gough/Frank Menn The motion carried by voice vote and was unanimous.

PC 05-16 Zoning Map Amendment & PC 06-16 Development Plan, 9109 St. Clair Ave & 1407 Second Ave. Gene Quayle

Director Tolliver briefed Committee on Planning Commission cases PC 05-16 and PC 06-16. Planning Commission recommended approval of both of the requests.

Gene Quayle was present and available to answer questions.

Motion and second to recommend to City Council to approve said request were made by Aldermen Frank Menn/Harry Zimmerman. The motion carried by voice vote and was unanimous.

Adjournment 7:55 p.m.

Submitted By:

Recorder

DRAFT

THE CITY OF FAIRVIEW HEIGHTS
COMMUNITY COMMITTEE MINUTES
SPECIAL CALL MEETING
Tuesday, March 29, 2016 - 7:00 p.m.
City Council Chambers
10025 Bunkum Road, Fairview Heights, IL

Committee Members in attendance – Bill Poletti, Frank Menn (arrived 7:45 p.m.), Pat Baeske, Harry Zimmerman, Mayor Mark Kupsky, Ex-officio (arrived 7:45 p.m.)

Committee Members absent – Justin Gough

Other Aldermen and Elected Official in attendance – Brenda Wagner, Pat Peck, City Clerk Karen Kaufhold, Dennis Baricevic (arrived 7:45 p.m.)

Staff in attendance - Economic Development Director Mike Malloy, City Attorney Jim Gehrs (arrived 7:45 p.m.) Director of Land Use and Development Tim Tolliver (arrived at 7:45 p.m.)

Recorder – Cheryl Kleb

Public Participation

None.

Development Committee

Alderman Bill Poletti, Chairman

Economic Development Director's Presentation of Ludwig Drive TIF Redevelopment Plan by EDR

Director Malloy presented the Ludwig Drive TIF Redevelopment Plan by EDR.

Gene Norber and Julian Jacquin with EDR were present and gave an overview of the Ludwig Drive TIF Redevelopment Plan.

Economic Development Director's Presentation of State Route 159 North TIF Redevelopment Plan by EDR

Director Malloy presented the State Route 159 North TIF Redevelopment Plan by EDR.

Gene Norber and Julian Jacquin with EDR were present and gave an overview of the State Route 159 North TIF Redevelopment Plan.

Consider approval of Inducement Resolution for the Ludwig Drive TIF

Director Malloy requested approval of an Inducement Resolution for the Ludwig Drive TIF.

Consider approval of Inducement Resolution for State Route 159 North TIF

Director Malloy requested approval of an Inducement Resolution for State Route 159 North TIF.

Consider approval of an ordinance establishing a Special Tax Allocation Fund for the Ludwig Drive TIF

Director Malloy requested approval of an ordinance establishing a Special Tax Allocation Fund for the Ludwig Drive TIF.

Consider approval of an ordinance establishing a Special Tax Allocation Fund for the State Route 159 North TIF

Director Malloy requested approval of an ordinance establishing a Special Tax Allocation Fund for the State Route 159 North TIF.

Consider approval of an ordinance creating a TIF “Interested Parties” Registry and Adopting Registration Rules for Ludwig Drive TIF

Director Malloy requested approval of an ordinance creating a TIF “Interested Parties” Registry and Adopting Registration Rules for Ludwig Drive TIF.

Consider approval of an ordinance creating a TIF “Interested Parties” Registry and Adopting Registration Rules for State Route 159 North TIF

Director Malloy requested approval of an ordinance creating a TIF “Interested Parties” Registry and Adopting Registration Rules for State Route 159 North TIF.

Consider a motion to authorize the Interested Parties Registration Notice for the Ludwig Drive TIF to be published in newspaper of general circulation in City

Director Malloy requested approval of a motion to authorize the Interested Parties Registration Notice for the Ludwig Drive TIF to be published in newspaper of general circulation in City.

Consider a motion to authorize the Interested Parties Registration Notice for the State Route 159 North TIF to be published in a newspaper of general circulation in City

Director Malloy requested approval of a motion to authorize the Interested Parties Registration Notice for the State Route 159 North TIF to be published in a newspaper of general circulation in City.

Consider a motion to accept the Ludwig Drive TIF Redevelopment Plan and approve sending to all Taxing Districts and DCEO

Director Malloy requested approval of a motion to accept the Ludwig Drive TIF Redevelopment Plan and approve sending to all Taxing Districts and DCEO.

Consider a motion to accept the State Route 159 North TIF Redevelopment Plan and approve sending to all Taxing Districts and DCEO

Director Malloy requested approval of a motion to accept the State Route 159 North TIF Redevelopment Plan and approve sending to all Taxing Districts and DCEO.

Consider approval of an ordinance creating a JRB for Ludwig Drive TIF and setting a meeting date of Wednesday, May 11, 2016 at 11:00 a.m.

Director Malloy requested approval of an ordinance creating a JRB for Ludwig Drive TIF and setting a meeting date of Wednesday, May 11, 2016 at 11:00 a.m.

Consider approval of an ordinance creating a JRB for State Route 159 North TIF and setting a meeting date of Wednesday, May 11, 2016 at 9:30 a.m.

Director Malloy requested approval of an ordinance creating a JRB for State Route 159 North TIF and setting a meeting date of Wednesday, May 11, 2016 at 9:30 a.m.

Consider approval of an ordinance setting a Public Hearing date for Ludwig Drive TIF on Tuesday, June 14, 2016 at 6:30 p.m.

Malloy requested approval of an ordinance setting a Public Hearing date for Ludwig Drive TIF on Tuesday, June 14, 2016 at 6:30 p.m.

Consider approval of an ordinance setting a Public Hearing date for State Route 159 North TIF on Tuesday, June 14, 2016 at 7:00 p.m.

Director Malloy requested approval of an ordinance setting a Public Hearing date for State Route 159 North TIF on Tuesday, June 14, 2016 at 7:00 p.m.

Consider a motion nominating a public member Charles Kassly of the JRB for the Ludwig Drive TIF Redevelopment Plan

Director Malloy requested approval of a motion nominating a public member Charles Kassly of the JRB for the Ludwig Drive TIF Redevelopment Plan.

Consider a motion nominating a public member Charles Kassly of the JRB for the State Route 159 North TIF Redevelopment Plan

Director Malloy requested approval of motion nominating a public member Charles Kassly of the JRB for the State Route 159 North TIF Redevelopment Plan.

Under omnibus ruling, motion and second to recommend to City Council to approve agenda items #3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 were made by Aldermen Pat Baeske/Harry Zimmerman. The motion carried by voice vote and was unanimous.

Adjournment 8:10 p.m.

Submitted By:

Recorder

PARKS AND RECREATION DEPARTMENT

INTER OFFICE MEMO

TO: Elected Officials
FROM: Angela Beaston, Director of Parks and Recreation
DATE: April 18, 2016
SUBJECT: Parks & Recreation Committee Agenda Overview

Director's Report

The following is a synopsis of the Parks and Recreation Department:

April has been a very busy month for both the Parks and Recreation Departments. Both departments have been focused on completing projects as we quickly approach the end of the fiscal year.

Newsletter: The Parks and Recreation newsletter was distributed last week. In the summer newsletter you will find all of the programs and activities sponsored by the Recreation Department or held in one of the City Parks. Please take time to review the newsletter and familiarize yourself with all of the wonderful programs we offer the community.

Community Clean Up Day: The 1st Annual Community Clean Up Day will be held on Saturday, April 23rd from 9:00 – 3:00 p.m. I am still in need of volunteers for the event. If you are available to help out, please notify me so you can be added to the volunteer list.

Agenda Review

Agenda Item #1 – Director's Report: General discussion regarding items in report.

Agenda Item #2 – Pleasant Ridge Park Hiking Trails: A resident had concerns regarding the trails at Pleasant Ridge Park and wanted to discuss the items with the committee.

Agenda Item #3 – Recreation Center Feasibility Study: Staff is making a recommendation to enter into an agreement with The Sports Facilities Advisory (SFA) to conduct a feasibility study for the proposed Recreation Complex. Detailed information regarding the feasibility study can be found in the packet.



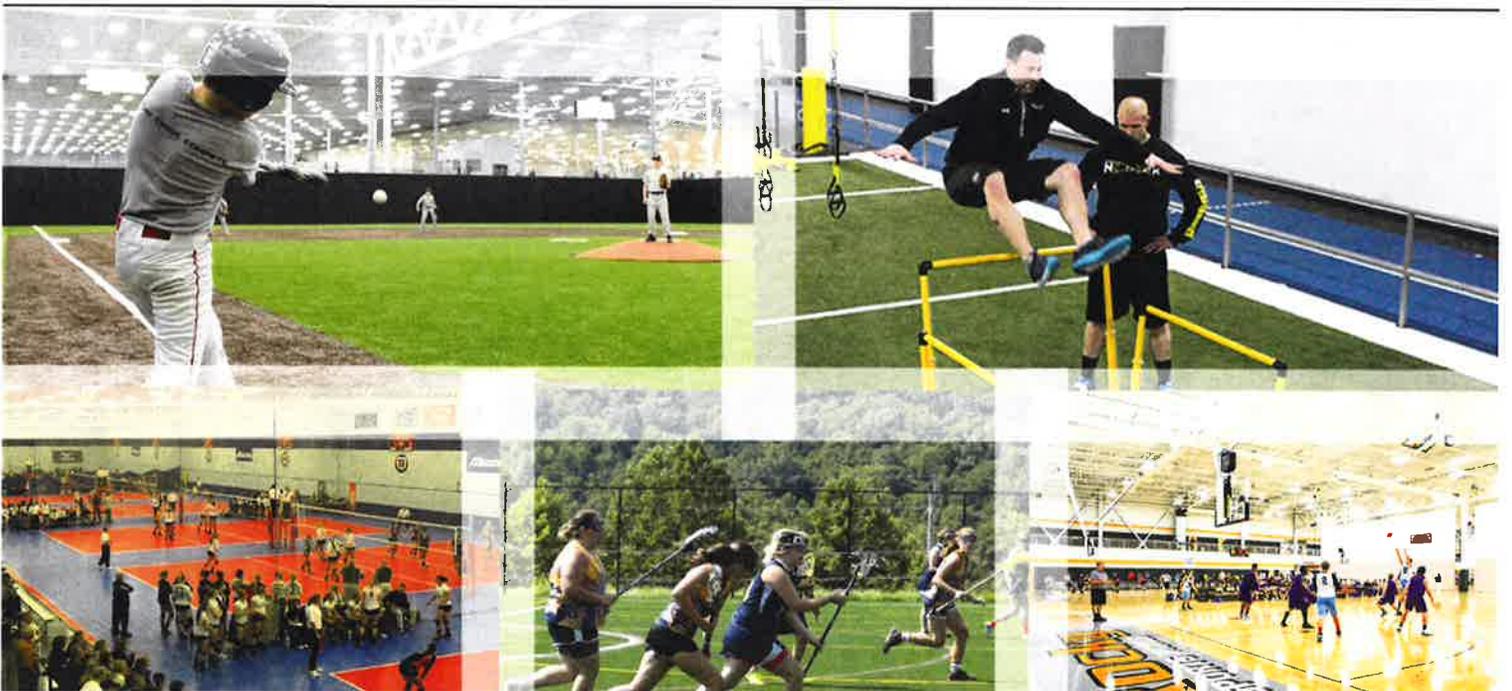
PROPOSAL

Presented to:

City of Fairview Heights

Attn: Angela Beaston

Market Study; Business Development Planning & Strategy Session;
Market Tour; Program Plan; Construction & Start-up Costs; Pro Forma,
Economic Impact Analysis; Feasibility Report



LETTER OF INTRODUCTION

March 28, 2016

Mayor Kupsy and Angela,

Thank you for your time last week. Per the discussion, this proposal outlines the steps and approach to analyzing the Fairview Heights, Illinois market. Please let me know if the proposed process is inconsistent with our conversations.

We look forward to the opportunity of working with you.

Sincerely,

A handwritten signature in black ink that reads "Dev Pathik". The signature is written in a cursive, flowing style.

Dev Pathik

Founder & CEO

The Sports Facilities Advisory &

The Sports Facilities Management

600 Cleveland Street, Suite 910 | Clearwater, FL 33755

Phone: 727.474.3845 | Fax: 727.361.1480

DPathik@sportadvisory.com | www.sportadvisory.com

SCOPE OF SERVICES

Step 1: Preparation and Market Demographics Study

In this step, SFA will review any existing data, documentation, and resources related to this project. Additionally, SFA will conduct preliminary market research, which will encompass demographics, sports participation in the region, and an analysis of existing service providers (competition). This work will provide insight into the market that will assist us in our preparation for Step 2.

Step 2: Site Visit and Business Development Planning and Strategy Session (BDPS),

The strategic planning session will be facilitated by SFA to provide insights into the project vision, history, goals, and constraints. These meetings will also help to ensure that SFA and your team are aligned regarding information sharing and project milestones moving forward. The Strategic Planning Meetings will encompass a presentation of the market research and discussions related to project goals and plans for land/building acquisition and renovation.

The site visit will include a local market tour, visits to potential sites for the new development, and tours of existing sport and recreation centers and parks. In most cases the Strategic Planning Session is held from 11-2 p.m. with the site visit and market tour to follow.

Step 3: Establish Site Selection Criteria

SFA will identify the total land needed and identify a maximum price per acre for the project to be viable. Based on these criteria, the client will be able to identify, qualify, and eliminate parcels.

Step 4: Program Plan

Based on the results of the Market Analysis and Strategic Planning Session, SFA will provide a program plan outlining the acreage, square footage, ceiling height requirements, and the dimensions for storage, restrooms, food concessions, lobby entry way, mechanical electrical and other spaces to be included in the project planning phase. This will ultimately serve as the basis for the detailed financial analysis. This program plan will be identified to allow SFA to run a preliminary analysis and arrive at construction and start-up costs to assist the Client in making informed decisions about the development program and facility design considerations.

Step 5: Construction & Start-up Cost Estimates

We will next provide a preliminary construction and start up cost estimate. This will include the programmable and non-programmable spaces and costs for a fully developed building with pre-opening operational expenses. To be considered during this step:

- Playing surfaces and activity spaces
- Type, size, number of rec areas
- Space configuration, aesthetic features
- Support spaces (offices, locker rooms, party rooms, medical facilities, etc.)
- Infrastructure needs
- Possibilities for future expansion
- Fixtures and equipment needed
- Features that would support cost recovery and surplus revenues while limiting operating costs

Finally, based on the identified program plan and the order of magnitude determinations, SFA will provide



a master project budget, which includes construction, and start-up cost estimates for the development.

Step 6: SFA will conduct a web-based review of these findings before proceeding with Phase II

Price Quote (Phase I, Steps 1-6): \$19,000.00 + Reimbursable Travel Expenses

This price quote assumes 2 SFA representatives facilitating the BDPS onsite as well as analysis, review, and input from SFA's business and market analysts, management advisors, and executives. Travel expenses encompass flights, hotel accommodations, ground transportation and associated fees (parking, tolls, etc.), and meals, which will be billed at \$55 per consultant per day.

PHASE II:

Step 1: Detailed Financial Model & Forecast (Pro Forma)

In this step, SFA will complete more in-depth research/analysis to produce a 5-year cash flow forecast for the new facility. SFA's pro formas are detailed, institutional-grade financial forecasts. This stage of analysis will include detailed research, assumptions, and back-up data for each facility program area and for each product offering, as well as direct calls to local sports organizations, other potential user groups, and industry vendors and alliances. The Pro forma will be highly detailed, with the analysis encompassing the following key elements:

- The Business Model
- Debt-to-Equity mix and debt service amortization table
- Program spaces and space requirements
- Parking considerations
- Revenue by product/program
- Program schedule and utilization projections by program and by season/session
- Facility and operating expenses
- Management and staffing expense

This stage of work will "right size" the facility given the vision, space requirements, and programming needs that can facilitate a successful and financially viable model. The pro forma will define in very clear terms, the financial results, risks, upside, and sensitivity of the business model.

Step 2: Feasibility Report

This document, which shall serve as an executive level summary, addressing the feasibility and financial potential for each location, will be prepared with the understanding that it may become part of a package for the founding team to secure funding. As with all SFA documents, this report will be developed for the eye of a broad audience including sophisticated funding sources. Each Feasibility Report will include:

- An executive summary
- Overview on the key team members
- Overview on potential strategic alliances
- Market research including demographics
- An outline of the programming, sports offerings, revenue streams
- Conclusion and key findings/ recommendations

Step 3: Onsite Presentation of Findings

To conclude our scope of work, SFA will travel back to the City of Fairview Heights to facilitate a formal presentation of the findings and recommendations for the move-forward plan.

Price Quote (Phase II, Steps 1-3): \$22,000.00 + Reimbursable Travel Expenses

Travel expenses encompass flights, hotel accommodations, ground transportation and associated fees (parking, tolls, etc.), and meals, which will be billed at \$55 per consultant per day.

ADDITIONAL SERVICES

Financing Support

SFA's strategy and advisory services, introductions to our preferred Investment Bankers, presentation materials, and other support is intended to provide everything necessary to attract investor support. SFA also has extensive experience in structuring public private partnerships, which can include tax abatement, guaranteed lease payments by public entities, advantageous land lease rates, marketing support, and other forms of public contribution. The financing strategy for each project is unique. Your definition of success, the types of funding that your program plan and organization qualify for, the size of the capital requirement, and other factors will influence the strategy and terms. Every SFA Financing Support Package begins with a strategy and planning session. This is a 3 to 4 hour planning session with pre and post work. Next, SFA will produce a timeline and schedule for the production and delivery of the critical documents and presentation materials, as well as consult and support that are needed throughout this process. We then move into a series of action steps, weekly or every other week calls, and presentations as we raise the necessary capital. SFA will often involve an investment bank in this process to bring additional expertise and contacts. This additional partner may require fees or a percentage of capital raised.

Operations and Opening Development Plan & Timeline

Once we have arrived at a final program plan we will need to document the pre-opening process as a project plan or development timeline. This detailed pre-opening timeline will include a date-driven set of action items which will set the deadlines for brand creation, vendor bid procurement, bid review and approval, major construction milestones, staff hiring, operations manual development, pre-opening marketing, Grand Opening events planning, and literally hundreds of other projects that will need to be accomplished in a sequential order to achieve an on-time opening with an operations and staff that work well.

The purpose of this plan is to provide all parties with a common set of expectations, dates, milestones, action items, and accountabilities. This timeline provides your team with the schedule of events that are necessary for a successful opening. It will include hundreds of pre-opening projects that can be managed by SFM or a combination of SFM and other vendors selected by your team. The Development Timeline will detail action plans and timelines for:

- Pre-opening staffing and recruitment schedule
- Pre-opening brand and marketing action plan
- Pre-opening facility development process to include vendor selection, construction timeline, major sequencing of sports/lighting, concessions, seating, and other aspects of the sports complex development process.
- Bookkeeping procedures and financial reporting structures
- Point of sale and cash, credit card, and other payment procedures
- Development of the employee and operations manuals
- Website and communications plan
- Pre-opening sales/contracting plan
- Pre-opening facility operations, security, maintenance, plan
- Pre-opening budget review and construction project review meetings with your team
- Grand Opening Events Plan
- And a variety of other aspects that will be critical for a successful and on time opening

SFM's Asset Management & Oversight

In this scenario, you would provide the GM and all the staff and SFM would facilitate weekly management team meetings by phone and monthly "budget versus actual" meeting in person. This level of service would support the optimization and growth of the business. The benefit of this level of management service is that investors like to know that SFM will review the books monthly and provide consultation through the first 1-2 years.

OR

SFM's Full-Time Management Services (FTM)

SFM's Full Time Management Services (FTM) includes the placement of a full-time SFM-employed GM and Assistant GM in your facility. This solution includes the selection and ongoing development of your GM/AGM. As an SFM GM/AGM your facility will be led by an individual who is fully accountable to SFM and who views their role in optimizing your facility as a true career path. Far too often facilities are led by a GM who is content with status quo. SFM's culture attracts and develops ambitious, bottom-line oriented managers.

Additionally, only SFM GM/AGM's are part of the SFM network of GM's. This means that your facility will be led by a GM/AGM who participates in the SFM weekly call with other SFM employed GM's and with the team of SFM operations advisors. This call requires each facility manager to report in on the progress they are making against established goals and it provides opportunity for each of our GM's to seek perspective from other managers who are dealing with or have already overcome similar challenges. The result is that your facility will be managed to utilize the culture of accountability, best practices, proven strategies, and profit-focused tactics that are constantly honed within the SFM FTM network.

With SFM's FTM program, your GM/AGM will reports directly to the COO and VP of SFA. The GM will be fully accountable to employing SFA best practices and to executing on every action item identified in your annual business plan and monthly action plan. No excuses and no gap between the plan, goal, and the on-the-ground execution.

With the FTM program you benefit from:

- Full-time SFM General Manager and Assistant General Manager
- GM constant learning and accountability through the SFM FTM National Network
- Replacement of GM and placement of temporary, experienced GM in event of a departure
- A career-minded industry professional
- A culture of accountability
- Annual Business Plan written for your facility by SFM
- Monthly "budget vs. actual" meeting and monthly action planning session
- Weekly participation in the SFM FTM Network
- Quarterly Performance Evaluation of the GM with a copy of each evaluation sent to you; you can participate in every evaluation as well
- Unlimited access to the SFM library of Customer Service, Group Events Sales, Revenue Optimization Resources
- Monthly owners report and board/owners meeting to include the GM and an SFM Owner
- Direct reporting of your GM into SFM ownership

QUALIFICATIONS

Sports Facilities Advisory, LLC | Sports Facilities Management, LLC

www.Sportadvisory.com

600 Cleveland Street, Suite 910, Clearwater, FL 33755 | P: (727) 474-3845 | F: (727) 361-1480

Year Established: 2003 | Type of Ownership: LLC

FIRM OVERVIEW

The Sports Facilities Advisory (SFA) and The Sports Facilities Management (SFM) are transforming the sports industry through enterprise level program planning, financial forecasting, and proven management that supports the requirements of today's financing sources. We serve government clients and private developers and have overseen the successful planning and opening of today's most notable and successful facilities. If you are planning a new center, attempting to evaluate your opportunities, or currently own facilities that you wish to optimize, SFA and SFM are perfectly suited to support your goals.

Since our founding in 2003, we have produced the funding documents, feasibility studies, program plans, construction and start-up budgets, and management plans for a portfolio of projects totaling more than \$5 billion in sport, recreation, fitness, and entertainment venues.

Our management services include full time and management consulting services which improve current operations and provide public and private owners with enterprise level marketing, events booking, membership sales, sponsorship sales, operations management, bookkeeping, human resources, legal/risk management, and much more.

We are deeply connected throughout communities and sports industry, which allows our clients to take advantage of unique offerings, and provide our team with the broad perspective needed to help our clients make good decisions. From master and strategic planning to financing and successful operation, our team and our network creates opportunities that far exceed anything else available in today's highly competitive sports landscape.

We recognize that every project is unique and that our role for each project includes teaming with others. That's why we are built for collaboration. Unlike more narrow practices, SFA and SFM work across a very broad range of sports. From traditional sports and tournament destinations to entertainment venues, adventure and action sports, water sports, and all types of endurance events, we have analyzed and led developments in nearly every sector and in locations around the world. This means that when you speak with SFA or SFM you are also directly connecting with the national governing bodies, best vendors, designers, financiers, and skilled operators from around the world.

SERVICES

SFA assists clients with the Planning and Funding services:

- **Strategic and Master Planning Services** include detailed financial forecasts, feasibility studies, market reports, program development, design support, master planning, and economic impact forecasting. Our proprietary methods produce the industry's most accurate financial forecasts with assumptions rooted in real world data, regional and national benchmarks, and management experience.
- **Funding Services** include documentation and presentation services to funding sources including government decision-making bodies, private equity groups, bondholders, banks, investors, underwriters, and other non-traditional funding sources.

SFM serves clients in the Opening and Management of new facilities and to provide Optimization services to existing venues.

- **Opening Services** include the setup and development of operational systems, staff recruitment and training, pre-opening marketing and sales, equipment procurement, program development, grand opening planning. Essentially SFM serves as the single point of accountability to the client and serves throughout the process as the owner's representative and chief advisor.
- **Management Services** include full-time facility management and asset management or management advisory services. SFM can take full responsibility for the day-to-day operations or provide systems and processes to existing operations. SFM's full-time managed assets regularly outperform industry benchmarks based on our innovative approach to programming, leadership, and driving bottom line results.
- **Optimization Services** include facility and operational reviews, marketing and sales systems development, and turnaround services for existing operations. These services are designed to integrate SFM's proven systems into operations that are under-performing. SFM has supported several multi-million dollar turnaround projects that have taken clients from annual losses into profitability.

KEY PERSONNEL



Dev Pathik

Founder & CEO

The Sports Facilities Advisory | The Sports Facilities Management

For more than 20 years Dev has owned, operated, and advised, a wide range of sport, adventure, education, and special events venues. He is widely regarded as an industry innovator who has integrated adventure sports, leadership development, and traditional sports to develop highly impactful operations that make a difference to communities. He is focused on the future of sport and the societal impacts that well planned and managed operations can support. Under his leadership SFA|SFM have achieved a global brand presence as the leader in the planning, finance, and management of community sport and recreation centers.

His commitment to youth and amateur sports is rooted in the impact that sport played in his life. As a swimmer, mountaineer, and adventure athlete Dev has traveled in some of the most remote locations in the world and been part of numerous expedition teams. He is passionate about the benefits of team sports and wholesome activity for youth and families. Dev's expertise and thought leadership has been sought out by The Wall Street Journal, Forbes, MarketWatch, CNBC, NBC, The Aspen Institute Sports & Society and many other industry press outlets.

Jason Clement

Founding Partner & COO

The Sports Facilities Advisory | The Sports Facilities Management

Jason has lead SFA and SFM's development as globally recognized leaders focusing on transforming the health and economic vitality of the youth and amateur sports marketplace. Jason provides strategy and execution while overseeing the organizational development with emphasis on the core values within the SFA|SFM culture.

Jason transitioned from sports facility architecture and corporate real estate asset management prior to joining SFA as a partner in 2005. He conceptualized and led the launch of SFM overseeing the development of the organization and management systems. He is also an experienced advisor having provided strategy, financial, and operational expertise to new and existing venues throughout the U.S., the Caribbean, Europe, Middle East, Canada, Asia, Africa and Central America.



Recognized by the Tampa Bay Business Journals as its "2012 40-under-40 Hall of Fame" honoree for business accomplishments and community/philanthropic involvement, Jason remains focused on initiatives that promote family, youth development and community.



Eric Sullivan

Partner

The Sports Facilities Advisory | The Sports Facilities Management

Having served in nearly every operational role through SFA|SFM's growth, Eric Sullivan now assists new clients in strategic planning and aligning our services to the client needs. Early in his career, Eric developed the original financial and market analysis tools that SFA is most well known for and led the first facility opening projects in our company history that paved the way to SFM. Since joining SFA|SFM in 2006, Eric has overseen and advised dozens of facility developments from market research and feasibility through development and into operations. Eric's work in the public sector includes both community recreation and sports tourism facilities, as well as, several private and non-profit projects. These projects have led to work in the United States, Canada, Caribbean, United Kingdom, Latin America, Asia, and the Middle East. Eric currently leads SFA|SFM's expansion efforts in our continued vision to integrate sports, fitness, education, leadership development, and adventure sports into communities around the globe.

In 2012, he was honored as a member of the Tampa Bay Business Journal's "30 Under 30" Up and Comers class. In total, Eric has been a catalyst for SFA's growth, leading the entire planning, funding, and grand opening of more than \$750 million in sports, fitness, recreation, and entertainment facilities.

Evan Eleff

Vice President

The Sports Facilities Advisory

Evan oversees SFA's team of strategic advisors, business analysts, and research specialists, providing leadership and direction in the development and delivery of all facility planning products and services. Since joining SFA in 2012, Evan has served a portfolio of over 125 projects totaling more than \$1.5 billion in planned and operational sports tourism, community recreation, and large-scale, master-planned sport and recreation destinations.

Prior to joining SFA, Evan spent more than eight years in facility operations and program development in the sports and wellness industry. Evan holds a Master's Degree in Sports Management from University of Florida and formerly served as operations director for the largest YMCA branch in the Tampa Bay region.





Jack Adams
Vice President
The Sports Facilities Management

Jack has overseen SFM since its founding. He is responsible for operating and optimizing sports, recreation, entertainment, and special event businesses throughout the U.S. His remarkable and successful career has spanned almost twenty years of operations, marketing, and programming of complex and multiplex facilities and venues in dozens of markets. These operations have included live entertainment including the world's biggest names in music, dance, and theatrical & comedic performances.

They have featured sports, recreation, concessions, restaurants (from high-volume to five-star dining,) hotels, retail, and real estate management components. These operations have also been in privately held, publicly traded, non-profit, and government/municipal environments. A graduate of Worcester State University, Jack's venues were recognized as Pollstar Magazine's "Top 100 Clubs" for 10 years, including five years at #2 worldwide. He also led one of Billboard Magazine's "Worldwide Top 100 Nightclubs" for two years.

Jack specializes in multiple revenue center and corporate operations, programming and talent procurement, branding, marketing, PR, promotions, entertainment, forecasting, revenue and profit growth, cost control, optimization, leadership and team building, training, IT systems, risk and crisis management, planning and funding, project management and development, and new venue openings.

Steve Goris
Planning & Management Advisor
The Sports Facilities Advisory | The Sports Facilities Management

Steve has spent his career overseeing hotel, convention center, and sports facility developments. His work in urban revitalization projects has included roles in the planning, financing, and operational phases of sports tourism, community sport, convention center, and hotel improvements. Steve is currently providing strategy, management, and finance services to a number of communities throughout the United States and internationally. He most recently oversaw the development and opening of the largest indoor sports complex in North America, Spooky Nook Sports in the Lancaster, Pennsylvania region.



Prior to the opening of Spooky Nook Sports, Steve worked as a hospitality consultant with Interstate Hotels and Resorts where he worked with Marriott and the exclusive Kalahari Resorts.



Dan Morton

Business/Financials Analyst and Project Manager

The Sports Facilities Advisory | The Sports Facilities Management

Much like a baseball organization that finds success with its “homegrown” talent, Dan learned the business at Temple University’s School of Tourism and Hospitality Management. He gained real-world experience at SFM-managed BucksMont Indoor Sports Center and now serves as a business analyst and project manager.

Dan has served a portfolio totaling more than \$1 billion in new facility development plans. Dan utilizes a blend of operational experience combined with analytic modeling to produce the key resources and data sets that are utilized in financing new projects.

Bruce Rector

Advisor and General Counsel

The Sports Facilities Advisory | The Sports Facilities Management

Bruce taught Sports Law for more than 20 years and served as an athletic trainer assistant for the Indianapolis Colts. He served as the 58th president of Junior Chamber International (JCI), a 200,000-member organization of young leaders and entrepreneurs from over 100 countries.

Prior to joining SFA|SFM, Bruce was President of KBA Sports, Inc., in Lexington, Kentucky where he led a team of professionals in organizing, hosting, and managing large sports and recreation programs including regional and national championship tournaments. In his final year at KBA Sports, the organization attracted over 500,000 visitors for various tournaments and events. An inspiring speaker, trainer and author on leadership topics, Bruce is the author of Monday Morning Messages: Teaching, Inspiring and Motivating to Lead (Xephor Press 2005).



MEMORANDUM

TO: Elected Officials

FROM: Mike Malloy, Director of Economic Development

DATE: April 15, 2016

SUBJECT: Development Committee Agenda Overview

Economic Development Director Report:

1. No items requiring action are on the April 20, 2016 Development Committee agenda.
2. Staff continues to work with Public Works and Engineering and the city's consultants (Oates/PDS) to finalize the construction drawings for Phase I of the Lincoln Trail Streetscape project.
3. Hoyleton Ministries has relocated its corporate offices from Hoyleton, IL to #8 Executive Drive, Fairview Heights. 65-75 employees have transferred to their Fairview Heights corporate offices.
4. Staff continues to work with the owner and contractor to place a NAPA Auto Parts store at 10408 Lincoln Trail.
5. Staff spearheaded the process to allow the sale of city property (10408 Lincoln Trail) via a sealed bid procedure.
6. Midwest Summit Academy (private school) will be soon opening at 5601 Old Collinsville Road with an initial 20 students, with enrollment targeted to climb to 60 in the near future.
7. A White Barn Candle store will be opening in St. Clair Square this fall.
8. Encore (shoes/accessories) will be opening a 12,000 square foot store in St. Clair Square this fall.
9. The proposed Ludwig Drive TIF and proposed State Route 159 TIF and their creation moves several steps closer to reality with City Council taking actions on April 5th and April 19th. Public Hearings for the proposed Ludwig Drive TIF and proposed State Route 159 TIF are scheduled for June 14, 2016 at 6:30 p.m. and 7:00 p.m. respectfully.
10. Mayor Kupsy announced on March 19th that the city intends to construct a Recreation Center containing an estimated 50,000 sq. ft. at a cost of \$10-12 million with the opening targeted for 2019 (city's 50th anniversary).
11. Staff coordinated the review of five (5) applications seeking 2016 Hotel/Motel monies.
12. Staff worked with Metro East Regional Chamber of Commerce seeking 2016 Hotel/Motel monies to prepare an application for the Fairview Heights Audience Extension Campaign (Phase II).
13. Staff continues to work with CBL to have infrastructure constructed in the mall parking lot (east side) to accommodate festivals.
14. The 2015 unemployment rate for Fairview Heights is 5.7% (see attached).

15. Latest unemployment rates are attached. St. Clair County has a January 2016 unemployment rate of 7.8% vs. 7.3% in January 2015.
16. See attached article on supermarkets and power centers.
17. In early May, RHF (senior housing arm of the United Church of Christ) anticipates in early May hearing from the Illinois Development Authority on the success of the application to fund 60 senior housing units proposed for construction at 10207 Lincoln Trail.

Mike Malloy
Director of Economic Development

Mike Malloy

From: Niederhofer, Vicki <Vicki.Niederhofer@Illinois.gov>
Sent: Tuesday, April 05, 2016 4:21 PM
To: Mike Malloy
Subject: RE: News Releases

ANNUAL LABOR FORCE ESTIMATES FOR ILLINOIS SMALL COMMUNITIES (POPULATION LESS THAN 25,000)
UNOFFICIAL, UNPUBLISHED ESTIMATES (updated March 2016) - data subject to future revisions
See footnotes at bottom of report

Source: Illinois Department of Employment Security, Economic Information and Analysis

Area Title	County name	county FIPS	Census place code	Census 2010 total population	Year	Labor Force	Employment	Unemployment	Unemployment Rate
Fairview Heights city	St. Clair	163	25141	17,078	2015	9,236	8,712	524	5.7

Notes:

- 1) The county assigned to cities with boundaries overlapping two or more counties is the county with the largest number of residents, as reported in the 2010 Census.
- 2) Unemployment rates for very small communities are subject to large changes even on annual basis. Some caution should be used when interpreting and analyzing data for the smallest communities.
- 3) The small community report includes communities and geographic boundaries reported in the 2010 Census. The earliest year available is 2010.
- 4) Unemployment rates for Illinois communities with at least 25,000 residents, as of the latest annual Census Bureau population estimates, are available on-line at http://www.ides.illinois.gov/LMI/Pages/Local_Area_Unemployment_Statistics.aspx

From: Mike Malloy [<mailto:malloy@cofh.org>]
Sent: Thursday, March 31, 2016 1:11 PM
To: Niederhofer, Vicki
Subject: RE: News Releases

Vicki,
Do you have the annual unemployment rate for Fairview Heights yet?
Thanks
Mike



Bruce Rauner, Governor
Jeff Mays, Director

NEWS RELEASE

15

For Immediate Release
Thursday, March 17, 2016

Anjali Julka
Phone: 312.793.9635

Vicki Niederhofer
Phone: 618.277.8491

Unemployment Rates Increase in Most Metro Areas

Not Seasonally Adjusted Unemployment Rates

Metropolitan Area	January 2016	January 2015	Over-the-Year Change
Bloomington	6.5%	5.3%	1.2
Carbondale-Marion	7.7%	6.5%	1.2
Champaign-Urbana	6.7%	5.7%	1.0
Chicago-Naperville-Arlington Heights	6.6%	6.9%	-0.3
Danville	9.1%	7.7%	1.4
Davenport-Moline-Rock Island, IA-IL	7.1%	6.5%	0.6
Decatur	8.7%	7.8%	0.9
Elgin	7.5%	6.7%	0.8
Kankakee	8.7%	7.9%	0.8
Lake-Kenosha, IL-WI	7.0%	6.4%	0.6
Peoria	8.6%	7.2%	1.4
Rockford	8.5%	7.7%	0.8
Springfield	6.6%	5.9%	0.7
St. Louis (IL-Section)	7.4%	6.8%	0.6
Illinois Statewide	7.1%	6.8%	0.3

* Data subject to revision.

CHICAGO—Unemployment rates increased in a majority of the metro areas – as did the number of people entering the workforce – indicating many individuals did not find employment, according to preliminary data released today by the U.S. Bureau of Labor Statistics (BLS) and the Illinois Department of Employment Security (IDES).

“Though more people in Illinois entered the labor force, they were not able to find jobs,” said IDES Director Jeff Mays. “With Illinois trailing the rest of the country in job creation, we need structural reforms to get more people back to work.”

The unemployment rate increased in 13 metro areas and declined in one. Illinois businesses added jobs in nine metros, in which the largest increases were seen in: Rockford (+2.5 percent, +3,700), Lake-Kenosha (+2.1 percent, +8,200), and Carbondale-Marion (+1.8, +1,000). Total nonfarm jobs in the Chicago-Naperville-Arlington Heights Metro Division increased (+1.5 percent or +53,100). Illinois businesses lost jobs in four metro areas including Bloomington (-1.2 percent, -1,100), Danville (-1.0 percent, -300), and the Quad Cities (-0.9 percent, -1,700). The industry sectors recording job growth in the majority of metros

were: Retail (13 of 14), Mining and Construction (10 of 14), Education and Health Services (10 of 14), Leisure and Hospitality (nine of 14), Government (nine of 14), Professional and Business Services (eight of 14) and Other Services (eight of 14).

Not seasonally adjusted data compares January 2016 with January 2015. The not seasonally adjusted Illinois rate was 7.1 percent in January 2016 and stood at 12.2 percent at its peak in this economic cycle in January 2010. Nationally, the not seasonally adjusted unemployment rate was 5.3 percent in January and 10.6 percent in January 2010 at its peak. The unemployment rate identifies those who are out of work and looking for work, and is not tied to collecting unemployment insurance benefits.

Total Nonfarm Jobs (Not Seasonally Adjusted) – January 2016

Metropolitan Area	January 2016	January 2015**	Over-the-Year Change
Bloomington MSA	92,500	93,600	-1,100
Carbondale-Marion MSA	56,000	55,000	1,000
Champaign-Urbana MSA	106,500	105,400	1,100
Chicago-Naperville-Arlington Heights Metro Division	3,601,100	3,548,000	53,100
Danville MSA	28,900	29,200	-300
Davenport-Moline-Rock Island MSA	178,200	179,900	-1,700
Decatur MSA	50,000	50,000	0
Elgin Metro Division	247,500	244,100	3,400
Kankakee MSA	43,800	43,100	700
Lake-County-Kenosha County Metro Division	396,600	388,400	8,200
Peoria MSA	174,300	174,900	-600
Rockford MSA	150,900	147,200	3,700
Springfield MSA	111,000	110,000	1,000
Illinois Section of St. Louis MSA	232,100	228,200	3,900
Illinois Statewide	5,851,000	5,790,000	61,000

**Revised

(continued)



**Not Seasonally Adjusted Unemployment Rates
(percent) for Local Counties and Areas**

	Jan. 2016	Jan. 2015	Over-the- year Change
IL Section of St. Louis	7.4%	6.8%	+0.6
Bond	7.1%	6.1%	+1.0
Calhoun	9.5%	8.2%	+1.3
Clinton	6.2%	5.3%	+0.9
Jersey	7.9%	7.1%	+0.8
Macoupin	8.0%	7.2%	+0.8
Madison	7.5%	6.6%	+0.9
Monroe	5.4%	5.1%	+0.3
St. Clair	7.8%	7.3%	+0.5
Cities:			
Alton	9.4%	8.9%	+0.5
Belleville	7.8%	7.1%	+0.7
Collinsville	7.4%	6.7%	+0.7
East St. Louis	11.9%	11.8%	+0.1
Edwardsville	5.6%	5.0%	+0.6
Granite City	9.5%	7.8%	+1.7
O'Fallon	6.7%	6.1%	+0.6
Counties:			
Greene	7.9%	6.8%	+1.1
Randolph	6.6%	6.4%	+0.2
Washington	5.1%	4.3%	+0.8
Other Areas:			
LWA 21	8.1%	7.1%	+1.0
LWA 22	7.4%	6.6%	+0.8
LWA 24	7.2%	6.7%	+0.5
Southwestern Economic Development Region	7.3%	6.7%	+0.6

Metro East Highlights

Help Wanted

Area employers advertised for 6,000 openings in January and approximately 84 percent sought full-time employment, according to Help Wanted OnLine data compiled by the Conference Board. It is a global, independent business membership and research association. Employers actually need more workers than the help wanted ad indicates because some industries, such as construction, typically do not advertise job openings.

The January 2016 unemployment rate for the Illinois Section of the St. Louis Metropolitan Statistical Area was 7.4 percent, an increase of +0.6 percent from January 2015. The data is not seasonally adjusted.

The number of employed individuals increased by 5,348 to 321,124 in January 2016 from 315,776 in January 2015. The labor force increased by 8,259 to 346,956 in January 2016 from 338,697 in January 2015. In January 2016, there were 25,832 unemployed people in the labor force. This is an increase of 2,911, compared to the January 2015 total unemployed, 22,921.

Over the year, nonfarm payrolls increased by (3,900). Employment increased in Retail Trade (+1,100), Leisure and Hospitality (+1,000), Professional and Business Services (+700), Educational and Health Services (+600), Transportation, Warehousing and Utilities (+500), Mining and Construction (+400), Other Services (+200), Wholesale Trade (+100), and Information (+100).

Manufacturing (-400) and Government (-400) sectors showed job losses over the year. Financial Activities showed no change in employment over the year.

Note:

- Monthly 2015 unemployment rates and total non-farm jobs for Illinois metro areas were revised in February 2016, as required by the U.S. Dept. of Labor, Bureau of Labor Statistics (BLS). Comments and tables distributed for prior metro area news releases should be discarded as any records or historical analysis previously cited may no longer be valid.
- LWA— Local Workforce Area 21 is composed of Calhoun, Greene, Jersey, Macoupin, Montgomery, Morgan, Scott and Shelby Counties.
LWA— Local Workforce Area 22 is composed of Bond and Madison Counties.
LWA— Local Workforce Area 24 is composed of Clinton, Monroe, Randolph, St. Clair and Washington Counties.

###

[Home](#) > **More supermarkets move into power centers to capitalize on convenience**

More supermarkets move into power centers to capitalize on convenience

Publish Date: March 31, 2016

U.S. developers have started following a more European model of mixing retail uses by moving neighborhood grocery stores into power centers and lifestyle centers. The trend actually began about a decade ago, but it has gained momentum in recent years and shows no signs of slowing. The ground was broken, as it were, by traditional big-box stalwarts such as **Costco**, **Sam's Club**, **Target** and **Walmart**, all of which offer supermarket shopping, albeit in a different format: either warehouse-style or as a supplement to discount retail.

"Power centers are our strength," said Matthew A. Lougee, senior vice president of finance and head of portfolio management and investor relations at **DDR Corp.** "And we are one of the busiest landlords to Walmart, which is the largest grocer in the United States by volume. There are a significant number of grocers in these centers, just not necessarily the traditional grocer."

Several trends have brought supermarkets to such places as power centers. First, neighborhood shopping center development has dropped off significantly since the recession of a few years ago. Meanwhile, specialty, ethnic and organic grocery stores have emerged as a significant force. All these new specialty stores have to go somewhere, and if neighborhood shopping centers are not getting built, then the stores get set up elsewhere. "The most prevalent grocer expansion for power centers that we most frequently see is the smaller-format, natural and organic grocers," said Lougee. "Within our portfolio, Whole Foods, Trader Joe's and Sprouts are the most frequently expanding tenant in that category right now."

As always, supply-and-demand dictates, observers say. "It's a very competitive environment, with new supply remaining at all-time lows and retailer demand still very strong," said David Jamieson, executive vice president of asset management and operations at **Kimco Realty Corp.** "There is very limited development in today's market, especially as it relates to the traditional grocery-anchored strip retail community center. You do see an acceleration of redevelopment activity both in the community and power center projects, which are becoming opportunities for grocery expansion."

But not every power center can be a venue for a supermarket, just as not every supermarket will work in a power center. All this could be more challenging for a traditional grocer like a Publix or a Kroger, mostly because these stores have larger space requirements, notes Lougee. "Power centers tend to be 400,000 to 700,000 square feet, and most of that space is accounted for with already constructed gross leasable area," he said. "To accommodate a 50,000-to-100,000-square-foot traditional grocer would require a significant amount of reconfiguration, compared to a 15,000-to-25,000-foot organic chain."

Apart from anything else, adding a grocer to a power center makes for an easier sell. "That's because consumers visit on a more frequent basis — at least twice a week," Jamieson said. By adding a grocer, the cap-rate compression is significant, he says. "With ethnic grocers, such as 99 Ranch Market, shoppers frequent the center on a more recurring basis, as it is very much a part of the fabric of their community."

Lougee agrees. "Our leasing team will tell you they can drive rents more frequently and at a higher rate with a grocer in a power center," Lougee said.

Some 72 percent of Kimco's total annual base rent is represented by grocery-anchored shopping centers, according to Jamieson. "We have increased that from 64 percent over the last year and a half," he said. "It's been a significant strategy for us."

INTEROFFICE MEMORANDUM

To: City Council
From: Timothy Tolliver
Subject: Director's Report
Date: April 18, 2016

- **Zoning Board of Appeals met April 7, 2016 to conduct two public hearings regarding are bulk variance requests. Advisories/recommendations to be discussed as part of Community Committee agenda.**
- **Planning Commission met April 12, 2016 to conduct three public hearings regarding three PC's requests. Advisories/recommendations to be discussed as part of Community Committee agenda.**
- **Attached are the March residential property maintenance and building permit reports.**
- **Attached is the March 24, 2016 report for commercial building plans under review, commercial projects under construction and commercial occupancy permits issued.**
- **Building Official and staff have completed the first annual inspection of all hotels in the City. Follow-up inspections are now being completed.**

NEW COMMERCIAL PROPERTIES UNDER CONSTRUCTION

1. Petco – 6595 North Illinois – Façade Renovation and demolition
Tom George @216-520-1551
2. Fairview City Centre – US 50 & North Illinois – New Construction
Chris Leligdon @216-520-1551
3. FVFD – 1406 Second Ave – New Construction
Jim Stuckenberg @281-9710
4. AT&T Tower – 6701 North Illinois – Antenna Addition
APPROVAL – Jack Scheidt @ 636-922-3400
5. Fairview Liquor – 5329 North Illinois – Addition
Hans Koehl @234-6720
6. Perfect Finish – 10614 Lincoln Trail – Demolition
Steve Strube – 277-1054
7. Meineke – 10710 Lincoln Trail – Addition & New Development
Dirk Schaumleffler @781-3742
8. Gateway Cancer Treatment Center – 326 Fountains Parkway – Renovations
Brian Dayton with Holland Const. @212-6702
9. Christ United Methodist Church – 339 Frank Scott parkway – Addition/Renov.
Will Stadjuhr @394-8400
10. Grace Church – 5151 North Illinois – Exterior renovations
Matt Costello @973-5507
11. Hoyleton Ministries – 8 Executive Drive Suite 160 – Interior Finish
Jeff Campbell @655-7979
12. Longacre Ponds – 67-69-71-73 Northbrook Circle Re-Construction -Fire Damage
Todd Mayer – CATCO 314-568-5837
13. NCI Information System – 16 Executive Drive Ste 300 – Tenant Renovation
Environs Architect – 344-8699
14. Grand Rental – 5612 North Illinois – 2nd Story Installation of Storage Bldg
Chris Kwapis @277-7750
15. Regions Bank – 10950 Lincoln Trail – Interior Renovation
Andre Perrin @214-452-1244
16. Ruby's 7 - 4652 North Illinois – Assembly – Gaming – Tavern – Restaurant
Kenneth Comp @217-795-4416
17. West Route 161 – Excavation-Soil & Sedimentation Control
Ray Miller @660-6567
18. Uncle Festers – 5200 North Illinois Ste 105 – Tenant Finish – Gaming/Bar
Heather Cox @530-9664
19. Securitas – 141 Market Place Ste 108 – Interior Finish – Office
Chris Troesser @314-393-7972
20. Tinder Box – 10700 B Lincoln Trail – Relocation – Tenant Finish
Kent Scharf @407-2425

NEW UPCOMING COMMERCIAL PROJECTS AND UNDER REVIEW

1. Perfect Finish – 10614 Lincoln Trail – NEW CONSTRUCTION
Hans Koehl @234-6720
2. Ruler Food Store – 10850 Lincoln Trail Suite 12A – Tenant Finish
Chris Flottemesch @513-721-8080
3. Rue 21 – St Clair Sq #122 – Tenant remodel
Cortland Morgan @817-635-5696
4. Dunkin Donuts / Baskin Robbins – 6008 North Illinois – Renovation
Matthew Miller @314-395-9750
5. TY-Mobile Sprint-Monticello 296 Monticello – Antenna Replacement
Russell Been @314-989-9810
6. JC Penney – 245 St Clair Square – Renovation
Douglas Thompson @316-268-0217
7. Christopher Banks – St Clair Sq Space #180 – Tenant Finish
Rebecca Olson @651-888-6885
8. Bath & Body Works – St Clair Sq #192 & 193 – Retail
Lyn Davies @616-493-9350
9. Cerebral Palsey of South Western IL – 10200 Old Lincoln Trail – Office
Jeanette Haege @233-0210 Ext 15
10. Shoe Department Encore – St Clair Sq #172 – Retail
Crystal Green @704-782-4143
11. NHNES National Health Study – Mobile Units – Medical Assembly
Gessi Rincom @301-526-7533

NEW BUSINESSES – Commercial Inspections & Change of Occupancy in last 30 days

1. JV Promotions – St Clair Sq – Various locations
John Johnston @636-634-0580
2. MED PLUS Staffing LLc – 10314 Lincoln Trail Ste #202 & 203
Matt Barringer @973-5307
3. MNG 2005 Inc. – 10300 Lincoln Trail – Retail – Tobacco Sales
David Palathik @314-526-3113
4. B'Z Honey – St Clair sq T116 – KIOSK Retail
Briana Wesleys @619-789-3520
5. My Scratch Offs – 5 Cnty Lane – Printing Company – Business
Brandon @606-3829
6. Fast Lane Towing & Automotive 5605 North Illinois – Towing/Repair
Brian Slesinski @604-9767

**PROPERTY MAINTENANCE MONTHLY REPORT
2016 INSPECTIONS**

MONTH	APT.	DUPLX	S-F RNT	S-F SOLD	M-H RNT	M-H SOLD	TOTAL
JANUARY - ISSUED	27	2	8	11	0	0	48
INSPECTIONS	34	1	18	14	1	0	68
FEBRUARY - ISSUED	34	0	20	19	0	0	73
INSPECTIONS	33	4	22	37	2	0	98
MARCH - ISSUED	40	3	12	25	1	1	82
INSPECTIONS	29	10	18	38	0	1	96
APRIL - ISSUED							0
INSPECTIONS							0
MAY -- ISSUED							0
INSPECTIONS							0
JUNE -- ISSUED							0
INSPECTIONS							0
JULY -- ISSUED							0
INSPECTIONS							0
AUGUST - ISSUED							0
INSPECTIONS							0
SEPT - ISSUED							0
INSPECTIONS							0
OCTOBER - ISSUED							0
INSPECTIONS							0
NOVEMBER - ISSUED							0
INSPECTIONS							0
DECEMBER - ISSUED							0
INSPECTIONS							0

PAID = OCCUPANCY PERMITS ISSUED

INSPECTIONS = HOUSING INSPECTIONS PERFORMED

YTD TOTAL ISSUANCES 203

YTD TOTAL INSPECTIONS 262

**PROPERTY MAINTENANCE MONTHLY REPORT
OCCUPANCY PERMITS ISSUED (PAID)
2016**

PERMITS PAID IN:	VOLUME		\$ TOTAL	YTD TOTAL	EXEMPTS	TOTAL PERMITS
	\$10	\$50				
JANUARY	4	42	\$2,140	\$2,140.00	2	48
FEBRUARY	2	66	\$3,320	\$5,460.00	5	73
MARCH	4	78	\$3,940	\$9,400.00	0	82
APRIL			\$0	\$9,400.00		0
MAY			\$0	\$9,400.00		0
JUNE			\$0	\$9,400.00		0
JULY			\$0	\$9,400.00		0
AUGUST			\$0	\$9,400.00		0
SEPTEMBER			\$0	\$9,400.00		0
OCTOBER			\$0	\$9,400.00		0
NOVEMBER			\$0	\$9,400.00		0
DECEMBER			\$0	\$9,400.00		0
TOTALS	10	186	\$9,400.00	\$9,400.00	7	203



CITY OF FAIRVIEW HEIGHTS

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

April 12, 2016

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

Dear City Council Member:

The petition listed below is hereby transmitted for your consideration:

Petition No:	ZBA 02-16
Petitioner:	Jacob Five Enterprise
Request:	Area/Bulk Variance
Area Size:	Approximately 1.9 acres
Location:	9273 W. State Rte. 161.
Hearing Date:	April 7, 2016
Proponents:	0
Opponents:	0
Recommendation:	Approval
Votes:	Yeas: Prescott, Peterson, Abernathy, Wicks, Petroff, and Bunfill Nays: None Absent: Bramstedt
Report:	Staff Advisory (Exhibit 1)
Ward:	II

Respectfully,

Cheryl Bunfill, Chairman
Zoning Board of Appeals

**ZBA 02-16, Area/Bulk Variance—9723 W. State Rte. 161
Jacob Five Enterprises**

AREA LAND USE AND ZONING

The subject property, 9723 W. State Rte. 161, is a 1.9 acre parcel containing a two commercial structure the front building is the office and showroom with rear a warehouse structure. The parcel is a corner lot fronting W. State Rte. 161 on the west and Lynn Lee Court on the south. The subject property is zoned “B-3” Community Business District as are the adjoining properties to the west, north and east. The properties to south are zoned Industrial District. The property to the west is occupied the Metro link station with associated parking and out lots. Properties to the north and east are commercially developed. The property to the south is undeveloped and owned by applicant.

DEVELOPMENT PROPOSAL

The Petitioner, Jacob Five Properties, is requesting a front setback variance in order to construct a ten (10) foot by sixteen (16) foot aluminum sun room on the west side of the existing office showroom building. The showroom would be setback seventy (70) feet from the front property line/right of way of West State Rte. 161.

Petitioner states that the Illinois Department of Transportation purchased property from them for the relocation of West State Rte. 161. The relocation was part of the Metro link Station development.

VARIANCE REQUESTED

A five (5) foot variance from the required 75 feet front lot line setback within a B-3 Business District as stipulated in Section 14-2-2(B) Minimum Business and Industrial Zone District Regulations.

AREA-BULK VARIANCE CRITERIA

In accordance with 14-10-13 Zoning Board of Appeals: Powers, Duties, Procedures, no area-bulk variance in the application of any provisions of this Code shall be recommended by the Board, unless it finds:

- (a) That special circumstances or conditions fully described in findings of fact apply to the land or buildings for which the area-bulk variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to the land or buildings in the neighborhood, and that said circumstances or conditions are such that

strict application of the provisions of this Code would deprive the applicant of a reasonable use of such land or building;

(b) that, for reasons fully set forth in the findings, the recommending of the area-bulk variance is necessary for the reasonable use of land or buildings, and that the variance as recommended by the Board is the minimum variance that will accomplish this purpose;

(c) that the recommending of this variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in making its recommendations shall take into account whether the conditions of the subject premises are peculiar to the lot or tract described in the petition. Should it be determined that the conditions are part of the general condition of the neighborhood, then it shall be so noted and the Board may recommend appropriate corrections to Code.

Exhibits:

- 1 -- Staff Advisory
- 2 -- Application
- 3 -- Site Plan
- 4 -- Floor Plan
- 5 -- Aerial Image
- 6 -- Development Code Excerpt
- 7 -- Public notice
- 8 -- Surrounding Property owners

**ZBA02-16, Area Bulk Variance
Jacob Five Enterprise
9273 W. State Rt. 161**

ZONING BOARD OF APPEALS FINDINGS

Based upon review of the request, Peterson moved to approve an Area Bulk Variance of 5 feet from the 75 feet front lot line requirement in a B-3 Business District as stipulated in Section 14-2-2(B) for 9273 W. State Rt. 161 within the City of Fairview Heights for the following reasons:

1. The addition will not be injurious or detrimental to the public health, safety and welfare.
2. The applicant is requesting a minimum variance for the use of the property due to the narrowness conditions of the lot resulting from the sale of property to the Illinois Department of Transportation for W. State Rte. 161.
3. Strict application of the Code would deprive the applicant of reasonable use of the property.
4. This addition would not alter the essential character of the area.
5. The front and back are restrictive and with minimum deviation will eliminate the hardship.

Abernathy seconded

VOTE: 6 YEAS; Petroff, Peterson, Prescott, Wicks, Abernathy and Bunfill
0 NAYS

ZONING BOARD RECOMMENDATIONS

Based upon application materials and proposed plans, the Zoning Board of Appeals recommends Approval of ZBA02-16, Area Bulk Variance for property located at 9273 W. State Rt. 161

APPLICATION FOR AREA-BULK VARIANCE



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 ZBA:

Name of Newspaper and Publication Date:

Date of City Council 2nd reading:

Publication Fee Paid:

Action by City Council:

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): JACOB FINK INTERPRISES
Mailing address: 4923 WEST STATE RT. 161 FAIRVIEW HTS, IL. 62208
Phone: (618) 397-4391
E-Mail: SCOTTJ@JACOB.SUNROOM.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: 9723 WEST STATE RT. 161 FAIRVIEW HTS, IL 62208
Parcel (Tax) ID number: 02-250-201-056
Present use of property: _____
Zoning district: B-3

4. Variance requested: 5' FRONT SET BACK VARIANCE

5. Hardship: What unique physical characteristics of the subject property are cause for allowing reasonable relief from Development Code regulations?

- Too narrow Topography Soil
 Too small Drainage Sub-surface
 Too shallow Shape Other: _____

Please describe:

ILLINOIS DEPARTMENT OF TRANSPORTATION PURCHASED
OUR PROPERTY FOR RELOCATION OF ILLINOIS STATE
RT. 161

6. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition? Yes No
If "no", how many other properties are similarly affected? _____

7. Was the hardship created by the action of anyone having property interest in the land after the Development Code was adopted? Yes No
If "yes", please describe: _____

8. Was the hardship created by any other man-made change; such as the relocation of a road? Yes () No

If "yes", please describe: ILLINOIS DEPARTMENT OF TRANSPORTATION
PURCHASED 25' OF PROPERTY IN 1996 FOR RELOCATION OF
ILLINOIS STATE RT. 161

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? () Yes No (if "no", specify each non-conforming use):

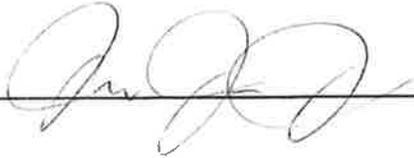
10. What is the "minimum" variance from the area/bulk regulations that will permit you to make reasonable use of your land? (Specify, using maps, site plans with dimensions and written explanation. Attach additional sheets if necessary).

5'

11. An area-bulk variance is requested for the property described above in conformity with the documents submitted herewith.

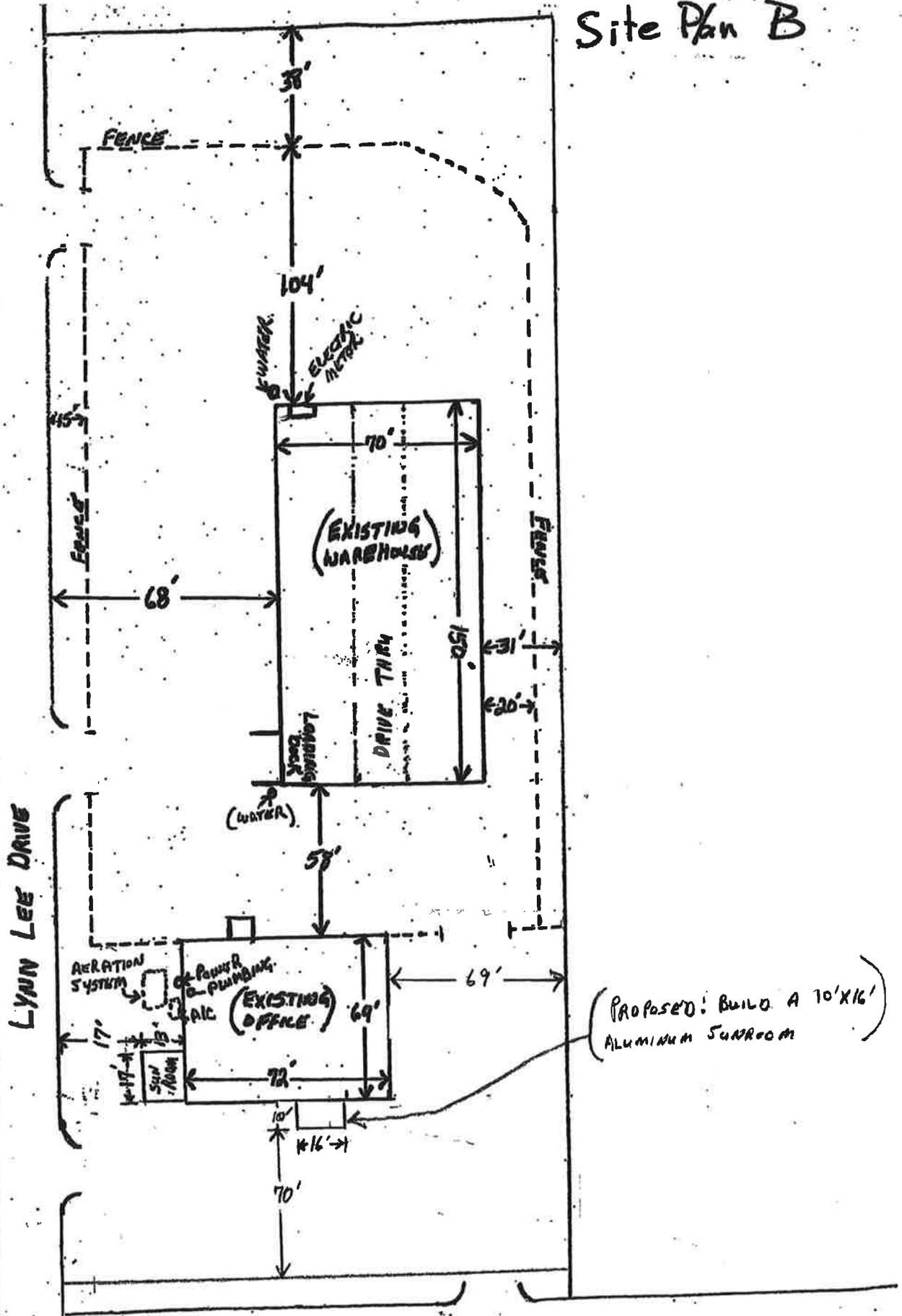
I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

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.

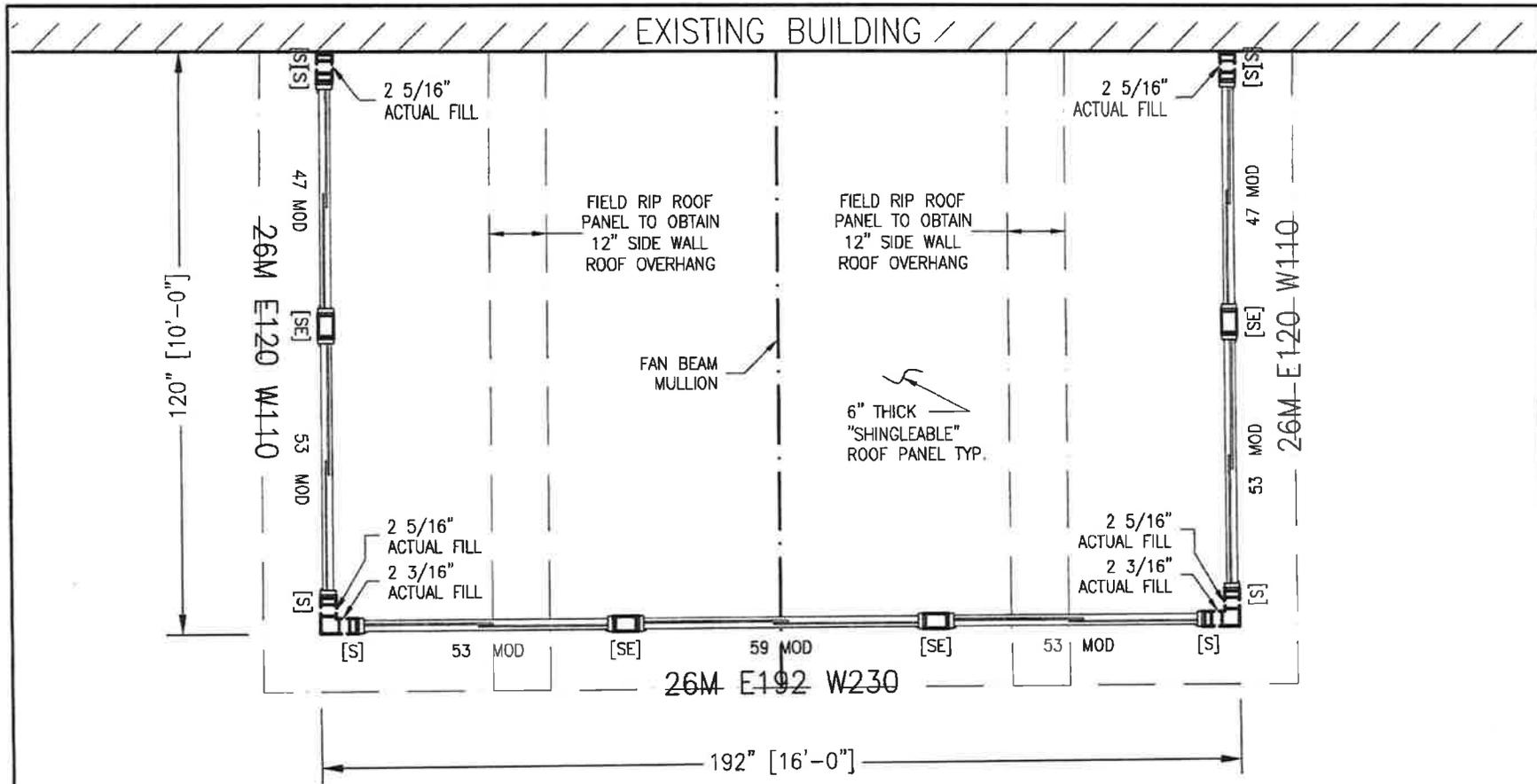
Signature of Owner:  Date: 2/16/16

Signature of Applicant: _____ Date: _____

Site Plan B



HWY 161



NOTE: ROOF PANELS AS SHOWN REFLECT A NON-PITCH ADJUSTED ROOF O.H. OF 12" PLUS GUTTER TYP.

Joyce
mfg. co.

1125 BEREA IND. PKWY.
BEREA, OH 44017
PH: (440) 239-9100
FAX: (440) 239-1812
TOLL FREE: (800) 824-7988
E-MAIL: jmc@joycemfg.com

DEALER NAME: JACOB SUNROOM & EXTERIORS
CUSTOMER NAME: DISPLAY #25681
JOYCE ORDER #: 10150802
DRAWN BY: DN
SCALE: 3/8" = 1' - 0

CHECKED BY:
DATE: 12/30/15

LSR 2600 MODULAR ROOM FLOOR PLAN			
REV.	DATE	BY	COMMENT

SHEET:
A - 1
1 OF 2

SECTION 14-2-2(B) MINIMUM BUSINESS AND INDUSTRIAL ZONE DISTRICT REGULATIONS

Minimum Requirements		"B-1" Neighborhood Business	"B-2" Office Business	"B-3" Community Business	"B-4" General Business	"I" Industrial
Lot Standards	Lot Area in Feet or Acres	10,000 sq ft	20,000 sq ft	20,000 sq ft	20,000 sq ft	20,000 sq ft
	Width at Building Line	80'	100'	100'	100'	100'
	Mean Depth	100'	150'	150'	150'	150'
Front Building Line Setback Requirements from Centerline or: Front Building Line Whichever is Greater	Local Streets	Consistent	N.A.	N.A.	N.A.	N.A.
	Local Collector	With	105'	105'	105'	105'
	Collector Streets		110'	110'	110'	110'
	Arterial Streets		115'	115'	115'	115'
	County Highways	the	105'	105'	105'	105'
	State & Federal Highways	Adjoining	115'	115'	115'	115'
	Front Lot Line		75'	75'	75'	75'
Depth of Side Yard Abutting Lot or District	Depth of Side Yard Abutting a Street	Residential	25'	25'	25'	25'
	Total for Both	District(s)	25'	25'	25'	50'
	Minimum for Either	When abutting a "R" or "MH" district or lot, a side yard of 25' is required. When abutting a "R" or "MH" district, a landscaped screen of at least 10' in depth and expected to reach a height of at least 10' shall be provided.				20'
Other Provisions	Depth of Rear Yard	20'	20'	20'	20'	20'
	Maximum Height of Principal Building	25'--over 25' by Spec Use Permit	35'--over 35' by Spec Use Permit	35'--over 35' by Spec Use Permit	45'--over 45' by Spec Use Permit	45'--over 45' by Spec Use Permit
	Floor Area Ratio	0.5	1.0	1.0	2.1	1.0

***All distances are in lineal feet unless otherwise stated.**

N.A. = Not Applicable

Owner	Address	Address 2	City, State	Zip Code
BI-STATE DEVELOPMENT AGENCY	(METRO-LINK EXPANSION)	707 N 1ST ST	ST LOUIS, MO	63102
BGMR FVM LLC	9811 W STATE RTE 161		FAIRVIEW HEIGHTS, IL	62208
JACOB FIVE PROPERTIES LLC	9723 W STATE 161		FAIRVIEW HEIGHTS, IL	62208
EKD PROPERTIES II LLC	3627 BASSETT RD		PACIFIC, MO	63069
JACOB FIVE PROPERTIES LLC	9723 W STATE 161		FAIRVIEW HEIGHTS, IL	62208
KENNETH P & DEBRA D HOLDENER	204 COUNTRY CLUB ACRES		BELLEVILLE, IL	62223
SEVEN ARROWHEAD PROPERTIES LLC	13 GUENTHER BLVD		SAINT PETERS, MO	63376
JACOB FIVE PROPERTIES LLC	9723 W STATE 161		FAIRVIEW HEIGHTS, IL	62208
ELIZABETH A & JOHN BERNREUTER	PO BOX 15		NEW BADEN, IL	62265
RESIDENT	9801 W STATE RTE 161		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	1300 STEPH MICHELE LN		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	1300 N 94TH ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	9717 W STATE RT 161		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	9711 W STATE RT 161		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	9700 W STATE RT 161		FAIRVIEW HEIGHTS, IL	62208



CITY OF FAIRVIEW HEIGHTS

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

March 16, 2016

**RE: ZBA02-16, Area Bulk Variance- 9723 West State Rte. 161, Fairview Heights
(PIN 02-25.0-201-056)**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, March 17, 2016 issue of the Fairview Heights Tribune.

Please advise that this notice concerns property in the vicinity of the property owned or occupied 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 Zoning Board of Appeals in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Thursday, April 7, 2016 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
Recording Secretary
Enclosure
ZBA02-16



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 Zoning Board of Appeals on Thursday, April 7, 2016 at 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois at which time and place the Zoning Board of Appeals will consider Area Bulk Variances to the minimum setback requirement for the front yard for property located at 9723 West State Rte. 161, Fairview Heights, Illinois. St. Clair Co. Property Identification Number 02-25.0-201-056.

Request was made by Jacob Five Enterprises, 9723 West State Rte. 161, Fairview Heights, IL 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 March 14, 2016

FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS

BY: Cheryl Bunfill

ZBA02-16



CITY OF FAIRVIEW HEIGHTS

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

April 14, 2016

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

Dear City Council Member:

The petition listed below is hereby transmitted for your consideration:

Petition No:	ZBA 03-16
Petitioner:	Country View Homes Joe Ernst
Request:	Area/Bulk Variance
Area Size:	Approximately 1.86 acres
Location:	238 Circle Drive
Hearing Date:	April 7, 2016
Proponents:	0
Opponents:	4
Recommendation:	Approval of two Area Bulk Variances
Report:	Staff Advisory (Exhibit 1)
Ward:	I

Respectfully,

Cheryl Bunfill, Chairman
Zoning Board of Appeals

ZBA 03-16, Area/Bulk Variance—238 Circle Drive Country View Homes

AREA LAND USE AND ZONING

The subject property, 238 Circle Drive, is an approximate 1.86 Acre tract of ground containing a garage structure, the stick built house and a mobile home were demolished in 2015. The parcel is located on the east side of Circle Drive. The subject property is zoned "R-1" Single Family Residential District as are the adjoining properties. The adjoining properties are developed with single family residences.

DEVELOPMENT PROPOSAL

The Petitioner, Country View Homes Joe Ernst on behalf of owner Thomas Birdsong, is requesting two variances in order to construct 26'8" x 52' house containing approximately 1387 square feet of gross space. The structure is proposed to be located 43'6" from the centerline of the Circle Drive.

Petitioner states that elevation drops off severely preventing placement of structure any further to the east.

VARIANCE REQUESTED

A five 36.5' foot variance from the required 80 feet front lot line setback from the center line of the county road within the R-1 Single Family Residential District as stipulated in Section 14-2-2(A) Minimum Zone District Regulations; and, A 413 square foot variance from the 1,800 square foot minimum requirement of Section 14-3-10.1 Minimum Building Size for a residence within the R-1 District.

AREA-BULK VARIANCE CRITERIA

In accordance with 14-10-13 Zoning Board of Appeals: Powers, Duties, Procedures, no area-bulk variance in the application of any provisions of this Code shall be recommended by the Board, unless it finds:

(a) That special circumstances or conditions fully described in findings of fact apply to the land or buildings for which the area-bulk variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to the land or buildings in the neighborhood, and that said circumstances or conditions are such that strict application of the provisions of this Code would deprive the applicant of a reasonable use of such land or building;

(b) that, for reasons fully set forth in the findings, the recommending of the area-bulk variance is necessary for the reasonable use of land or

buildings, and that the variance as recommended by the Board is the minimum variance that will accomplish this purpose;

(c) that the recommending of this variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in making its recommendations shall take into account whether the conditions of the subject premises are peculiar to the lot or tract described in the petition. Should it be determined that the conditions are part of the general condition of the neighborhood, then it shall be so noted and the Board may recommend appropriate corrections to Code.

Exhibits:

- 1 -- Staff Advisory
- 2 -- Application
- 3 -- Site Plan
- 4 -- Aerial Images
- 5 -- Photographs
- 6 -- House floor plan
- 7 -- Public notice
- 8 -- Surrounding Property owners
- 9 -- Development Code Excepts

**ZBA03-16, Area Bulk Variance
Joe Ernst
238 Circle Drive**

ZONING BOARD OF APPEALS FINDINGS

Based upon review of the request, Peterson moved to approve an Area Bulk Variance of a 413 square foot variance from the 1,800 square foot minimum requirement of Section 14-3-10.1 Minimum Building Size for a residence within the R-1 District within the City of Fairview Heights for the following reasons:

1. The addition will not be injurious or detrimental to the public health, safety and welfare.
2. The applicant is requesting a minimum variance for the use of the property due to the narrowness and topographical conditions.
3. Strict application of the Code would deprive the applicant of reasonable use of the property.
4. This addition would not alter the essential character of the area.
5. This addition will not extend the nonconformity.
6. The front and back are restrictive and with minimum deviation will eliminate the hardship.

Wicks seconded.

VOTE: 4 YEAS; Peterson, Prescott, Wicks, and Bunfill
2 NAYS; Petroff and Abernathy, 1 Absent; Bramstedt

ZONING BOARD RECOMMENDATIONS

Based upon application materials and proposed plans, the Zoning Board of Appeals recommends Approval of an Area Bulk Variance from the minimum space of a residential structure for property located at 238 Circle Drive as requested in ZBA 03-16.

APPLICATION FOR AREA-BULK VARIANCE



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 ZBA: _____
Name of Newspaper and Publication Date: _____	Date of City Council 2nd reading: _____
Publication Fee Paid: _____	Action by City Council: _____

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): Tom Bradson
 Mailing address: 13 Duplex Ct Collinsville, IL 62234
 Phone: 618-346-0915
 E-Mail: None

2. Name of applicant (if other than owner): Country View Homes Joe Evans
 Relationship to owner (contractor, family member, lessee, etc.): Contractor
 Mailing address: 4444 Highway 162 Poston Ranch, IL 62240
 Phone: office 618-931-6150 - Cell 618-616-0850
 E-Mail: Joe @ countryviewhomesales.com

3. Address of property: 238 Circle Dr Fairview N.J. 07208
Parcel (Tax) ID number: 03-17-0-401-063
Present use of property: Residential old home has been demoed
Zoning district: B1

4. Variance requested: To locate new Modular Home
on A 4' parcel, foundation 43' 6" from
Center line of Road
Square footage of home to be built is
1387 sq ft.

5. Hardship: What unique physical characteristics of the subject property are cause for allowing reasonable relief from Development Code regulations?

- | | | |
|--------------------------------------|------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Too narrow | <input checked="" type="checkbox"/> Topography | <input type="checkbox"/> Soil |
| <input type="checkbox"/> Too small | <input type="checkbox"/> Drainage | <input type="checkbox"/> Sub-surface |
| <input type="checkbox"/> Too shallow | <input type="checkbox"/> Shape | <input type="checkbox"/> Other: _____ |

Please describe: Keen of site behind elevation drops.
To quickly to build on.

6. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition? Yes No

If "no", how many other properties are similarly affected? 0

7. Was the hardship created by the action of anyone having property interest in the land after the Development Code was adopted? Yes No

If "yes", please describe: _____

8. Was the hardship created by any other man-made change; such as the relocation of a road? () Yes (X) No

If "yes" please describe: _____

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? () Yes (X) No (if "no", specify each non-conforming use):

EXISTING Shed 20x24 43'6" from
Center Line of Road

10. What is the "minimum" variance from the area/bulk regulations that will permit you to make reasonable use of your land? (Specify, using maps, site plans with dimensions and written explanation. Attach additional sheets if necessary).

43'6" See Site Plan

11. An area-bulk variance 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.

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: Thomas Brubson Date: 2/26/16

Signature of Applicant: Thomas Brubson Date: 2/26/16

City of Fairview Heights

I had my deceased Fathers home and old mobile home located at 238 and 234 Circle Drive torn down to make the site ready to install a new 1387 sq ft 3 BR Modular Home installed on a 4 ft poured crawlspace. The home will be located near the site of the old home.

Even though the lot is large it drops quickly requiring me to place the home closer to the street than city requirements. The new home will not be closer to the street than the old one was and certainly fit in with the surrounding homes.

I have been renting for 16 years and would like to final have my own home. The home will be occupied by two people and do not need or want to pay for a larger home.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Thomas Birdsong". The signature is written in black ink and is positioned above a horizontal line that extends to the right.

COUNTY OF ST. CLAIR
DEPARTMENT OF MAPPING & PLATTING

C-018-16

Phone (618)277-6600
Fax (618)277-0482

10 Public Square
Belleville, IL 62220

Consolidation Request

Date 02-26-16

I wish to consolidate my tax bills into one bill. My parcel numbers are:

PARCEL #	TAX CODE	IMPROVEMENT
<u>03-17-0-401-038</u>	<u>08049</u>	<u>house - gone - Shed - Still here.</u>
<u>03-17-0-401-039</u>	<u>08049</u>	<u>mobile home - removed</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ALL PARCELS ARE IN THE NAME OF: Thomas Birdsong
I understand that the consolidation will be done for the next tax year's bill (which may not be the next bill). I also understand if there are outstanding taxes or the names are not the same on all bills being consolidated, the consolidation will not be done. The consolidation will also not be done if the properties lie in different taxing districts.

Thomas Birdsong
Owner Signature

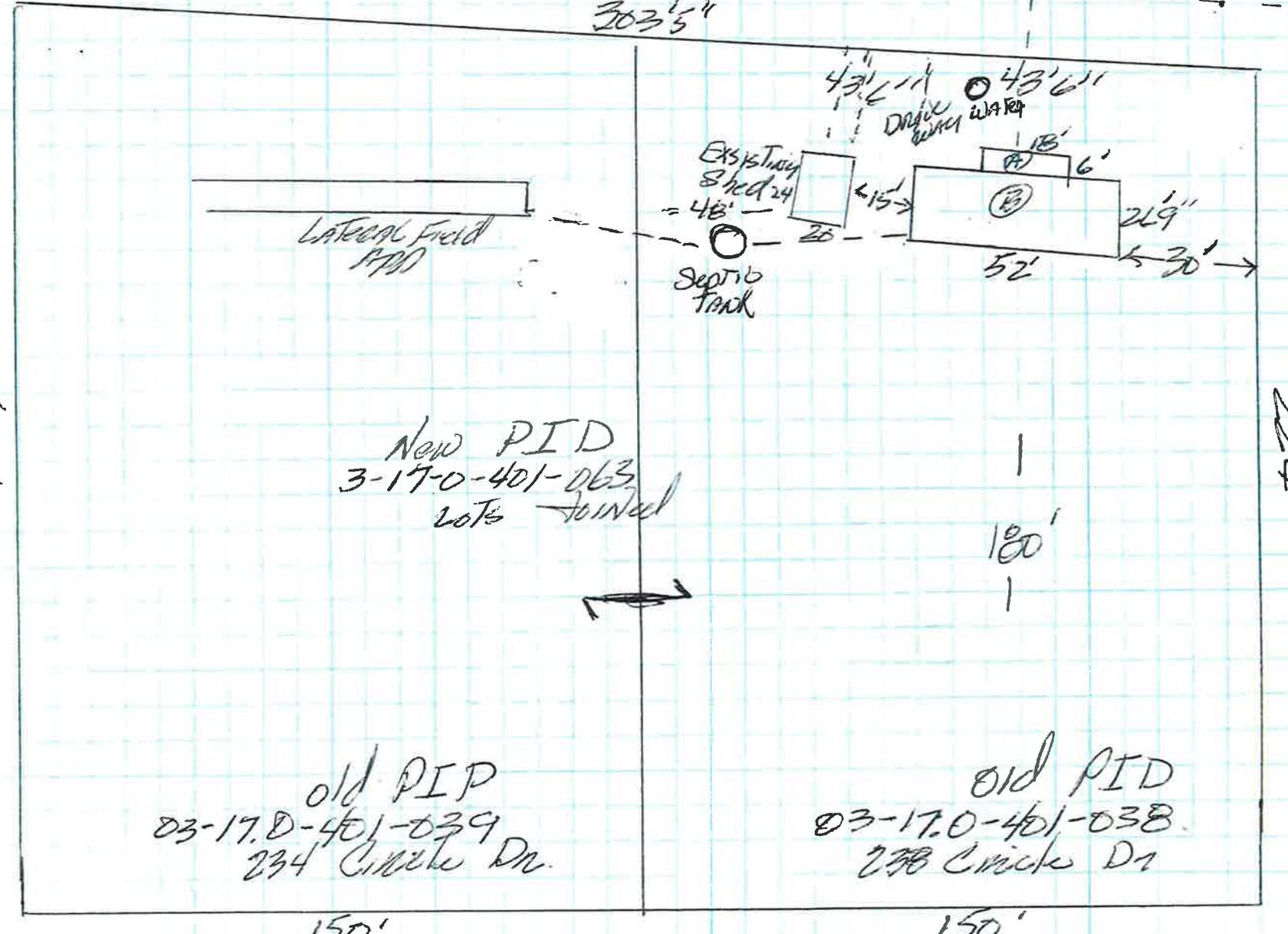
New Parcel No
03-17-0-401-063

THIS CONSOLIDATION WILL BE EFFECTIVE 2017 PAYABLE 2018

Address of Property should be
238 Circle St. F.H. 62208

Circle Dr ——— Center Line of Road ———

A = proposed 18'x6' Porch
 B = proposed 52x269 Modular Home



271'

224'

New PID
 3-17-0-401-063
 lots joined

old PID
 03-17.0-401-039
 234 Circle Dr.

old PID
 03-17.0-401-038
 230 Circle Dr

150'

150'



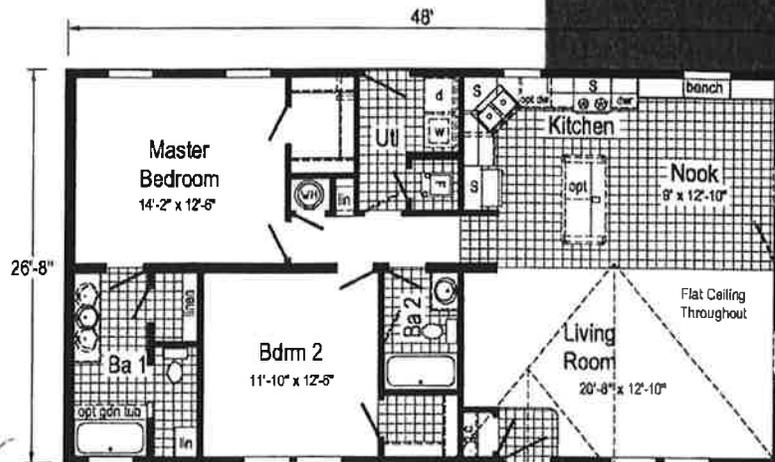


↗
 Below demolition of
 old Traylor on second
 lot now combined

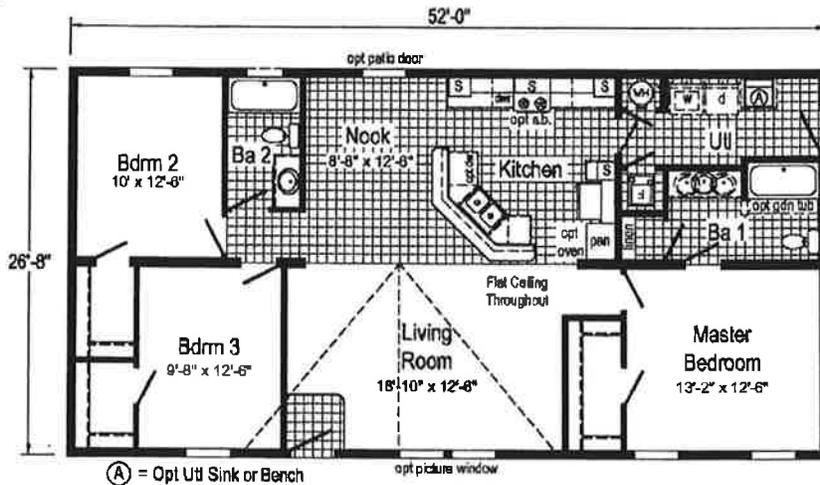


158'
Before Demolition
of old home

CV-Mayberry
 28x48
 Approx. 1280 Sq. Ft.
 \$78,900



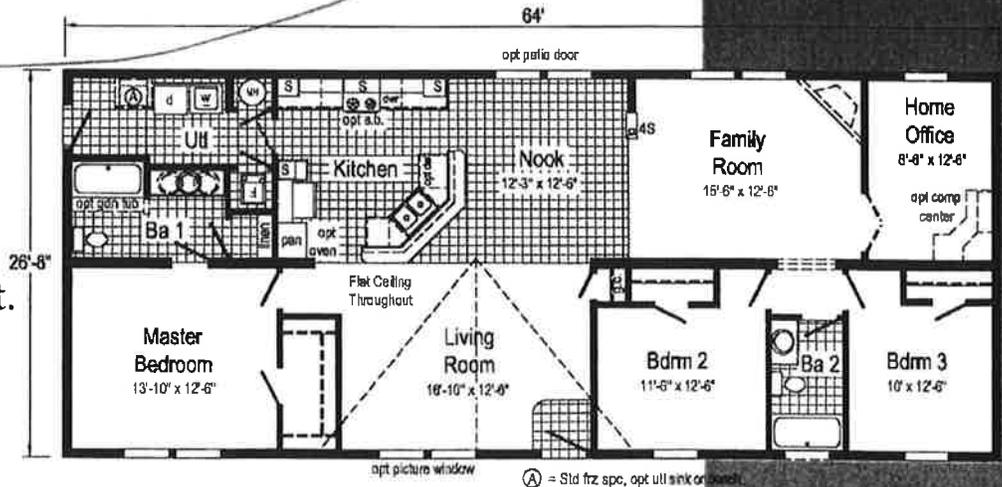
This model



Elm

CV-Elm
 28x52
 Approx. 1387 Sq. Ft.
 \$80,900

CV-Sprucewood
 28x64
 Approx. 1707 Sq. Ft.
 \$90,900

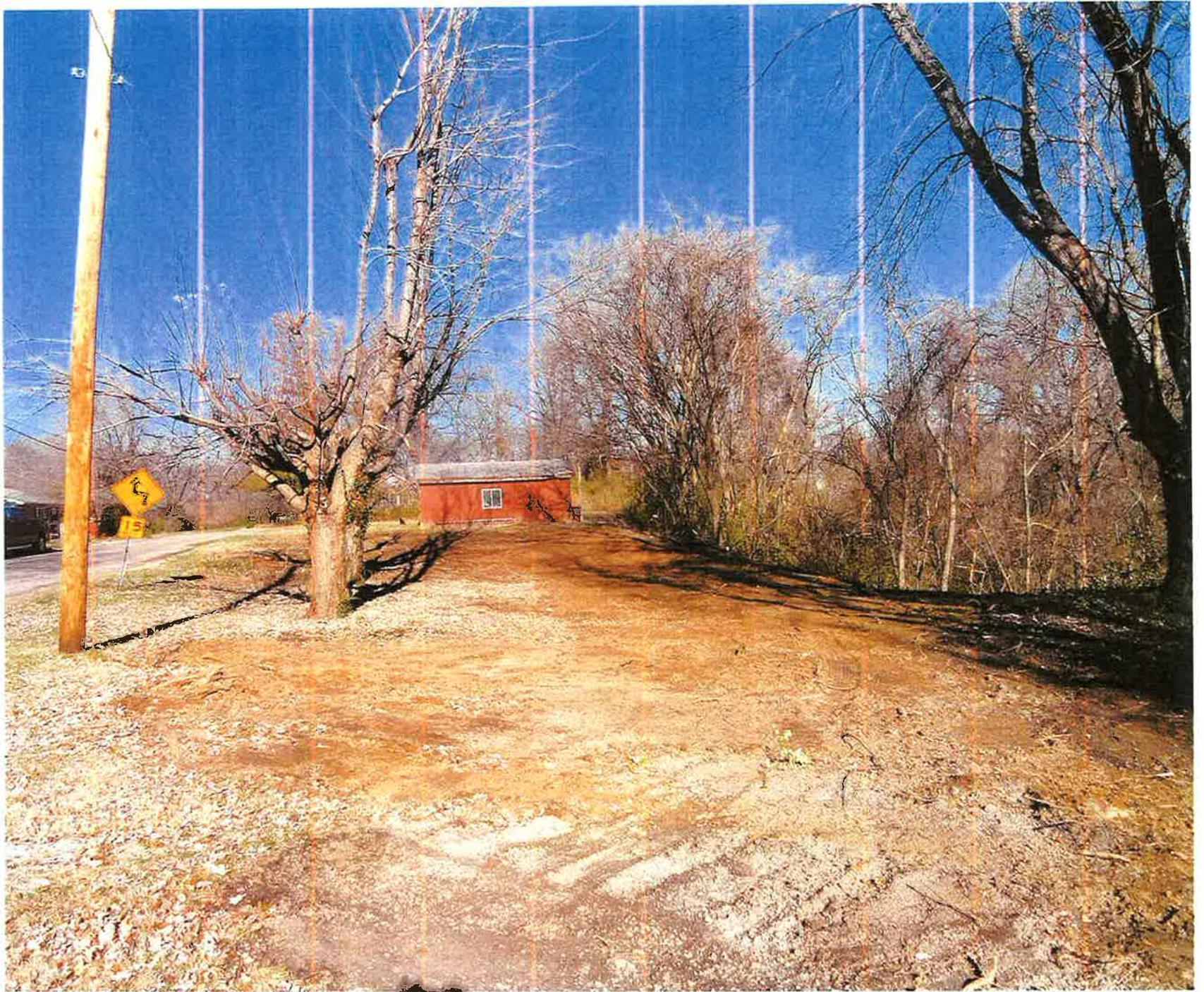




Same Floor Plan just completed in Granite City
with out Porch 9/15







SECTION 14-2-2(A) MINIMUM ZONE DISTRICT REGULATIONS MINIMUM		"C" Conservation	"R-1" Single-Family Residence	"R-2" Single-Family Residence	"R-3" Single-Family Residence	"R-4" Single-Family Residence	"R-5" Single-Family Residence	"MH" Mobile Home Residence	"M-2" Multi-Family Residence
LOT STANDARDS	Lot Area in Sq. Feet or Acres	3 acres	20,000 sq ft	15,000 sq ft	10,000 sq ft	8,000 sq ft	6,000 sq ft	6,000 sq ft	10,000 sq ft
	Width at Building Line	250'	100'	100'	75'	70'	50'	50'	70' Min or 10' for each dwelling unit over 2, which- ever is greater
	Mean Depth in Linear Feet	250'	125'	125'	100'	100'	100'	100'	100'
Front Building Line Setback Requirements from Center- line or: Front Lot Line Whichever is Greater	Marginal Access	72'	62'	57'	52'	47'	47'	47'	47'
	Local	75'	65'	60'	55'	50'	50'	50'	50'
	Local Collector	80'	70'	65'	60'	55'	55'	55'	55'
	Collector Streets	85'	75'	70'	65'	60'	60'	60'	60'
	Arterial Streets	90'	90'	90'	75'	75'	75'	75'	75'
	County Highways	80'	80'	80'	65'	65'	65'	65'	65'
State & Federal Highways	90'	90'	90'	75'	75'	75'	75'	75'	75'
	Front Lot Line	50'	40'	35'	30'	25'	25'	25'	25'
Depth of Side Yard Abutting Lot in Linear Feet	Depth of Side Yard Abutting a Street in Linear Feet	35'	35'	25'	25'	25'	25'	25'	25'
	Total for Both	25'	25'	25'	20'	20'	15'	15'	10' or 6' per foot of building height which- ever is greater (Ord. 686-90)
	Minimum for Either	10'	10'	10'	7.5'	7.5'	5'	5'	
	Distance to Nearest Principal Building on Adjacent Lot	20'	20'	20'	15'	15'	15'	15'	15'
	Depth of Rear Yard in Linear Foot	25'	25'	25'	25'	25'	25'	25'	25'
	Maximum Height of Principal Building in Linear Foot	35'	35'	35'	35'	35'	35'	35'	45'--Over 45' by Spec. Use permit
	Floor Area Ratio	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1:1
	Maximum Number of Dwelling Units	1 per 3 acres	1	1	1	1	1	1	1 per 4,350 sq ft of net lot area (Ord. 1173-03; 12-16-03)

*All distances are in lineal feet unless otherwise stated.

14-3-10 BUILDING: BULK OF. All buildings and structures shall conform to the building regulations established herein for the district in which each building shall be located, except that parapet walls, chimneys, cooling towers, elevator bulkheads, fire towers, stacks, and necessary mechanical appurtenances shall be permitted to exceed the maximum height provisions when erected in accordance with all other ordinances and/or codes of the City.

14-3-10.1 MINIMUM BUILDING SIZE. For each residentially zoned district, the following minimum size of a detached single family dwelling unit's habitable space shall apply:

<u>ZONE DISTRICT</u>	<u>SQ. FEET</u>
R-5	1,000
R-4	1,200
R-3	1,400
R-2	1,500
R-1	1,800
M-1	1,200
M-2	1,000
C	1,400

(Ord. No. 1073-02; 01-15-02)

14-3-10.2 MINIMUM WIDTH. The minimum width of the main portion of a single-family dwelling unit shall be **twenty-three (23) feet**, as measured across the narrowest portion. **(Ord. No. 1073-02; 01-15-02)**

14-3-11 APPEARANCE STANDARDS FOR SINGLE-FAMILY HOMES.

(A) The design of the structure shall be similar in character and appearance to the other dwellings in the area with regard to roof overhang, roof materials, roof pitch and exterior materials.

(B) Exterior siding of brick, wood, stucco, plaster, concrete or other material, which is finished in a non-glossy and non-reflective manner and which is compatible with surrounding development, shall be used.

(C) A predominant shape and form that is compatible with surrounding neighborhood shall be used.

(D) Every single-family dwelling shall be placed so that the apparent entrance or front of the home faces or parallels the principal street frontage.

(E) The pitch of the main roof shall not be less than **three (3) feet** rise for each **twelve (12) feet** of horizontal run.

(F) Foundations shall be a load-bearing permanent perimeter in compliance with BOCA, comprised of materials such as concrete, mortared concrete block or mortared brick.

(Ord. No. 1073-02; 01-15-02)

PARCELID	SITEADR1	OWNER	ADDRESS	CITYST	ZIPCODE
03-16.0-300-002	1014 E OFALLON DR	THOMAS KATHRYN A ZANDER GREGOR	1014 E OFALLON DR	CASEYVILLE, IL	622321943
03-16.0-300-003	1030 E OFALLON DR	KAREN S MITCHELL	1030 E OFALLON DR	CASEYVILLE, IL	622321943
03-16.0-300-010	1006 E OFALLON DR	JACKLYN MITCHELL	1006 E OFALLON DR	CASEYVILLE, IL	622321943
03-16.0-300-011	1010 E OFALLON DR	HARRY L JR & JENNIFER M FRASER	1010 E OFALLON DR	CASEYVILLE, IL	622321943
03-17.0-400-012	233 CIRCLE DR	BRYAN & ELVIRA JORDAN	233 CIRCLE DR	FAIRVIEW HTS, IL	622083307
03-17.0-400-013	229 CIRCLE DR	TNJ LAND TR 600 (BORAWSKI FRAN	229 CIRCLE DR	FAIRVIEW HTS, IL	622083307
03-17.0-400-030	225 CIRCLE DR	JOHN H MERAVY	225 CIRCLE DR	FAIRVIEW HEIGHTS, IL	622083307
03-17.0-400-053	241 CIRCLE DR	KEITH A ADAMS	241 CIRCLE DR	FAIRVIEW HEIGHTS, IL	622083307
03-17.0-400-054	237 CIRCLE DR	DAVID & SHARON CROOK	529 DUTCH HOLLOW RD	BELLEVILLE, IL	622234841
03-17.0-401-007	246 CIRCLE DR	WM & KOENIG ELIZABETH WANGLER	246 CIRCLE DR	FAIRVIEW HTS, IL	622083302
03-17.0-401-008	250 CIRCLE DR	JAMES E & UN HUI LINDLEY	250 CIRCLE DR	FAIRVIEW HTS, IL	622083302
03-17.0-401-009	242 CIRCLE DR	CHERYL MOEHLE	242 CIRCLE DR	FAIRVIEW HEIGHTS, IL	622083302
03-17.0-401-028	226 CIRCLE DR	STEVE & KRISTIN CHAPMAN	226 CIRCLE DR	FAIRVIEW HEIGHTS, IL	622083302
03-17.0-401-029	222 CIRCLE DR	TIMOTHY J FORESTER	222 CIRCLE DR	FAIRVIEW HTS, IL	622083302
03-17.0-401-038	238 CIRCLE DR	THOMAS BIRDSONG	13 DUPLEX CT	COLLINSVILLE, IL	62234
03-17.0-401-039	234 CIRCLE DR	THOMAS BIRDSONG	13 DUPLEX CT	COLLINSVILLE, IL	622344910
03-17.0-401-043	254 CIRCLE DR	ELIZABETH ORTIZ	254 CIRCLE DR	FAIRVIEW HEIGHTS, IL	622083302
03-17-0-401-063	NEW PARCEL NUMBER FOR 238 CIRCLE DR THOMAS BIRDSONG ...				



CITY OF FAIRVIEW HEIGHTS

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

March 16, 2016

**RE: ZBA03-16, Area Bulk Variance- 238 Circle Drive, Fairview Heights
(PIN 03-17.0-401-038)**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, March 17, 2016 issue of the Fairview Heights Tribune.

Please advise that this notice concerns property in the vicinity of the property owned or occupied 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 Zoning Board of Appeals in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Thursday, April 7, 2016 beginning at approximately 7:15 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
Recording Secretary
Enclosure
ZBA03-16



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 Zoning Board of Appeals on Thursday, April 7, 2016 at 7:15 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois at which time and place the Zoning Board of Appeals will consider Area Bulk Variances to the minimum setback requirement for the front yard and minimum building size of single family residence for property located at 238 Circle Dr., Fairview Heights, Illinois. St. Clair Co. Property Identification Number 03-17.0-401-038

Request was made by Joe Ernst, 4664 IL Rte. 162, Pontoon Beach, IL 62040

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

Dated this March 14, 2016

FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS

BY: Cheryl Bunfill

ZBA03-16

OWNER	ADDRESS	CITYST	ZIPCODE
THOMAS KATHRYN A ZANDER GREGOR	1014 E OFALLON DR	CASEYVILLE, IL	62232
KAREN S MITCHELL	1030 E OFALLON DR	CASEYVILLE, IL	62232
JACKLYN MITCHELL	1006 E OFALLON DR	CASEYVILLE, IL	62232
HARRY L JR & JENNIFER M FRASER	1010 E OFALLON DR	CASEYVILLE, IL	62232
BRYAN & ELVIRA JORDAN	233 CIRCLE DR	FAIRVIEW HTS, IL	62208
TNJ LAND TR 600 (BORAWSKI FRAN	229 CIRCLE DR	FAIRVIEW HTS, IL	62208
JOHN H MERAVY	225 CIRCLE DR	FAIRVIEW HEIGHTS, IL	62208
KEITH A ADAMS	241 CIRCLE DR	FAIRVIEW HEIGHTS, IL	62208
DAVID & SHARON CROOK	529 DUTCH HOLLOW RD	BELLEVILLE, IL	62223
WM & KOENIG ELIZABETH WANGLER	246 CIRCLE DR	FAIRVIEW HTS, IL	62208
JAMES E & UN HUI LINDLEY	250 CIRCLE DR	FAIRVIEW HTS, IL	62208
CHERYL MOEHLE	242 CIRCLE DR	FAIRVIEW HEIGHTS, IL	62208
STEVE & KRISTIN CHAPMAN	226 CIRCLE DR	FAIRVIEW HEIGHTS, IL	62208
THOMAS E BIRDSONG	13 DUPLEX CT	COLLINSVILLE, IL	62234
THOMAS E BIRDSONG	13 DUPLEX CT	COLLINSVILLE, IL	62234
ELIZABETH ORTIZ	254 CIRCLE DR	FAIRVIEW HEIGHTS, IL	62208
RESIDENT	237 CIRCLE DR	FAIRVIEW HEIGHTS, IL	62208
RESIDENT	238 CIRCLE DR	FAIRVIEW HEIGHTS, IL	62208
RESIDENT	234 CIRCLE DR	FAIRVIEW HEIGHTS, IL	62208



CITY OF FAIRVIEW HEIGHTS

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

April 14, 2016

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

Dear City Council:

The petition listed below is hereby transmitted for your consideration:

Petition No:	PC07-16
Petitioner:	E. William Reichert
Request:	Development Plan
Area Size:	Approximately 1.25 acres
Location:	5 Ludwig Dr
Hearing Date:	April 12, 2016
Proponents:	0
Opponents:	0
Recommendation:	Approval
Votes:	Yeas: Herrington, Mensing, Wesemann, Sudja, Barkley, Funk, Correale, McCarthy, Hoppe, & Bramstedt Nays: None Absent: Smith
Report:	Staff Advisory
Ward:	IV

Respectfully,

Jim Bramstedt, Chairman
Planning Commission
TT/kt

PC07-16, Development Plan – E. William Reichert, 5 Ludwig Drive

AREA LAND USE AND ZONING

The subject property, 5 Ludwig Drive, is an approximate 1.25 acre site located on the northwest corner of Illinois Route 159 and Ludwig Drive. The property currently contains a medical office building occupied by HSHW Medical Group. The subject property, as the adjoining properties to the west, south and east, is zoned "PB" Planned Business District. The adjoining property to the southeast across the intersection is developed with a hotel. The adjoining property to the south and southeast across Ludwig Drive is developed with a restaurant and hotel. The adjoining property to the west is developed with a restaurant. The property immediately adjoining the northern property line is the CSX Railroad right-of-way, a discontinued railroad line.

DEVELOPMENT PLAN REQUEST

The applicant, E. William Reichert on behalf of the owners William & Barbara Gassett, is requesting approval of a development plan to allow the reconfiguration of the parking lot to accommodate a total of 31 parking spaces. Parking spaces are proposed to be a combination of nine (9) feet by twenty (20) feet (8 spaces) and nine and one-half (9.5) feet by twenty (20) feet (21 spaces) with two handicapped spaces sixteen (16) feet by twenty (20) feet each .

PLANNING CONSIDERATION

The Development Code **Article VI OFF-STREET PARKING AND LOADING** establishes the following regulations:

14-6-5 DESIGN STANDARDS, ACCESS AISLE AND SPACE REQUIREMENTS.

(A) Space Requirements.

(1) Parking Spaces. Each off-street parking space shall be ten feet wide by twenty feet long (10' x 20') except for single-family residential, each space shall be eight feet wide by eighteen feet long (8' x 18'). The size of all parking spaces shall be measured from the center line of each stripe. Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-two (22) feet by nine (9) feet. Parallel spaces shall be as approved by the Administrative Official.

14-6-12 PARKING SPACES REQUIRED. For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time. When employee parking is required, it shall be provided on the basis of one space for each one and one-half employees.

(C) Office Uses.

Business, Professional and Governmental Office Three (3) parking spaces shall be provided for each 1,000 square feet of floor area, plus one (1) space for each company or business vehicle.

Exhibits:

1. Staff Advisory
2. Application
3. Narrative
4. Site Plan
5. Aerial Photo
6. Public notice
7. Surrounding Property Owners

TT/kt

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

RESOLUTION PC 007 -16

A RESOLUTION ADOPTING FINDINGS OF FACT PC07-16 RELATING TO THE REQUEST FROM E. WILLIAM REICHERT TO MODIFY THE DEVELOPMENT PLAN FOR PARKING AT 5 LUDWIG DRIVE.

WHEREAS, E. William Reichert, hereinafter referred to as the “Applicant,” has properly applied for a Development Plan approval for a Development Plan within the “PB” Planned Business District located at 5 Ludwig Drive., St. Clair County PIN 03-21.0-400-014.

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 April 12, 2016, 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 zoned “PB” Planned Business District. The subject property is contains a 5,000 square foot medical building occupied by HSHS Medical Group.
3. That the Subject Property contains approximately 1.25 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 Development Plan approval will for the applicant's development of a 31 space parking lot at the property as it is proposed per the Development Plan by the Applicant.
14. That the Development Plan approval shall be contingent upon the Department of Public Works approval of the drainage and grading plan, the storm water management plan, the erosion control plan and other relevant planning design documents.
15. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
16. 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.
17. 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; McCarthy upon vote being taken thereon, the following voted in favor thereof: Herrington, Mensing, Wesemann, Sudja, Barkley, Funk, Correale, McCarthy, Hoppe, & Bramstedt

and the following voted against the same: None

and the following abstained: None

and the following were absent: Smith

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 12th day of April 2016.

Planning Commission Chairman

ATTEST:

Land Use Director

William S. and Barbara J. Gassett, 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 _____, 2016 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.

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): William S & Barbara J Gasset
Mailing address: 16 Oak Ridge Drive, Columbia IL 62236
Phone: (618) 581-8594
E-Mail: staceyg@dynaflex.com

2. Name of applicant (if other than owner): E. William Reichert AIA
Relationship to owner (contractor, family member, lessee, etc.): Architect to tenant - HSHS
Mailing address: 391 Frank Scott Pkwy East, Fairview Heights, IL 62208
Phone: 618-236-2000

E-Mail: breichert@ewrassociates.com

3. Address of property: 5 Ludwig Drive, Fairview Heights IL 62208

Parcel (Tax) ID number: 03-21.0-400-014

Present use of property: Medical Office Building

Zoning district: PB

4. Type of Development for which permit is requested:

Revision of development plan to revise parking layout and striping

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: W. J. S. J. S. Date: 2/22/16

Signature of Applicant: [Signature] Date: 2/22/16



Architecture • Interiors • Planning

February 10, 2016

**Planning Commission Development Plan Revision Application
City of Fairview Heights, IL**

NARRATIVE:

**Property - #5 Ludwig Drive
Parcel No. 03-21.0-400-014
Area of Lot – 1.2599 Ac
Owners – William S and Barbara J. Gassett,
16 Oak Ridge Dr.
Columbia, IL
Tenants – HSHS Medical Group**

This narrative is an attachment to the accompanying Development Plan Application being submitted to the Planning Commission to request some relief in portions of the City Zoning Ordinance related to the sizes of parking spaces for a commercial building.

The former Golf Shop at the NW corner of Route 159 (North Illinois Street and Ludwig Drive) was leased to HSHS Medical Group for a Family Medicine practice and diagnostic Center about 2 years ago. HSHS and the owner of the property had expended some significant funds to rehab the structure and convert it from a retail shop to a medical office building. The addition of this facility has added professional healthcare services to the community that previously did not exist. In addition to the multiple physician providers the facility added an x-ray facility and lab to the services provided.

It is the plan of HSHS to add additional providers to the practice and in doing so, coupled with the successful patient growth and use of the facility, the tenants find a need to add patient parking to the existing lot.

The tract of land is positioned with significant setbacks from Rt. 159 and has restricted ability to add additional pavement area due to the steep and rough terrain to the north and west. Thus, a potential solution is relief of the width of the parking spaces in order to add more parking capability on the existing site.

HSHS architect, Bill Reichert, has had discussions with the city staff regarding any possible future revisions to the Zoning regulations and understand that there is currently some consideration for narrowing the width of required parking spaces at some point in the future, due to the advantages of reduced hard surface paving and storm water run-off, as well as accommodating reduced automobile sizes which seems to be the trend.

This site, while being one with great visibility and access, has its topographic challenges which restrict the overall use of the surface of the property. And so, it is the request of the owner and tenant that an exception to the parking stall width be made, as this is an excellent candidate for such an exception by way of this existing condition. Being a healthcare facility, it also has a virtual obligation to provide direct access to available parking on site and not require patients to have to cross Ludwig, using an adjacent lot to the south at Drury, which is certainly not advantageous or acceptable to either HSHS or Drury. There already is some shared agreement for staff parking between Drury and HSHS on their lot.

The MOB is a 5,000 sf office building and there are 24 spaces currently, along with 2 handicapped. This is barely enough for the current providers. Our proposed development plan indicates 31 spaces of which 2 are handicapped, increasing the total on - site parking by 5 spaces. The reduced stall width asks for 9'-6" wide spaces on the perimeter rows of parking and 9' wide spaces on the internal row. We plan to restripe the lot and also relocate the handicapped parking stalls to be closer to the building entrance.

This is a very inexpensive solution and will not require closing down any parking during operating hours to accomplish so as not to inconvenience or endanger patients any more than necessary. No other impediment to traffic is created by this work.

Adjacent Uses:

Adjacent property uses re all planned development use and include:

- Drury Inn and Bob Evans to the south
- Houlihans to the west
- RR ROW and vacant land to the north
- Gas and Convenience store to east across Rt. 159

Other site conditions:

No other site revisions are requested at this time. Utilities, drainage building, signage, natural features, lot entrance drive are all to remain as is.

Since no other revisions are requested, we have not included in this request and application the following usually required documentation:

- Topography, utilities, signage, buffers, building elevations or building floor plans, perspectives, schedule of construction.

We have included the property buffer report of adjacent uses, property dimensions, aerial photo and county property tax report for your consideration.



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

Ownership / Addresses

Parcel Number 03-21.0-400-014
Parcel Year 2015
Property Address 5 LUDWIG DR FAIRVIEW HEIGHTS, IL 62208
Property Owner GASSETT , WILLIAM S & BARBARA J
Mailing Address 16 OAK RIDGE DR COLUMBIA, IL 62236

Assessment Level	Land Value	Building Value	Total Value
Board of Review Prior to EAV	91471	90940	182411
Assessor Value	91471	90940	182411
Fair Market Value	274413	272820	547233

Date Sold	Sales Price	Doc Number
09-19-2004	525000.00	01834807
12-16-2005	410000.00	A01952592
02-16-2007	660000.00	A02027473

Legal

Township CASEYVILLE
Legal Description Line 1 FAIRVIEW OFFICE PARK
Legal Description Line 2 LOT/SEC-1 A02027473
Legal Description Line 3
Legal Description Line 4

Tax District	Tax Rate	Tax Amount
BELLEVILLE HS #201	To Be Determined	To Be Determined
CASEYVILLE ROAD	To Be Determined	To Be Determined
CASEYVILLE TWP	To Be Determined	To Be Determined
CITY OF FAIRVIEW HTS	To Be Determined	To Be Determined

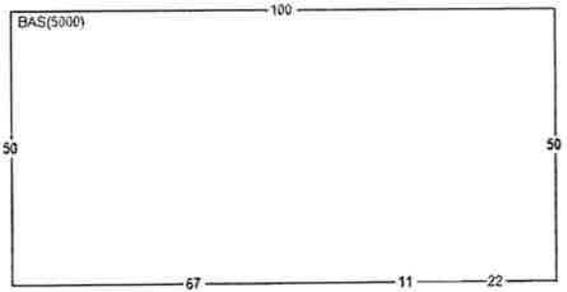
CITY OF FRVW HTS LIB	To Be Determined	To Be Determined
FAIRV CASEY TWP FIRE	To Be Determined	To Be Determined
PONTIAC DIST #105	To Be Determined	To Be Determined
ST CLAIR CO OTHER	To Be Determined	To Be Determined
SWIC DIST #522	To Be Determined	To Be Determined

Disclaimer

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BLDG # 1
 Frame Type WJ Comm Wood J
 Quality C C Average
 Building Use 1000 Commercial
 Comm 1st Fl #1 OFBL Office Blk/
 Comm 1st Fl #2
 1st Flr Height F10 1st Flr 10
 Com Upr Flr #1
 Com Upr Flr #2
 Upr Flr Height
 Comm Wall Ratio 170 Wall Ratio
 Fin Basement
 Bsmt Wall Hght
 Weight Adj.
 Cent.Air 1st Fl OFF Office
 Cent.Air Upr Fl
 Cent.Air Bsmt
 Res Fixtures
 Comm Fixtures C08 08 Fixtures
 Sprinklers C Comm. Sprin
 Mezzanine
 Store Front
 Actual Year Blt 1980
 Effect Year Blt 1990
 Normal Depr Tbl CA
 Functional Obs 000000
 Economic Obs 000000
 Observed Cond 000000
 Obs. Cond.Code
 Cost Factor 000 N/A

COLUMBIA IL 622361980
 Site Address: 000005 LUDWIG DR



BOOK	PAGE	DATE	QS	SALE PRICE
		0207	Q	660,000
		1205	Q	410,000
		0904	U	525,000
PERMIT NO	TYPE	DATE	AMOUNT	
13-3081	CM	1013		
12945	CM	0307		67,900
Appraiser		006	PM	
Appr Date		06/12/14		
Use Code		0070	Comm. Office	
NBHD		80043.00	Caseyville	
			L100 M100 B100	

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
SPRINK	5000	1.00	5000	1.00	5000	5000	
EAS	5000	1.00	5000	1.00	5000	5000	5000

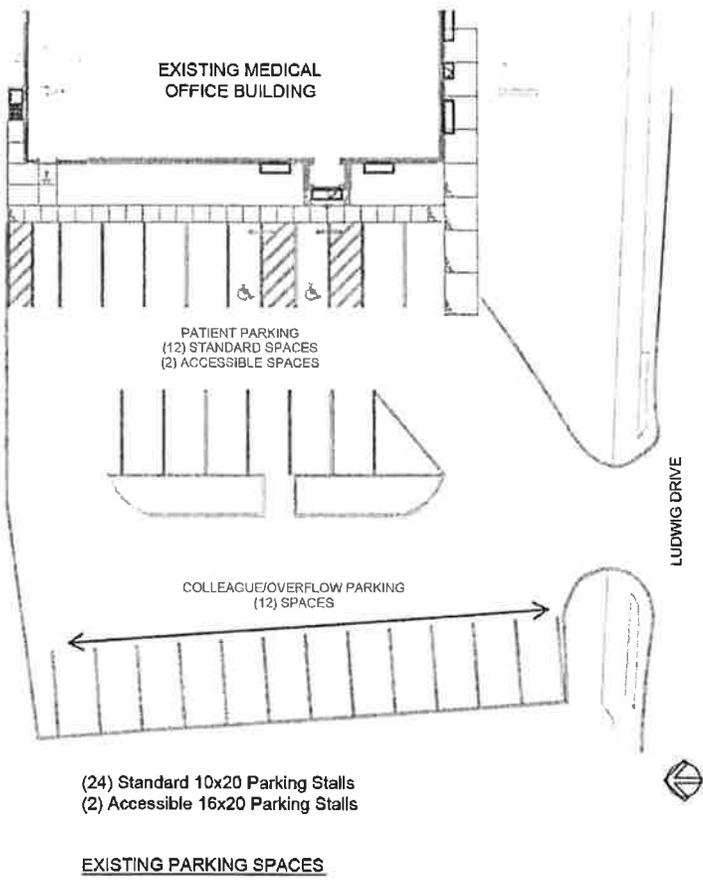
History Values

Tax Year	Total Appraised Value
14	487,953
13	496,947
12	508,230

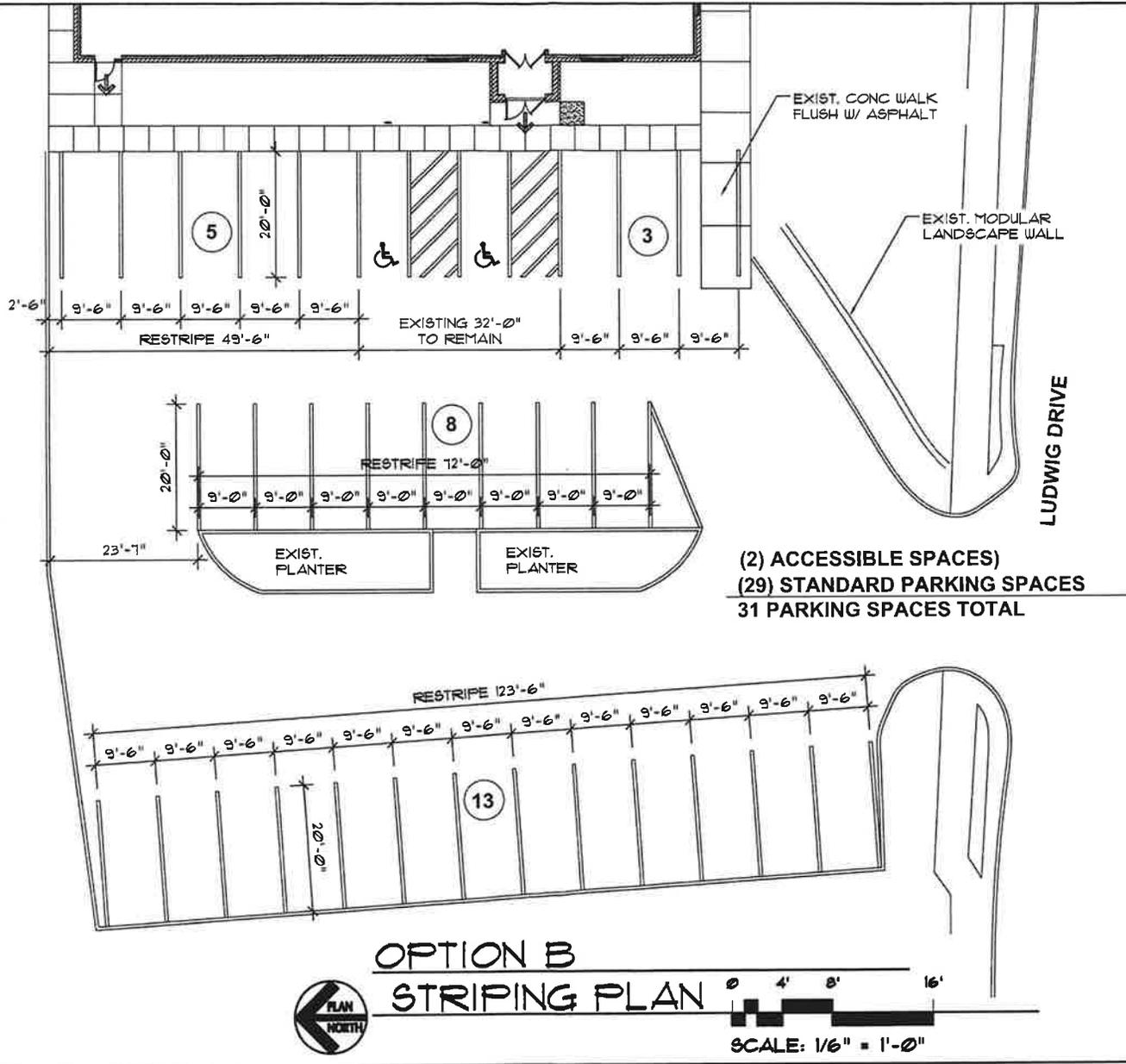
MISC	BLDG CODE	DESC	LENGTH	WIDTH	UNITS	EYB DT
1	1	PAVASPYD Yard Paving Asp	.00	.00	13644.00	1990 CA
2	1	PAVCNCPKYD Yard Pav Parking	.00	.00	1164.00	1990 CA

LAND LUSE	DESC	UNITS	TP
1	0070 COMMERCIAL OFFIC	1.00	L

----- ADJUSTMENT CODES -----



PARCELID	SITEADR1	OWNER	ADDRESS	CITYST	ZIPCODE
03-21.0-400-001	DEVILS HOLE RD	MC HORNING	2182 MESA DR	NEWPORT BEACH, CA	92660
03-21.0-400-014	5 LUDWIG DR	WILLIAM S & BARBARA J GASSETT	16 OAK RIDGE DR	COLUMBIA, IL	622361980
03-21.0-401-001	LUDWIG DR	DI HOTELS SUN LLC	101 S FARRAR DR	CAPE GIRARDEAU, MO	63701
03-21.0-401-002	10 LUDWIG DR	BEF REIT INC	3776 S HIGH ST	COLUMBUS, OH	432074012
03-21.0-401-003	12 LUDWIG DR	DSW INNS LLC	101 FARRAR DR	CAPE GIRARDEAU, MO	637014905
03-21.0-402-001	45 LUDWIG DR	SHIVAM HOTEL LLC	126 N HOTZE RD	SALEM, IL	628815237
03-21.0-402-002	LUDWIG DR	R E MEYER COMPANIES LLC	300 CHESTERFIELD CENTER #190	CHESTERFIELD, MO	63017
03-21.0-403-001	25 LUDWIG DR	FCPT RESTAURANT PROPERTIES LLC	1000 DARDEEN CENTER DR	FAIRFIELD, IL	62837
03-22.0-500-001	OLD COLLINSVILLE RD	B & O RR	0 OLD COLLINSVILLE RD	FAIRVIEW HGTS, IL	62208



(2) ACCESSIBLE SPACES
 (29) STANDARD PARKING SPACES
 31 PARKING SPACES TOTAL

**OPTION B
 STRIPING PLAN**



DRAWING NUMBER
A1.0

JOB No.

216107

DATE: 01-27-16

H&B
 FAIRVIEW HEIGHTS PARKING LOT EXPANSION
 5 LUDWIG DRIVE
 FAIRVIEW HEIGHTS, ILLINOIS 62206



CITY OF FAIRVIEW HEIGHTS

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

March 23, 2016

RE: PC07-16, Development Plan- William S. Gassett, 5 Ludwig Drive

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, March 24, 2016 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, April 12, 2016 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,

Kelly Youngman
Secretary, Land Use and Development
Enclosure
PC07-16



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, April 12, 2016 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 Development Plan to allow reconfiguration of parking lot located at 5 Ludwig Dr., Fairview Heights, IL also identified by St. Clair County PIN 03-21.0-400-014.

Request was made by E. William Reichert, 391 Frank Scott Parkway East, Fairview Heights, IL.

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

Dated this 21st day of March, 2016.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC07-16

OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
WILLIAM S & BARBARA J GASSETT	16 OAK RIDGE DR		COLUMBIA, IL	622361980
DI HOTELS SUN LLC	101 S FARRAR DR		CAPE GIRARDEAU, MO	63701
BEF REIT INC	TAX DEPARTMENT	3776 S HIGH ST	COLUMBUS, OH	432074012
DSW INNS LLC	101 FARRAR DR		CAPE GIRARDEAU, MO	637014905
SHIVAM HOTEL LLC	126 N HOTZE RD		SALEM, IL	628815237
R E MEYER COMPANIES LLC	300 CHESTERFIELD CENTER #190		CHESTERFIELD, MO	63017
FCPT RESTAURANT PROPERTIES LLC	1000 DARDEEN CENTER DR		FAIRFIELD, IL	62837
DAVID J ROTH GEN PARTNER ROTH	1 RIVER RIDGE BOX 477		GRAFTON, IL	62037
MC HORNING	2182 MESA DR		NEWPORT BEACH, CA	92660
SPIRIT ENERGY LLC	7701 TORSYTH BLD 325		SAINT LOUIS, MO	63105
LUPE MENDOZA	4425 JAMBOREE RD STE 250		NEWPORT BEACH, CA	926603002
RESIDENTS	5 LUDWIG DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	LUDWIG DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	10 LUDWIG DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	12 LUDWIG DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	45 LUDWIG DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	LUDWIG DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	25 LUDWIG DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	7105 S LAKES DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	DEVILS HOLE RD		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	EXECUTIVE DR		FAIRVIEW HEIGHTS, IL	62208
Fairview-Caseyville Twsp Fire	c/o Chief Bryan Doyle	214 Ashland Avenue	FAIRVIEW HEIGHTS, IL	62208
Pontiac-Wm Holliday #105	c/o Supt. Julie Brown	400 Ashland Avenue	FAIRVIEW HEIGHTS, IL	62208
Belleville Twsp High School #210	c/o Supt. Dr. Jeff Dosier	920 N. Illinois Street	BELLEVILLE, IL	62220



CITY OF FAIRVIEW HEIGHTS

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

April 14, 2016

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

Dear City Council Member:

The petition listed below is hereby transmitted for your consideration:

Petition No:	<i>PC08-16</i>
Petitioner:	Tsou Chin Wang-Sengsarichunh
Request:	Special Use Permit in the Community Business District
Area Size:	Approximately 2,100 square feet
Location:	5900 N. Illinois Ste. 8, 9 & 10
Hearing Date:	April 12, 2016
Proponents:	0
Opponents:	0
Recommendation:	Approval
Votes:	Yeas: Herrington, Mensing, Wesemann, Sudja, Barkley, Funk, Correale, McCarthy, Hoppe, & Bramstedt Nays: None Absent: Smith
Report:	Staff Advisory (Exhibit 1)
Ward:	IV

Respectfully,

Jim Bramstedt, Chairman
Planning Commission
TT/kt

Staff Advisory (Exhibit 1)
PC 08-16, Special Use Request

AREA LAND USE AND ZONING

The subject property, 5900 N. Illinois, is a commercial center commonly known as Pontiac Center, owned by Pontiac Group LLC, located on the northeast corner of the intersection of N. Illinois and Ashland Ave. The center contains approximately 25,000 square feet of which the tenant space proposed to be occupied is approximately 2,100 square feet. This is an existing building in an established retail area. The subject property is zoned "B-3" Community Business District and surrounding properties are zoned either Planned Business or Community Business District and are developed with commercial uses. The Pontiac Center tenant mix includes restaurants, service uses and fitness center.

PROPOSAL

The Petitioner, Tsou Chin Wang-Sengsarichunh, is requesting a Special Use Permit to have a massage establishment at the subject property, Suites 8, 9 & 10, located within the "B-3" Community Business District.

DEVELOPMENT CODE AND ZONING REQUIREMENTS

The property at 5900 North Illinois is zoned "B-3" Community Business District. There is a provision for massage therapy as a special use in a Community Business District, "Section 14-2-11(C) SPECIAL USES IN "B-3" lists' Massage establishments."

The Development Code Section 14-1-11 states:

"Massage Establishment: A massage establishment may employ only persons that have a State license issued by the Illinois Department of Professional Regulation pursuant to the Illinois Massage Licensing Act, 225 Illinois Compiled Statutes 57/1 et seq., as it may be amended from time to time, to engage in the practice of massage.

A massage establishment shall be defined as any establishment that provides massages as the primary means of business, employs at least one licensed massage therapist, and does not offer illicit sexual services under the guise of therapeutic massage. This shall include any establishment having a fixed place of business where any person, firm, association, partnership, or corporation engages in, carries on or permits to be engaged in, carried on any of the activities mentioned in the definition of massage, including, but not limited to what are commonly known as spas, suntan spas, parlors, bathhouses and massage parlors. A massage business shall not include any accredited educational facility that teaches massage therapy or masseuse

techniques, nor shall it include any licensed health care facility or establishment of duly licensed doctors. This will not apply to salons, recreational facilities, or physical therapy offices which may offer massages as an accessory use to more dominant uses on the premises."

"**MASSAGE.** Means any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating or external sort of parts of the body with the hands or other parts of the human body or with the aid of any mechanical or electrical; apparatus or appliance, with or without such supplementary aids as rubbing alcohol, liniments antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations commonly used in said practice."

"**MASSAGE THERAPIST.** Any person who, for any consideration or gratuity whatsoever, engages in the practice of massage as defined herein."

Exhibits:

1. Staff Advisory
2. Application
3. Floor Plan
4. Public notice
5. Surrounding Property Owners

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

RESOLUTION PC008-16

A RESOLUTION ADOPTING FINDINGS OF FACT PC08-16 RELATING TO A REQUEST FROM TSOU GHIN WANG-SENGSAIRICHUNH, TO ALLOW A SPECIAL USE PERMIT FOR A MASSAGE ESTABLISHMENT AT 5900 N. ILLINOIS STREET.

WHEREAS, Tsou Chin Wang-Sengsarichunh, hereinafter referred to as the “Applicant,” has properly applied for a Special Use Permit for a Massage Establishment in the “B-3” Community Business District at 5900 N. Illinois St., St. Clair County PIN 03-27.0-300-059.

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 Applicants appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on April 12, 2016, 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, 5900 N. Illinois, is a commercial center commonly known as Pontiac Center is located on the northeast corner of the intersection of N. Illinois and Ashland Ave. The center contains approximately 25,000 square feet of which the tenant space proposed to be occupied is approximately 2,100 square feet. The subject property is zoned “B-3” Community Business District and surrounding properties are zoned either Planned Business or Community Business District and are developed with commercial uses. The Pontiac Center tenant mix includes restaurants, service uses and fitness center.
3. That the Subject Property is approximately 2,100 Square feet of tenant space.
4. That Section 14-2-11 establishes Massage Establishments as a Special Use in the B-3 Community Business District.
5. That this permit will not require any changes to traffic circulation and ingress/egress.
6. That this permit will not require any changes to lighting, landscaping, or the existing site usage.
7. 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.
8. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
9. That the proposed use will not be hazardous or disturbing to existing neighboring uses.

10. That the proposed use will not be served adequately by public facilities and services such as highways and streets.
11. 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.
12. 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.
13. The proposed use will be consistent with the Comprehensive Plan.
14. That this Special Use Permit approval allows for the applicant's use of a massage establishment at the property as it is proposed to be used.
15. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
16. 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.
17. That this Special Use Permit Approval shall automatically expire if the use is not initiated within one year of approval by the City Council.

The motion for the adoption of the foregoing resolution was duly seconded by; Commissioner Herrington upon vote being taken thereon, the following voted in favor thereof: Herrington, Mensing, Wesemann, Sudja, Barkley, Funk, Correale, McCarthy, Hoppe, & Bramstedt

and the following voted against the same: None

and the following abstained: None

and the following were absent: Smith

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 12th day of April 2016.

Planning Commission Chairman

ATTEST:

Land Use Director

Tsou Chin Wang-Sengsarichunh hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: _____

Its: _____

STATE OF ILLINOIS)

) SS.

COUNTY OF _____)

On this _____ day of _____, 2016 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.

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): Pontiac Group, LLC
 Mailing address: P.O. Box 37105
 Phone: 314. 965. 5413
 E-Mail: USK412@gmail.com

2. Name of applicant (if other than owner): Tsou Chin Wing-Seng Sarichunk
 Relationship to owner (contractor, family member, lessee, etc.): _____
 Mailing address: 3526 Connor Ave St Louis MO 63121
 Phone: (314) 496-2868
 E-Mail: Lam Luamassage@gmail.com

3. Address of property: 5900 N. ILLINOIS Suite 8, 9, 10
Parcel (Tax) ID number: 47-2865545 03-270-300-059
Present use of property: Shopping Center
Zoning district: B-3

4. Type of Development for which permit is requested:

Lmt Massage with Foot reflexology
Licensed Massage Therapist

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: Debra Engle Date: 2/10/16

Signature of Applicant: [Signature] Date: 2/10/16

PARCEL_NUMBER	SITEADR1	SITEADR2	OWNER	ADDRESS	ADDRESS2
03270300021	6004 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	HOFFMAN DEVELOPMENT CO	727 CRAIG RD STE 100	
03270300022	6000 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	MARVIN & NANCY ROTENBERG	6000 N ILLINOIS ST	
03270300023	5924 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	HBC PROPERTIES LLC	1917 DELMAR BLVD	
03270300033	5922 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	PONTIAC GROUP LLC	C/O USKO	PO BOX 37105
03270300059	5900 N ILLINOIS	FAIRVIEW HEIGHTS, IL 6220	PONTIAC GROUP LLC	C/O USKO	PO BOX 37105
03270300060	5902 N ILLINOIS	FAIRVIEW HEIGHTS, IL 6220	PONTIAC GROUP LLC	C/O USKO	PO BOX 37105
03270300084	113 ASHLAND AVE	FAIRVIEW HEIGHTS, IL 6220	III STATE GROUP LLC	1 TWRN LAKE DR	
03270301025	119 PALM DR	FAIRVIEW HEIGHTS, IL 6220	CARL F & GEORGIA REHG	119 PALM DR	
03270301026	119 PALM DR	FAIRVIEW HEIGHTS, IL 6220	CARL F & WF REHG	119 PALM DR	
03270301027	119 PALM DR	FAIRVIEW HEIGHTS, IL 6220	CARL & GEORGIA REHG	119 PALM DR	
03270301032	221 PALM DR	FAIRVIEW HEIGHTS, IL 6220	FLOYD & CAROL BULLARD	8740 BULLARD LN	
03270301033	217 PALM DR	FAIRVIEW HEIGHTS, IL 6220	SAMUEL D PETERSON	217 PALM DR	
03270301036	115 PALM DR	FAIRVIEW HEIGHTS, IL 6220	ALBERT H APPEGATE	115 PALM DR	
03270301038	CYPRESS DR	FAIRVIEW HEIGHTS, IL 6220	CITY OF FAIRVIEW HGTS	CYPRESS DR	
03270316017	117 ASHLAND AVE	FAIRVIEW HEIGHTS, IL 6220	FLOYD C BULLARD	8740 BULLARD LN	
03280409020	5901 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	MAGNA BANK OF FAIRVIEW HGTS	5901 N ILLINOIS ST	
03280409023	5909 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	COLE MT FAIRVIEW HEIGHTS II LL	ATTN:ASSET MANAGER	16767 N PERIMETER DR SUITE 210
03330205070	5811 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	REALTY INCOME IL PROPERTIES 4	C/O REALTY INCOME CORP	11995 EL CAMINO REAL STE 101
03340100001	5812 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	MAD HOLDINGS LLC	2275 CASSENS DR STE 115	
03340100002	5812 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	MAD HOLDINGS LLC	2275 CASSENS DR STE 115	
03340100003	5800 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	ROBERT G & SARAH L HEIL	5800 N ILLINOIS ST	
03340100004	3 KADLEC DR	FAIRVIEW HEIGHTS, IL 6220	ROBERT G & SARAH L HEIL	5800 N ILLINOIS ST	
03340100070	112 ASHLAND AVE	FAIRVIEW HEIGHTS, IL 6220	HUGH A HADFIELD	221 LAKE STRATFORD DR	
03340100071	15 KADLEC DR	FAIRVIEW HEIGHTS, IL 6220	DAVID F & BEVERLEE M MENEZES	15 KADLEC DR	
03340100078	12 ASHLAND AVE	FAIRVIEW HEIGHTS, IL 6220	MAD HOLDINGS LLC	2275 CASSENS DR STE 115	
03340100079	18 ASHLAND AVE	FAIRVIEW HEIGHTS, IL 6220	CLIFFORD & MARY A STEPHENSON	2017 HILLCREEK RD	
03340100080	3 KADLEC DR	FAIRVIEW HEIGHTS, IL 6220	STEPHEN WARFORD	3 KADLEC DR	
03340100081	5 KADLEC DR	FAIRVIEW HEIGHTS, IL 6220	CLIFFORD & MARY A STEPHENSON	2017 HILLCREEK RD	
03340100082	7 KADLEC DR	FAIRVIEW HEIGHTS, IL 6220	CLIFFORD & MARY ANN STEPHENSON	2017 HILLCREEK RD	
03340100083	9 KADLEC DR	FAIRVIEW HEIGHTS, IL 6220	JAYALAKSHMI ANNE	235 RIDGEPOINTE DR	
03340100084	13 KADLEC DR	FAIRVIEW HEIGHTS, IL 6220	KEITH BRUMLEY	13 KADLEC DR	



Lam-Lua Massage

873 Seibert Road • Scott AFB, IL 62225

tel: 618-671-6560

email: Lam-luamassage@mail.com

Head Ache? Back Ache? Stiff Neck? Feet Hurt? Tingling & Numbness?
Anxiety? Stressed? Frozen Shoulders? Poor Circulation?

☉Relieve Pain ☉Release Tension ☉Decrease Stress

☉Increase Circulation ☉Improve Metabolism ☉Realign Muscles

Service up to 2 Hours !!!

Chair Massage		Foot Reflexology		Table Massage	
10min	\$12	20min	\$22	Cupping	\$22
15min	\$18	30min	\$30	30min	\$30
20min	\$22	40min	\$40	40min	\$40
30min	\$30	60min	\$60	60min	\$60

Combo Massage (Foot and Body)

20min Foot & 20min Body \$40

30min Foot & 30min Body \$58

Deep Tissue Massage

Swedish Massage

Chinese Acupressure

Hot Stone Massage: \$85-60min

Detox: \$30-35min

Facial: \$35-\$25 with massage

Gift Certificates Available

Call to make *your* appointment

Walk-ins Welcome!

Business Hours: Monday thru Thursday 10am-6pm

Friday thru Saturday 10am-7pm

Sunday 12:00pm -5pm and by appointment

Military discount Able

10-7pm

Close Sunday

Living Energy Without Boundaries

Lam Lua Massage & Foot Spa



5900 N Illinois St. Suite 8 Fairview Heights, IL 62208

(618) xxx-xxxx

~Chi-Gong Back Rub~

Our technique benefits the body, mind & spirit by relaxing the muscles & relieving tension, giving a profound feeling of wellbeing.

~Express Back Procedure~

The perfect procedure for the person on the go. It is the method that leaves you feeling rested & rejuvenated

20 minutes - \$20 30 minutes - \$30 40 minutes - \$40 50 minutes - \$50 60 minutes - \$60
90 minutes - \$90 120 minutes - \$110

~Soothe the Sole Foot Reflexology 30 min. \$30~

Relieve tension with this special procedure focused on the feet. This treatment begins with a therapeutic foot bath in a Chinese herbal solution. A specialized technique & touch allows the energy to flow throughout the entire body. Each area on the foot relates to an area on the rest of the body. Releasing tension in the feet has a beneficial effect on your organs & overall health in general. It rejuvenates the body, calms the mind & spirit.

* Military Discount Available !!!

Package Deals

Combo #1 Mini Vacation

60 min \$56

A gentle back rub designed for total relaxation. This procedure includes 40 min. of Chi-Gong deep muscle rub & a 20 min. foot rub. The shoulder, lower back & the feet are the highlights of this treatment.

Combo #2 Total Body Relaxation

90 min. \$78

Our unique technique emphasizes a specific area. This procedure includes 50 minutes of deep muscle body rub, 40 min. of foot reflexology & aroma therapy on the eye lids

seven days open
Monday - Saturday
10Am - 9:30 pm
Sunday 12pm - 6:30pm





CITY OF FAIRVIEW HEIGHTS

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

March 23, 2016

RE: PC08-16, Development Plan- Tsou Chin Wang-Sengsaurichunh, 5900 N. Illinois

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, March 24, 2016 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, April 12, 2016 beginning at approximately 7:15 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,

Kelly Youngman
Secretary, Land Use and Development
Enclosure
PC08-16



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, April 12, 2016 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 a massage establishment located at 5900 N. Illinois St., Fairview Heights, IL also identified by St. Clair County PIN 03-27.0-300-059.

Request was made by Tsou Chin Wang-Sengsaurichunh, 3526 Connor Ave., St. Louis, MO 63121.

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

Dated this 21st day of March, 2016.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC08-16

SITEADR1	OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
6004 N ILLINOIS ST	HOFFMAN DEVELOPMENT CO	727 CRAIG RD STE 100		SAINT LOUIS, MO	63141
6000 N ILLINOIS ST	MARVIN & NANCY ROTENBERG	6000 N ILLINOIS ST		FAIRVIEW HGTS, IL	62208
5924 N ILLINOIS ST	HSC PROPERTIES LLC	1917 DELMAR BLVD		SAINT LOUIS, MO	631031618
5922 N ILLINOIS ST	PONTIAC GROUP LLC	C/O USKO	PO BOX 37105	SAINT LOUIS, MO	63141
5900 N ILLINOIS	PONTIAC GROUP LLC	C/O USKO	PO BOX 37105	SAINT LOUIS, MO	63141
5902 N ILLINOIS	PONTIAC GROUP LLC	C/O USKO	PO BOX 37105	SAINT LOUIS, MO	63141
113 ASHLAND AVE	BI STATE GROUP LLC	1 TWIN LAKE DR		E ST LOUIS, IL	622031140
119 PALM DR	CARL F & GEORGIA REHG	119 PALM DR		FAIRVIEW HTS, IL	622082743
119 PALM DR	CARL F & WF REHG	119 PALM DR		FAIRVIEW HTS, IL	622082743
119 PALM DR	CARL & GEORGIA REHG	119 PALM DR		FAIRVIEW HTS, IL	622082743
221 PALM DR	FLOYD & CAROL BULLARD	8740 BULLARD LN		WORDEN, IL	620971922
217 PALM DR	SAMUEL D PETERSON	217 PALM DR		FAIRVIEW HTS, IL	622082745
115 PALM DR	ALBERT H APPELEGATE	115 PALM DR		FAIRVIEW HTS, IL	622082743
CYPRESS DR	CITY OF FAIRVIEW HGTS	CYPRESS DR		FAIRVIEW HGTS, IL	62208
117 ASHLAND AVE	FLOYD C BULLARD	8740 BULLARD LN		WORDEN, IL	620971922
5901 N ILLINOIS ST	MAGNA BANK OF FAIRVIEW HGTS	5901 N ILLINOIS ST		FAIRVIEW HGTS, IL	62208
5909 N ILLINOIS ST	COLE MT FAIRVIEW HEIGHTS II LL	ATTN:ASSET MANAGER	16767 N PERIMETER DR SUITE 210	SCOTTSDALE, AZ	85260
5811 N ILLINOIS ST	REALTY INCOME IL PROPERTIES 4	C/O REALTY INCOME CORP	11995 EL CAMINO REAL STE 101	SAN DIEGO, CA	921302565
5812 N ILLINOIS ST	MAD HOLDINGS LLC	2275 CASSENS DR STE 115		FENTON, MO	63026
5812 N ILLINOIS ST	MAD HOLDINGS LLC	2275 CASSENS DR STE 115		FENTON, MO	63026
5800 N ILLINOIS ST	ROBERT G & SARAH L HEIL	5800 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
3 KADLEC DR	ROBERT G & SARAH L HEIL	5800 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
112 ASHLAND AVE	HUGH A HADFIELD	221 LAKE STRATFORD DR		FAIRVIEW HTS, IL	622083404
15 KADLEC DR	DAVID F & BEVERLEE M MENEZES	15 KADLEC DR		FAIRVIEW HTS, IL	622083677
12 ASHLAND AVE	MAD HOLDINGS LLC	2275 CASSENS DR STE 115		FENTON, MO	63026
18 ASHLAND AVE	CLIFFORD & MARY A STEPHENSON	2017 HILLCREEK RD		COLLINSVILLE, IL	622346859
3 KADLEC DR	STEPHEN WARFORD	3 KADLEC DR		FAIRVIEW HEIGHTS, IL	62208
5 KADLEC DR	CLIFFORD & MARY A STEPHENSON	2017 HILLCREEK RD		COLLINSVILLE, IL	622346859
7 KADLEC DR	CLIFFORD & MARY ANN STEPHENSON	2017 HILLCREEK RD		COLLINSVILLE, IL	622346859
9 KADLEC DR	JAYALAKSHMI ANNE	235 RIDGEPOINTE DR		COLD SPRING, KY	410768714
13 KADLEC DR	KEITH BRUMLEY	13 KADLEC DR		FAIRVIEW HEIGHTS, IL	62208
	MARVIN & NANCY ROTENBERG	457 SHEFFIELD ESTATE DR		SAINT LOUIS, MO	631418523
	% RICH & STEVE TYLER PALMS CAR	692 PLEASANT RIDGE RD		FAIRVIEW HEIGHTS, IL	62208
	CITY OF FAIRVIEW HGTS	MARK T KUPSKY	10025 BUNKUM RD	FAIRVIEW HTS, IL	622081703
	REGIONS BANK	250 RIVERCHASE PKWY	STE 600	BIRMINGHAM, AL	352441832
	(FRAN) COUNTY COLLECTOR-RE PAY	10 PUBLIC SQ		BELLEVILLE, IL	622201623
	RESIDENT	6004 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	5924 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	5922 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	5900 N ILLINOIS		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	5902 N ILLINOIS		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	113 ASHLAND AVE		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	221 PALM DR		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	117 ASHLAND AVE		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	5909 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	5811 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208

	RESIDENT	5812 N ILLINOIS ST 2		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	5812 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	12 ASHLAND AVE		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	18 ASHLAND AVE		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	5 KADLEC DR		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	7 KADLEC DR		FAIRVIEW HEIGHTS, IL	62208
	RESIDENT	9 KADLEC DR		FAIRVIEW HEIGHTS, IL	62208
	Fairview-Caseyville Twsp Fire	c/o Chief Bryan Doyle	214 Ashland Avenue	FAIRVIEW HEIGHTS, IL	62208
	Pontiac-Wm Holliday #105	c/o Supt. Julie Brown	400 Ashland Avenue	FAIRVIEW HEIGHTS, IL	62208
	Belleville Twsp High School #210	c/o Supt. Dr. Jeff Dosier	920 N. Illinois Street	BELLEVILLE, IL	62220



CITY OF FAIRVIEW HEIGHTS

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

April 15, 2016

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

Dear City Council Member:

The petition listed below is hereby transmitted for your consideration:

Petition No:	PC09-16
Petitioner:	The City of Fairview Heights
Request:	Amendment to Ordinance 190—Chapter 14 The Development Code, Article III, General Development Regulations
Location:	City Wide
Hearing Date:	April 12, 2016
Proponents:	4 (2 with exceptions)
Opponents:	0
Recommendation:	Approval
Report:	Staff Advisory

Respectfully,

Jim Bramstedt, Chairman
Planning Commission
TT/kt

**Amendment to Ordinance 190–Chapter 14 The Development Code,
Article III, General Development Regulations**

ZONING TEXT AMENDMENT REQUEST

Staff is requesting a Zoning Text Amendment to Amendment to Ordinance 190 –Chapter 14 The Development Code, Article III, General Development Regulations by adopting the 2012 edition of the International Building Code with addendum, of the 2012 edition of the International Residential Code with addendum, the 2012 edition of the International Fire Code, the 2012 edition of the International Mechanical Code, the 2012 International Existing Code and the 2012 Edition of the International Energy Code, all as published by International Code Council.

The City of Fairview Heights is proposing to adopt the 2012 Editions of the above mentioned Codes with Addendums as indicated on the attached proposed amendments adopting by reference.

The Codes are available for review in the Land Use and Development Department.

PLANNING CONSIDERATIONS

The major change you will notice is the 2012 International Residential Code adoption. Section R313 Automatic Fire Sprinkler Systems requires the installation of an automatic fire sprinkler system in one and two family dwellings as well as townhomes. Staff is recommending the deletion of that requirement.

Exhibits:

- 1 – Staff Advisory
- 2 – Proposed Zoning Code Article III, 14-3-2 through 14-3-6, and 14-3-36 through 14-3-38

SECTION 1. AMENDMENT. Amendment of Ordinance No. 190, "The Revised Code", Chapter 14, "Development Code", Article III, General Development Regulations, Section 14-3-2 Building Code Adoption, reading as follows:

14-3-2 BUILDING CODE ADOPTION. "2012 International Building Code", as published by International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the Building Code for the City of Fairview Heights, Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the 2012 International Building Code and accumulative supplements thereto are hereby referred to, adopted, and made a part hereof as if fully set out in this Code with any additions, insertions, deletions, and changes thereto, described as follows:

Section 101.1 Insert: City of Fairview Heights.

Section 1612.3 Insert: City of Fairview Heights and July 3, 1978.

Section 3412.2 Insert: January 20, 1975.

Section 406.3.4 Change: 1. Private garages... "Doors shall be self-closing and self latching in all use groups with the exception of R3."

Chapter 25 thru Chapter 33: Illinois State Plumbing Code 2014 Edition shall take precedents' of any conflicting process or requirements.

14-3-2.1 INTERNATIONAL RESIDENTIAL CODE. "2012 International Building Code", as published by the International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the Residential Building Code for the City of Fairview Heights, Illinois, for the control of one and two-family buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of the 2006 International Residential Code and accumulative supplements thereto are hereby referred to, adopted and made a part hereof as if fully set out in this Code with any additions, insertions, deletions and changes thereto, described as follows:

Insert: "Fairview Heights, Illinois" where wording calls for "Name of Municipality".

Section R302.5.1 Opening protection. The requirement for providing self-closing door device on openings between garage and residence shall be deleted

Section R105.2 Work Exempt from Permit Change to: 1. One story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provide the floor area does not exceed 200 square feet (11.15m²)

Section R313 AUTOMATIC SPRINKLER SYSTEMS Shall be deleted in its entirety

14-3-6 **INTERNATIONAL FIRE PREVENTION CODE ADOPTION.** “The 2012 International Fire Code” as published by the International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted, to be administered and enforced by the Fire Districts providing fire protection within the City limits of the City.

14-3-36 **ENERGY CONSERVATION CODE.** “International Energy Conservation Code 2012”, as published by International Code Council Inc. including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the Energy Conservation Code for the City regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to use or maintenance of the building envelope, mechanical lighting and power systems in commercial buildings in the City; and each and all of the regulations, provisions, penalties, conditions and terms of the International Energy Conservation Code, 2012 edition, and accumulative supplements thereto or hereby referred to adopted and made part hereof as if fully set out in this Code with any additions, insertions, deletions and changes thereto described as follows: the following buildings shall be exempt from the Code:

(A) Buildings otherwise exempt from provisions of a locally adopted Building Code and buildings that do not contain a conditioned space.

(B) Buildings that do not use either electricity or fossil fuel for comfort conditioning. For purposes of determining whether this exemption applies a building will be presumed to be heated by electricity even in the absence of equipment used for electric comfort heating, whenever the building is provided with electrical service in excess of 100 amps, unless the Code Enforcement Official determines that this electrical service is necessary for purposes other than providing electric comfort heating.

(C) Historic Buildings. This exemption shall apply to those buildings that are listed on the National Register of Historic Places or the Illinois Register of Historic Places and to those buildings that have been designated as historically significant by a local governing body that is authorized to make such designations.

(D) Residential buildings.

(E) Other buildings specified as exempt by the International Energy Conservation Code.

14-3-37 INTERNATIONAL EXISTING BUILDING CODE. "2012 International Existing Building Code", as published by International Code Council, Inc., including accumulative supplements thereto as amended from time to time, be and is hereby adopted as the Existing Building Code for the City, for regulating and governing the repair, alternation, change or occupancy, addition and relocation of existing buildings, as herein provided; providing for the issuance of permits and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code and hereby referred to, adopted and made a part hereof as if fully set out in this Code.

14-3-38 INTERNATIONAL MECHANICAL CODE. "2012 International Mechanical Code", as published by International Code Council, Inc., be and is hereby adopted as the Mechanical Code of the City, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits, and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code are hereby referred to, adopted and made a part hereof as if fully set out in this Code.

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

RESOLUTION PC 009-16

A RESOLUTION ADOPTING FINDINGS OF FACT PC09-16 RELATING TO ADOPTION OF THE 2012 EDITION OF INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL EXISTING BUILDING CODE AND INTERNATIONAL ENERGY CODE ALL AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL.

WHEREAS, The City of Fairview Heights adopts standards to assure for the safe construction and maintenance of structures within this City.

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 proposed zoning text amendment was brought before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on April 12, 2016 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the request by the Home Builders Association to amend the International Residential Code Section R312.1.1 regarding guard requirements and R324.7.2.2 Hip Roof Layouts be accepted and included as addendums to the legislation.
3. That the proposed amendment will not be unduly dangerous or otherwise detrimental to persons residing or working in the City or to the public welfare.
4. That the proposed amendment will not substantially adversely impair the use, enjoyment, or market value of any property.
5. That the proposed amendment 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.
6. The proposed amendment will be consistent with the Comprehensive Plan.

The motion for the adoption of the foregoing resolution was duly seconded by; Sudja upon vote being taken thereon, the following voted in favor thereof: Herrington, Bramstedt, Wesemann, Sudja, Funk, Correale, McCarthy, & Hoppe.

and the following voted against the same: Barkley

and the following abstained: Mensing

and the following were absent: Smith

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 12th day of April 2016.

Planning Commission Chairman

ATTEST:

Land Use Director

**National Association of Home Builders
Recommended State & Local Amendments to the
2012 Edition of the International Residential Code (IRC)**

Issue: Opening Protection

2012 IRC Section Number: R302.5.1 Opening Protection

Recommended Amendment:

Delete the Section in its entirety as shown below:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors ~~equipped with a self-closing device.~~

Reason:

NAHB strongly disagrees with the new requirement for door closures to be required on openings between the garage and the house. For many years, the committee was requested to approve closures on the doors between the house and the garage with reason that fires that originate in the garage could pass through these openings. For many years the proponents failed to provide any reliable data or statistics on the number of fires that originated in the garage and passed through the opening resulting in the fire spreading into the interior of the dwelling. As a result, the committee and the governmental members repeatedly disapproved this requirement.

During the 2009-10 Code development, the proponents returned with a new reason for requiring that these doors be equipped with door closures, to prevent the spread of carbon monoxide from vehicles and the by-products produced by the burning thermoplastics. While the proponents were able to produce a extremely lengthy dissertation on the hazards of carbon monoxide and the number of false alarms that are created by carbon monoxide detectors, nowhere in their written or oral testimony were they able to link any statistical substantiation to need for closures on these openings. To this day there are no reports that support the addition of door closures on doors between the dwelling and the garage will reduce the number of fires spreading into the dwelling, prohibit the flow of carbon monoxide into the dwelling, or reduce the number of false CO alarms.

Staff Contact: Steve Orlowski - sorlowski@nahb.com 1-800-368-5242, ext. 8303

National Association of Home Builders Recommended State & Local Amendments to the 2012 Edition of the International Residential Code (IRC)

Issue: Guardrails

2012 IRC Section: R312.1.1

Recommended Amendment:

Modify the Section as shown below (Delete text)

R312.1.1 Where required. Guards shall be located along open-sided walking surfaces of all decks, porches, balconies, ~~including stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below, at any point within 36 inches (914 mm) horizontally to the edge of the open side~~ Insect screening shall not be considered as a guard.

Reason:

The purpose of this amendment is to retain the provisions of the 2006 International Residential Code (IRC), where guardrails were required when the elevation difference between the walking surface was greater than 30 inches to the floor or grade directly below. The 2009 IRC now requires a guardrail where the elevation difference is greater than 30 inches from the walking surface to a horizontal point 36 inches adjacent to the leading edge of the walking surface to the grade or floor below. This change will now require the building official to carry a four foot level to conduct inspections.

During the 2007/2008 Code Development Cycle, the proponent referred to work conducted and reports written by the International Code Council's Code Technology Committee (CTC). Though, at no time during the Public Hearing, nor the Final Action Hearing, was any technical justification presented to substantiate the change requiring the building official to measure thirty-six inches away from the leading edge of the walking surface or tread to determine when a guardrail should or should not be required. After reviewing the many reports from the CTC website, it is still unclear from where the thirty-six inch requirement was derived. Currently there are no studies that can support the claims made that this will have an effect on reducing possible injuries. While the proponent promotes this as a means for consistent enforcement of the guard requirements, there was no evidence that showed an increased risk to the safety of the occupant if the current method of measuring from the edge of the walking surface to grade below is used.

Furthermore, the new language now requires a guardrail to be applied to any open-sided walking surface. This could very well be interpreted by building officials to include driveways, landscaped walkways, retaining walls and other elevated surfaces used for the purpose of walking. This change substantially expands the areas needing to be equipped with guards, beyond the previous edition of the code.

Staff Contact: Steve Orłowski - sorłowski@nahb.com 1-800-368-5242, ext. 8303

National Association of Home Builders Recommended State & Local Amendments to the 2012 Edition of the International Residential Code (IRC)

Issue: Foundation Anchorage

2012 IRC Section Number: 403.1.6

Recommended Amendment:

Modify the section as shown below:

R403.1.6 Foundation anchorage. ~~Where wood sSill and sole plates are and walls~~ supported directly on continuous foundation walls or monolithic slabs with integral footings required by the provisions of this code, ~~they~~ shall be anchored to the foundation in accordance with this section.

~~Cold-formed steel floor and wall framing shall be anchored to the foundation in accordance with Section R505.3.1 or R603.3.1.~~

Wood sole plates at all exterior walls ~~on monolithic slabs~~, wood sole plates of *braced wall panels* at building interiors on monolithic slabs with integral footings, and all wood sill plates shall be anchored to the foundation with minimum 1/2 inch (12.7 mm) diameter anchor bolts spaced a maximum of 6 feet (1829 mm) on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to the 1/2-inch-diameter (12.7 mm) anchor bolts. Bolts shall be at least 1/2 inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundations with integral footings that are not part of a *braced wall panel* shall be positively anchored with *approved* fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. ~~Cold-formed steel framing systems shall be fastened to wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.3.1.~~

Exceptions:

- ~~1. Foundation anchorage, spaced as required to provide equivalent anchorage to 1/2-inch-diameter (13 mm) anchor bolts.~~
12. Walls 24 inches (610 mm) total length or shorter connecting offset *braced wall panels* shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent *braced wall panels* at corners as shown in item 8 of Table R602.3(1).
23. Connections of walls 12 inches (305 mm) total length or shorter connecting offset *braced wall panels* to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent *braced wall panels* at corners as shown in item 8 of Table R602.3(1).

Reason:

The purpose of this amendment is to revise and clarify the language for anchorage of light-frame wood and cold-formed steel stud walls to the foundations of the house. We are concerned that the provisions as stated will be interpreted as requiring a continuous footing and anchor bolts along the entire length of an interior, non-bearing wall used as

part of a braced wall line. Chapters 4 and 6 of the IRC do not explicitly require a continuous foundation in these locations and they are not traditionally provided in low-wind, low-seismic areas. If interpreted and enforced as such by plan reviewers and inspectors in this area, disputes and project delays will result.

The ICC Ad-Hoc Committee on Wall Bracing revised this section during the 2007/2008 code cycle with the intent of insuring that sufficient anchorage is provided on braced wall lines and panels inside a dwelling to transfer lateral loads to either monolithic (thickened) slab foundations or continuous footings. While we agree that providing a continuous load path is important, the new language is overly broad in its application. In addition to the concern about non-bearing walls used as braced wall lines, we are also concerned the language could be taken to require *all* light-frame walls to be provided with anchor bolts to the foundation. Thus, a non-bearing interior partition that is not part of a braced wall line but which just happens to sit atop a foundation wall or continuous foundation (e.g. at a partial basement, crawlspace, or interior knee wall) would also be required to be fastened to the wall or footing below with 1/2" diameter anchor bolts at 6 foot spacing. The ability to use wedge anchors, expansion bolts, mudsill straps, or other equivalent anchorage in lieu of anchor bolts needs to be strengthened. This permission should be granted in the main text of the section similar to the IBC, not just as an exception. Among other benefits, this will help prevent a possible issue with requiring anchor bolts in the middle of a post-tensioned slab-on-grade used where expansive soils exist.

Further, there was no technical justification provided for the increased anchorage requirements. It is noted that the bottom plate of a braced wall line on the interior of a dwelling and supported on floor framing (including a raised floor system over a crawlspace or pier-and-beam foundation) can be attached to the framing with 3-16d nails at 16" spacing. In most dwellings, braced wall lines inside the dwelling will use Method GB bracing, reflecting the fact gypsum board is the typical interior finish. The ultimate capacity for Method GB when used on both sides of a braced wall is 400plf (or 200plf allowable). Clearly, this can easily be achieved not only by the standard nailing on a raised floor system, but also by short post-installed anchors or even power-actuated fasteners. 1/2" diameter anchor bolts at 6 foot spacing are not necessary.

Finally, the pointer to the foundation anchorage requirements in Chapter 5 and 6 for cold-formed steel framing is moved from the end of the paragraph on anchorage requirements for wood framing to the beginning of Section 403.1.6 where it can serve as charging language and an appropriate pointer. As part of the move the text regarding wood sill plates is deleted as this option is covered by the Chapter 5 and 6 provisions.

Staff Contact: Gary Ehrlich – gehrlich@nahb.org 1-800-368-5242, ext. 8545

**National Association of Home Builders
Recommended State & Local Amendments to the
2012 Edition of the International Residential Code (IRC)**

Issue: Fire Separation Distance

2012 IRC Section: Table R302.1(1) & Table R302.1(2)

Recommended Amendment:

Modify the Table as shown below (Delete text):

Table R302.1(2) – Exterior Walls

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure to both sides	<5 Feet 0 Feet >3 Feet
	(Not fire-resistance rated)	0-Hours	>5 Feet >3 Feet
Projections	(Fire-resistance rated)	1-Hour on the underside	>5 Feet <3 Feet 2 Feet
	(Not fire-resistance rated)	0-Hours	3 Feet
Openings	Not Allowed	N/A	3 Feet < 3 Feet
	Unlimited	0-Hours	5 Feet 3 Feet
Penetrations	All	Comply with Section R302.4	<5 Feet < 3 Feet
		None Required	5 Feet 3 Feet

For SI: 1 foot= 304.8 mm

N/A = Not Applicable

Table R302.1(2) – Exterior Walls

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance-rated)	1-hour tested in accordance with ASTM-E-119 or UL-263 with exposure to both sides	0 Feet
	(Not fire-resistance-rated)	0-Hours	<u>≥</u> 3 Feet
Projections	(Fire-resistance-rated)	1-Hour on the underside	<u>2</u> Feet
	(Not fire-resistance-rated)	0-Hours	<u>3</u> Feet
Openings	Not Allowed	N/A	< 3 Feet
	Unlimited	0-Hours	3 Feet
Penetrations	All	Comply with Section R302.4	< 3 Feet
		None Required	3 Feet

~~a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler systems installed in accordance with Section P2904, the fire separation distance for non-rated exterior walls and rated projections shall be permitted to be reduced to zero feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.~~

Reason:

NAHB urges all state and local jurisdictions to adopt the 2012 International Residential Code with the above referenced amendment to the fire separation distance requirements for exterior walls. For years NAHB has requested the IRC code committee to return the fire separation distances of exterior walls to those found in the 2003 IRC. During the supplemental code cycle, the fire separation distances were increased without any scientific data or reports that proved the allowable distance found in the 2003 IRC contributed to any increase in exposure fires from one dwelling to another. The fire separation distances were arbitrarily increased by a distance of 2'-0", without any justification or testing showing that the previously allowed distances were an increased fire hazard.

To this day, there are no known reports or studies that demonstrate the previously allowed 3 foot separation distance from the property line and 6 foot separation between structures failed to provide the minimum required safe distance for fire separation. We encourage the adoption of this amendment.

Staff Contact: Steve Orlowski - sorlowski@nahb.com 1-800-368-5242, ext. 8303

**Home Builders Association of Greater Southwest Illinois
Recommended Amendments for Adoption of the
2012 INTERNATIONAL RESIDENTIAL BUILDING CODE**

Delete Tables R302.1(1) and R302.1(2) and replace with new table.

Table R302.1(2) – Exterior Walls

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour tested in accordance with ASTM E 119 or UL 263 with exposure to both sides	0 Feet
	(Not fire-resistance rated)	0-Hours	>3 Feet
Projections	(Fire-resistance rated)	1-Hour on the underside	2 Feet
	(Not fire-resistance rated)	0-Hours	3 Feet
Openings	Not Allowed	N/A	< 3 Feet
	Unlimited	0-Hours	3 Feet
Penetrations	All	Comply with Section R302.4	< 3 Feet
		None Required	3 Feet

a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler systems installed in accordance with Section P2904, the fire separation distance for non-rated exterior walls and rated projections shall be permitted to be reduced to zero feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 5 feet or more in width on the opposite side of the property line.

Table R302.1(2) – Exterior Walls

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour tested in accordance with ASTM E 119 or UL 263 with exposure to both sides	< 5 Feet 0 Feet > 3 Feet
	(Not fire-resistance rated)	0-Hours	> 5 Feet > 3 Feet
Projections	(Fire-resistance rated)	1-Hour on the underside	> 5 Feet < 3 Feet 2 Feet
	(Not fire-resistance rated)	0-Hours	3 Feet
Openings	Not Allowed	N/A	3 Feet < 3 Feet
	Unlimited	0-Hours	5 Feet 3 Feet
Penetrations	All	Comply with Section R302.4	< 5 Feet < 3 Feet
		None Required	5 Feet 3 Feet

For SI: 1 foot= 304.8 mm
N/A = Not Applicable

Revise as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, ~~equipped with a self-closing device.~~

Revise as follows:

R312.1.1 Where required. Guards shall be located along open-sided walking surfaces of all decks, porches, balconies, including stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below. ~~at any point within 36 inches (914 mm) horizontally to the edge of the open side-~~Insect screening shall not be considered as a guard.

Delete Section R313 entirely

**SECTION R313
AUTOMATIC FIRE SPRINKLER SYSTEMS**

~~**R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses.~~

~~**Exception:** An automatic residential fire sprinkler system shall not be required where additions or alterations are~~

~~made to existing townhouses that do not have an automatic residential fire sprinkler system installed.~~

~~**R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for townhouses shall be designed~~

~~and installed in accordance with Section P2904 or NFPA 13D.~~

~~**R313.2 One and two family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall be installed in one and two family dwellings.~~

~~**Exception:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.~~

~~**R313.2.1 Design and installation.** Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.~~

Delete Section R302.13 Fire protection of floors in its entirety

~~**R302.13 Fire protection of floors.** Floor assemblies that are not required elsewhere in this code to be fire resistance-rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or~~

equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
 2. Floor assemblies located directly over a crawl space not intended for storage or fuel fired appliances.
 3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
 - 3.1. The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m²) per story
 - 3.2. Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
 4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.
-

Revise as follows:

R324.7.2.2 Hip roof layouts. Panels and modules installed on *dwelling*s with hip roof layouts shall be located in a manner that provides a clear access pathway not less than ~~3 feet (914 mm)~~ 22.5 inches in width from the eave to the ridge on each roof slope where panels and modules are located. The access pathway shall be located at a structurally strong location on the building capable of supporting the live load of fire fighters along the structural members of the roof framing to support any person accessing the roof.

Revise as follows:

R403.1.6 Foundation anchorage. Where wood sills and sole plates are and walls supported directly on continuous foundation walls or monolithic slabs with integral footings required by the provisions of this code, they shall be anchored to the foundation in accordance with this section.

Cold-formed steel floor and wall framing shall be anchored to the foundation in accordance with Section R505.3.1 or R603.3.1.

Wood sole plates at all exterior walls ~~on monolithic slabs~~, wood sole plates of *braced wall panels* at building interiors on monolithic slabs with integral footings, and all wood sill plates shall be anchored to the foundation with minimum 1/2 inch (12.7 mm) diameter anchor bolts spaced a maximum of 6 feet (1829 mm) on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to the 1/2-inch-diameter (12.7 mm) anchor bolts. Bolts shall be at least 1/2 inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundations with integral footings that are not part of a *braced wall panel* shall be positively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. ~~Cold-formed steel framing systems shall be fastened to wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.3.1.~~

Exceptions:

- ~~1. Foundation anchorage, spaced as required to provide equivalent anchorage to 1/2-inch diameter (13 mm) anchor bolts.~~
1. ~~2.~~ Walls 24 inches (610 mm) total length or shorter connecting offset *braced wall panels* shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent *braced wall panels* at corners as shown in item 8 of Table R602.3(1).
2. ~~3.~~ Connections of walls 12 inches (305 mm) total length or shorter connecting offset *braced wall panels* to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent *braced wall panels* at corners as shown in item 8 of Table R602.3(1).



FAIRVIEW FIRE DEPARTMENT

214 Ashland Avenue, Fairview Heights, IL 62208-2810

ENGINE HOUSE #2 (Main Office) • PHONE: (618) 233-2121 • FAX: (618) 277-0443

10045 Bunkum Road, Fairview Heights, IL 62208-1703

ENGINE HOUSE #1 • PHONE: (618) 394-8484 • FAX: (618) 394-9327

BRYAN L. DOYLE
CHIEF

BRUCE L. GREEN
DEPUTY CHIEF

JAMES R. HUELSMAN
ASSISTANT CHIEF

4/12/2016

Tim Tolliver
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208

Dear Tim,

It is my understanding that the City of Fairview Heights is proposing to adopt the 2012 International Residential Codes. I have been advised that there may be persons at this meeting requesting that the city not adopt section R501.3 in reference to protecting the underside of the floor assembly on multi floor residences. I want to go on record that we oppose this this variance.

This protection is needed due to the manufactured truss assemblies. Third party testing by Underwriters Laboratories has shown that unprotected; these trusses will fail in under five minutes time. This is the reason that the protection for these trusses has been placed into the codes. Family members on the second floor of a residence may not have enough time to get out of the house prior to the first floor collapse.

I encourage the City Of Fairview Heights to please adopt this section as written to protect the homeowners and firefighters that may be in these structures during fire conditions.

Respectfully submitted,

Bryan L Doyle
Fire Chief

"Working Smoke Detectors Save Lives"



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, April 12, 2016 at 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 an application for Zoning Text Amendment of Ordinance No. 190 The Revised Code, Chapter 14 The Development Code, Article III, General Development Regulations by adopting the 2012 edition of the International Building Code with addendums, of the 2012 edition of the International Residential Code with addendums, the 2012 edition of the International Mechanical Code, the 2012 edition of the International Fire Code, the 2012 edition of the International Energy Code, the 2012 edition of the International Existing Building Code and Amendments to the 2012 edition of the International Property Maintenance Code with addendums, all as published by International Code Council.

Request was made by City of Fairview Heights

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

Dated this 21st day of March, 2016.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC09-16

**LAND USE & DEVELOPMENT DEPARTMENT
INTEROFFICE MEMORANDUM**

TO: City Council
FROM: Tim Tolliver
SUBJECT: Special Event - St. John UCC – Farmers Market
DATE: April 18, 2016

Background:

St. John United Church of Christ is located at 10207 Lincoln Trail and is requesting a Special Event permit to allow a Farmers Market to occur from 8:00 a.m. – 12:00 p.m. on consecutive Saturdays (23 total), June through October, 2016. The event will occur to the rear of church premise around the garden area to the east of parking lot and it will include up to 10 ten foot by ten foot pop up canopies. . The City Clerk's Office will need to review the vendor's request and may require an Itinerant Merchant Permit and City Business Registration to be secured. Temporary signage will be displayed on private property only.

LUD has reviewed the request and found it exceeded the number events the Department is allowed to approve by City Code

Observations:

Parking is plentiful at this location.

Proposal:

Current regulations do not allow consecutive events and more than two events per month.

The request is to allow twenty-three consecutive events, more than two events per month, during the period of June through October.

Saturdays 8:00 a.m. – 12:00 p.m.

Action Statement:

Forward to City Council for Approval

Attachments:

- A) Existing City Code

I. SUBMITTAL REQUIREMENTS

✓ SITE PLAN must be submitted with the following information:

- An accurate plot plan of the entire lot on which the use will be located
- Location of buildings, parking lots, driveways, and all temporary structures for the event;
- An accurate, dimensioned location on the site plan of all freestanding (including directional) signs proposed showing compliance with required vision triangles from street or driveway intersections;

✓ TEMPORARY SIGNS requested for the event must submit the following information:

- An accurate description of each and every temporary sign utilized for the event including proposed location and dimensions of each sign and type of sign (banner, free standing, etc)
- An accurate, dimensioned location on the site plan of all freestanding (including directional) signs proposed showing compliance with required vision triangles from street or driveway intersections;

Example: 20 square foot banner on the north façade of the building

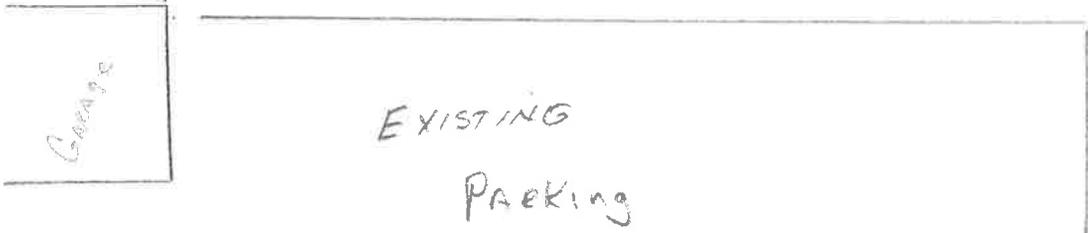
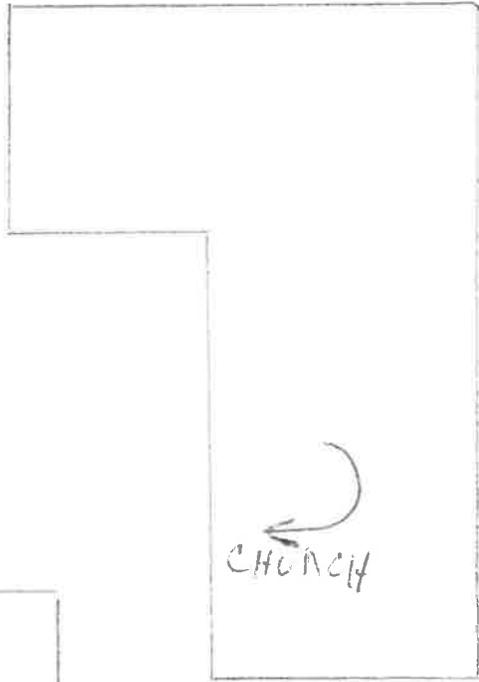
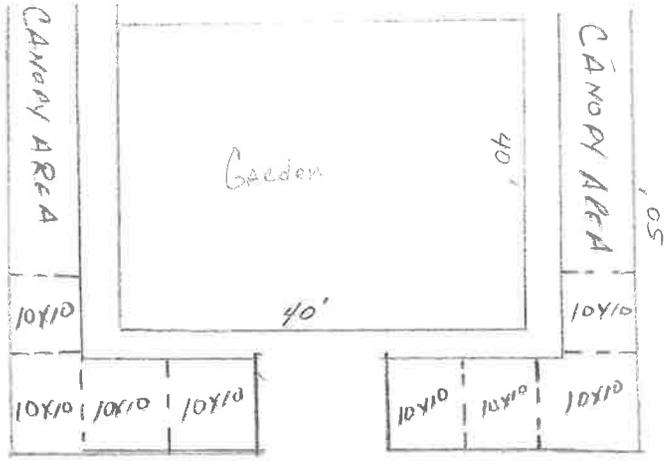
• Proposed Signs

- i. North façade of building = _____ sq. ft. of signage;
- ii. South façade of building = _____ sq. ft. of signage;
- iii. East façade of building = _____ sq. ft. of signage;
- iv. West façade of building = _____ sq. ft. of signage;

Directional Signs: _____

Freestanding Signs: 24 sq foot BANNER @ corner of Pleasant + Lincoln Terce

Additional Signage Information:



Sign

PLEASANT LN

LINCOLN TRAIL

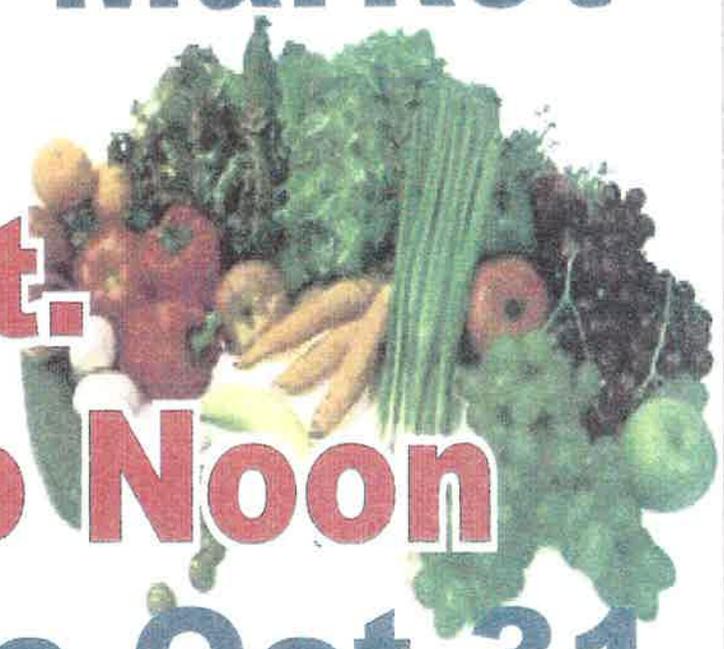
6'

Farmers Market Here

4' Every Sat.

8a.m. to Noon

June 1 to Oct 31



ARTICLE XIII - SPECIAL EVENTS IN COMMERCIAL ZONING DISTRICTS

8-13-1 **DEFINITION.** Any outdoor tent sale, warehouse sale, sidewalk sale, craft fair, picnic, contest, game, sporting event, holiday observance, rodeo, or similar promotion event located upon that portion of a property otherwise designated for a specific use, such as, but not limited to, a parking lot or sidewalks.

8-13-2 **EVENT APPROVAL.** Special events as defined in **Section 8-13-1** may be held on any commercially zoned property B-1, B-2, B-3, B-4, PB, and/or PPO, provided that:

(A) **Permit.** A "Special Events Permit" is issued for the special event, which can be obtained by applying for it in the following manner:

- (1) Application is filed with the Administrative Official not less than **two (2) weeks** prior to the first day of the Special Event.
- (2) If the applicant is a "for-profit" organization, applicant must pay a **Fifty Dollar (\$50.00)** permit charge. There is no permit charge for applicants who are "non-profit" organizations. Proof shall be provided of "non-profit" status.

(B) **Approval Review.** With each "Special Event Permit" application, said applicant must also provide the following information, if applicable:

- (1) Traffic and parking plan (parking area, street closing or one-way restrictions; traffic control points where police assistance may be needed; overflow parking areas), anticipated crowds and estimated attendance.
- (2) Alternate plans in the event of rain (relocation or rescheduling of events; alternate parking areas; planned method of notifying the public of changes).
- (3) Proof of Liability Insurance should be provided.
- (4) Health permits for all food concessions.
- (5) Liquor license information for beer and alcohol sales (including hours of sale).
- (6) Plans for toilet facilities.
- (7) List of "for-profit" vendors and their sales tax numbers (to verify that sales tax is collected and remitted).
- (8) Security Plan.
- (9) ADA Compliance.
- (10) Name and phone number of person in charge of event and a secondary contact.
- (11) Any special consideration requests, such as a request for City-provided assistance, Street Department, IDOT for street closings and detour routes, Police, Fire and EMS Support. Fees may be charges for these services.
- (12) Temporary signage plan/sketch if applicable. **(Ord. No. 1493-10; 09-07-10)**

(C) **Approval Authority.** The Administrative Official shall review and may approve certain Special Events provided they meet the following requirements:

- (1) The event is requested by an existing business within the City and is located on their business property.
- (2) The duration of the event will not exceed **eight (8) days**.
- (3) The event will not require the issuance of a liquor or firearms permit.
- (4) The event has not or will not be held more than **ten (10)** previous times during any calendar year at the same location and may not be held consecutively or more than twice in **one (1) month**.
- (5) The event is located entirely on private property.
- (6) The event is requested by a "not-for-profit" organization and does not require any "special consideration" as identified in **Section 8-13-2(B)(11)** of this Article.
- (7) Electrical inspections are required for all exterior electrical connections. The City Electrical Inspector must be contacted a minimum of **twenty-four (24) hours** prior to inspection.
- (8) Music and live bands will only be permitted under the following conditions:
 - (a) If the property the event is being held on is commercially zoned and the surrounding property is also commercially zoned.
 - (b) If event is held on a commercially zoned property adjacent to residential property then it can only have music **two (2) days** of any event period for no more than **six (6) hours** each day and not past **10:00 P.M.** Additionally, such property may only have **three (3) events** with music a year.
 - (c) All events involving music must obey the City's noise Ordinance.
 - (d) An exception is granted to the Fairview Heights Homecoming Association and MidWest Wing Fest, to allow for extended operations of concessions and music until **11:30 P.M.**, Friday and Saturday annually, in conjunction with the Fairview Heights Homecoming and MidWest Wing Fest, respectively.

(Ord. No. 1621-13; 06-18-13)

(D) **All Other Requests.** All other requests for a "Special Event Permit" not approved by the Administrative Official shall go before the City Council for their approval.

(E) **Other Information.**

- (1) Temporary signs for said Special Event shall be permitted as provided for in **Section 14-7-6(M)** or the applicant may submit a signage plan with the Special Event Permit Application and request approval by the Administrative Official.
- (2) Adequate parking shall be provided for said Special Event and approved by the Administrative Official.
- (3) Special Events affecting designated parking areas shall be reviewed by the appropriate Fire District Chief.

(Ord. No. 1493-10; 09-07-10)

**LAND USE & DEVELOPMENT DEPARTMENT
INTEROFFICE MEMORANDUM**

TO: City Council
FROM: Tim Tolliver
SUBJECT: City Code Chapter 25 Nuisances
DATE: April 18, 2016

BACKGROUND

The proposed change to **Section 25-1-1 Specific Nuisances** is to widen the scope of when Discarded Materials are considered nuisances. As occurs from time to time an individual will make an improvement to real property which does not require a building permit and will leave a pile of excavated material on the property after completion for an extended period of time. In order to resolve this nuisance changes are proposed to paragraph (H) Discarded Materials which currently only applies to oil and gas wells. Oil and gas wells are currently nonexistent in the city and are not permitted use.

CURRENTLY READS

(H) **Discarded Materials.** To permit concrete bases, discarded machinery and materials to remain around any oil or gas well, or fail to fill any holes, cellars, slush pits and other excavations made in connection with any such well or to restore the surface of the lands surrounding any such well to its condition before the drilling of any such well, upon abandonment of any such oil or gas well.

PROPOSED TO READ

(H) **Discarded Materials.** To permit concrete bases, discarded materials and excavation spoils to remain upon completion of any physical change to real property or fail to fill any holes, cellars, septic tanks and other excavations made in connection with any physical change to the real property or to restore the surface of the lands surrounding any such change.