

Committee Members:
Justin Gough
Bill Poletti
Frank Menn
Pat Baeske
Harry Zimmerman

A G E N D A
COMMUNITY COMMITTEE
Wednesday, September 21, 2016 – 7:00 p.m.
Fairview Heights Public Library
Lower Level
10017 Bunkum Road

Public Participation
Approval of Minutes – [August 17, 2016](#)

Parks & Recreation
Alderman Justin Gough, Chairman

1. [Parks and Recreation Director's Report](#)

Development
Alderman Bill Poletti, Chairman

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

Planning
Alderman Pat Baeske, Chairman

1. [Land Use & Development Director's Report](#)
2. [PC 11-16 Zoning Map Amendment, 10207 Lincoln Trail, St. John UCC](#)
3. [PC 12-16 Development Plan, Senior Housing, 10207 Lincoln Trail, St. John UCC](#)
4. [PC 13-16 Special Use Permit, 5701 Perrin Rd., Penni Livingston](#)

THE CITY OF FAIRVIEW HEIGHTS
COMMUNITY COMMITTEE MINUTES
Wednesday, August 17, 2016 - 7:00 p.m.
City Council Chambers
10025 Bunkum Road, Fairview Heights, IL

Committee Members in attendance – Justin Gough, Bill Poletti, Pat Baeske, Harry Zimmerman, Mayor Mark Kupsky, Ex-officio

Committee Members absent – Frank Menn

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

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

Public Participation

None.

Approval of July 20, 2016 Minutes

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

Planning Committee

Alderman Pat Baeske, Chairman

Land Use & Development Director's Report

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

PC 10-16 Longacre Drive Development Plan Self-Storage units

Director Tolliver briefed Committee on Planning Commission case PC 10-16. Planning Commission recommended denial of the request.

Jeffrey Parrish, Applicant and Marsha Maller, engineer with TWM, presented the application to the committee including sample of exterior wall building material.

Motion and second to recommend to City Council to approve said request with following modifications: Landscape on the west side of the facility from the street to 20 ft back from, 20 ft to the north side of the end of the north buildings, on the west side. Landscaping from property line to property line along Longacre. Setback even with the existing facility to the west, the beauty salon. And eliminate the east curb cut. Hours of operation 6-11. Forwarding these recommendations along with the development plan to City Council. Made by Bill Poletti/Justin Gough. Roll call on motion showed Aldermen Harry Zimmerman, Justin Gough, Bill Poletti voting "Yea". Alderman Pat Baeske voting "Nay". Mayor Kupsky voting "Yea". The motion carried by roll call vote with 4 yeas and 1 nay.

Home Rule Authority

Director Tolliver presented Committee with proposed changes to Ordinance No. 190, "The Revised Code", Chapter 36 Taxation Article I – Sales Tax – Home Rule, Sections 36-1-1 POWER and by elimination in its entirety of Section 36-1-2 RESTRICTIONS.

Motion and second to recommend to City Council approval of an Ordinance amending Ordinance No. 190, "The Revised Code", Chapter 36 Taxation Article I – Sales Tax – Home Rule, Section 36-1-1 POWER to read as follows 36-1-1 POWER. The City of Fairview Heights, through its duly elected Corporate Authorities as a Home Rule Community shall impose a tax upon all persons engaged in the business of selling tangible personal property other than an item of tangible personal property titled or registered with an agency of this state's government at retail in this City at a rate percent of the gross receipts from such sales made in the course of such business of making sales of service at a rate percent of the selling price of any tangible personal property transferred by such serviceman as an incident to a sale of service, and to delete in its entirety Section 36-1-2 RESTRICTIONS were made by Aldermen Justin Gough/Harry Zimmerman. The motion carried by voice vote and was unanimous.

Demolition Bid - 9755 Greenridge Heights

Director Tolliver requested approval to enter into an agreement with Hanks Excavating and Landscaping, Inc. the demolition of 9755 Greenridge Heights Road in the amount of \$9,500.00.

Motion and second to recommend to City Council to approve a Resolution to enter into an agreement with Hank's Excavating and Landscaping, Inc. for the demolition of 9755 Greenridge Heights Road in the amount of \$9,500.00 were made by Aldermen Harry Zimmerman/Bill Poletti. The motion carried by voice vote and was unanimous.

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.

Pavilion Update/Approval

Director Beaston requested approval to enter into an agreement with EWR Architects for architectural and engineering design services for Pavilion #5 replacement at Everett Moody Park in the amount of \$29,250.00 plus any additional reimbursable expenses as outlined in the agreement.

Motion and second to recommend to City Council to approve a Resolution to enter into an agreement with EWR Architects for architectural and engineering design services for Pavilion #5 replacement at Everett Moody Park in the amount of \$29,250.00 plus any additional reimbursable expenses as outlined in the agreement were made by Aldermen Bill Poletti/Pat Baeske. The motion carried by voice vote and was unanimous.

Cahokia Mounds Support Resolution

Director Beaston requested approval of a Resolution supporting an effort to bring Cahokia Mounds into the National Park Service.

Motion and second to recommend to City Council to approve a Resolution supporting an effort to bring Cahokia Mounds into the National Park Service were made by Aldermen Pat Baeske/Bill Poletti. The motion carried by voice vote and was unanimous.

Recreation Center

Director Beaton reported on the completion of Phase I and that the Phase II process has begun on the Feasibility Study regarding the Recreation Center. No action taken.

Development Committee

Alderman Bill Poletti, Chairman

Economic Development Director's Report

Alderman Bill Poletti, Chairman presented Director Malloy's written report to Committee for review. There were no questions.

Adjournment 8:30 p.m.

Submitted By:

Recorder

PARKS AND RECREATION DEPARTMENT

INTER OFFICE MEMO

TO: Elected Officials

FROM: Angela Beaston, Director of Parks and Recreation

DATE: September 19, 2016

SUBJECT: Parks & Recreation Committee Agenda Overview

Director's Report

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

Up Coming Events: As the summer has come to a close, the Parks and Recreation Department is preparing for the fall season. The Fall Soccer League has begun and is held every Saturday at Moody Park in the months of September and October. The Recreation Department is currently preparing for the Fall Festival that will be held on October 8th at Moody Park. This is a wonderful opportunity for the families in our community to enjoy a fun filled day of games, music, food and fun at a very reasonable price.

Everyone should have received the Fall Newsletter that was distributed to every household in Fairview Heights. Please take a few minutes to look over the newsletter and familiarize yourself with all the wonderful programs and services the Parks and Recreation Department offers our community.

Current Projects: This is a brief description of the projects the Parks and Recreation Department is currently working on: installation and removal of the scoreboard at Moody Park – George Lanxon Field, resurfacing tennis courts at Moody Park, developing the new Lexington Park, new pavilion at Moody Park by the playground, Pavilion #5 renovations, bike/multi-purpose trails and Feasibility Study for the Recreation Center.

Tennis Courts: This project is scheduled to begin the week of September 19th and should take approximately two weeks to complete.

Lexington Park: This project is scheduled to begin the week of September 19th and should take approximately 1-2 weeks to complete.

Recreation Center: SFA is in the process of completing Phase II of the Feasibility Study. Once the final phase of the study is complete, SFA will do a presentation to the Council to review the recommendations of the Feasibility Study.

Agenda Review

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



Angela Beaston
Director of Parks & Recreation

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CITY OF FAIRVIEW HEIGHTS

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MEMORANDUM

DATE: September 19, 2016

TO: ELECTED OFFICIALS

FROM: Mike Malloy, Director of Economic Development

SUBJECT: DEVELOPMENT COMMITTEE AGENDA OVERVIEW

ECONOMIC DEVELOPMENT DIRECTOR'S REPORT:

1. No items are on the agenda that require action. Further, I will not be at the committee meeting since I am flying to Chicago in the late afternoon of September 21st for the IML meeting.
2. Director on August 21st represented the City at a property closing whereby MHF Properties (Jim McKay) purchased city property at 10408 Lincoln Trail to construct a NAPA Auto Parts store. At present, all trees have been removed from the site and surveying for building layout has begun.
3. The Perfect Finish expansion at 10610 Lincoln Trail is underway.
4. Properties to be acquired for the Phase I Streetscape project have been identified and appraised. Pace Properties is cooperating with the City on the placement of trees, light standards, and directional banners.
5. The City received notification from E/W Gateway that the roundabout for Phase II of the Streetscape project has been funded.
6. Director served as Emcee and Panel Moderator for the Downstate Alliance ICSC meeting held on August 25th at the Four Points by Sheraton. Eighty-eight people attended the meeting.

7. The VFW building and site is under contract and the buyer is currently performing his due diligence. A strip shopping center is proposed for the property which, in the future, could expand to the south on the Hollandia Land Trust property.
8. Director continues to work with Parks Director on South Corridor Phase I Trail. Because of the cooperation of property owners and Caseyville Township concerning Trail alignment, staff is recommending the City enter into an Engineering contract with TWM at the September 14th Administration committee meeting which will take the proposed trail to construction stage. The Trail will connect Moody Park with Old Lincoln Trail.
9. The Sky Zone trampoline Building Permit has been issued. Sky Zone will occupy 37,000 square feet of the former Hobby Lobby space. Ruler Foods will occupy the balance of the vacant space.
10. Staff continues to work with Kimco and a proposed tenant to occupy the now vacant Sports Authority space in Fairview City Centre.
11. Staff is working with Sansone and a developer representative to purchase the Fairview Heights Plaza shopping center. Part of the purchase terms and conditions will be to place a tenant in the former Sports Authority space.
12. Director has had preliminary discussions with O'Fallon City Administrator concerning placing the City of Fairview Heights name on the mall water tower.
13. Director met with representatives of Marcus and Millichap concerning potential tenants for available spaces in the newly created Ludwig Drive TIF.

INTEROFFICE MEMORANDUM

To: City Council
From: Timothy Tolliver
Subject: Director's Report
Date: September 19, 2016

- **Planning Commission met September, 2016 with ten members present. Commissioners reviewed PC 13-16 Special Use Permit request at 5701 Perrin Road.**
- **Attached are the August residential property maintenance and building permit reports.**
- **Attached are the September 9 reports for commercial building plans under review, commercial projects under construction and commercial occupancy permits issued.**

2016 - CITY OF FAIRVIEW HEIGHTS - BUILDING PERMITS ISSUED

TYPE OF PERMIT	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
NEW COMMERCIAL	0	0	0	1	0	1	4	1					7
SINGLE-FAMILY RESID	1	4	0	2	1	1	2	0					11
CONDOMINIUMS	0	0	0	0	0	0	0	0					0
RESID ADDN/ALTER	3	5	5	8	8	3	4	5					41
COMM ADDN/ALTER	3	2	9	4	3	2	3	7					33
GARAGES/CARPORTS SHEDS/POOLS/MISC	3	3	4	2	11	7	5	5					40
MANUFACTURED HOME	0	0	0	0	0	0	0	0					0
DEMOLITION - TOTAL	2	4	0	1	1	0	0	3					11
GRADING	0	1	1	1	0	1	1	1					6
SIGNS	7	18	12	12	12	7	14	10					92
APARTMENTS - NEW	0	0	0	0	0	0	0	0					0
TOTAL	19	37	31	31	36	22	33	32	0	0	0	0	241

VALUE OF BUILDING PERMITS

2016

MONTH	NEW COMMERCIAL CONSTRUCTION	NEW RESIDENTIAL CONSTRUCTION	MISC. COMMERCIAL ALTERATIONS REMODELS	MISC. RESIDENTIAL CONSTRUCTION OR REMODEL/ALT	TOTALS ACROSS
JAN		\$155,700	\$246,100	\$1,733,300	\$ 2,135,100
FEB		\$911,900	\$108,743	\$201,953	\$ 1,222,596
MAR		\$0	\$1,243,029	\$289,794	\$ 1,532,823
APR	\$32,140	\$294,650	\$104,614	\$67,891	\$ 499,295
MAY	\$0	\$103,600	\$491,110	\$300,150	\$ 894,860
JUN	\$400,000	\$220,000	\$346,143	\$236,806	\$ 1,202,949
JUL*	\$144,600	\$247,700	\$426,055	\$120,201	\$ 938,556
AUG	\$256,000	\$0	\$1,394,625	\$134,100	\$ 1,784,725
SEP	\$0				\$ -
OCT	\$0				\$ -
NOV	\$0				\$ -
DEC	\$0				\$ -
YTD	\$832,740	\$1,933,550	\$4,360,419	\$3,084,195	\$10,210,904

*Does not include New Commercial Const project cost for 10408 Lincoln Trail--must be added when provided

**PROPERTY MAINTENANCE MONTHLY REPORT
2016 INSPECTIONS**

MONTH	APT.	S-F RNT	S-F SOLD	TOTAL
JANUARY - ISSUED	27	8	13	48
INSPECTIONS - COMPLETED	34	19	15	68
FEBRUARY - ISSUED	34	20	19	73
INSPECTIONS - COMPLETED	33	28	37	98
MARCH - ISSUED	40	16	26	82
INSPECTIONS - COMPLETED	29	28	39	96
APRIL - ISSUED	30	23	24	77
INSPECTIONS - COMPLETED	34	35	76	145
MAY -- ISSUED	37	24	39	100
INSPECTIONS - COMPLETED	30	34	58	122
JUNE -- ISSUED	44	26	27	97
INSPECTIONS - COMPLETED	53	30	69	152
JULY -- ISSUED	40	20	26	86
INSPECTIONS - COMPLETED	56	26	56	138
AUGUST - ISSUED	47	15	47	109
INSPECTIONS - COMPLETED	46	31	65	142
SEPT - ISSUED				0
INSPECTIONS - COMPLETED				0
OCTOBER - ISSUED				0
INSPECTIONS - COMPLETED				0
NOVEMBER - ISSUED				0
INSPECTIONS - COMPLETED				0
DECEMBER - ISSUED				0
INSPECTIONS - COMPLETED				0

PAID = OCCUPANCY PERMITS ISSUED

INSPECTIONS = HOUSING INSPECTIONS PERFORMED

YTD TOTAL IS: 672

YTD TOTAL IN: 961

OCCUPANCY PERMITS ISSUED
CITY OF FAIRVIEW HEIGHTS
FIGURES INCLUDE PAID PERMITS AND EXEMPTIONS

	2007		2008		2009		2010		2011		2012		2013		2014		2015		2016	
	Paid	EXMPT																		
JANUARY	54	50	38	39	21	30	33	36	25	29	76	2	75	3	68	1	53	4	46	2
FEBRUARY	45	43	34	27	42	28	35	34	35	37	79	5	88	2	63	1	48	2	68	5
MARCH	48	41	34	39	33	54	40	41	52	43	90	4	66	5	85	1	66	1	78	4
APRIL	29	42	36	41	30	38	47	52	45	31	64	0	91	12	88	1	105	5	74	3
MAY	49	52	46	49	41	37	44	66	49	29	99	2	67	2	86	2	101	5	100	0
JUNE	45	56	45	44	31	43	56	56	73	4	116	4	59	3	85	2	98	2	95	2
JULY	54	64	27	43	38	48	69	52	66	5	137	3	125	4	124	1	110	1	84	2
AUGUST	61	58	60	37	56	55	62	36	106	7	142	6	123	0	83	5	92	3	106	3
SEPTEMBER	60	34	47	49	36	31	43	31	80	5	71	1	88	2	77	2	74	2		
OCTOBER	48	42	55	47	35	33	42	24	73	6	90	5	75	5	61	5	80	4		
NOVEMBER	41	43	39	29	31	20	41	32	62	7	73	2	68	1	72	9	64	3		
DECEMBER	42	25	48	31	34	19	40	22	70	4	51	4	69	4	67	3	45	3		
TOTALS	576	550	509	475	428	436	552	482	736	207	1088	38	994	43	959	33	936	35	651	21

ACTIVE BUILDING PERMITS & NEW BUSINESSES REPORT 9/6/2016

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. Christ United Methodist Church – 339 Frank Scott parkway – Addition/Renov.
Will Stadjuhr @394-8400
4. Meineke – 10710 Lincoln Trail – Addition & new Development
Dirk Schaumleffler @781-3742
5. Grace Church – 5151 North Illinois – Exterior renovations
Matt Costello @973-5507
6. Longacre Ponds – 67-69-71-73 Northbrook Circle Re-Construction -Fire Damage
Todd Mayer – CATCO 314-568-5837
7. NCI Information System – 16 Executive Drive Ste 300 – Tenant Renovation
Environs Architect – 344-8699
8. West Route 161 – Excavation-Soil & Sedimentation Control
Ray Miller @660-6567
9. Tinder Box – 10700 B Lincoln Trail – Relocation – Tenant Finish
Kent Scharf @407-2425
10. Cerebral Palsey of South Western IL – 10200 Old Lincoln Trail – Office
Jeanette Haege @233-0210 Ext 15
11. AT&T Tower – 10025 Bunkum Road – Antenna replacements
Sarah temme @636-922-3400
12. Ashland Storage – 19 Ashland Ave – Excavation
Chris Korte @779-4910
13. Shoe Department Encore – St Clair Sq #172 – Retail
Crystal Green @704-782-4143
14. Tucker Allen - 331 Salem Place – Attorney's Office
Rachael Berry @314-206-7122
15. Ashland Storage – 19 Ashland Ave – Storage Units – Phase 1
Chris Korte @779-4910
16. Bath & Body Works – St Clair Sq #192 & 193 – Retail
Lyn Davies @616-493-9350
17. T Mobile – 296 Monticello – additions to cell tower
Amanda @724-416-2315
18. Fairview Liquor – 5329 North Illinois – Addition – (New Permit)
Hans Koehl @234-6720
19. St Clair Sq – New Food Court Exterior Stairs –
Miranda Stevens @277-8870
20. AT&T Tower – 13 Canty Lane – Antena replacement
Lindsey @636-922-3400

CONTINUED:

21. Cerebral Palsy of SW IL - 209 Edding Lane -Community Residence Family
Herbert Frentzel @234-8550
22. Palms Carwash – 5922 North Illinois – New Bay Extension to Bay 6
Stephen Tyler @779-4926
23. Ashland Storage - Phase 2 – 19 Ashland – Perimeter Bldgs.
Chris Korte @779-4910
24. AT & T Mobile – 6701 North Illinois – Antenna Addition
Lindsay Duboenf @636-922-3400
25. Tenant Split Old Hobby Lobby – 10850 Lincoln Trail – Elec Utility Split
Jack Aschinger @636-343-1211 Ext 158
26. NAPA Auto Parts – 10408 Lincoln Trail – New Construction
Scott Boeker @633-2256
27. Sky Zone – 10850 Lincoln Trail Ste 12B – Tenant Finish
Jim Upchurch @314-941-3821
28. Auto Spa = 10518 Lincoln Trail – New Addition
Steve Campo @567-7942
29. Medical Pharmacy – 317 Salem Place Ste 180 – Interior Demo Only
Jeffrey Solomon @314-581-5073

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. T-Mobile Sprint-Monticello 296 Monticello – Antenna Replacement
Russell Been @314-989-9810
4. JC Penney – 245 St Clair Square – Renovation
Douglas Thompson @316-268-0217
5. Christopher Banks – St Clair Sq Space #180 – Tenant Finish
Rebecca Olson @651-888-6885
6. Value City – 10705 Lincoln Trail – Interior Renovation
David Chen – 614-898-7100
7. Best Buy – 26 Plaza Drive – Interior Renovation
Greta Johnson @ 612-524-5375

CONTINUED:

8. Medical Pharmacy – 317 Salem Place Ste 180 – Tenant Finish
Jeffrey Solomon @314-581-5073
9. T Mobile – 1600 North 89th St – New 3 antenna mounts
Virginia Roth 773-867-2961
10. Platos Closet – 10850 Lincoln Trail Ste 14 – Relocation – Tenant Finish
Hugh Hadfield @977 - 9047
11. Lizzie Bob's – 832 Lincoln Hwy Ste 2 – Bakery
Elizabeth Toepfer @ 334-4917
12. AT&T Tower – 6701 North Illinois – Antenna Addition
Jack Scheidt @ 636-922-3400

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

1. TBD – 2 Lexington – Future Tenant
Bob Bruns – 628-2378
2. TBD – 708 Linc Hwy – Future Tenant
Bob Bruns – 628-2378
3. St Clair Sq – Spa Street Works – KIOSK T-60
Alex Shurtless @ 979-9392
4. Forest Park Pharmacy – 317 Salem Place 3180
Yuriy Shrift @314-220-8393
5. St Clair Sq – I Remember Those – Retail
Anthony Jackson @314-387-1696
6. Halloween City – 6575 North Illinois – Temp Retail
Lisa Cahil @734-502-9189
7. The Gallery Tech Center – 10607 Lincoln Trail – Temp Retail
Annette Brooks @560-3623



CITY OF FAIRVIEW HEIGHTS

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

July 13, 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:	PC11-16
Petitioner:	St. John UCC
Request:	Zoning Amendment
Tract Size:	2.8 acres
Location:	10207 Lincoln Trail
Hearing Date:	July 12, 2016
Proponents:	3
Opponents:	5
Recommendation:	Denial
Votes:	Yeas: Herrington, Hoppe, Wesemann, Barkley, Correale, Smith, McCarthy, Mensing, & Sudja Nays: None Absent: None Present: Funk & Bramstedt
Report:	Staff Advisory
Ward:	II

Respectfully,

Jim Bramstedt, Chairman
Planning Commission
TT/kt

PC11-16, Zoning Map Amendment to Planned Residential, 10207 Lincoln Trail

AREA LAND USE AND ZONING

The subject property, 10207 Lincoln Trail, is an approximate 2.8 acre tract developed with St. John United Church of Christ approximate 9,200 square foot church, parking lot and parsonage. The subject property as well as all other adjoining properties fronting Lincoln Trail are zoned B-3 Community Business District. Those commercially zoned properties in a clockwise direction from the subject property are developed to the with a strip center, south across Lincoln Trail another strip center, a restaurant, animal clinic and single family residence, and to the west across Pleasant Lane a vacant restaurant building. The other adjoining properties not fronting Lincoln Trail and to the west across Pleasant Lane, north and east are zoned R-3 Single Family Residential and developed as such.

ZONING MAP AMENDMENT REQUEST

The applicant, Pastor James Nolan of St. John United Church of Christ, is requesting approval of Zoning Map Amendment to rezone the subject parcel from "B-3" Community Business District to "PR" Planned Residential to allow the development of an elderly housing facility. The following is the Development Code excerpt for the proposed district.

14-2-8 "PR" PLANNED RESIDENTIAL DISTRICT. *The purpose of this zoning district is to provide areas suitable for planned residential developments. Areas having access to urban services, utilities and public improvements contain potentially significant site planning advantages for planned residential developments. It is the intent of this zone district to maximize the public welfare through the design review of sites especially favorable for planned residential development. This zoning district provides an alternate zoning method to developmental design, increases the flexibility of solving common development problems and provides for a design review to potentially enhance the aesthetic quality, consumer benefits and marketability of residential developments and to reduce the capital investment necessary for development, utilities and public improvements.*

14-2-8.1 PROCEDURES AND CONDITIONS. *Planned residential developments and accessory permitted uses in this district shall not require a special-use permit, and shall comply with all applicable procedures and conditions. (See Sections 14-9-9 and 14-10-8)*

(A) PERMITTED USES IN "PR".
Apartment hotels.

Charitable uses provided not more than twenty percent (20%) of gross floor area or two thousand (2,000) square feet is used for offices.

Condominiums.

Fraternities.

Golf courses of regulation size, but not including "par 3" golf courses; and provided that no clubhouse, parking lot or accessory building shall be located nearer than five hundred (500) feet to any dwelling unit or other zoning lot.

Governmental uses, facilities and buildings of Fairview Heights.

Hospitals.

Hotels.

Lodging houses.

Multiple-family dwellings.

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

Railroad right-of-way and trackage only.

Rest homes.

Row houses not to exceed eight (8) attached in a single instance.

Single-family residence dwelling.

(B) PERMITTED ACCESSORY USES IN "PR".

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

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

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

Parking lots and parking garages, serving an apartment building.

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

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

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

Servants: *Accommodations for professional servants, caretakers, watchmen, or custodians, but not as a separate detached one-family dwelling on the same lot.*

Telephone booth.

(Ord. No. 724-91; 09-17-91)

(C) SPECIAL USES IN "PR".

Agriculture and all uses commonly classified as such.

Cemeteries and associated mausoleums.

Churches and other places of formal worship.

Day care or nursery schools.

Governmental uses other than Fairview Heights.

Home occupations.

Hospitals, sanitariums, and nursing homes.

Landfill, other than sanitary.

Medical, dental, and legal offices.

Private lodges, clubs, or camps.

Private parking lots.

Private sewage treatment plant.

Public, private or parochial schools, elementary and secondary levels.

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

PLANNING CONSIDERATIONS

The 2012 Comprehensive Plan for the City of Fairview Heights provides the following guidance:

- **Land Use Plan** has identified the subject property for Public and Semi-Public in this particular instance as large religious institutional with the adjoining properties to the east identified as multiple family and attached single family residential.
- **Residential Areas Plan** has identified this general area for development as a mix of single family and multi-family development to be encouraged along this portion of Lincoln Trail so as to encourage increased residential population.

I recommend that the above referenced sections of Comprehensive Plan be reviewed.

TT/kt

Exhibits:

1. Staff Advisory
2. Application
3. Zoning Map
4. Public Notice
5. Surrounding Property Owners

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

RESOLUTION PC 011 -16

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC11-16 RELATING TO A REQUEST FROM ST. JOHN UNITED CHURCH OF CHRIST TO DENY ZONING MAP AMENDMENT FOR PROPERTY CURRENTLY ZONED B-3 COMMUNITY BUSINESS DISTRICT TO PLANNED RESIDENTIAL DISTRICT.

WHEREAS, St. John United Church of Christ, hereinafter referred to as the "Applicant," has properly applied for a Zoning Map Amendment approval for property currently Zoned B-3 Community Business District to Planned Residential District located at 10207 Lincoln Trail, PIN 03-29.0-206-009.

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 July 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, 10207 Lincoln Trail, is an approximate 2.8 acre tract developed with St. John United Church of Christ approximate 9,200 square foot church, parking lot and parsonage.
3. That the Subject Property contains approximately 2.8 acres.
4. That this amendment will require any changes to traffic circulation and ingress/egress.
5. That this amendment will require any changes to lighting, landscaping, or the existing site usage.
6. That the proposed amendment will be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
7. That the proposed amendment will substantially adversely impair the use, enjoyment, or market value of any surrounding property.
8. That the proposed amendment will be hazardous or disturbing to existing neighboring uses.
9. That the proposed amendment will not be served adequately by public facilities and services such as highways and streets.

10. That the proposed amendment will create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.
11. That the proposed amendment will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.
12. The proposed use will not be consistent with the Comprehensive Plan.
13. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
14. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

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

and the following voted against the same: None

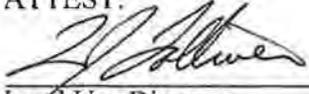
and the following present: Funk & Bramstedt

and the following were absent: None

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


Planning Commission Chairman

ATTEST:


Land Use Director

REQUEST FOR ZONING AMENDMENT

Planning Commission
Fairview Heights, Illinois

Special Permit No. _____
Date: _____

(Do not write in this space. For office use only)

Date of Hearing: _____
Notice Published on: _____
Newspaper: _____

Perm Parcel #: _____
Zone District: _____
Fee Paid \$ _____ Date: _____

Recommendation of Planning Commission
 Denied
 Approved
 Approved with modification
Date: _____

Action by City Council
 Denied
 Approved
 Approved with modification
Date: _____

INSTRUCTIONS TO APPLICANTS: To request a change in either the zoning map or text, this application for a zoning amendment must be completed and a public hearing held. If the applicant is requesting that this property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet. Normally there are only two primary reasons for change in zoning: (1) the original zoning was in error; (2) the character of the area has changed to such an extent as to warrant rezoning. The burden of providing substantiating evidence rests with the applicant.

A notice of the hearing must be published in a newspaper or general circulation in the local area at least 15 days before the hearing. The publication cost **must** be paid by the applicant prior to the hearing. The applicant will be notified by mail of the time and place of the hearing at least six days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present his case to the Planning Commission. All information requested below must be provided before a hearing will be scheduled. Applicants are encouraged to visit the Director of Lane Use for any assistance needed in completing this application.

1) Name of Applicant: Pastor James Nolan
St. John United Church of Christ Phone # 618-397-6323
Address: 10207 Lincoln Trail Fairview Heights, IL 62208

2) Property Interest of Applicant:
 Owner Contract Purchaser Lessee Other

3) Name of Owner (s): St. John United Church of Christ
(If other than applicant): _____ Phone # _____
Address: _____

4) An amendment to the Zoning Ordinance is requested as follows:

a. Amendment to Text: ()

It is requested that Section _____ of the Zoning Ordinance be amended as follows:

Reason for amendment: _____

b. Amendment to Map: (X)

It is requested that the property described below and shown on the attached site plan be rezoned from C-3, Heavy Commercial to PR, Planned Residential

Address of property: 10207 Lincoln Trail Fairview heights, IL 62208

Legal description of property (lot/block/subdivision or metes & bounds; attach additional sheets if necessary): See attached St. Clair County parcel data sheet.

Present use of property: St. John Church, Fellowship & Educational Facility and Parsonage.

Proposed use of Property: A 60 unit elderly (62 years and above) affordable independent living facility.

1.) To remove heavy commercial zoning of property which extends into a residential

Reason for amendment: zoned neighborhood, to a more compatible multi-family use.

2.) To allow development of multi-unit planned residential development in lieu of a C-3 use, and,

3.) which conforms with the city's most recent master plan to develop multi-unit & elderly housing in compliance

with the West Rt. 50 Corridor - Lincoln Trail Development Area.

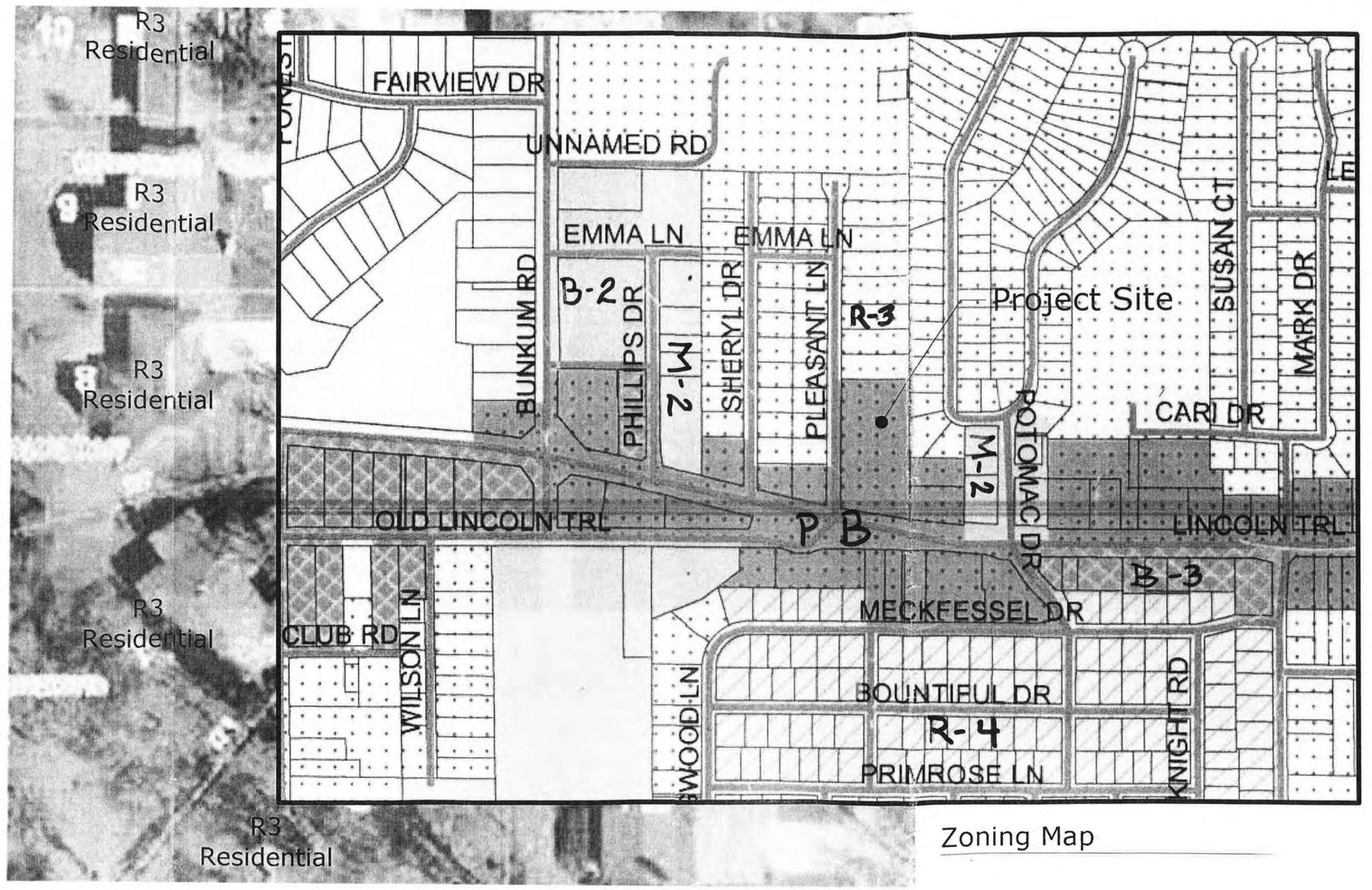
5. Names and addresses of adjacent property owners and present use of their property:

See attached map and list of property Owners within 300 feet of the site.

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

Date: 06-10-2016 Applicant: Pastor James Nolan

Date: 06-10-2016 Owner(s): Pastor James Nolan



R3 Residential

R3 Residential

R3 Residential

R3 Residential

R3 Residential

FAIRVIEW DR

UNNAMED RD

EMMA LN

EMMA LN

BUNKUM RD

B-2

PHILLIPS DR

M-2

SHERYL DR

PLEASANT LN

R-3

Project Site

SUSAN CT

MARK DR

CARI DR

M-2

POTOMAC DR

OLD LINCOLN TRL

P B

LINCOLN TRL

B-3

MECKFESSEL DR

CLUB RD

WILSON LN

WOOD LN

BOUNTIFUL DR

R-4

PRIMROSE LN

KNIGHT RD

Zoning Map



CITY OF FAIRVIEW HEIGHTS

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

June 24, 2016

RE: PC11-16, Zoning Amendment- St. John United Church of Christ, 10207 Lincoln Trail (03-29.0-206-009)
PC12-16, Development Plan- St. John United Church of Christ, 10207 Lincoln Trail (03-29.0-206-009)

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, June 23, 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, July 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,

Kendra Tucker
Recording Secretary
Enclosure
PC11-16
PC12-16



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, July 12, 2016 at 7:00 p.m. in the lower level of the Fairview Heights Public Library, 10017 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Zoning Amendment to rezone property from B-3 Community Business District to "PR" Planned Residential District for property located at 10207 Lincoln Trail St. Clair County Property Identification Number 03-29.0-206-009, Fairview Heights, IL

Request was made by St. John United Church of Christ, 10207 Lincoln Trail, 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 June, 2016.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC11-16

OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
KREGG K MOXLEY	16 SHERYL DR		FAIRVIEW HTS, IL	622081819
RUTHIE M DAVIS	14 SHERYL DR		FAIRVIEW HTS, IL	622081819
EDGAR NELSON	12 SHERYL DR		FAIRVIEW HTS, IL	622081819
JOSEPH & BEVERLY RIDGWAY	10 SHERYL DR		FAIRVIEW HTS, IL	622081819
CORNELL & SHONDIA T CANNON	8 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081819
JAMES D ROBERTSON	6 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081819
WILLIE HOPSON	4 SHERYL DR		FAIRVIEW HTS, IL	622081819
ROBERT L & CHRISTINE S HARRISO	15 PLEASANT LN		FAIRVIEW HEIGHTS, IL	622081813
EDWARD JR & EDWARD SR FRAWLEY	9710 AVALON DR		FAIRVIEW HEIGHTS, IL	62208
K-ANDRA WARD	11 PLEASANT LN		FAIRVIEW HTS, IL	622081813
ORVILLE F & WF EVERSMAN	9 PLEASANT LN		FAIRVIEW HTS, IL	622081813
ESTELLA J CICH	7 PLEASANT LN		FAIRVIEW HTS, IL	622081813
ROBERT L & DELANO JOHNSON	5 PLEASANT LN		FAIRVIEW HTS, IL	622081813
WILLIAM PARKER	3 PLEASANT LN		FAIRVIEW HTS, IL	622081813
VICTORIA P ALLEN	27 CONCORD DR		FAIRVIEW HEIGHTS, IL	62208
JOHN G & NORMANDIE MACMILLER	25 CONCORD DR		FAIRVIEW HTS, IL	622081803
LONNIE S GRANT	23 CONCORD DR		FAIRVIEW HTS, IL	622081803
MICHAEL C & JOYCE ZIMMER	21 CONCORD DR		FAIRVIEW HTS, IL	622081803
WM A & JANE E HOWERTON	19 CONCORD DR		FAIRVIEW HTS, IL	622081803
GEARLEAN PARKER	17 CONCORD DR		FAIRVIEW HTS, IL	622081803
CHARLENE F HUNT	15 CONCORD DR		FAIRVIEW HTS, IL	622081803
ROBERT & MAXINE CASON	13 CONCORD DR		FAIRVIEW HEIGHTS, IL	622081803
JOHN B & ELSA M BOYSHA	11 CONCORD DR		FAIRVIEW HTS, IL	622081803
YVETTE HICKS	9 POTOMAC DR		FAIRVIEW HTS, IL	622081843
WILLIAM & NANCY SCOFIELD	9716 RIDGE HGTS RD		FAIRVIEW HEIGHTS, IL	62208
HOLTON PROPERTIES LP	4003 CHESTNUT OAK DR		SMITHTON, IL	622853741
KATHY J & MOSKOP LARRY GENTRY	22 CONCORD DR		FAIRVIEW HTS, IL	622081804
JAMES A TUBB	20 CONCORD DR		FAIRVIEW HEIGHTS, IL	622081804
GARY E & ROSEMARY L TRIMBLE	513 N WHITE OAK ST		TRENTON, IL	62293
BETTY E HOOLIHAN	16 CONCORD DR		FAIRVIEW HTS, IL	622081804
JERMAINE & FELICIA GAYLE	15 POTOMAC DR		FAIRVIEW HEIGHTS, IL	622081815
CARLA & MICHAEL BOEHN	13 POTOMAC DR		FAIRVIEW HEIGHTS, IL	62208
LASANDRA SHIELDS	14 CONCORD DR		FAIRVIEW HTS, IL	622081804
ROBERT & KATHRYN ALEXANDER	12 CONCORD DR		FAIRVIEW HEIGHTS, IL	62208
STEVEN M GRINSTON	9 MECKFESSEL DR		FAIRVIEW HEIGHTS, IL	622082426
ROBERT W & DEBRA J PYLES	11 MECFESSEL DR		FAIRVIEW HEIGHTS, IL	62208
DARREN & MARGARET LINSDEY	15 MECKFESSEL DR		FAIRVIEW HTS, IL	622082426
DANNY J & RHONDA WILSON	16 PLEASANT LN		FAIRVIEW HTS, IL	622081814
NICHOLAS J CORREALE	12 PLEASANT LN		FAIRVIEW HEIGHTS, IL	62208
AARON & RACHEL FROBEL	10 PLEASANT LN		FAIRVIEW HEIGHTS, IL	62208
ST JOHNS UNITED CH OF CHRIST	10207 LINCOLN TRL		FAIRVIEW HTS, IL	622081827

STARR HOUSE PROPERTIES	1324 S CLINTON RD		CASEYVILLE, IL	622322275
HECTOR & LINDA GONZALES	10210 LINCOLN TRL		FAIRVIEW HTS, IL	622081828
RUSSELL J KRAUSE	10206 LINCOLN TRAIL		FAIRVIEW HEIGHTS, IL	62208
HECTOR & LINDA GONZALES	10212 LINCOLN TRL		FAIRVIEW HTS, IL	622081828
OWNER LLC CHARLES LIEBERT TRUS	P O BOX 45086		PHOENIX, AZ	85064
JOSEPH P KECK	10220 LINCOLN TR		FAIRVIEW HGTS, IL	62208
ILLINOIS INC CEREBRAL PALSY OF	138 LINCOLN PLACE CT STE 101		BELLEVILLE, IL	62221
ELLSWORTH PROPERTIES LLC	PO BOX 3125		FAIRVIEW HEIGHTS, IL	622083125
GARAGE PRODUCTIONS LTD	1522 TROY RD	PO BOX 491	EDWARDSVILLE, IL	620250491
ROBERT & LINDA ANDERSON	2 SHERYL DR		FAIRVIEW HTS, IL	622081819
RESIDENT	3 POTOMAC DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	18 CONCORD DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10208 LINCOLN TRAIL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10210 LINCOLN TRL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10218 LINCOLN TRL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10200 OLD LINCOLN TRL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	1 PLEASANT LANE		FAIRVIEW HEIGHTS, IL	62208
FAIRVIEW-CASEYVILLE TWP FIRE PROTECTION	c/o CHIEF BRYAN DOYLE	214 ASHLAND AVE	FAIRVIEW HEIGHTS, IL	62208
GRANT DISTRICT #110	c/o SUPT MATT STINES	10110 OLD LINCOLN TRL	FAIRVIEW HEIGHTS, IL	62208
BELLEVILLE HS #201	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

July 13, 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:	PC12-16
Petitioner:	St. John UCC
Request:	Development Plan
Tract Size:	2.8 acres
Location:	10207 Lincoln Trail
Hearing Date:	July 12, 2016
Proponents:	3
Opponents:	5
Recommendation:	Denial
Votes:	Yeas: Herrington, Hoppe, Wesemann, Barkley, Correale, Smith, McCarthy, & Bramstedt Nays: None Absent: None Present: Mensing, Sudja, & Funk
Report:	Staff Advisory
Ward:	II

Respectfully,

Jim Bramstedt, Chairman
Planning Commission
TT/kt

PC 12-16, Development Plan Elderly Housing, 10207 Lincoln Trail

AREA LAND USE AND ZONING

The subject property, 10207 Lincoln Trail, is an approximate 2.8 acre tract developed with St. John United Church of Christ approximate 9,200 square foot church, parking lot and parsonage. The subject property as well as all other adjoining properties fronting Lincoln Trail are zoned B-3 Community Business District. Those commercially zoned properties in a clockwise direction from the subject property are developed to the east with a strip center, south across Lincoln Trail another strip center, a restaurant, animal clinic and single family residence, and to the west across Pleasant Lane a vacant restaurant building. The other adjoining properties not fronting Lincoln Trail and to the west across Pleasant Lane, adjoining to the north and east are zoned R-3 Single Family Residential and developed as such.

DEVELOPMENT PLAN PROPOSAL

The applicant, Pastor James Nolan of St. John United Church of Christ, is proposing to develop the approximate 3 acre tract with a 60 unit elderly apartment facility on the northern 255 feet of the property. The 60 units will be contained within a three story 'L' shaped building standing thirty two (32) feet high with 6 two bedroom units of 938 sf each and 54 one bedroom units of 625 sf each. The building will be frame construction with an exterior combination of brick and glass (up to 70% of exterior), cement board and pre-finished siding.

Parking is proposed to be located along the west side of parcel adjoining Pleasant Lane with a landscape buffer five to ten feet wide including a three foot high hedge row between the parking spots and the right of way line. Landscaping will also be provided within a fifteen foot setback area along the north property line and twenty five foot wide landscape screening and buffer yard will be provided on the east property line. The building will be setback forty feet from the east property line and is proposed to contain a patio and small garden areas.

A new entrance only curb cut is proposed from Lincoln Trail onto the church parcel at the southeast corner. The new entry would provide access to a one way aisle 20 feet wide with seven parallel parking spaces. The two existing Pleasant Dr. curb cuts would be relocated towards the center of the parcel to align with the new parking lot configuration.

PLANNING CONSIDERATIONS

The proposed apartment building would have a density of 21.4 units per acre, however the density should be considered on the parcel which the development is located, and assuming the property will be divided as indicated on the site plan the resultant parcel will be approximately 1.45 acres thus increasing density to 41 units per acre. The balance of the parcel, 1.35 acres, would contain the existing church.

The proposal contains 96 parking places, of which 61 are adjacent to the apartment units and 35 adjacent to the church. Cross access parking will be allowed by the owning entities. Code

requires a total of 81 parking spaces for the apartments and 38 spaces for the church based on parking ratios of the Development Code. Applicant is contending that the targeted age group of 62 years and older would require a ratio of half of Development Code requirements, i.e. .75 parking space per one bedroom unit and one parking space per two bedroom unit. The proposed parking spaces are 9 feet wide by 20 feet deep whereas 10 feet width is required by code. The aisles serving 90 degree parking places are 24 feet wide and 20 feet wide for a one way aisle, which are in compliance with the Development Code requirements.

Buffer yard and landscape requirements for the north and east perimeter adjoining the single family residential should be Buffer Yard Type B. The buffer yard setback adjoining Pleasant Lane should be ten feet in accordance with code (Section 14-6-5 Landscaping requirements).

Section 14-3-32 requires that the exterior of multi-family buildings of more than two stories shall be of brick or masonry construction of at least 75% brick and glass on all sides. The applicant is proposing a combination of brick and glass (up to 70% of exterior), cement board and pre-finished siding.

A traffic analysis has been commissioned by applicant but as of today's date one has not been received.

The **2012 Comprehensive Plan** for the City of Fairview Heights provides the following guidance:

- **Land Use Plan** has identified the subject property for Public and Semi-Public in this particular instance as large religious institutional with the adjoining properties to the east identified as multiple family and attached single family residential.
- **Residential Areas Plan** has identified this general area for development as a mix of single family and multi-family development to be encouraged along this portion of Lincoln Trail so as to encourage increased residential population. The Plan does recognize the importance of developing additional senior housing within the community as well as it becoming an essential component of the City's residential offering in appropriate locations.

I recommend that the above referenced sections of Comprehensive Plan be reviewed.

DEVELOPEMNT CODE EXCERPTS

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

Landscaping Requirements.

- (1) Landscaped berms and/or walls or fences are required to screen automobile headlights from areas zoned residential. The City requires the use of berms, hedges or low masonry walls, or combination thereof. When walls or fences are

utilized they shall be of brick, stone or pre-cast concrete, or combination thereof.

- (2) All vehicular use areas shall have a minimum **ten (10) foot** landscape setback from existing or proposed rights-of-way lines. When the site abuts undeveloped commercial property, the landscape setback shall be, at a minimum, **five (5) feet** from the property line. **(Ord. No. j1151-03; 09-02-03)**
- (3) No surface parking space shall be further than **fifty (50) feet** from a tree. Trees may be required on structured parking depending on the visibility of the parking surface from the surrounding areas.
- (4) Landscaped islands shall be placed at the ends of parking aisles and within aisles as required by paragraph (3). There shall be a minimum landscape width of **six (6) feet** and a minimum area of **one hundred (100) square feet**, in accord with Diagram C. **One (1)** deciduous tree is required per island. Double landscaped islands of **two hundred ten (210) square feet** are required at the end of a double row of parking. **Two (2)** deciduous trees are required per double landscaped island. Additionally, islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch may be used instead of grass or in combination with grass. **See Figure 18.**

14-6-9 **JOINT PARKING FACILITIES.** Off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use.

14-6-12 **PARKING SPACES REQUIRED.**

(A) **Residential, Civic, Educational, Institutional.**

Multiple-Family Dwelling Two Bedroom and Above	Two (2) for each dwelling unit.
Multi-Family Efficiency and Multi-Family One Bedroom.	One and one-half (1 1/2) per unit.
Churches and Auditoriums	One (1) per four (4) seats for the largest seating area.

14-3-32 EXTERIOR OF MULTI-FAMILY BUILDINGS. The exteriors of multi-family dwellings shall meet the same requirements as enumerated by **Section 14-3-34** which requires, amongst other stipulations, that the building shall be **seventy-five percent (75%)** brick and glass on all sides.

14-3-35 EXTERIOR BUILDING MATERIAL AND DESIGN; BUSINESS AND INDUSTRIAL DISTRICTS. Any building as defined in the Building Code, as adopted by **Article III**, which is located in a business or industrial district, shall have exterior finished walls and architectural design in accordance with the requirements of this Section.

(A) **Design Guidelines.**

- (1) Building scale should reflect the particular use of the building with its size and massing compatible with existing, adjacent buildings.
- (2) Buildings should be sensitive to the style, period and scale and architectural style of neighboring properties.
- (3) Architectural design should create visual interest through textures, complimentary colors and attractive facades.
- (4) Where large structures are required, mass should be broken up through setbacks, building effects, varied heights and other design techniques.
- (5) Monotony of design in single and multiple building projects should be avoided.
- (6) Architectural treatments (e.g. building materials, colors, façade design, roof lines and screening) shall be consistent and compatible on all sides. The design of walls in a single color with little detailing or completely blank is discouraged.
- (7) Exterior mechanical, electrical, rooftop equipment, generators and other exterior equipment shall be screened.

TT/kt

Exhibits:

1. Staff Advisory
2. Application
3. Narrative
4. Site Plan with aerial
5. Building Elevations and Perspectives
6. Floor Plan
7. Public Notice
8. Surrounding Property Owners

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

RESOLUTION PC 012 -16

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC12-16 RELATING TO A REQUEST FROM ST. JOHN UNITED CHURCH OF CHRIST TO DENY THE DEVELOPMENT OF A 60 UNIT ELDERLY APARTMENT BUILDING CONTIGENT ON ZONING MAP AMENDMENT TO PLANNED RESIDENTIAL DISTRICT.

WHEREAS, St. John United Church of Christ, hereinafter referred to as the "Applicant," has properly applied for a Development Plan approval for property currently Zoned B-3 Community Business District and proposed to be rezoned to Planned Residential District located at 10207 Lincoln Trail, PIN 03-29.0-206-009.

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 July 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, 10207 Lincoln Trail, is an approximate 2.8 acre tract developed with St. John United Church of Christ approximate 9,200 square foot church, parking lot and parsonage.
3. That the Subject Property contains approximately 2.8 acres.
4. That this permit will require any changes to traffic circulation and ingress/egress.
5. That this permit will require any changes to lighting, landscaping, or the existing site usage.
6. That the proposed use will be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
7. That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.
8. That the proposed use will be hazardous or disturbing to existing neighboring uses.
9. That the proposed use will not be served adequately by public facilities and services such as highways and streets.

10. That the proposed amendment will create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.
11. That the proposed use will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.
12. The proposed use will not be consistent with the Comprehensive Plan.

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

and the following voted against the same: None

and the following present: Mensing, Sudja, & Funk

and the following were absent: None

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


Planning Commission Chairman

ATTEST:


Land Use Director

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): St John United Church of Christ (Pastor James Nolan)
 Mailing address: 10207 Lincoln Trail, Fairview heights, IL 62208
 Phone: 618-397-6323
 E-Mail: jrip.nolan@gmail.com

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

3. Address of property: 10207 Lincoln Trail, Fairview Heights, IL 62208
Parcel (Tax) ID number: 03-29.0-206-009
Present use of property: Church, Parsonage and Fellowship hall
Zoning district: C-3 Commercial

4. Type of Development for which permit is requested:
PR- Planned Residential use for portion of property to allow a 60 unit elderly housing development.

5. (For residential developments only)

Density : 20 unit per acre
Number of structures: One Dwelling units per structure:
60
Total number of dwelling units: 60
Estimated number of persons per dwelling unit: One to two maximum.
Density = Population of development = 60 to 120 = 30 to 40 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.

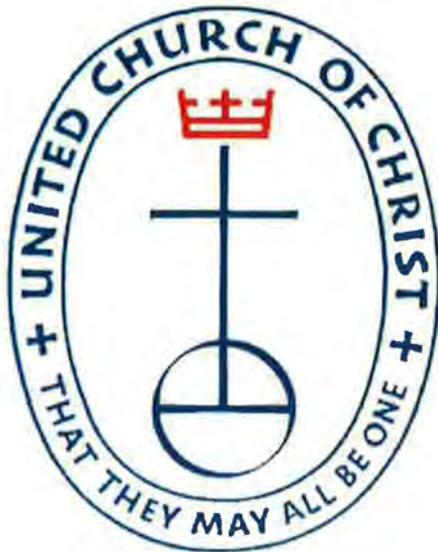
I consent that the entry in or upon the premises described in this application by any authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Signature of Owner: _____ Date: _____

Signature of Applicant: _____ Date: _____

**Planned Residential Rezoning and Development Application
Narrative**

**Proposed New 60 Unit
Elderly Independent Living Facility**



For

St. John's United Church of Christ

10207 Lincoln Trail

Fairview Heights, Illinois

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Parcel Data

- **Existing Site Data - Proposal**

The property data for the parcel which is the object of this Development and Re-Zoning application is wholly owned by the St. John's United Church of Christ and located at 10207 Lincoln Trail. St. Clair County real estate assessment information is attached in this packet for the information of the Planning Commission and Council.

The site is an approximately 3 acre site containing the church, the parsonage and a garage building, as well as a 75 car parking lot.

It is the intent of the Church to rezone the property to a Planned Residential designation, leaving the Church in place, while subdividing the property into 2 parcels, for the purposes of developing a new elderly independent living facility on the north portion and coexisting with the church to the south. Shared parking will be contracted between the two and the church will form a new non-profit entity to own and operate the housing facility in joint partnership with Retirement Housing foundation, a nationally known and respected non-profit itself, which is affiliated with the United Church of Christ. The ownership will remain with the joint partnership, which will operate parallel with and in conjunction with the St. John's UCC, which will offer programs for residents as well as the current congregation. The project will be contractually obligated to function in perpetuity as a senior independent living facility under federal rules and tax credit law, constrained by tenant income basis limits, and further by financing agreements with banks and under potential rent assistance programs through St. Clair County. Since the project is in a targeted area for having a lack of available elderly affordable housing options, it is the intention of the church to give local residents priority in application after all other requirements are met.

Current and Proposed Zoning

- **Neighborhood Features**

The existing neighborhood is comprised of some mixed uses with frontage on Lincoln Trail predominantly zoned and used as C-3 District uses of restaurant, office, retail, auto service uses with many vacant rental properties. To the north on Pleasant Drive are mostly mid-20th century single family residences, some of which are owner occupied and some of which are rental properties. To the east along Potomac Drive are also a mix of multi-family along Lincoln Trail and into the neighborhood with more mid -century single family homes to the north, many being rental units. Across Lincoln Trail to the south are strip commercial buildings and more commercial retail buildings, and the Chuck wagon restaurant a local landmark. St. John's UCC church is approximately 3 acres which extends back into the neighborhood along Pleasant Drive on the east side. Adjacent to the church to the east is very aged strip center referred to as "gasoline alley", with a used tire store, tattoo parlor, and some other marginal commercial uses.

- **West Route 50 Planning Area Compliance**

The City of Fairview Heights recently completed and adopted a new redevelopment plan from a study that was commissioned with the purpose of examining how to best rejuvenate the west part of Fairview along the Lincoln Trail (Rt. 50) Corridor. Specific objectives within that study and the subsequent plan for the City, included mixed use developments, new planned multi-family development and repurposing this part of the City in general to create what Fairview has always lacked, being a recognizable town center. While the City has enjoyed major retail development around the Rt. 50 / Rt. 159 intersection and extending in all directions, the west part of the City has lacked the same redevelopment potentials. The City's Lincoln Trail TIF District, Enterprise Zone advantages and the City's recent Housing Market Study all are efforts by the city to provide a resurgence in development to the west portion of Lincoln trail, and the St. John's site is right in the middle of this area and is hoped to be a catalyst to furthering other development along the corridor to the benefit of the community overall in the future. Development of this site as a multi-unit senior housing complex is entirely consistent with this adopted plan for the west Rt. 50 corridor, and lies entirely within the defined area identified by that plan.

- **City's Housing Market Study**

The City, as a part of its efforts for redevelopment, recently completed a housing market study which was independently performed by Development Strategies of St. Louis, a part from this developer, and was meant to indicate the potential for absorption of multi - family housing in Fairview, and specifically elderly housing. Consistent with the US Department of Housing and Urban Development statistical analysis in the Illinois Qualified Allocation Plan for housing and the Illinois Housing Development Authority, which oversees housing development needs in Illinois. IHDA analyzes all categories of housing needs and targets locations for low income to affordable to market-rate housing availability options on a statewide level, by county and by city. Both of these recognized agencies have consistently identified the need and the ease of absorption of at least 60 units of elderly, multi-family housing within the City of Fairview Heights. The City study was very specific in its attention to the Fairview community and actually identified several parcels for development of elderly, multi-unit housing of which the proposed site was ranked as one of the top two sites. This project meets this identified need and further is being provided by a local non- profit group – i.e., the church -- who has "lived" in Fairview for several generations. The

other cogent fact is that it is entirely normal to place elderly housing complexes within residential areas or between residential neighborhoods and commercial use areas. Elderly complexes such as the proposed development create great buffers between neighborhoods and heavier use commercial areas.

Specifically the City's study resulted in this summary of findings:

1. *There is a growing demand for senior rental housing locally and regionally.*
2. *There are very limited senior limited living options available in Fairview Heights.*
3. *There is a demand for at 60 dedicated elderly independent living units.*
4. *The Rt 50 Corridor is ideal for senior development given access to public transportation and retail services.*
5. *The Lincoln Trail Study area offers several vacant, obsolete and underutilized sites. The proposed site is central to the corridor.*
6. *With at least a similar quality of amenities, finish and professional management, a new elderly complex should be highly successful, and thus be capable of maintaining its physical characteristics.*
7. *The most appropriate type of residential development for the elderly in this study area is affordable mid-rise construction.*
8. *The study area and this site abut to lower density residential neighborhood and properties which is generally preferred by residents of senior housing.*
9. *Development of such a senior residential development could well catalyze future development in the Lincoln Trail Corridor.*
10. *The entire study area is not now conducive to development of higher density, multi-use development, due to the neighborhood characteristics; however, higher density development is possible at targeted sites. The proposed site is one of those preferred targeted sites.*

Ownership

- **Development Team**

The team assembled to produce this needed housing is led by the St. John's United Church of Christ, in Fairview Heights. The congregation has been a "resident" of the neighborhood as long as the neighborhood has existed, always striving to minister to the community and be a good neighbor. The UCC Church, national organization is directly affiliated with a non-profit development company from Long Beach California, the Retirement Housing Foundation (RHF), which was started 55 years ago by two UCC Pastors and a lay business person for the express purpose of providing a ministry of housing and continuum of care for the elderly. The local church leadership includes Pastor James Nolan, who has spearheaded this project effort and drawn upon the RHF group's vast experience and success in the development of elderly housing of all kinds from independent living to assisted living and sheltered care facilities as well, at over 189 facilities throughout the U.S and comprising nearly 20,000 residents in 29 states. These are all successfully funded, built and operated and they continue with providing the

marketing and management of these facilities after securing the funding, primarily acquired through privately financed federal tax credit program, coupled with other private financing and in some cases with federal rent vouchers offered to lower income tenants. In addition, the team includes EWR Architects, Inc., a local Fairview Heights firm, who has been serving the City of Fairview Heights as architects for the City and over 60 other facilities in the City for over 32 years. Their past experience includes over 125 housing projects, accounting for nearly 20,000 units, including several projects funded via the same method expected for this project, under the federal tax credit program. Impact Strategies, a local general contractor, also with offices in Fairview Heights, has been selected as the contractor for this project. They and EWR recently completed a similar project in Belleville at the Cottages at Cathedral Square. Thus, there is considerable local, knowledgeable involvement with this project, which will have an approximate \$7,000,000 investment to Fairview and this neighborhood.

- **Mission and Ministry**

As with many such projects, the sponsorship of this project, is an extension of and very proactive effort in expanding the mission and ministry of providing assistance to elderly people who may have difficult living on their own in single family homes which have aged and need more care than they can provide. At the same time, the offer of social interaction with like - minded people of their same age and who share some time and activities to provide them all with more active and fulfilled lives. Couple this fact with the aging baby boomer population and the need for this lifestyle and opportunity becomes obviously of great importance to a community as well as the individuals who would live there. The location near the church and near other community services, health services, recreational opportunities and near neighborhoods of families where interaction with younger people as well is greatly important. The Church can also provide additional services and activities to the elderly residents and fulfill its mission as well. The development of this complex offers current senior residents of Fairview Heights an affordable, downsizing alternative to selling their homes and moving out of the City as they migrate into retirement age. They can convert their assets for the opportunity to stay in their neighborhood or town, and assure themselves of a safe, secure and less complicated lifestyle in the later years.

The development of this site as proposed by St. John's UCC no doubt is hoped to further extend the life of this active congregation. The church as a key partner in the development offers even more social educational, recreational and faith based opportunities to the future residents. At the same time, the church sees that it is well positioned to offer the neighborhood an even stronger permanent buffer between the hustle and bustle of Lincoln trail traffic and the commercial redevelopment expected in the Corridor form their neighborhood. The fact that the current zoning of the entire church ground is now zoned C-3 – heavy Commercial, the redevelopment to the proposed Planned Residential zoning district in actuality protects the neighborhood from the potential that someday this entire parcel could become a used car lot or worse. Some consideration and discussion has been considered that upon successful development and completion, that additional similar, or multi use development might continue to the east on rt. 50 at some point. For now the Church only has control of its own property and that is already owned.

Project Description

- **Site Development Features**

The project plans call for site amenities which should enhance both the development but also the neighborhood. Some older gum trees will be removed for the project, however significant landscaping will be added as streetscape beautification as well as screening between the development and the single family homes. Parking will be reconfigured, fencing will be provided for security, site furniture at the entry plaza and patio consisting of benches and planters as well as decorative paving. There is a large patio at the rear of the building also provided for outdoor sitting area, barbecue grills, fencing, a pagoda, benches game tables and gardens and trellises will be featured in the rear yard. The area between the church and the housing will provide further site development and a passenger drop. The front of the church will get a circle drive added from Rt. 50 to the front door of the church with added parking and a drop off, advantageous for funerals and weddings as well as passenger access to the front door in poor weather.

- **Building Description**

The building will be a 3-story, frame constructed building with significant (+/-70%) brick and glass exterior, coupled with cement Board, pre-finished siding. Two colors of brick will be utilized and some precast stone trim will be employed, these materials are selected to basically eliminate exterior deterioration and high maintenance. The design and placement of materials in a variety of configurations is intended to break up the facades to reduce the scale of the building and make it proportionately more compatible with the residential neighborhood. Very highly energy efficient materials and systems will be used throughout, and the building will comply with and be certified as a National Green Communities project at least at a Bronze level, if not higher – a sustainable building. The building will also be fully designed to be “universally accessible” for anyone with disabilities, including at least a percentage of units for blind and deaf tenants. Every unit and all public spaces are to be accessible.

There are to be 6 – two bedroom units of about 938 sf each and 54 one bedroom units of about 625 sf each. Each floor has a common laundry room, and a sitting room/lounge. The first floor will have management and social service offices, a community recreation/living, and a multipurpose room. Elevators will serve all floors as well as 2 fire rated exit stairs. The building is to be fully fire sprinkled, and will have an indoor dumpster with a trash chute serving each floor, to reduce trash impacts on the site and make it easier for residents to deal with their waste. A smaller room for occasional recreational, healthcare, counseling and meeting room will also be employed to allow visiting hair dressers, nurses, accountants and banking on site at scheduled days and times.

- **Parking Data**

On-site parking is to be provided with (2) drive entrances off of Pleasant Lane (as there are now). Parking will be shared by the church and the senior living complex. Current church seating is a maximum of 150 people. In accordance with the FH Development Code, 1 car for every 4 seats is required. This would require a total of 38 parking spaces. The living facility is limited to persons over the age of 62 and the vast majority will be 65 plus. Typically family units of 1 bedroom units

require 1.5 spaces per unit and 2 bedroom units require 2 cars per unit. As is customary for all senior housing facilities, fewer spaces are required as most units will be occupied by single persons, widows and widowers and a few couples. The general purpose of their move to this type facility is most often a result of limited financial resources due to fixed incomes and / or for health reasons which limit mobility or the fear of living alone. Couple these statistics with the fact that this facility due to its financing and deed and contract stipulations to only be available to low to moderate income senior citizens and one sees that fewer cars are required. Therefore, it is usual to provide for .75 parking spaces per occupant. In this case that would mean 41 spaces for the 1 bed units; and, at 1 space per unit the 2 bed units need 6 spaces. Adding 3 spaces for employees this would result in a need for 88 spaces. We have provided 96 total spaces.

Development Data / Site

- **Setbacks**

While we have requested a change in zoning to a Planned Residential District from C-3, we have endeavored to adhere to most of the standard zoning requirements regardless of the opportunity to deviate under PR zoning. Therefore, we have provided a 42' rear yard setback to the east, which is greater than the 25' minimum required by ordinance. We have set the front wall of the building in line or behind the line of the prevailing front yard setbacks on Pleasant Lane and in excess of the 35' minimum front yard setback requirement. The north side yard provided is 25' from the north property line, approximately the same as the current parsonage building in the same location. To the south we have a 20' side yard minimum separation between the northernmost corner of the church building and the south wall of the proposed building. This allows a 10' setback for both buildings from a proposed new lot line.

The greater rear yard distance places the east wall of the new building approximately 85' from the three homes to the east on Potomac Drive. The front yard setback places the closest part of the north wing of the new building, approximately 165' from the four homes across Pleasant Lane.

- **Traffic**

We have begun a study of traffic effects on the Pleasant Lane intersection with Lincoln Trail. The results will be shared with the City as available. However, disregarding the Sunday morning church traffic which already exists, the anticipation from previous experience is that the senior facility with 3-4 employees and perhaps 45 cars would not create any traffic further north into the neighborhood and probably be limited to 30 car movements in a day, which also negligible.

- **Drainage**

Site drainage calculations are being prepared. The current 100 car parking pavement, the building coverage of the parsonage and the church all exist. The church and the parking will not change. The parsonage offset approximately ½ of the north building wing footprint which is about 4500 SF. The main building footprint is about 9000 SF of which about 2000 SF is where a part of the current parking is located.

Thus we are dealing with a relatively small area of storm water management. We propose to utilize several methods to reduce run-off including permeable paving and bioswales. Some piping of storm water may be required which will need to detain some water before discharge to Rt. 50 Storm system. Landscape beds will also be used to absorb rainwater.

- **Site Lighting**

Site lighting is a key element of the site safety. At the same time we plan to adhere to the ordinance requiring minimization of spill over lighting onto other adjoin properties and eliminating the view of light source of luminaires from those properties. There will be some low pole, high cut off, LED, low wattage

lighting in the parking area and decorative and functional building lighting at exits, and entrances and on the building. Light levels in parking will be limited to average 1 footcandle or less.

- **Utility Adequacy**

Existing utilities are available and are adequate at the site, including sanitary sewer, electric, gas, water, phone and internet. All cooking will be electric. All units will be separately metered. Gas or electric will be used for heating. Fire sprinklers will be provided per the National Fire Protection Association Code 13 /13R as required. All units will be served with phone, internet and will have individual meters and power panels. A house panel will provide common space power and lighting. Trash pick - up will be provided for residents and trash room provided in the building. All utilities are available at the site

Gas / electric – Ameren Illinois

Water – O’Fallon Water

Sanitary – Caseyville Sanitary District

Phone / Cable / internet – AT &T bundled

- **Landscaping / Screening**

Extensive landscaping is a requirement of the City Development Code and the Lincoln Trail Design Standards as well as by Illinois Housing Development Authority requirements as a contractual element to meet their funding standards. Landscaping will include hardscape patios, walks, gardens, screening, fencing, overstory and understory trees, evergreen trees and shrubs, flowering shrubs, barbecue grills, pagoda, signage, ground cover and lawn areas. 65% of the landscaping will be required to be native plantings. Screening of property lines to the east and north will be heavy to soften the residential neighborhood impact and meet City buffer requirements street scape planting will also meet the City requirements. Final landscape plans will be submitted at the completion of construction documents.

- **Universal Accessibility**

The entire project will strictly follow the requirements of the HUD Fair Housing Act, Americans with disabilities Act, the International Building Code Accessibility Chapter and the Illinois Accessibility Act, Environmental Barriers Act. This applies to both interior spaces and exterior features, including accessible parking spaces.

- **Outdoor Spaces**

Outdoor amenities will include a rear patio area with barbecue grills, tables, benches, and adjacent redevelopment of the church’s garden, as well as a resident vegetable garden area. Rear yard will be fenced and screened and a trellis or gazebo will be featured. The front entry walk will incorporate a small plaza area with seating as well for socializing and waiting spaces for residents. Remote smaller planting areas will be provided sprinklers for plant maintenance.



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

Ownership / Addresses

Parcel Number 03-29.0-206-009
Parcel Year 2015
Property Address 10207 LINCOLN TR FAIRVIEW HEIGHTS, IL 62208
Property Owner ST JOHNS UNITED CH OF CHRIST ,
Mailing Address 10207 LINCOLN TRL FAIRVIEW HTS, IL 62208

Assessment Level	Land Value	Building Value	Total Value
Market EAV	12246	0	12246
State EAV	4082	0	4082
Assessor Value	4033	0	4033
Fair Market Value	12099	0	12099
Board of Review EAV	4082	0	4082
Board of Review Prior to EAV	4033	0	4033

Legal

Township CASEYVILLE
Legal Description Line 1 CASEYVILLE TWP SEC 29
Legal Description Line 2 LOT/SEC-29-SUBL/TWP-2N-BLK/RG-8W S 3 AC
Legal Description Line 3 PT S 1/2 W 1/2 AS IN BK 1248-618 EXC PT
Legal Description Line 4 FOR HWY IN BK 2302-190 3 AC

Disclaimer

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01-29.0-206-009

Page 1 of 1

Req By: COUNTY 08/03/15 9:27:41 ST CLAIR CURRENT YEAR 2015
ST JOHNS UNITED CH OF CHRIST
10207 LINCOLN TRL

FAIRVIEW HTS IL 622081827
Site Address: 010207 LINCOLN TR

BOOK PAGE DATE QS SALE PRICE

PERMIT NO TYPE DATE AMOUNT
14763 EX 0911 12,900

Appraiser 9999 All Others
Appr Date 06/25/14
Use Code 9000 Exemp
NBHD 80055.00 Caseyville
L100 M100 B100

History Values	
Tax Year	Total Appraised Value
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13	0
12	0

LAND USE DESC
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UNITS TP
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----- ADJUSTMENT CODES -----

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ST JOHN'S LCC SITE



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UNNAMED RD

SHERYL DR

PLEASANT LN

CONCORD DR

POTOMAC DR

CARI DR

PHILLIPS DR

LINCOLN TRL

OLD LINCOLN TRL

MECKFESSEL DR

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PARCELID	SITEADR1	OWNER	ADDRESS	CITYST	ZIPCODE
03-29.0-202-001	24 SHERYL DR	RITA A WILLIAMS MENARD	24 SHERYL DR	FAIRVIEW HEIGHTS, IL	622081844
03-29.0-202-002	SHERYL DR	DONALD L II & CLAUDIA J DUVALL	2601 LAKE LUCERNE DR	BELLEVILLE, IL	62221
03-29.0-202-003	27 EMMA LN	MILTON P SPRINGFIELD	27 EMMA LN	FAIRVIEW HEIGHTS, IL	622081805
03-29.0-202-004	23 PLEASANT LN	ROBERT H & CAROL J JONES	23 PLEASANT LN	FAIRVIEW HTS, IL	622081842
03-29.0-202-005	21 PLEASANT LN	DONALD L II & CLAUDIA J DUVALL	2601 LAKE LUCERNE DR	BELLEVILLE, IL	62221
03-29.0-202-006	31 EMMA LN	DENNIS & PATRICIA ANDERSON	31 EMMA LN	FAIRVIEW HTS, IL	622081805
03-29.0-205-001	18 SHERYL DR	WENDELL & VERA ELLIS	18 SHERYL DR	FAIRVIEW HEIGHTS, IL	622081819
03-29.0-205-002	16 SHERYL DR	KREGG K MOXLEY	16 SHERYL DR	FAIRVIEW HTS, IL	622081819
03-29.0-205-003	14 SHERYL DR	RUTHIE M DAVIS	14 SHERYL DR	FAIRVIEW HTS, IL	622081819
03-29.0-205-004	12 SHERYL DR	EDGAR NELSON	12 SHERYL DR	FAIRVIEW HTS, IL	622081819
03-29.0-205-005	10 SHERYL DR	JOSEPH & BEVERLY RIDGWAY	10 SHERYL DR	FAIRVIEW HTS, IL	622081819
03-29.0-205-006	8 SHERYL DR	CORNELL & SHONDIA T CANNON	8 SHERYL DR	FAIRVIEW HEIGHTS, IL	622081819
03-29.0-205-007	6 SHERYL DR	JAMES D ROBERTSON	6 SHERYL DR	FAIRVIEW HEIGHTS, IL	622081819
03-29.0-205-008	4 SHERYL DR	WILLIE HOPSON	4 SHERYL DR	FAIRVIEW HTS, IL	622081819
03-29.0-205-009	2 SHERYL DR	ROBERT & LINDA ANDERSON	2 SHERYL DR	FAIRVIEW HTS, IL	622081819
03-29.0-205-010	17 PLEASANT LN	JOSHUA & KRISTIN N MCCLAIN	17 PLEASANT LN	FAIRVIEW HEIGHTS, IL	62208
03-29.0-205-011	15 PLEASANT LN	ROBERT L & CHRISTINE S HARRISO	15 PLEASANT LN	FAIRVIEW HEIGHTS, IL	622081813
03-29.0-205-012	13 PLEASANT LN	EDWARD JR & EDWARD SR FRAWLEY	9710 AVALON DR	FAIRVIEW HEIGHTS, IL	62208
03-29.0-205-013	11 PLEASANT LN	K-ANDRA WARD	11 PLEASANT LN	FAIRVIEW HTS, IL	622081813
03-29.0-205-014	9 PLEASANT LN	ORVILLE F & WF EVERSMAN	9 PLEASANT LN	FAIRVIEW HTS, IL	622081813
03-29.0-205-015	7 PLEASANT LN	ESTELLA J CICH	7 PLEASANT LN	FAIRVIEW HTS, IL	622081813
03-29.0-205-016	5 PLEASANT LN	ROBERT L & DELANO JOHNSON	5 PLEASANT LN	FAIRVIEW HTS, IL	622081813
03-29.0-205-017	3 PLEASANT LN	WILLIAM PARKER	3 PLEASANT LN	FAIRVIEW HTS, IL	622081813
03-29.0-205-018	1 PLEASANT LN	GARAGE PRODUCTIONS LTD	PO BOX 491	EDWARDSVILLE, IL	620250491
03-29.0-206-001	24 PLEASANT LN	ANTHONY & NICOLE BARCINAS	24 PLEASANT LN	FAIRVIEW HEIGHTS, IL	62208
03-29.0-206-002	22 PLEASANT LN	CODY D COLE	22 PLEASANT LN	FAIRVIEW HEIGHTS, IL	62208
03-29.0-206-003	20 PLEASANT LN	RICHARD A DAHM	20 PLEASANT LN	FAIRVIEW HTS, IL	622081814
03-29.0-206-004	18 PLEASANT LN	JO ANN & KRUTA CHARLES ALEMAN	18 PLEASANT LN	FAIRVIEW HGTS, IL	62208
03-29.0-206-005	16 PLEASANT LN	DANNY J & RHONDA WILSON	16 PLEASANT LN	FAIRVIEW HTS, IL	622081814
03-29.0-206-006	14 PLEASANT LN	NICHOLAS J CORREALE	12 PLEASANT LN	FAIRVIEW HEIGHTS, IL	62208
03-29.0-206-007	12 PLEASANT LN	NICHOLAS J CORREALE	12 PLEASANT LN	FAIRVIEW HEIGHTS, IL	62208
03-29.0-206-008	10 PLEASANT LN	AARON & RACHEL FROBEL	10 PLEASANT LN	FAIRVIEW HEIGHTS, IL	62208
03-29.0-206-009	10207 LINCOLN TR	ST JOHNS UNITED CH OF CHRIST	10207 LINCOLN TRL	FAIRVIEW HTS, IL	622081827
03-29.0-206-010	29 CONCORD DR	MARK S & TINA D PAIGE	29 CONCORD DR	FAIRVIEW HTS, IL	622081803
03-29.0-206-011	27 CONCORD DR	VICTORIA P ALLEN	27 CONCORD DR	FAIRVIEW HEIGHTS, IL	62208
03-29.0-206-012	25 CONCORD DR	JOHN G & NORMANDIE MACMILLER	25 CONCORD DR	FAIRVIEW HTS, IL	622081803
03-29.0-206-013	23 CONCORD DR	LONNIE S GRANT	23 CONCORD DR	FAIRVIEW HTS, IL	622081803
03-29.0-206-014	21 CONCORD DR	MICHAEL C & JOYCE ZIMMER	21 CONCORD DR	FAIRVIEW HTS, IL	622081803
03-29.0-206-015	19 CONCORD DR	WM A & JANE E HOWERTON	19 CONCORD DR	FAIRVIEW HTS, IL	622081803
03-29.0-206-016	17 CONCORD DR	GEARLEAN PARKER	17 CONCORD DR	FAIRVIEW HTS, IL	622081803
03-29.0-206-017	15 CONCORD DR	CHARLENE F HUNT	15 CONCORD DR	FAIRVIEW HTS, IL	622081803

PARCELID	SITEADR1	OWNER	ADDRESS	CITYST	ZIPCODE
03-29.0-206-018	13 CONCORD DR	ROBERT & MAXINE CASON	13 CONCORD DR	FAIRVIEW HEIGHTS, IL	622081803
03-29.0-206-019	11 CONCORD DR	JOHN B & ELSA M BOYSHA	11 CONCORD DR	FAIRVIEW HTS, IL	622081803
03-29.0-206-027	9 POTOMAC DR	YVETTE HICKS	9 POTOMAC DR	FAIRVIEW HTS, IL	622081843
03-29.0-206-028	5 POTOMAC DR	WILLIAM & NANCY SCOFIELD	5 POTOMAC DR	FAIRVIEW HEIGHTS, IL	622081843
03-29.0-206-068	10227 LINCOLN TR	ELLSWORTH PROPERTIES LLC	PO BOX 3125	FAIRVIEW HEIGHTS, IL	622083125
03-29.0-206-069	10227 LINCOLN TR	ELLSWORTH PROPERTIES LLC	PO BOX 3125	FAIRVIEW HEIGHTS, IL	622083125
03-29.0-206-071	3 POTOMAC DR	HOLTON PROPERTIES LP	4003 CHESTNUT OAK DR	SMITHTON, IL	622853741
03-29.0-207-002	24 CONCORD DR	GEORGE G & SHARON K PAPPROTH	24 CONCORD DR	FAIRVIEW HTS, IL	622081804
03-29.0-207-003	22 CONCORD DR	KATHY J & MOSKOP LARRY GENTRY	22 CONCORD DR	FAIRVIEW HTS, IL	622081804
03-29.0-207-004	20 CONCORD DR	JAMES A TUBB	20 CONCORD DR	FAIRVIEW HEIGHTS, IL	622081804
03-29.0-207-005	18 CONCORD DR	GARY E & ROSEMARY L TRIMBLE	513 N WHITE OAK ST	TRENTON, IL	62293
03-29.0-207-006	16 CONCORD DR	BETTY E HOOLIHAN	16 CONCORD DR	FAIRVIEW HTS, IL	622081804
03-29.0-207-011	15 POTOMAC DR	JERMAINE & FELICIA GAYLE	15 POTOMAC DR	FAIRVIEW HEIGHTS, IL	622081815
03-29.0-207-012	13 POTOMAC DR	CARLA & MICHAEL BOEHN	13 POTOMAC DR	FAIRVIEW HEIGHTS, IL	62208
03-29.0-207-013	14 CONCORD DR	LASANDRA SHIELDS	14 CONCORD DR	FAIRVIEW HTS, IL	622081804
03-29.0-207-014	12 CONCORD DR	ROBERT & KATHRYN ALEXANDER	12 CONCORD DR	FAIRVIEW HEIGHTS, IL	62208
03-29.0-207-015	11 POTOMAC DR	MARIJA N SMITH	11 POTOMAC DR	FAIRVIEW HEIGHTS, IL	62208
03-29.0-207-065	19 POTOMIC DR	ALVIS L & GENEVA TANNER	19 POTOMAC DR	FAIRVIEW HTS, IL	622081815
03-29.0-207-066	17 POTOMAC DR	KENNETH L & BONNIE CROSSLEY	315 JUBAKA DR	FAIRVIEW HTS, IL	622083443
03-29.0-400-004	10200 OLD LINCOLN TR	ILLINOIS INC CEREBRAL PALSY OF	138 LINCOLN PLACE CT STE 101	BELLEVILLE, IL	62221
03-29.0-400-013	7 MECKFESSEL DR	RONALD & DEBRA GILDEHAUS	14130 BLUFF RD	BREESE, IL	62230
03-29.0-400-014	9 MECKFESSEL DR	STEVEN M GRINSTON	9 MECKFESSEL DR	FAIRVIEW HEIGHTS, IL	622082426
03-29.0-400-015	11 MECKFESSEL DR	ROBERT W & DEBRA J PYLES	11 MECKFESSEL DR	FAIRVIEW HEIGHTS, IL	62208
03-29.0-400-016	15 MECKFESSEL DR	DARREN & MARGARET LINSDEY	15 MECKFESSEL DR	FAIRVIEW HTS, IL	622082426
03-29.0-400-017	10208 LINCOLN TR	STARR HOUSE PROPERTIES	1324 S CLINTON RD	CASEYVILLE, IL	622322275
03-29.0-400-019	10210 LINCOLN TR	HECTOR & LINDA GONZALES	10210 LINCOLN TRL	FAIRVIEW HTS, IL	622081828
03-29.0-400-111	10206 LINCOLN TR	RUSSELL J KRAUSE	10206 LINCOLN TRAIL	FAIRVIEW HEIGHTS, IL	62208
03-29.0-400-115	10210 LINCOLN TR	STARR HOUSE PROPERTIES	1324 S CLINTON RD	CASEYVILLE, IL	622322275
03-29.0-400-116	10212 LINCOLN TR	HECTOR & LINDA GONZALES	10212 LINCOLN TRL	FAIRVIEW HTS, IL	622081828
03-29.0-400-117	10218 LINCOLN TR	OWNER LLC CHARLES LIEBERT TRUS	P O BOX 45086	PHOENIX, AZ	85064
03-29.0-400-119	10220 LINCOLN TR	JOSEPH P KECK	10220 LINCOLN TR	FAIRVIEW HGTS, IL	62208

RHF INFORMATION

Newsroom

Preserving the Mission

There are many challenges that come with running a non-profit organization; providing needed services to those you serve, dealing with regulations that affect your day-to-day operations, and making sure that communities are maintained at a high standard are just some of the things we expect our frontline managers to deal with on a daily basis.

What sometimes isn't as obvious is the work done behind the scenes, in our National Headquarters and Regional Offices, to support the managers and preserve RHF's mission.

Advocating

For many years, RHF's initial focus was providing affordable housing for older adults, working with government agencies to build subsidized housing for seniors, and investing in retirement communities offering various levels of care.

In more recent years, that focus has expanded to include affordable housing for people with disabilities and economically disadvantaged families.

With this focus has come the responsibility of advocating, for the people we serve and the programs we provide, to elected officials in the 24 states we have communities in and at the national level.

RHF works to make sure our residents and staff are aware of pending legislative issues that can affect them, and we communicate who they need to contact to let their voices be heard. We also spend thousands of hours working with various national organizations who propose legislation that will help us do the work we do.

On June 19, 2009 Dr. Joseph joined nine other witnesses to present his views on new preservation legislation being introduced to the House by Finance Services Committee Chairman Barney Frank (D – MA). He testified on behalf of the Stewards of Affordable Housing for the Future (SAHF) and as an active and longtime member of the American Association of Homes and Services for the Aging (AAHSA).

This legislation focuses on preserving the nation's existing stock of federally-assisted affordable, multifamily rental housing and protects low income residents from displacement.

This is not the first time that Dr. Joseph has been asked to testify before Congress. He has been advocating affordable housing issues in front of various legislative bodies for more than 30 years. On October 12, 2008, at the national conference in Philadelphia, Dr. Joseph received AAHSA's Award of Honor for his work throughout the years. The Award of Honor, AAHSA's highest award, is presented to a distinguished individual who has provided outstanding leadership to the national association and whose exemplary service and commitment to quality have advanced both the association and the aging-services field.

A Growing Need

Mortgage crisis stories are indicative of the need for affordable housing in communities throughout the country.

The need for affordable housing is growing for seniors on fixed incomes, working families struggling to make ends meet, and people with disabilities who need housing that can accommodate their needs.

Finding funding for this need has become increasingly difficult. Non-profit organizations have had to find new, and creative, ways to acquire the necessary funding to help them expand their mission and serve the people who need them.

RHF staff is doing just that – working with various agencies, financial institutions, and private organizations to find new sources of funding for this important work.

Providing for the Future

Two new RHF communities, an additional \$15.2 million in new construction, and 113 additional units of affordable senior housing are currently being built in California and Virginia.

Good Stewardship

Preserving the mission includes being good stewards of the resources RHF possesses. More than \$25 million has been spent on repairing and renovating RHF's communities over the past two years.

RHF believes that it is crucial to evaluate all communities, and continue repairing and renovating, in order to provide quality, affordable housing for decades to come.

While a significant percentage of the repairs were handled by on-site staff at the community level, large capital improvements were supervised by project managers from the national office.

Two existing RHF communities have just completed major rehabbing projects. MacArthur Park Tower in Los Angeles (183 units of affordable senior housing) had \$9.6 million in renovations and Harbor Tower in San Pedro, California (180 units of affordable senior housing) had \$9 million in renovations.

More than 15 other communities throughout the country are currently in the preliminary stages of determining what financing is needed to provide the funding necessary for renovation, while still allowing the community to remain affordable for years to come.

The Largest Undertaking of its Kind

RHF recently completed a \$96 million refinancing of Angelus Plaza, the largest affordable housing community for seniors in the nation. More than \$43 million is being spent on refurbishing the 1,093 units in the Angelus Plaza complex and approximately \$55 million was deposited into a housing trust fund.

“This project is the largest undertaking of its kind and will help us in continuing our mission of providing affordable housing,” Dr. Joseph states. “This transaction is designed to ensure quality affordable housing and services for seniors at Angelus Plaza for the next 55 years.”

Half of the money in the housing trust fund, or approximately \$27.5 million, is slated for new construction, preservation of affordable housing, and the purchase of land for moderate income housing in Los Angeles. With some of those funds RHF is planning to develop recently acquired sites in Los Angeles for 160 units of affordable senior housing and 111 units of affordable family housing.

The other half of the funds will be available to RHF for funding affordable housing communities across the nation.

[OVERVIEW
\(/LOCATION/MOUNT-
BEULAH-TERRACE\)](#)

[FAQ
\(/LOCATION/MOUNT-
BEULAH-
TERRACE/FAQ/\)](#)



Mount Beulah Terrace

Mount Beulah Terrace is a three-story non smoking apartment community specifically designed for older adults who are at least 62 years of age. There are 39 one-bedroom units and one two-bedroom manager's unit. Two of the units are handicap accessible designed to benefit the mobility impaired and one unit is provided for those who are hearing and/or visually impaired.

The community is ideally located in close proximity to restaurants, retail business, churches, medical and dental offices, and public transportation. Outside organizations host free social events for the residents. These events include cooking classes, bible study, exercise classes, and healthy living classes.

Mount Beulah Terrace features a community room with a party kitchen to be used by the residents for a variety of social, educational, and recreational activities. The entry lobby and community room provides a friendly environment for the residents to socialize.

There is a computer room for the residents to use along with a crafts room that can accommodate wet and dry craft activities. There is also a laundry room equipped with coin-operated washers and dryers and folding tables and laundry carts, enabling the residents to do their laundry on site.

The management offices are located on site for ease in communication for the residents. There are supportive maintenance areas dedicated to the continued maintenance and operation of the community. There are trash collection rooms/chutes on each floor.

The community has a "key fob" front entry system for the residents and an intercom system for the residents' guests and family.

CONTACT

7550 Page Avenue
St. Louis, MO 63133
tel 314-726-6000

DONATE
NOW

JUMP TO

[WHO WE ARE
\(HTTP://WWW.RHF.ORG/WHO-
WE-ARE/\)](#)

[LOCATIONS
\(HTTP://WWW.RHF.ORG/LOCATIONS\)](#)

[CONTACT
\(HTTP://WWW.RHF.ORG/CONTACT/\)](#)

Each resident's unit is accessed through interior corridors. The typical unit design provides one bedroom, a fully equipped kitchen with built in table, refrigerator, range, and spacious bathroom and living room.



(http://www.youtube.com/channel/UCMsX5IGpmOSxU_U4w)

The mobility impaired, accessible units have roll-in showers for ease of access for those residents in wheelchairs. They also have appropriate appliances, counter and sinks, and turning radius to meet the special needs of the mobility impaired.



(<http://www.facebook.com/retirementhouse>)

Please call 314-726-6000 or e-mail info@rhf.org (mailto:info@rhf.org) to request an application to fill out.

One Bedroom Apartments Include:

- Safety Rails in Bathroom
- Full Kitchen
- Individually Controlled Heat & Air Conditioning
- Utilities (except phone)
- Emergency Call System
- Carpeting
- Window Treatments

Building Amenities Include:

- On-Site Laundry Room
- Individual Indoor Mailboxes
- Controlled Entry Access System
- Ample Parking
- Computer Room with free Wi-Fi
- Community Room with Kitchen
- Free Transportation to Area Stores
- On-Site Management Staff
- On-Site Maintenance Staff

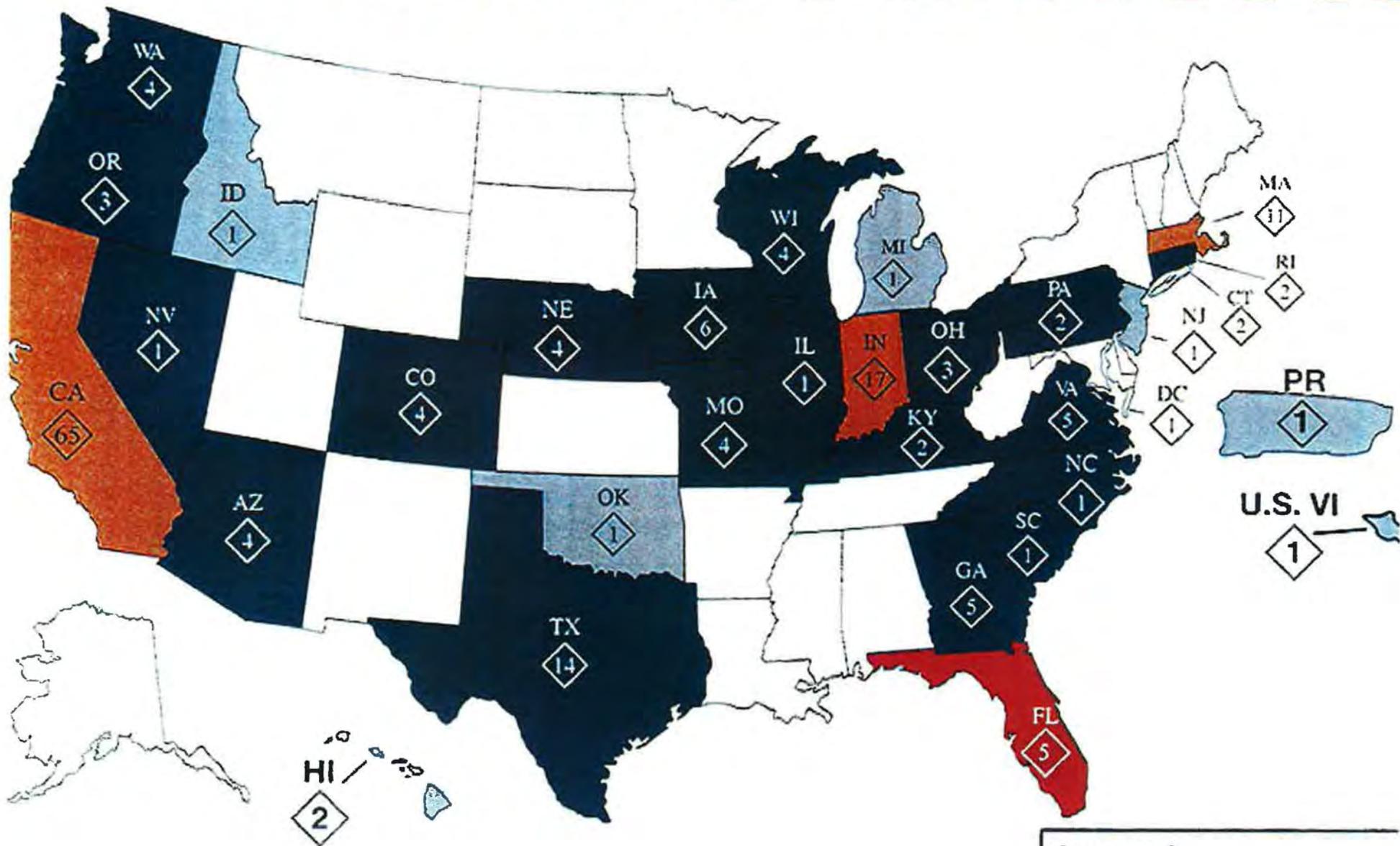
Visit Us:

7550 Page Avenue
St. Louis, MO 63133

Contact Us:

tel 314-726-6000

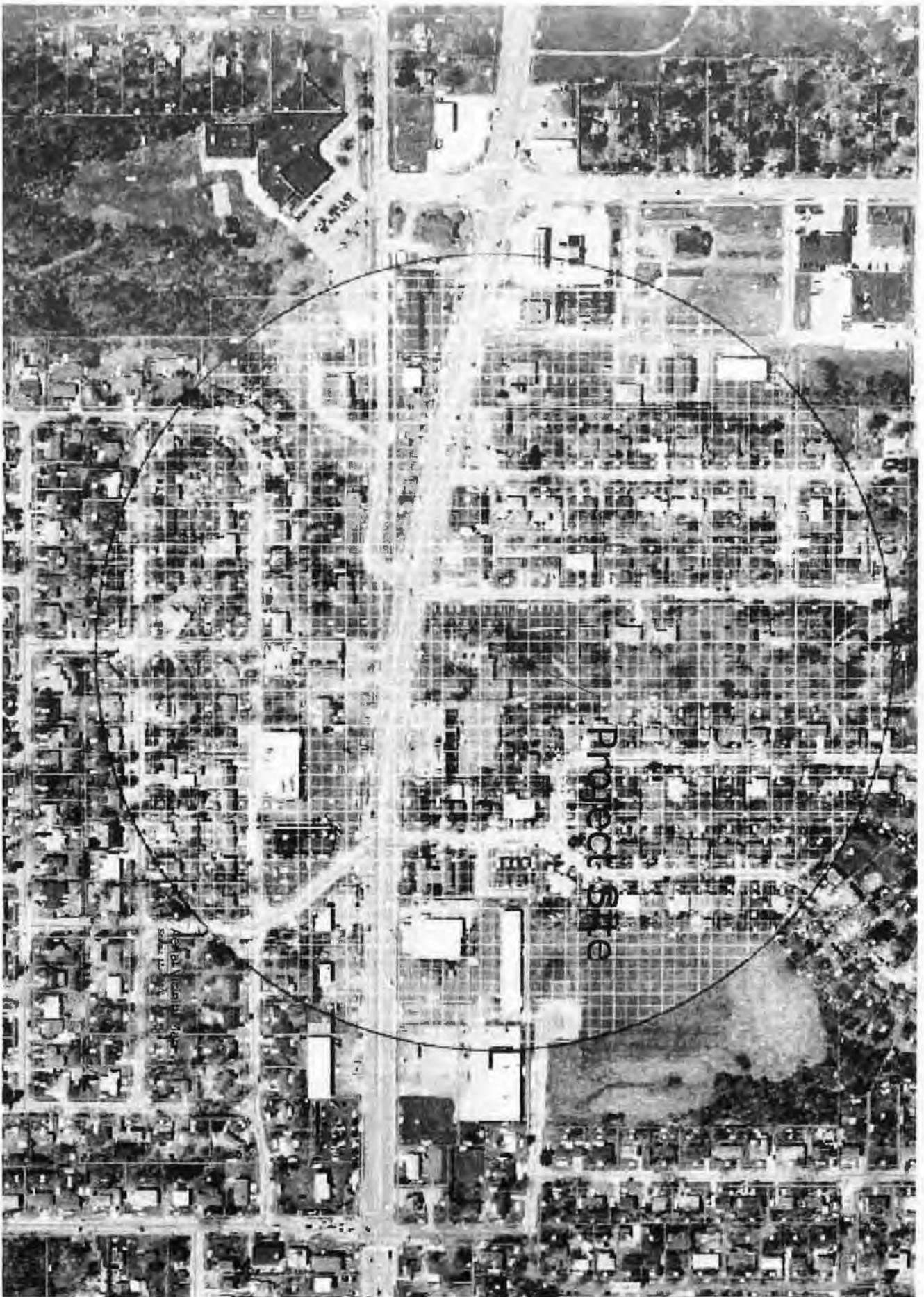




Total RHF Housing Units/Beds Equals 17,322

Legend:

Greater than	1,500 Units	
750	to 1,500 Units	
100	to 750 Units	
0	to 100 Units	
# of Communities		



Project Site

Lincoln Trail

Site No.
21113

AS-200
KEMA
VICINITY MAP

Date:
02/10/2014

ST. JOHN CHURCH
UNITED CHURCH OF CHRIST
SENIOR HOUSING
10207 LINCOLN TRAIL
FAIRVIEW HEIGHTS, ILLINOIS

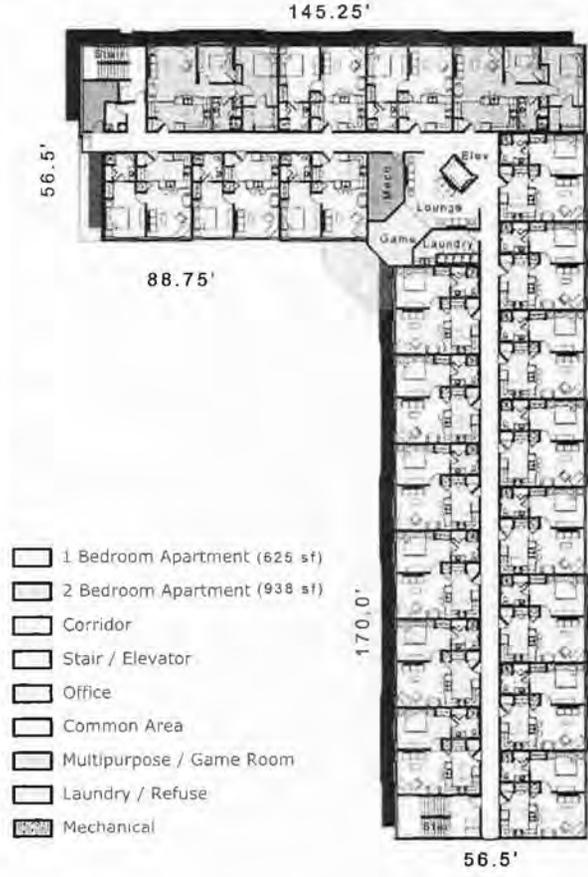
MARK	DESCRIPTION	DATE



ARCHITECTS
2011 State Street, Fairview Heights, IL 62208
Tel: 618-282-1111
www.kema.com




Third Floor Plan
 Scale: 1/16" = 1'-0"
 0' 8' 16' 32'
 16,941 sf



-  1 Bedroom Apartment (625 sf)
-  2 Bedroom Apartment (938 sf)
-  Corridor
-  Stair / Elevator
-  Office
-  Common Area
-  Multipurpose / Game Room
-  Laundry / Refuse
-  Mechanical


Second Floor Plan
 Scale: 1/16" = 1'-0"
 0' 8' 16' 32'
 16,941 sf




First Floor Plan
 Scale: 1/16" = 1'-0"
 0' 8' 16' 32'
 16,941 sf



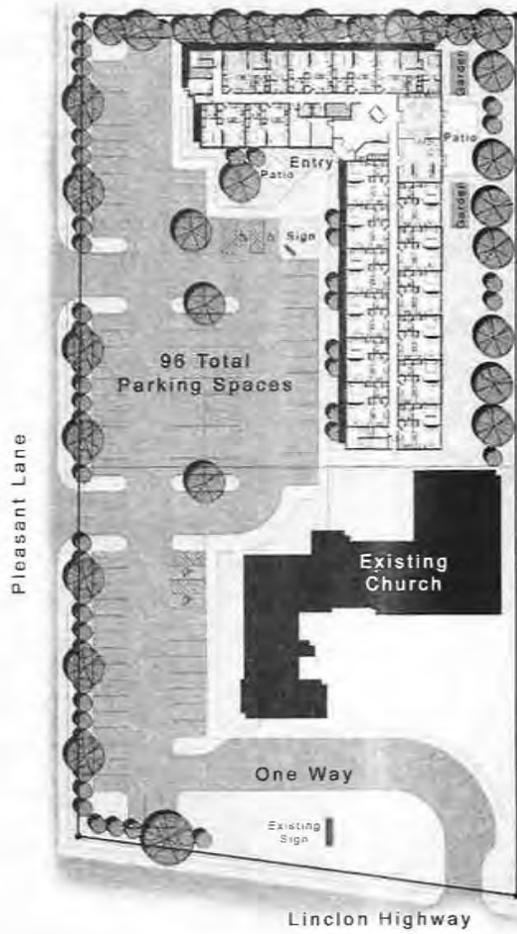
DATE	DESCRIPTION

ST. JOHN CHURCH
UNITED CHURCH OF CHRIST
SENIOR HOUSING
 10207 LINCOLN TRAIL
 FAIRVIEW HEIGHTS, ILLINOIS

Date: 03/10/2014

Project: Senior Housing
 Drawing: FLOOR PLANS
A-100

Date: 03/10/2014



Site Plan
 Scale: 1/32" = 1'-0"
 0 16' 32' 64'



South Elevation



West Elevation



North Elevation



East Elevation



DATE	DESCRIPTION

ST. JOHN CHURCH
 UNITED CHURCH OF CHRIST
 SENIOR HOUSING
 10207 LINCOLN TRAIL
 FAIRVIEW HEIGHTS, ILLINOIS

DATE
 08-10-2014

Sheet Identification
 BUILDING ELEVATIONS
 A-200

EWB Job No.
 215712



Overall Site Perspective



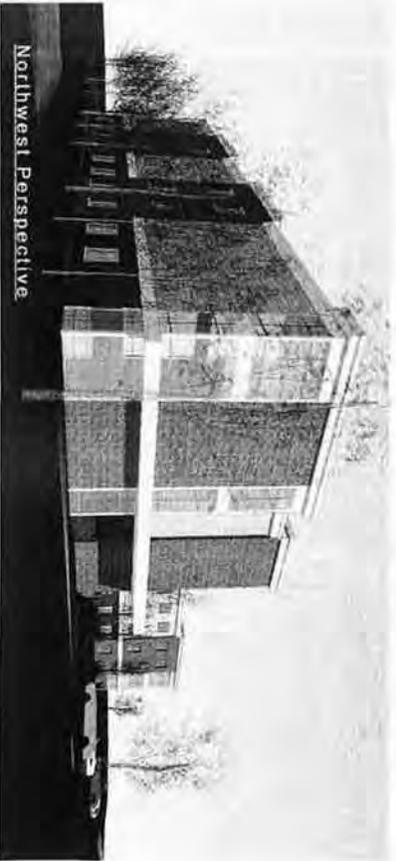
Southwest Perspective



Southeast Perspective



Site Entry Perspective



Northwest Perspective



Northeast Perspective



MARK	DESCRIPTION	DATE

ST. JOHN CHURCH
 UNITED CHURCH OF CHRIST
 SENIOR HOUSING
 10207 LINCOLN TRAIL
 FAIRVIEW HEIGHTS, ILLINOIS

DATE
 09/10/2015

Sheet Name/Location
 BUILDING
 PER PLANETS
 A-300

SCALE
 1/8" = 1'-0"



CITY OF FAIRVIEW HEIGHTS

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

June 24, 2016

**RE: PC11-16, Zoning Amendment- St. John United Church of Christ, 10207
Lincoln Trail (03-29.0-206-009)
PC12-16, Development Plan- St. John United Church of Christ, 10207 Lincoln
Trail (03-29.0-206-009)**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, June 23, 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, July 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,

Kendra Tucker
Recording Secretary
Enclosure
PC11-16
PC12-16



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, July 12, 2016 at approximately 7:00 p.m. in the lower level of the Fairview Heights Public Library, 10017 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Development Plan, contingent on zoning approval as Planned Residential, to allow the development of a three story 60 unit elderly affordable independent living facility for property located at 10207 Lincoln Trail St. Clair County Property Identification Number 03-29.0-206-009, Fairview Heights, IL

Request was made by St. John United Church of Christ, 10207 Lincoln Trail, 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 June, 2016.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC12-16

OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
KREGG K MOXLEY	16 SHERYL DR		FAIRVIEW HTS, IL	622081819
RUTHIE M DAVIS	14 SHERYL DR		FAIRVIEW HTS, IL	622081819
EDGAR NELSON	12 SHERYL DR		FAIRVIEW HTS, IL	622081819
JOSEPH & BEVERLY RIDGWAY	10 SHERYL DR		FAIRVIEW HTS, IL	622081819
CORNELL & SHONDIA T CANNON	8 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081819
JAMES D ROBERTSON	6 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081819
WILLIE HOPSON	4 SHERYL DR		FAIRVIEW HTS, IL	622081819
ROBERT L & CHRISTINE S HARRISO	15 PLEASANT LN		FAIRVIEW HEIGHTS, IL	622081813
EDWARD JR & EDWARD SR FRAWLEY	9710 AVALON DR		FAIRVIEW HEIGHTS, IL	62208
K-ANDRA WARD	11 PLEASANT LN		FAIRVIEW HTS, IL	622081813
ORVILLE F & WF EVERSMAN	9 PLEASANT LN		FAIRVIEW HTS, IL	622081813
ESTELLA J CICH	7 PLEASANT LN		FAIRVIEW HTS, IL	622081813
ROBERT L & DELANO JOHNSON	5 PLEASANT LN		FAIRVIEW HTS, IL	622081813
WILLIAM PARKER	3 PLEASANT LN		FAIRVIEW HTS, IL	622081813
VICTORIA P ALLEN	27 CONCORD DR		FAIRVIEW HEIGHTS, IL	62208
JOHN G & NORMANDIE MACMILLER	25 CONCORD DR		FAIRVIEW HTS, IL	622081803
LONNIE S GRANT	23 CONCORD DR		FAIRVIEW HTS, IL	622081803
MICHAEL C & JOYCE ZIMMER	21 CONCORD DR		FAIRVIEW HTS, IL	622081803
WM A & JANE E HOWERTON	19 CONCORD DR		FAIRVIEW HTS, IL	622081803
GEARLEAN PARKER	17 CONCORD DR		FAIRVIEW HTS, IL	622081803
CHARLENE F HUNT	15 CONCORD DR		FAIRVIEW HTS, IL	622081803
ROBERT & MAXINE CASON	13 CONCORD DR		FAIRVIEW HEIGHTS, IL	622081803
JOHN B & ELSA M BOYSHA	11 CONCORD DR		FAIRVIEW HTS, IL	622081803
YVETTE HICKS	9 POTOMAC DR		FAIRVIEW HTS, IL	622081843
WILLIAM & NANCY SCOFIELD	9716 RIDGE HGTS RD		FAIRVIEW HEIGHTS, IL	62208
HOLTON PROPERTIES LP	4003 CHESTNUT OAK DR		SMITHTON, IL	622853741
KATHY J & MOSKOP LARRY GENTRY	22 CONCORD DR		FAIRVIEW HTS, IL	622081804
JAMES A TUBB	20 CONCORD DR		FAIRVIEW HEIGHTS, IL	622081804
GARY E & ROSEMARY L TRIMBLE	513 N WHITE OAK ST		TRENTON, IL	62293
BETTY E HOOLIHAN	16 CONCORD DR		FAIRVIEW HTS, IL	622081804
JERMAINE & FELICIA GAYLE	15 POTOMAC DR		FAIRVIEW HEIGHTS, IL	622081815
CARLA & MICHAEL BOEHN	13 POTOMAC DR		FAIRVIEW HEIGHTS, IL	62208
LASANDRA SHIELDS	14 CONCORD DR		FAIRVIEW HTS, IL	622081804
ROBERT & KATHRYN ALEXANDER	12 CONCORD DR		FAIRVIEW HEIGHTS, IL	62208
STEVEN M GRINSTON	9 MECKFESSEL DR		FAIRVIEW HEIGHTS, IL	622082426
ROBERT W & DEBRA J PYLES	11 MECFESSEL DR		FAIRVIEW HEIGHTS, IL	62208
DARREN & MARGARET LINSDEY	15 MECKFESSEL DR		FAIRVIEW HTS, IL	622082426
DANNY J & RHONDA WILSON	16 PLEASANT LN		FAIRVIEW HTS, IL	622081814
NICHOLAS J CORREALE	12 PLEASANT LN		FAIRVIEW HEIGHTS, IL	62208
AARON & RACHEL FROBEL	10 PLEASANT LN		FAIRVIEW HEIGHTS, IL	62208
ST JOHNS UNITED CH OF CHRIST	10207 LINCOLN TRL		FAIRVIEW HTS, IL	622081827

STARR HOUSE PROPERTIES	1324 S CLINTON RD		CASEYVILLE, IL	622322275
HECTOR & LINDA GONZALES	10210 LINCOLN TRL		FAIRVIEW HTS, IL	622081828
RUSSELL J KRAUSE	10206 LINCOLN TRAIL		FAIRVIEW HEIGHTS, IL	62208
HECTOR & LINDA GONZALES	10212 LINCOLN TRL		FAIRVIEW HTS, IL	622081828
OWNER LLC CHARLES LIEBERT TRUS	P O BOX 45086		PHOENIX, AZ	85064
JOSEPH P KECK	10220 LINCOLN TR		FAIRVIEW HGTS, IL	62208
ILLINOIS INC CEREBRAL PALSY OF	138 LINCOLN PLACE CT STE 101		BELLEVILLE, IL	62221
ELLSWORTH PROPERTIES LLC	PO BOX 3125		FAIRVIEW HEIGHTS, IL	622083125
GARAGE PRODUCTIONS LTD	1522 TROY RD	PO BOX 491	EDWARDSVILLE, IL	620250491
ROBERT & LINDA ANDERSON	2 SHERYL DR		FAIRVIEW HTS, IL	622081819
RESIDENT	3 POTOMAC DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	18 CONCORD DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10208 LINCOLN TRAIL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10210 LINCOLN TRL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10218 LINCOLN TRL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10200 OLD LINCOLN TRL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	1 PLEASANT LANE		FAIRVIEW HEIGHTS, IL	62208
FAIRVIEW-CASEYVILLE TWP FIRE PROTECTION	c/o CHIEF BRYAN DOYLE	214 ASHLAND AVE	FAIRVIEW HEIGHTS, IL	62208
GRANT DISTRICT #110	c/o SUPT MATT STINES	10110 OLD LINCOLN TRL	FAIRVIEW HEIGHTS, IL	62208
BELLEVILLE HS #201	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

September 16, 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:	PC13-16
Petitioner:	Penni Livingston
Request:	Special Use Permit
Area Size:	Approximately 1 acre
Location:	5701 Perrin Road
Hearing Date:	September 13, 2016
Proponents:	0
Opponents:	0
Recommendation:	Approval
Votes:	Yeas: Herrington, Hoppe, Mensing, Wesemann, Barkley, Funk, Correale, Smith, McCarthy, & Bramstedt Nays: None Absent: Sudja
Report:	Staff Advisory
Ward:	V

Respectfully,

Jim Bramstedt, Chairman
Planning Commission
TT/kt

PC13-16, Penni Livingston, 5701 Perrin Road

AREA LAND USE AND ZONING

The subject property, 5701 Perrin Road, is a 1 acre parcel located on the northwest corner of Perrin Road and Durley Road. The property is developed with a two story structure containing a law office, a detached garage and is zoned "R-3 Single Family Residential. The adjoining properties are zoned either "R-3" or "R-4" Single Family Residential and are developed as such. Further to the east properties fronting Old Collinsville Road are zoned commercially. The property to the southeast is a vacant tract of property zoned "R-3" Single Family Residential and contains a parking area for the adjoining automobile repair facility.

SPECIAL USE PERMIT REQUEST

The applicant, Penni S. Livingston is requesting approval of a Special Use Permit to convert the existing use from a law firm to professional office use in general. The request to change use does not propose any physical changes to the property.

PLANNING CONSIDERATIONS

The subject property's use as a law office was allowed by a Special Use Permit granted by Resolution No. 3278-2006.

The property was modified to accommodate for public use through the removal of barriers to access. Applicant has provided handicapped parking place, ramp to entry door and accessible routes to parts of the facility which the public may utilize. The property provides 7 parking spaces including the handicapped space.

Applicant has not proposed any signage.

Comprehensive Plan

Reference 2012 Comprehensive Plan Chapter 3 - Residential Neighborhoods - Objectives which includes the protection of residential areas from any potentially negative impacts of commercial uses.

TT/kt

EXHIBITS:

1. Application
2. Narrative
3. Site Plan
4. Aerial Photograph
5. Photos (2)
6. Public Notice
7. Surrounding Property Owners
8. Findings

ATTEST:



Land Use Director

Penni Livingston, hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and have agreed that she 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 Penni Livingston, 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.

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

RESOLUTION PC 013 -16

A RESOLUTION ADOPTING FINDINGS OF FACT PC 013-16 RELATING TO APPROVAL OF REQUEST FROM PENNI LIVINGSTON TO MODIFY THE SPECIAL USE PERMIT ALLOWING PROFESSIONAL OFFICE USE WITHIN THE R3 SINGLE FAMILY RESIDENTIAL DISTRICT .

WHEREAS, Penni Livingston, hereinafter referred to as the “Applicant,” has properly applied for a Special Use Permit approval for a professional office use within the “R3” Single Family Residential District located at 5701 Perrin Road, Fairview Heights, IL, PIN 03-34.0-205-003.

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 September 13, 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 developed with a two story structure modified for office use and is zoned “R3” Single Family Residential District. The subject property is located at 5701 Perrin Road, Fairview Heights, IL, PIN 03-34.0-205-003.
3. That the Subject Property contains approximately 1 acre.
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 not be consistent with the Comprehensive Plan.
13. That this Special Use Permit approval will for the applicant's use as a professional office.
14. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
15. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
16. That this Special Use Permit Approval shall automatically expire if the use is not initiated within one year of City Council approval.
17. That this Development Plan approval allows for the site plan as presented. Any significant changes to traffic circulation, materials on the building, landscaping or signage on this site not provided for in the site plans on the Subject Property will require additional review and approval by the City Council.

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

and the following voted against the same: None

and the following abstained: None

and the following were absent: Sudja

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of September 2016.



Planning Commission Chairman

Request For Special Use Amendment

~~REQUEST FOR ZONING AMENDMENT~~

Planning Commission
Fairview Heights, Illinois

Special Permit No. _____
Date: 7-20-16

(Do not write in this space. For office use only)

Date of Hearing: _____
Notice Published on: _____
Newspaper: _____

Perm Parcel #: _____
Zone District: _____
Fee Paid \$ _____ Date: _____

Recommendation of Planning Commission
 Denied
 Approved
 Approved with modification
Date: _____

Action by City Council
 Denied
 Approved
 Approved with modification
Date: _____

INSTRUCTIONS TO APPLICANTS: To request a change in either the zoning map or text, this application for a zoning amendment must be completed and a public hearing held. If the applicant is requesting that this property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet. Normally there are only two primary reasons for change in zoning: (1) the original zoning was in error; (2) the character of the area has changed to such an extent as to warrant rezoning. The burden of providing substantiating evidence rests with the applicant.

A notice of the hearing must be published in a newspaper or general circulation in the local area at least 15 days before the hearing. The publication cost **must** be paid by the applicant prior to the hearing. The applicant will be notified by mail of the time and place of the hearing at least six days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present his case to the Planning Commission. All information requested below must be provided before a hearing will be scheduled. Applicants are encouraged to visit the Director of Lane Use for any assistance needed in completing this application.

- 1) Name of Applicant: Penni Livingston Phone # 618-628-7700
Address: 5701 Perrin Rd Fairview Hts, IL 62208
• Penni@Livingstonlaw.biz ← for doc. • LaughingAuthor@gmail.com
↑
cell phone
- 2) Property Interest of Applicant:
 Owner Contract Purchaser Lessee Other
- 3) Name of Owner (s): Penni Livingston
(If other than applicant): _____ Phone # 618-628-7700
Home Address: 690 Pleasant Ridge FU Hts 62208

James Jacobs listed on previous deed is deceased.

Special use permit

4) An amendment to the Zoning Ordinance is requested as follows:

a. Amendment to Text: ()

It is requested that Section _____ of the Zoning Ordinance be amended as follows:

allow for any office, not just a law firm

Reason for amendment: existing practice of law
but building was modified \$40,000 for office
(commercial electric, parking lot, baths etc)

b. Amendment to Map: ()

It is requested that the property described below and shown on the attached site plan be rezoned from Special use law firm to special use office

Address of property: 5701 Perrin Road

Legal description of property (lot/block/subdivision or metes & bounds; attach additional sheets if necessary): 03-34.0-205-003

Perrins J Nick 2NDADDL SUB 4th/Sec-31 BK 3321-1313

Present use of property: Law Firm

Proposed use of Property: Office space

Reason for amendment: to allow other office to lease to
use all changes for use

5. Names and addresses of adjacent property owners and present use of their property:

residential - all signed petition in
favor of use as office space for
law firm - none have complained
in ten years.

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

Date: 7-20-16

Applicant:

Perris S Livingston

Date: 7-20-16

Owner(s):

Perris S Livingston

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

Ownership / Addresses

Parcel Number 03-34.0-205-003
Parcel Year 2015
Property Address 5701 PERRIN RD FAIRVIEW HEIGHTS, IL 62208
Property Owner JACOBS , JAMES & LIVINGSTON PENNI
Mailing Address 5701 PERRIN RD FAIRVIEW HTS, IL 62208

Assessment Level	Land Value	Building Value	Total
Market EAV	8817	72753	81570
State EAV	2939	24251	27190
Fair Market Value	8712	71883	80595
Board of Review EAV	2939	24251	27190
Board of Review Prior to EAV	2904	23961	26865
Assessor Value	2904	23961	26865

Date Sold	Sales Price	Doc Number
02-11-1999	123000.00	99479216

Legal

Township CASEYVILLE
Legal Description Line 1 PERRINS J NICK 2NDADDL SUB
Legal Description Line 2 LOT/SEC-31 BK 3321-1313
Legal Description Line 3
Legal Description Line 4

Tax District	Tax Rate	Tax Amount
PONTIAC DIST #105	2.8551	\$776.30
O FALLON HS #203	2.2424	\$609.71
ST CLAIR CO OTHER	0.9385	\$255.18
SWIC DIST #522	0.4727	\$128.53
FAIRV CASEY TWP FIRE	0.4690	\$127.52
CASEYVILLE TWP	0.1261	\$34.29
CASEYVILLE ROAD	0.1170	\$31.81
CITY OF FAIRVIEW HTS	0.0000	\$0.00
CITY OF FRVW HTS LIB	0.0000	\$0.00

2015 Taxes - payable in 2016

Equalized Assessed Value 27190.00

2015 Taxes - payable in 2016

Equalized Assessed Value	27190.00
Home Improvement Exemption Amount	0.00
Owner Occupied Exemption Amount	0.00
Senior Exemption Amount	0.00
Veteran / Fraternal Freeze Amount	0.00
Senior Assessment Freeze Amount	0.00
Fraternal Assessment Freeze Amount	0.00
Historical Assessment Freeze Amount	0.00
Disabled Persons Exemption Amount	0.00
Disabled Veterans Exemption Amount	0.00
Returning Veterans Exemption Amount	0.00
Net Taxable Value	27190.00
Tax Rate	7.220800
TCA Code	08053
Township Multiplier	1.0121
Total Tax Billed	\$1,963.34
Tax Status	TAXABLE
First Installment Paid	6/21/2016
First Payment Status	PAID
First Payment Payor	0001-JACOBS, JAMES & LIVINGS
First Payment Tax Sale (y/n)	N
First Payment Total	\$981.67
Second Installment Paid Date	
Second Payment Status	UNPAID
Second Payment Payor	
Second Payment Tax Sale (y/n)	N
Second Payment Total	\$0.00

Disclaimer

These materials are intended, but not promised or guaranteed to be current or accurate. The material offered only for general informational purposes. The documents and materials displayed or mentioned official copies of documents. St. Clair County, its officers, agents or employees are not liable for any result of reliance on information contained in this site. We reserve the right to restrict usage that r performance or security of our website. Such usage may include but it is not limited to malicious prob at attempts to mirror website date using automated date retrieval programs. All access is limited to sys

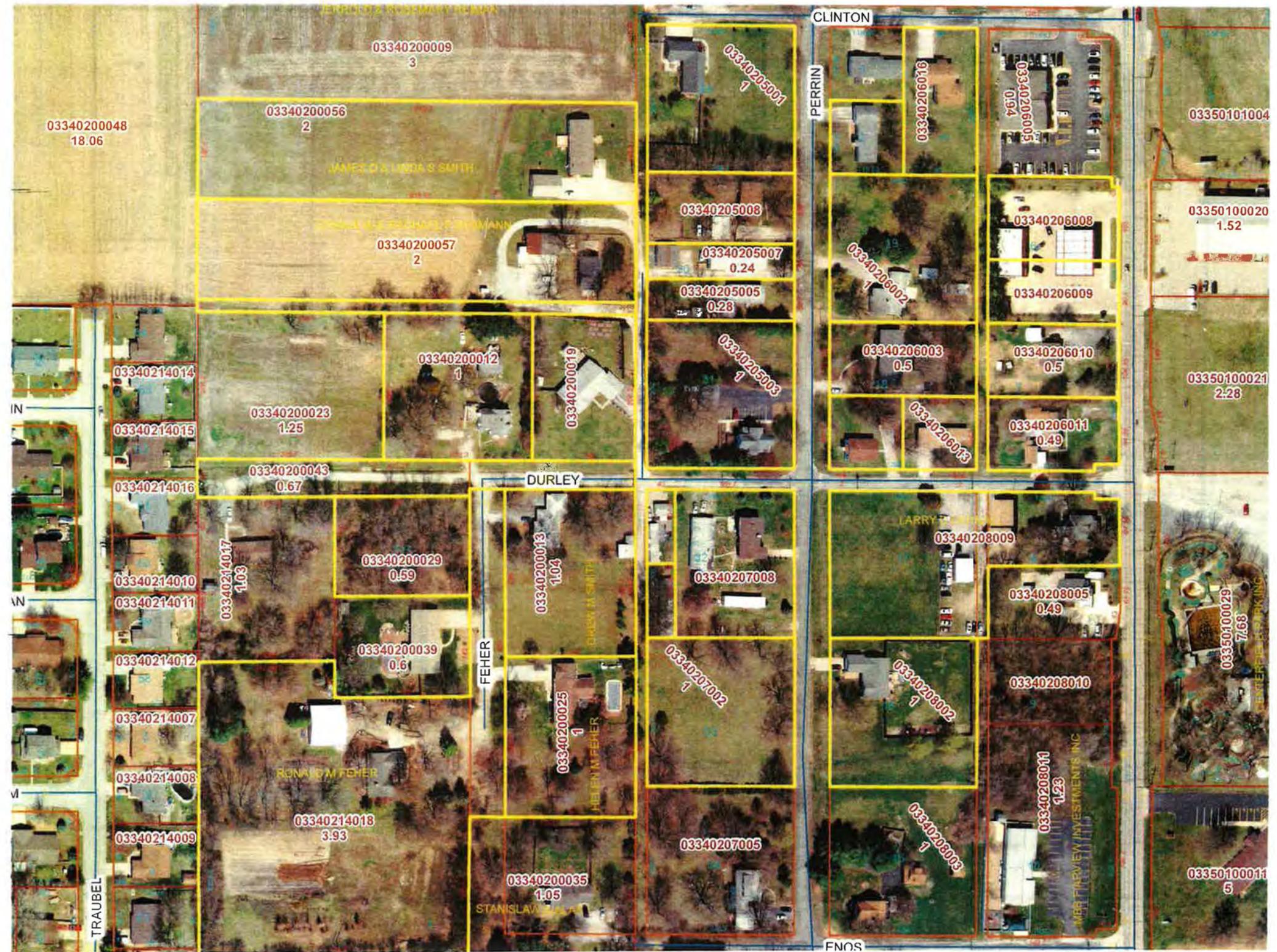
**St. Clair County 2015 Real Estate Tax Payment Coupon
RETURN THIS COUPON WITH SECOND INSTALLMENT PAYMENT**

Parcel No.: 03-34.0-205-003 JACOBS, JAMES & LIVINGSTON
PENNI

IF PAID	AMOUNT DUE
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Narrative:

The Livingston Law Firm has operated a professional office at 5701 Perrin Rd. in Fairview Heights, Illinois for over nine years without any complaint or issue from any neighbors. At this time, we wish to be able to lease or sell the building to allow another professional office to occupy the building. The building meets commercial code electric, heating and cooling, and handicap accessibility as originally approved in the current special use permit. When I obtained the special use permit originally, I asked for the specific use as a law firm professional office. I am now requesting to expand that use to allow any professional office (i.e. Insurance agent, real estate office, etc) to occupy the property.









CITY OF FAIRVIEW HEIGHTS

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

August 24, 2016

RE: PC13-16, Special Use Permit- Penni S. Livingston, 5701 Perrin Road (03-34.0-205-003)

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, August 25, 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, September 13, 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
PC13-16



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, September 13, 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 Special Use Permit within the "R4" Single-Family Dwelling District to allow professional office use at 5701 Perrin Road, Fairview Heights, Illinois, St. Clair County PIN 03-34.0-205-003

Request was made by Penni S. Livingston, 5701 Perrin Rd., Fairview Heights IL 62208.

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

Dated this 23rd day of August, 2016.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC13-16

OWNER	ADDRESS	ADDRESS2	CITYST	ZIP
BRYAN L & ANGELA R CO-TRUSTEES	6 FEHER LN		FAIRVIEW HEIGHTS, IL	62208
CASEYS GENERAL STORES INC	PO BOX 3001		ANKENY, IA	50021
RESIDENT	5713 OLD COLLINSVILLE RD		FAIRVIEW HEIGHTS, IL	62208
CASSANDRA E ZUGER	5704 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
CHRISTOPHER P & KAREN M MONROE	5721 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
CRYSTAL D MITCHELL	105 DURLEY RD		FAIRVIEW HEIGHTS, IL	62208
DREW M SMITH	1 FEHER LN		FAIRVIEW HEIGHTS, IL	62208
FRANCES A DODSON	701 OAK HOLLOW		OFALLON, IL	62269
FREDERICK E & MARLENE E CHRIST	5717 PERRIN RD		FAIRVIEW HTS, IL	62208
GREGORY L JR & NANETTE FINLEY	5610 PERRIN RD		FAIRVIEW HTS, IL	62208
GREGORY MUREN	114 N VINE		OFALLON, IL	62269
GUDINAS A TIMOTHY KENNEDY NANC	5708 PERRIN RD		FAIRVIEW HTS, IL	62208
HELEN M FEHER	7 FEHER LN		FAIRVIEW HEIGHTS, IL	62208
JAMES & LIVINGSTON PENNI JACOB	5701 PERRIN RD		FAIRVIEW HTS, IL	62208
JAMES D & LINDA S SMITH	5713 JAKES PLACE LN		FAIRVIEW HEIGHTS, IL	62208
JOSHUA W & RACHAEL P RESMANN	506 13TH ST		HIGHLAND, IL	62249
KATHLEEN H & DONALD R TRUSTEES	112 OULVEY DR		FAIRVIEW HEIGHTS, IL	62208
KOVACIC FAMILY IRREVOCABLE TRU	LAURIE ANDERSON TRUSTEE	8528 GRAPEVIEW BLVD	LOXAHATCHEE, FL	33470
LARRY D DARNALL	1797 BENTWATER LN		OFALLON, IL	62269
MICHAEL D BLACK	426 KNOEBEL ST		FAIRVIEW HEIGHTS, IL	62208
ORLANDO SIMMS	5705 JAKES PLACE LN		FAIRVIEW HEIGHTS, IL	62208
PEGGY A JAMES	240 BOURDELAIS DR		SWANSEA, IL	62226
RONALD M FEHER	10 FEHER LN		FAIRVIEW HEIGHTS, IL	62208
SHARON K HOOKER	5709 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
SHELIA VOELLINGER	5713 PERRIN RD		FAIRVIEW HTS, IL	62208
STANISLAW BIALAS	5603 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
WALTER A DANDRIDGE	3118 ALPEN ROSE CT APT C		SAINT LOUIS, MO	63125
WILLARD EGGEMEYER	5802 PERRIN RD		FAIRVIEW HTS, IL	62208
RESIDENT	5715 OLD COLLINSVILLE RD		FAIRVIEW HTS, IL	62208
RESIDENT	5621 PERRIN RD		FAIRVIEW HTS, IL	62208
RESIDENT	5600 PERRIN RD		FAIRVIEW HTS, IL	62208
RESIDENT	104 DURLEY ST		FAIRVIEW HTS, IL	62208
RESIDENT	5709 JAKES PLACE LN		FAIRVIEW HTS, IL	62208
RESIDENT	5625 OLD COLLINSVILLE RD		FAIRVIEW HTS, IL	62208
RESIDENT	104 DURLEY ST		FAIRVIEW HTS, IL	62208
RESIDENT	5711 OLD COLLINSVILLE RD		FAIRVIEW HTS, IL	62208
RESIDENT	5709 OLD COLLINSVILLE RD		FAIRVIEW HTS, IL	62208
RESIDENT	8 CLINTON ST		FAIRVIEW HTS, IL	62208
RESIDENT	7 DURLEY RD		FAIRVIEW HTS, IL	62208
RESIDENT	5720 PERRIN RD		FAIRVIEW HTS, IL	62208
RESIDENT	5700 PERRIN RD		FAIRVIEW HTS, IL	62208

Fairview-Caseyville Township Fire	c/o Chief Bryan Doyle	214 Ashland Avenue	FAIRVIEW HEIGHTS, IL	62208
Pontiac-Wm. Holliday District #105	c/o Superintendent Julie Brown	400 Ashland Avenue	FAIRVIEW HTS, IL	62208
O'Fallon Township District #203	c/o Superintendent Dr. Darcy Benway	600 S. Smiley Street	O'FALLON, IL	62269