

**AGENDA**  
**PLANNING COMMISSION**  
**October 11, 2016**  
**7:00 P.M.**  
**City Council Chambers**

1. Call to Order and Roll Call
2. Citizens Comments
3. Approval of Minutes of September 13, 2016
4. PC Cases / Public Hearing  
**PC14-16, 7:00 PM**, Development Plan-Elizabeth Toepfer, 815 Lincoln Highway,  
Ste.2 (03-27.0-215-027)  
  
**PC15-16, 7:15 PM**, Development Plan- JQP Properties LLC, 4X Longacre Road,  
(03-28.0-409-021)
5. New Business
6. Announcements
7. Adjournment

**PLANNING COMMISSION  
MINUTES  
September 13, 2016**

**1. CALL TO ORDER**

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

**2. CITIZENS COMMENTS**

**None**

**3. PC13-16, Special Use Permit, 5701 Perrin Road (03-34.0-205-003)**

Director Tolliver presented the staff advisory for PC13-16 to the commission.

Commissioner Herrington asked Tolliver if there could be a stipulation place on the approval for the space to only be used as an office. Tolliver stated that a stipulation could be added to the Resolution.

The applicant was present.

Penni Livingston of 690 Pleasant Ridge, Fairview Heights, IL was sworn in.

The applicant explained her application and desire for the property to remain an office space. Due to the amount of money she has put into the property to make it an office space, she does not want to have to sell it as a residents.

There was no one present to speak in favor of the application.

There was no one present to speak in opposition of the application.

The commission discussed whether or not the property could be used as something other than an office and what the definition of a "professional office" could be.

Commissioner Herrington stated that if the property were sold the new owner would have to come before the Planning Commission to change the use of the property of desired.

Commissioner Funk made a motion to approve PC13-16.

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 1acre.
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, Corrales, 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 13<sup>th</sup> day of September 2016.

#### 4. NEW BUSINESS

**None**

**5. ANNOUNCEMENTS**

**None**

**ADJOURNMENT** – Meeting adjourned at approximately 7:35 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be October 11, 2016 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,

Timothy Tolliver  
Director of Land Use and Development  
TT/kt

DRAFT



## CITY OF FAIRVIEW HEIGHTS

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

September 29, 2016

Fairview Heights Planning Commission  
10025 Bunkum Road  
Fairview Heights, IL 62208

Dear Planning Commission Members:

The petition listed below is hereby transmitted for your consideration:

<b>Petition No:</b>	<b>PC14-16</b>
<b>Petitioner:</b>	Elizabeth Toepfer
<b>Request:</b>	Development Plan in Planned Business
<b>Area Size:</b>	Approximately 1.7 acre
<b>Location:</b>	815 Lincoln Highway
<b>Hearing Date:</b>	October 11, 2016
<b>Report:</b>	Staff Advisory
<b>Ward:</b>	IV

Respectfully,

Timothy J. Tolliver, Director  
Land Use & Development

TO: Planning Commission  
FROM: Tim Tolliver  
DATE: September 28, 2016  
RE: Staff Advisory PC14-16, 815 Lincoln Highway

### **DEVELOPMENT PLAN REQUEST**

The Applicant, Elizabeth Toepfer, is requesting approval to allow utilization of 815 #2 Lincoln Highway, known as Lincoln Place Center, for a commercial bakery. The applicant has been approved for a retail bakery which is under renovation at the time of advisory but would like to expand her operation to produce baked goods for distribution off-site.

### **AREA LAND USE AND ZONING**

The subject property, 815 #2 Lincoln Highway, is zoned PB Planned Business District. The parcel of land is approximately 1.7 acre in size containing two buildings of 10,000 and 7,000 square feet. The center is occupied by uses including retail, service and office. Suite #2 is located in the 7,000 square foot building on the east side of the parcel.

The adjoining properties to the south, across Lincoln Highway, are zoned "PB" Planned Business District and are developed apartments and single family residences. The adjoining property to the west is likewise zoned "PB" Planned Business District and developed with a financial institution. The adjoining properties to the east are zoned R-4 Single Family Residential District with single family homes. The property to the immediate east is zoned R-4 Single Family Residential and developed as such, further to the east the properties are zoned B-1 Neighborhood Business District and developed with offices.

### **PLANNING CONSIDERATIONS**

**Parking** – Lincoln Place Center was developed with 93 parking spaces for a ratio of one space per 183 square feet of floor area. The Applicant's space contains 1,000 square feet of area with a conceptual allocation of five (5) parking spaces.

**Comprehensive Plan** – The 2012 Comprehensive Plan has identified the IL Rte. 159 corridor in this location as providing neighborhood-oriented retailers and services. Development in neighborhood commercial areas should be of a smaller scale and lesser intensity such that it is considered generally compatible with adjacent and nearby residential uses.

## **DEVELOPMENT CODE AND ZONING REQUIREMENTS**

- **14-2-13 "PB" PLANNED BUSINESS DISTRICT.**

**Purpose. The "PB" Planned Business District encompasses areas where a variety of commercial developments and uses may be permitted. It is the purpose of these regulations to facilitate the establishment of commercial developments and uses in locations appropriate under approved site development plans and conditions. Such approved plans and conditions shall be consistent with good planning practice and compatible with permitted developments and uses in adjoining districts and properties, so as to protect the general welfare.**

Exhibits:

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

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

**RESOLUTION PC 014 -16**

**A RESOLUTION ADOPTING FINDINGS OF FACT PC014-16 RELATING TO A REQUEST FROM ELIZABETH TOEPFER TO APPROVE A DEVELOPMENT PLAN WITHIN "PB" PLANNED BUSINESS ZONED PROPERTY FOR COMMERCIAL BAKERY WITHIN LINCOLN PLACE CENTER 815 #2 LINCOLN HIGHWAY**

**WHEREAS**, Alexander Plocher, hereinafter referred to as the "Applicant," has properly applied for a Development Plan approval for bar/tavern establishment within the "PB" Planned Business District located at 815 Lincoln Highway, PIN # 03-27.0-215-027.

**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 October 11, 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, 815 Lincoln Highway, is zoned PB Planned Business District. The parcel of land is approximately 1.7 acre in size containing two buildings of 10,000 and 7,000 square feet. The center is occupied by uses including retail, service and office. Suite #2 is located in the 7,000 square foot building on the west side of the parcel.
3. That this permit will/will not require any changes to traffic circulation and ingress/egress.
4. That this permit will/will not require any changes to lighting, landscaping, or the existing site usage.
5. That the proposed use will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
6. That the proposed use will/will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
7. That the proposed use will/will not be hazardous or disturbing to existing neighboring uses.
8. That the proposed use will/will not be served adequately by public facilities and services such as highways and streets.

9. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.
10. That the proposed use will/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.
11. The proposed use will/will not be consistent with the Comprehensive Plan.
12. That this Development Plan approval/denial will/will not allow for the applicant's use of business zoned property for a 1,000 square foot commercial bakery at the property as it is proposed per the Development Plan by the Applicant.
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.
15. That this Development Plan Approval shall automatically expire if the use is not initiated within one year of City Council approval.

The motion for the adoption of the foregoing resolution was duly seconded by;  
upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 11<sup>th</sup> day of October. 2016.

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Planning Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Land Use Director

Elizabeth Toepfer, hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and have agreed that he will comply with the terms of this Permit.

By: \_\_\_\_\_

Its: \_\_\_\_\_

**STATE OF ILLINOIS)**

) **SS.**

**COUNTY OF \_\_\_\_\_)**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016 before me, a Notary Public, personally appeared \_\_\_\_\_, the applicant, to be known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

\_\_\_\_\_

# APPLICATION FOR SPECIAL USE PERMIT OR DEVELOPMENT PLAN



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

(Do not write in this space – for office use only)	
Case Number Assigned: _____	Date Proof of Public Notice Sign Provided: _____
Date Application Received: _____	Zoning District of Property: _____
Date Set for Hearing: _____	Recommendation of Plan Commission: _____
Name of Newspaper and Publication Date: _____	Date of Final City Council Decision: _____
Publication Fee Paid: _____	Action by City Council: _____

Development Plan: \_\_\_\_\_ Amended Development Plan: \_\_\_\_\_  
Special Use: \_\_\_\_\_

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

1. Name of property owner(s): 815 Lincoln Place Center LLC  
Mailing address: 2015 Fairfield Place O'Fallon IL 62269  
Phone: 632-1889  
E-Mail: marty@hubbardconst.com

2. Name of applicant (if other than owner): Elizabeth Toepfer  
Relationship to owner (contractor, family member, lessee, etc.): lessee  
Mailing address: 1120 Beechcraft Blvd Mascoutah IL 62258  
Phone: 618-334-4917  
E-Mail: lizziebobsbakery@gmail.com

3. Address of property: 815 Lincoln HWY suite 2 Fairview Heights  
Parcel (Tax) ID number: 03-27.0-215-027 IL 62208  
Present use of property: Retail  
Zoning district: Retail

4. Type of Development for which permit is requested:  
Commercial Bakery as well as existing retail

5. (For residential developments only)

~~Density : \_\_\_\_\_  
Number of structures: \_\_\_\_\_ Dwelling units per structure: \_\_\_\_\_  
Total number of dwelling units: \_\_\_\_\_  
Estimated number of persons per dwelling unit: \_\_\_\_\_  
Density = Population of development = \_\_\_\_\_ = \_\_\_\_\_ persons/acre.~~

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

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

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

Signature of Owner: *Mark Hubbard* Date: 8-18-16

Signature of Applicant: *Elizabeth A Toupin* Date: \_\_\_\_\_

I, Elizabeth Toepfer, President and CEO of Lizzie Bob's Sweets From Scratch LLC, proposes to offer my baked goods, up to and including, protein cookies, protein muffins, cookies, brownies, dog treats, pup cakes, muffins, cheesecake, breads, and pies to other retail establishments for resale.

My storefront location is 815 Lincoln Highway Suite #2 Fairview Heights, IL 62208. This location is zoned retail. Retail zoning allows end sale only. I will continue to offer All of my products and services for retail sale, in addition to added commercial zoning to allow me to sell my products for resale.

I have been approached by several retail establishments wanting to purchase my products to resell in their establishments. This includes all of the above items, as well as the opportunity to add more of my products to this list. Obtaining a vendor relationship, selling my products for resale, and establishing a business partnership will produce further lines of revenue for my company. This will allow me to grow faster, earn more sales tax revenue for the city of Fairview Heights, expand my company to offer employment for part-time workers, and grow my vendor and client list to ship nationwide. The sky is the limit.

I will not need additional renovation to the current location in order to process orders for resale. My commercial convection oven and gas stove with oven will be more than efficient to complete large orders for vendors and clients. My request for commercial use of my location will be in addition to the already existing retail use. It is simply a matter of logistics in order to accomplish this special use permit.

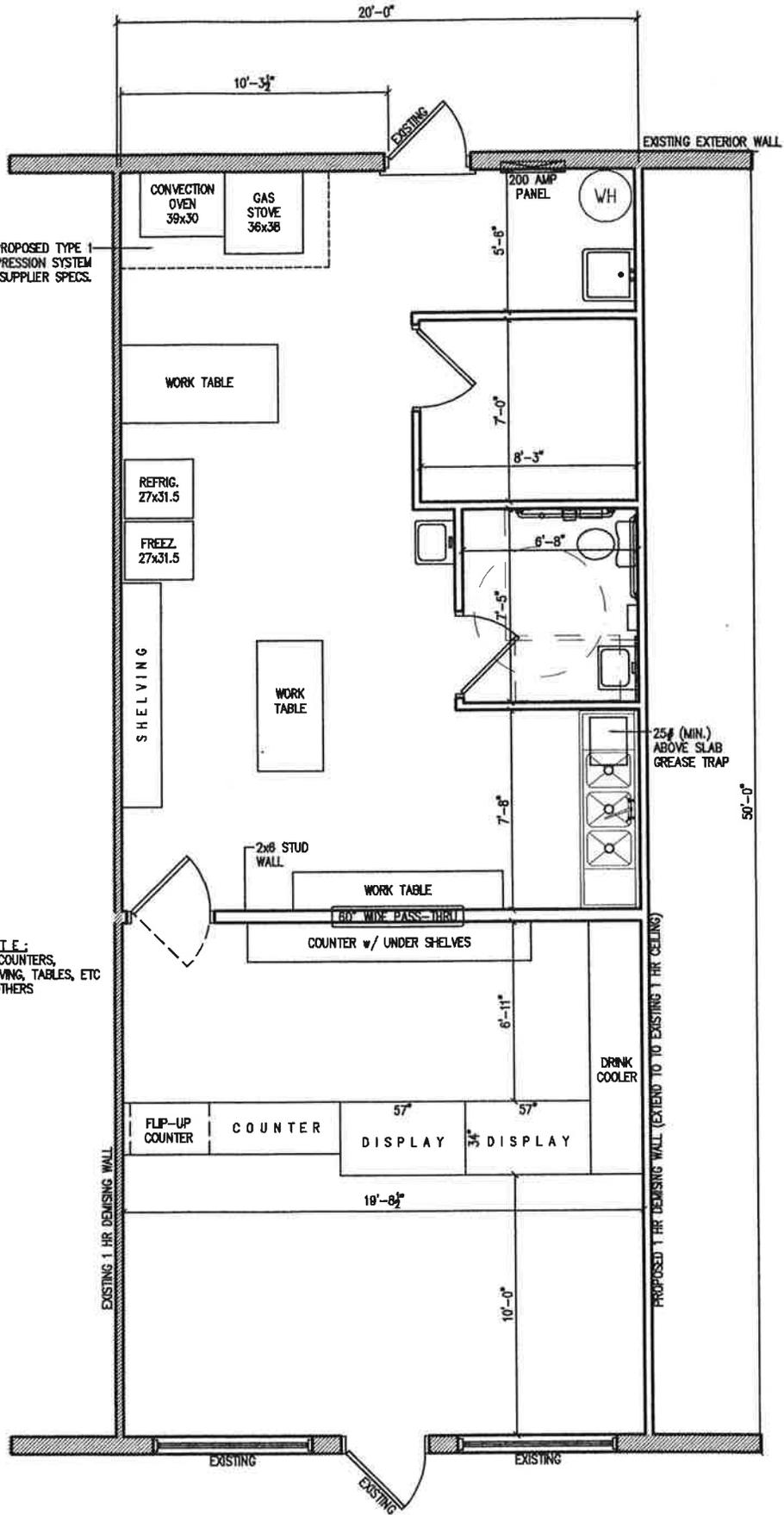
I am committed to get this commercial permit in place in addition to already existing retail permit as soon as possible. I am willing to do whatever is required to complete this objective.

I look forward to voicing my narrative to city officials, answering any questions or concerns, and completing my goal of achieving the commercial permit for my bakery.



PROPOSED TYPE 1 HOOD SUPPRESSION SYSTEM - SEE SUPPLIER SPECS.

NOTE: ALL COUNTERS, SHELVING, TABLES, ETC BY OTHERS







# CITY OF FAIRVIEW HEIGHTS

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

September 22, 2016

**RE: PC14-16, Special Use Permit- 815 Lincoln Highway, Ste. 2**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, September 22, 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, October 11, 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  
PC14-16



# CITY OF FAIRVIEW HEIGHTS

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

## **PUBLIC NOTICE**

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, October 11, 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 to allow for a commercial bakery to operate in the PB Planned Business District for property located at 815 Lincoln Highway, Ste. 2 and also identified as St. Clair County PIN 03-27.0-215-027.

Request was made by Elizabeth Toepfer, 1120 Beechcraft Blvd., Mascoutah, IL 62258.

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

Dated this 22nd day of September, 2016.

## **FAIRVIEW HEIGHTS PLANNING COMMISSION**

BY: Jim Bramstedt, Chairman

TT/kt PC14-16

SITEADR1	OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
8 LEXINGTON DR	JOHN R WILSON	8 LEXINGTON DR		FAIRVIEW HTS, IL	622082120
6 LEXINGTON DR	KEVIN P THOMAS	109 BAYBERRY DR		FAIRVIEW HEIGHTS, IL	62208
4 LEXINGTON DR	HAROLD WEISSERT	4 LEXINGTON DR		FAIRVIEW HTS, IL	622082120
2 LEXINGTON DR	ROBERT & MARY KAY BRUNS	2 LEXINGTON DR		FAIRVIEW HTS, IL	622082120
1 HYDE PARK RD	BRANDI RUCKEL	1 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	62208
13 LEXINGTON DR	BONEVA & JIMMIE DURHAM	13 LEXINGTON DR		FAIRVIEW HTS, IL	622082138
15 LEXINGTON DR	JAMES R WHITFIELD	15 LEXINGTON DR		FAIRVIEW HTS, IL	622082138
1 HYDE PARK RD	CRAIG & BETTY KONECZNY	5 HYDE PARK RD		FAIRVIEW HTS, IL	622082117
5 HYDE PARK RD	CRAIG R & BETTY J KONIECZNY	5 HYDE PARK RD		FAIRVIEW HTS, IL	622082117
7 HYDE PARK RD	CELESTE B BERRY	7 HYDE PARK RD		FAIRVIEW HTS, IL	622082117
9 HYDE PARK RD	DARRELL A HULLER	9 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	622082117
11 HYDE PARK RD	STEVEN W SR & CINDY R PHELPS	11 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	622082117
15 HYDE PARK RD	JOSEPH H LEE	15 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	62208
15 HYDE PARK RD	JOSEPH H LEE	15 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	62208
11 MONTICELLO DR	RICHARD BARKER	11 MONTICELLO PL		FAIRVIEW HEIGHTS, IL	62208
7 LEXINGTON DR	JERRY WEAVER	7 LEXINGTON DR		FAIRVIEW HEIGHTS, IL	62208
5 LEXINGTON DR	LURENDA & ELIZABETH ANN DAILEY	5 LEXINGTON DR		FAIRVIEW HEIGHTS, IL	622082119
4 HYDE PARK DR	DONNA SHINSKY	4 HYDE PARK DR		FAIRVIEW HTS, IL	622082118
6 HYDE PARK DR	SHAUNDR A JOHNSTON	6 HYDE PARK DR		FAIRVIEW HEIGHTS, IL	622082118
8 HYDE PARK DR	MACK J & JANET M SCHMITT	105 PINE DALE DR		SWANSEA, IL	622262333
10 HYDE PARK DR	JEREMY & BRANDI FOPPE	10 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	622082118
10 HYDE PARK DR	JEREMY & BRANDI FOPPE	10 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	622082118
14 HYDE PARK RD	BARNUM ANN M MARTZ BETTY L &	1322 THREE RIVERS DR		OFALLON, IL	62269
16 HYDE PK RD	ANTHONY W & EILEEN P HORNACEK	16 HYDE PARK RD		FAIRVIEW HTS, IL	622082118
7 MONTICELLO DR	APRIL VIVIAN	7 MONTICELLO PL		FAIRVIEW HEIGHTS, IL	62208
5 MONTICELLO DR	AARON P PATON	5 MONTICELLO DR		FAIRVIEW HTS, IL	62208
825 LINCOLN HY	ROBERT L & JEAN CARGAL	13089 TRACY LN		CREAL SPRINGS, IL	629223851
829 LINCOLN HY	AARON FIELDS	829 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	622082216
833 LINCOLN HY	DENNIS A & LYNDA R WOOFF	3200 JAMES TER		ALTON, IL	620025552
801 LINCOLN HY	BPD COMPANY II LLC	11939 MANCHESTER RD STE 133		SAINT LOUIS, MO	631314502
815 LINCOLN HWY	815 LINCOLN PLACE CENTRE LLC	2015 FAIRFIELD PL		O FALLON, IL	622697236
8 MONTICELLO PL	EDEN VANESSA	5509 PONTIAC		FAIRVIEW HEIGHTS, IL	62208
6 MONTICELLO PL	KIMBERLY NOTHSTINE	6 MONTICELLO PL		FAIRVIEW HTS, IL	622082224
4 MONTICELLO PL	KENNETH RODEWALD	801 LINCOLN HWY STE B		FAIRVIEW HEIGHTS, IL	62208
901 LINCOLN HWY	RICHARD J TROLARD	901 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	62208
714-724 LINCOLN HY	FOREST HILLS LP	%BAUER MANAGEMENT LLC	918 FREEBURG AVE	BELLEVILLE, IL	622202623
804 LINCOLN HWY	LAWRENCE & THELMA MUELLER	804 LINCOLN HWY		FAIRVIEW HTS, IL	622082217
812 LINCOLN HWY	LAWRENCE F & THELMA L MUELLER	812 LINCOLN HWY		FAIRVIEW HTS, IL	622082217
12 AUBUCHON DR	MUELLER LAWRENCE F & THELMA L	812 LINCOLN HIGHWAY		FAIRVIEW HEIGHTS, IL	62208
105 KEELAN DR	TIFFANY S SMTH	105 KEELAN DR		FAIRVIEW HEIGHTS, IL	622082837
820 LINCOLN HY	QUAYLE ALPINE F TRUSTEE QUAYL	820 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	622082217



## CITY OF FAIRVIEW HEIGHTS

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

September 27, 2016

Fairview Heights Planning Commission  
10025 Bunkum Road  
Fairview Heights, IL 62208

Dear Commission Member:

The petition listed below is hereby transmitted for your consideration:

<b>Petition No:</b>	<b>PC15-16</b>
<b>Petitioner:</b>	JQP Properties, LLC
<b>Request:</b>	Development Plan
<b>Area Size:</b>	Approximately 3.0 acres
<b>Location:</b>	XXX Long Acre Drive
<b>Hearing Date:</b>	October 11, 2016
<b>Report:</b>	Staff Advisory
<b>Ward:</b>	III

Respectfully,

Timothy J. Tolliver, Director  
Land Use and Development

TO: Planning Commission  
FROM: Timothy Tolliver  
DATE: September 27, 2016  
RE: **PC15-16, Development Plan, Longacre Drive, JQP Properties LLC**

### **AREA LAND USE AND ZONING**

The subject property is an undeveloped 3.0 acre "L" shaped parcel located with frontage on Long Acre Drive zoned Planned Business District. The property is adjoined by Lincoln Place II Shopping Center to the east, the Lincoln Place storm water basin to the north, and a hair salon to the west all zoned Planned Business District. The properties to the immediate south across Long Acre Drive are zone R-4 Single Family Residential and are developed as such. The Longacre Ponds Apartments are located to the west and are zoned M-2 Multiple Family Residential.

### **DEVELOPMENT PLAN PROPOSAL**

The applicant, JQP Properties, LLC, is requesting approval of a Development Plan to construct a self-storage facility. The facility will contain approximately 49,800 square feet of area in nine (9) structures of which 43,600 square feet will be rentable space with the balance to be utilized for corridors, office space and onsite manager's residence. Approximately 46% of total units will be climate controlled in buildings 1, 2, 3, & 4. Building 1 will also contain the office and the residence. The buildings fronting Long Acre Drive will have window systems on the facade and sides visible to Long Acre Dr. The facility will be contained by fencing and building walls being setback a minimum of twenty (20) feet from the western property lines approximately ten (10) feet from the east side and rear perimeter property lines except. The western line adjoining the apartment complex being setback a minimum of thirty seven (37) feet.

The exterior of the structures will be designed using various architectural features, such as hidden fastener metal panels with an embossed textured finish and glass along with storefront entrance.

Access gate will be computer coded for access between hours of 9:00 a.m. to 11:00 p.m. seven days a week the office will operate 9:00 a.m. to 6:00 p.m. except on Saturday closing is at 5:00 p.m. and will be closed on Sunday.

Applicant is proposing one access curb cut onto Long Acre Drive.

### **PLANNING CONSIDERATIONS**

## **Comprehensive Plan**

The 2012 Comprehensive Plan, Section 4 Land Use, has identified the subject parcel as multiple family residential.

## **Buffer and Setback**

Section 14-4-23.1 “Buffer Standards, General Standards” which states that buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, or between differing land uses on a single parcel, but may not occupy any portion of a dedicated or reserved public or private street or right of way. The table of buffer requirements details the width and density of the planting based on the intensity of the proposed development or use and the uses which are developed on the adjacent properties. Table 14.4.23.1 (D) is attached for reference. The Applicant is required to provide Buffer Yard B on the west side adjoining the multiple family residences, the buffer area is proposed to be approximately 37 at the closest point. In addition to the buffer yard, there is also additional landscaping proposed in front of the western most building fronting Long Acre Dr. and on the east side of the parking area. Detailed landscaping plan has not been submitted at this time type but areas are provided.

The perimeter fencing and walls will being setback a minimum of approximately ten (10) feet from east and northern perimeter property lines, the western perimeter fencing and walls have setbacks of 20’ except, the western line adjoining the apartment complex being setback approximately 37 feet.

Building No.1 is set back 57’ from the front property line, the same setback as the adjoining structure to the west.

Building No. 2 and adjoining parking area are proposed to be set back 27’ from the front property line.

## **Exterior Building Materials**

Section 14-3-35 “Exterior Building Material and Design: Business and Industrial Districts” of the Development Code lists some general requirements for architectural design. This section of the code also lists a specific requirement that “all exterior walls shall consist of a minimum of sixty percent (60%) glass and/or masonry materials (brick, natural clay, natural stone and architectural concrete units, excluding smooth faced block except when used as an accent) on all sides.” It also lists other building materials that are acceptable and unacceptable. The self-storage buildings are proposed to be constructed of metal architectural panels which have an embossed texture to reduce glair and gloss.

## **Parking**

Applicant is proposing 7 parking places, including one handicapped space, in the front of the office/ building #1. Parking lot layouts including setback and landscape areas are code compliant.

Drive/access aisles are proposed at a minimum of 24'.

**Signs**

Applicant is proposing a signage in compliance with code.

**Exhibits**

1. Staff Advisory
2. Application
3. Narrative (2)
4. Aerial View
5. Existing Topography
6. Site Plan
7. Building Perspectives (3)
8. Findings of Fact macro
9. Public Notice
10. Surrounding Property Owners

TT/kt

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

**RESOLUTION PC 015-16**

**A RESOLUTION ADOPTING FINDINGS OF FACT PC015-16 RELATING TO REQUEST FROM JQP PROPERTIES, LLC TO APPROVE/DENY A DEVELOPMENT PLAN ALLOWING SELF-STORAGE UNITS WITHIN THE PLANNED BUSINESS DISTRICT .**

**WHEREAS**, JQP Properties, LLC, hereinafter referred to as the “Applicant,” has properly applied for a Development Plan approval for a self-storage unit development within the “PB” Planned Business District District located on the north side of Long Acre Drive Dr. and legally described as:

Parcel 1- Legal Description for portion of adjacent tract

Part of the Southeast Quarter of Section 28, Township 2 North, Range 8 West of the Third Principal Meridian, County of St. Clair, State of Illinois, being more particularly described as follows:

Commencing at an iron pin found at the northwest corner of Lot 3 of Lincoln Place Phase II; reference being had to the plat thereof in the St. Clair County Recorder’s Office in Plat Book 101 on page 62; Thence on a bearing based on Illinois State Plane West Zone of South 00 degrees 28 minutes 32 seconds East, on the westerly line of said Lot 3, a distance of 201.11 feet to the northwest corner of a tract recorded in the St. Clair County Recorder’s Office in Document A02437490, being the Point of Beginning of the tract herein being described.

From Said Point of Beginning; thence South 89 degrees 23 minutes 06 seconds East, on the northerly line of said tract described in Document A02437490, a distance of 147.28 feet to the northeast corner of said tract; thence South 00 degrees 29 minutes 32 seconds East, 292.00 feet to the north right of way line of Longacre Drive; thence North 89 degrees 15 minutes 03 seconds West, On Said Right of Way line, 7.5 feet; thence North 00 degrees 00 minutes 00 seconds East, 136.74 feet; thence North 90 degrees 00 minutes 00 seconds West, 4.00 feet; thence North 00 degrees 00 minutes 00 seconds East, 142.06 feet; thence North 90 degrees 00 minutes 00 seconds West, 138.07 feet to the southerly extension of the west line of said Lot 3; thence North 00 degrees 28 minutes 32 seconds West, on said extension, 146.67 feet to the Point of Beginning.

Said parcel contains 0.10 acres, more or less.

Subject to easements, conditions and restrictions of record.

Parcel 2- Legal Description of Lot 3

Lot 3 of Lincoln Place II, a subdivision according to the plat thereof recorded April 9, 2002, in Plat book 101 on Page 63.

Said parcel contains 2.9 acres, more or less.

**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 October 11, 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 vacant and is zoned "PB" Planned Business District. The subject property is situated on one parcel, PIN# 03-28.0-4098-021 and is identified by the previous legal description.
3. That the Subject Property contains approximately 3.0 acres.
4. That this permit will/will not require any changes to traffic circulation and ingress/egress.
5. That this permit will/will not require any changes to lighting, landscaping, or the existing site usage.
6. That the proposed use will/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/will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
8. That the proposed use will/will not be hazardous or disturbing to existing neighboring uses.
9. That the proposed use will/will not be served adequately by public facilities and services such as highways and streets.
10. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.
11. That the proposed use will/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/will not be consistent with the Comprehensive Plan.

13. That this Development Plan approval\denial will/will not allow for the applicant's use of business zoned property for a 49,800 gross square feet a self-storage facility, including climate controlled space, office and onsite managers residence at the property as it is proposed per the Development Plan by the Applicant.
14. That the exterior
15. That the hours of access for the self-storage units shall be 9:00 a.m. to 5:00 p.m. up to seven days a week.
16. That the Development Plan approval shall be contingent upon the Department of Public Works approval of the drainage and grading plan, the storm water management plan, the erosion control plan and other relevant planning design documents.
17. That signage shall be in accordance with Article VII of the Development Code will/will not be allowed
18. That the final landscaping design shall be approved by staff.
19. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
20. 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.
21. That this Development Planit Approval shall automatically expire if the use is not initiated within one year of City Council approval.
22. 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;  
upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 11<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Planning Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Land Use Director

Alan Sinn, hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and have agreed that he will comply with the terms of this Permit.

By: \_\_\_\_\_

Its: \_\_\_\_\_

**STATE OF ILLINOIS)**

) SS.

**COUNTY OF \_\_\_\_\_)**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016 before me, a Notary Public, personally appeared \_\_\_\_\_, the applicant, to be known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

\_\_\_\_\_

# APPLICATION FOR SPECIAL USE PERMIT OR DEVELOPMENT PLAN



Land Use and Development Department  
Fairview Heights City Hall  
10025 Burkum 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): Yogini Bhatia  
 Mailing address: 1016 S. Church Belleville IL 62221  
 Phone: 618-222-5998  
 E-Mail: gsub3@yahoo.com
  
2. Name of applicant (if other than owner): JQP Properties LLC  
 Relationship to owner (contractor, family member, lessee, etc.): contract to purchase  
 Mailing address: 801 Midpoint Drive O'Fallon MO 63366  
 Phone: (636) 379-0500 or 314 220-3100  
 E-Mail: jqp@charter.net

Signature page of App for Special Use Permit 09-06-16.pdf



3. Address of property: Long Acre Drive  
 Parcel (Tax) ID number: 03-28.0-409-021 - part of  
 Present use of property: Vacant 03-28.0-408-005  
 Zoning district: PB

4. Type of Development for which permit is requested:  
Storage Units

5. (For residential developments only) N/A  
 Density : \_\_\_\_\_  
 Number of structures: \_\_\_\_\_ Dwelling units per structure: \_\_\_\_\_  
 Total number of dwelling units: \_\_\_\_\_  
 Estimated number of persons per dwelling unit: \_\_\_\_\_  
 Density = Population of development = \_\_\_\_\_ = \_\_\_\_\_ persons/acre.

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

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

I consent that the entry in or upon the premises described in this application by an 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: [Signature] Date: 9/6/16

Signature of Applicant: [Signature] Date: 9-6-16

# **Special Use Permit & Development Plan Narrative**

## ***Lincoln Place Phase II***

### ***Lot 3***

### ***Fairview Heights, Illinois***

SAFE LOCK STORAGE is a local self-storage provider which opened its first facility over 20 years ago with locations in Illinois and Missouri. SAFE LOCK STORAGE has been proudly serving St. Clair County at their Shiloh location since 2003. The industry has grown and significantly evolved from the original concept of self-storage. Today's facilities cater to both residential and small business users who need additional space for their storage needs. The facility provides an attractive appearance and service to the community. SAFE LOCK STORAGE is interested in locating a facility within Fairview Heights and is submitting this proposed Development Plan for consideration.

The proposed project entails the development of an upscale self-storage facility to be constructed on the vacant Lot 3 of Lincoln Place Phase II and a portion of the adjacent property to the west. The site is 3.0 acres and is currently zoned Planned Business. (See attached legal description)

- A. Location - The proposed development is located along Longacre Drive just west of the Lincoln Place Shopping Complex. There is an existing entrance that will be removed and a proposed entrance that will serve as the main access to the gated storage area and parking lot.
- B. Site & Site Characteristics – The site is currently vacant. The proposal includes storage facilities with small office space – Gross Floor Area is 49,800 square feet. The proposal is to construct nine (9) buildings with a rentable space of approximately 43,600 square feet. The Office and Onsite Manager's residence would also be a part of these buildings.
- C. Architecture - The buildings will be attractively designed using various architectural features, such as hidden fastener metal architectural panels which have an embossed texture to reduce metallic glare and gloss and become a 'softer' surface. It is proposed in an off white color, with a barely visible textured ribbing and has a 20 year finish. Real windows are exposed to Longacre Drive into the perimeter hallway around the storage units. This is very similar to the metal panels on Associated Bank, First Community Bank or portions of the new Fairview Center or Casablanca or Custom Sound.

- D. Interior Architecture - The buildings are considered “state of the art” in the industry, equipped with a climate controlled environment and a sophisticated security system. Approximately 46% of the total units will be climate-controlled, comprising 42% of the net rentable space. The user accesses the building through a main entrance and proceeds to their individual unit.
- E. Operating Hours - The facility is supervised by one or two staff personnel and the front office will operate from 9:00 am to 6:00 pm Monday through Friday, 9:00 am to 5:00 pm on Saturday and will be closed on Sunday. The facility will have access for customers from 9:00 am to 11:00 pm Sunday through Saturday. A typical customer stays with us for 6-8 months during which time they come in, sign their lease and store their goods, paying their rent by credit card or online through the automated payment system. This type of customer base gives us very low traffic volumes and are considered the lowest of any commercial use.
- F. Setbacks for the proposed development are being proposed as follows;
- Front Yard Setback – 57 feet minimum
  - Side Yard Setback – 10.03 feet minimum on the east side and 20 feet on the west side
  - Rear Yard Setback – 9.79 feet minimum in the northeast corner and 20 feet in the northwest corner
- G. The infrastructure for the project will consist of concrete drives and parking lot. Private utility services will be provided for the development. Storm water detention shall be provided in the existing detention facility adjacent to the northerly property line.
- H. There will be some small tree removal and site grading to establish the finish floor elevations for the proposed structures.
- I. Impacts and Demands – This facility makes limited demands on the municipality and these impacts can be assessed as follows:
- Waste – There is little to no waste generated both in terms of solid waste and sanitary waste as there are only one to two employees at any given time and a private hauler attends to the limited solid waste.
  - Noise – The noise is limited because the facility has few employees, needs virtually no deliveries or restocking of supplies, and has limited traffic volume. The loading and unloading into the facility is typically done from cars or SUVs since it is primarily used by residential and small business users.
  - Public Water – There is minimal demand on the public water supply since there are only one or two employees, and no water is required for the product or service this facility provides.

- **Municipal Services** – The facility makes minimal demands on the municipal services, i.e. roads, infrastructure and none on the school system. There are no large trucks (18 wheelers) at the site. The customer base accesses the site with car or SUV.
  - **Security** – For security measures, the facility will utilize a 6' fence in areas that would prevent access to the grounds other than passing through the computer controlled electronic front gate. The building will be utilized as an access barrier to a portion of the perimeter. Security monitors will be placed on the premises along with well-lit driveways and personal access codes to open the automated gate.
- J. **Construction Schedule** – The anticipated construction schedule is November 2016 to July 2017.
- K. **Signage** – The proposed monument sign and signage will be designed according to the City Code.
- L. **Detention** – The joint use detention area north of the property will be used for storm water detention. There is an agreement between the lots within Lincoln Place for the maintenance and use of the detention pond.

Parcel 1 – Legal Description for portion of adjacent tract

Part of the Southeast Quarter of Section 28, Township 2 North, Range 8 West of the Third Principal Meridian, County of St. Clair, State of Illinois, being more particularly described as follows:

Commencing at an iron pin found at the northwest corner of Lot 3 of Lincoln Place Phase II; reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 101 on page 62; thence on a bearing based on Illinois State Plane West Zone of South 00 degrees 28 minutes 32 seconds East, on the westerly line of said Lot 3, a distance of 201.11 feet to the northwest corner of a tract recorded in the St. Clair County Recorder's Office in Document A02437490, being the Point of Beginning of the tract herein being described.

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Said parcel contains 0.10 acres, more or less.

Subject to easements, conditions and restrictions of record.

Parcel 2 - Legal Description of Lot 3

Lot 3 of Lincoln Place Phase II, a subdivision according to the plat thereof recorded April 9, 2002, in Plat Book 101 on Page 63.

Said parcel contains 2.9 acres, more or less.

Subject to easements, conditions and restrictions of record.



# SAFE LOCK STORAGE

Fairview Heights, Illinois

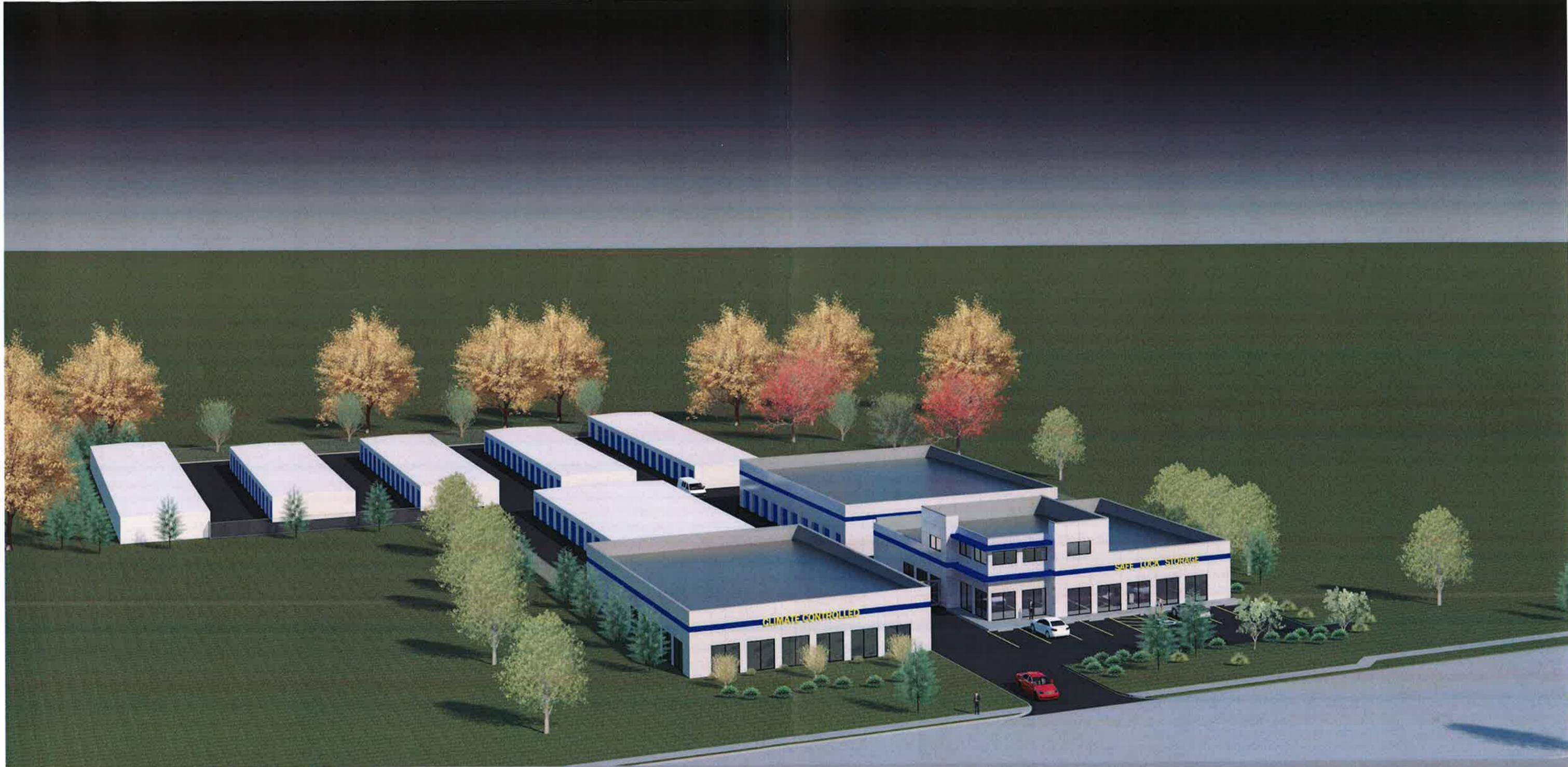




# SAFE LOCK STORAGE

Fairview Heights, Illinois





# SAFE LOCK STORAGE

Fairview Heights, Illinois





= BUILDING FOOTPRINT  
 = CONCRETE PAVEMENT

**THOUVENOT, WADE & MOERCHEN, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS



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400 N. 5TH STREET, SUITE 101  
ST. CHARLES, MISSOURI 63301  
TEL (636) 724-8300  
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-005370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-006202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000348

Signature: \_\_\_\_\_  
 Signature Date: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
**STATEMENT OF RESPONSIBILITY**  
 I hereby confirm that the documents herein to be authorized by my seal is restricted to the sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

**AERIAL VIEW**  
 PROJECT: **LINCOLN PLACE-PHASE II, LOT 3**  
**CITY OF FAIRVIEW HEIGHTS**  
**ST. CLAIR COUNTY**  
**ILLINOIS**

REV	DATE	DESCRIPTION

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:	SHEET
LEM	LEM	MJM	MJM	1
				OF 3 SHEETS
				AERIAL MAP
PROJECT NUMBER: D01160327				

ISSUED FOR REVIEW     ISSUED FOR BIDDING  
 ISSUED FOR CONSTR.     RECORD DRAWING

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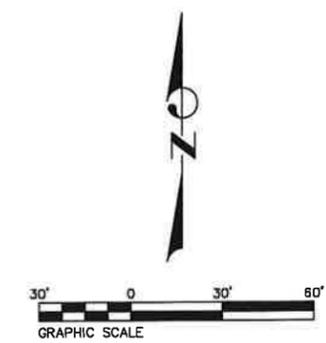
- ☒ **CORPORATE OFFICE**  
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PROFESSIONAL STRUCTURAL ENGR. CORP.	81-069202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000209
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

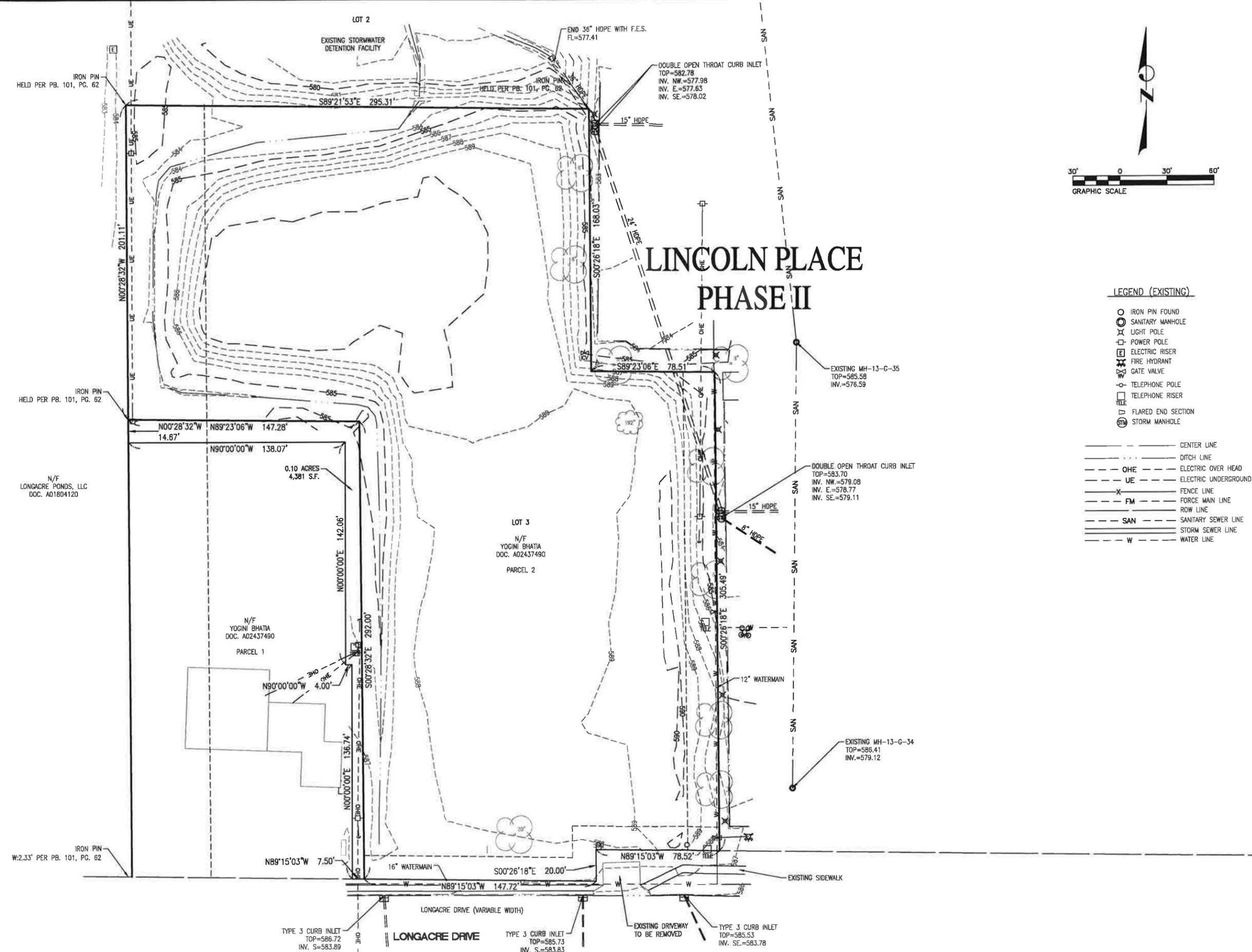
SEAL

Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

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# LINCOLN PLACE PHASE II



- LEGEND (EXISTING)**
- IRON PIN FOUND
  - ⊙ SANITARY MANHOLE
  - ⊙ LIGHT POLE
  - ⊙ POWER POLE
  - ⊙ ELECTRIC RISER
  - ⊙ FIRE HYDRANT
  - ⊙ GATE VALVE
  - ⊙ TELEPHONE POLE
  - ⊙ TELEPHONE RISER
  - ⊙ FLARED END SECTION
  - ⊙ STORM MANHOLE
- 
- CENTER LINE
  - - - DITCH LINE
  - OHE — ELECTRIC OVER HEAD
  - - - UE — ELECTRIC UNDERGROUND
  - - - FM — FORCE MAIN LINE
  - - - ROW LINE
  - - - SAN — SANITARY SEWER LINE
  - - - STORM SEWER LINE
  - - - W — WATER LINE

**EXISTING TOPOGRAPHY**

PROJECT:  
**LINCOLN PLACE - PHASE II, LOT 3**  
**CITY OF FAIRMONT HEIGHTS**  
**ST. CLAIR COUNTY**  
**ILLINOIS**

REV	DATE	DESCRIPTION
△		
△		
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DESIGNED BY	LEM	<b>2</b>
CHECKED BY	MJM	OF 3 SHEETS
APPROVED BY	MJM	EX. TOPO
PROJECT NUMBER	D01160327	
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<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING	

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Date of issue: 9/19/2016 7:00am



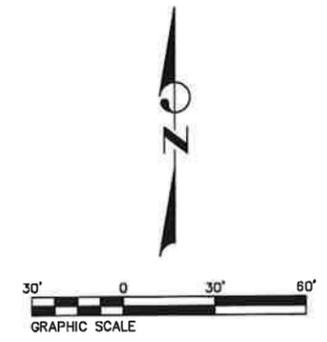
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# LINCOLN PLACE PHASE II

- LEGEND (PROPOSED)**
- PROPOSED CONCRETE PAVEMENT
  - PROPOSED HANDICAP SYMBOL
  - PROPOSED INLET
  - PROPOSED JUNCTION BOX
  - PROPOSED SANITARY CLEANOUT
  - PROPOSED LANDSCAPING SHRUB
  - PROPOSED LANDSCAPING TREE
  - \_\_\_\_\_ PROPOSED CENTER LINE
  - \_\_\_\_\_ PROPOSED ROW LINE
  - \_\_\_\_\_ PROPOSED SECTION LINE
  - \_\_\_\_\_ PROPOSED LOT LINE
  - \_\_\_\_\_ PROPOSED EASEMENT LINE
  - \_\_\_\_\_ PROPOSED SETBACK LINE
  - \_\_\_\_\_ PROPOSED FENCE LINE
  - \_\_\_\_\_ SAN PROPOSED SANITARY SEWER
  - \_\_\_\_\_ W PROPOSED WATER LINE

**ZONING:** PB (PLANNED BUSINESS)  
**MINIMUM PROVIDED BLDG SETBACKS:**  
FRONT= 27.00'  
SIDE= 10.03'  
BACK= 9.79'

**PARKING SPACES**  
6 STANDARD SPACES  
1 ACCESSIBLE SPACE  
**TOTAL = 7 SPACES**

**BUILDING AREAS AND USES**

- BLDG. 1 = 6,800 SF - OFFICE/STORAGE
- BLDG. 2 = 9,100 SF - STORAGE
- BLDG. 3 = 8,400 SF - STORAGE
- BLDG. 4 = 6,000 SF - STORAGE
- BLDG. 5 = 4,600 SF - STORAGE
- BLDG. 6 = 3,900 SF - STORAGE
- BLDG. 7 = 3,900 SF - STORAGE
- BLDG. 8 = 3,900 SF - STORAGE
- BLDG. 9 = 5,250 SF - STORAGE

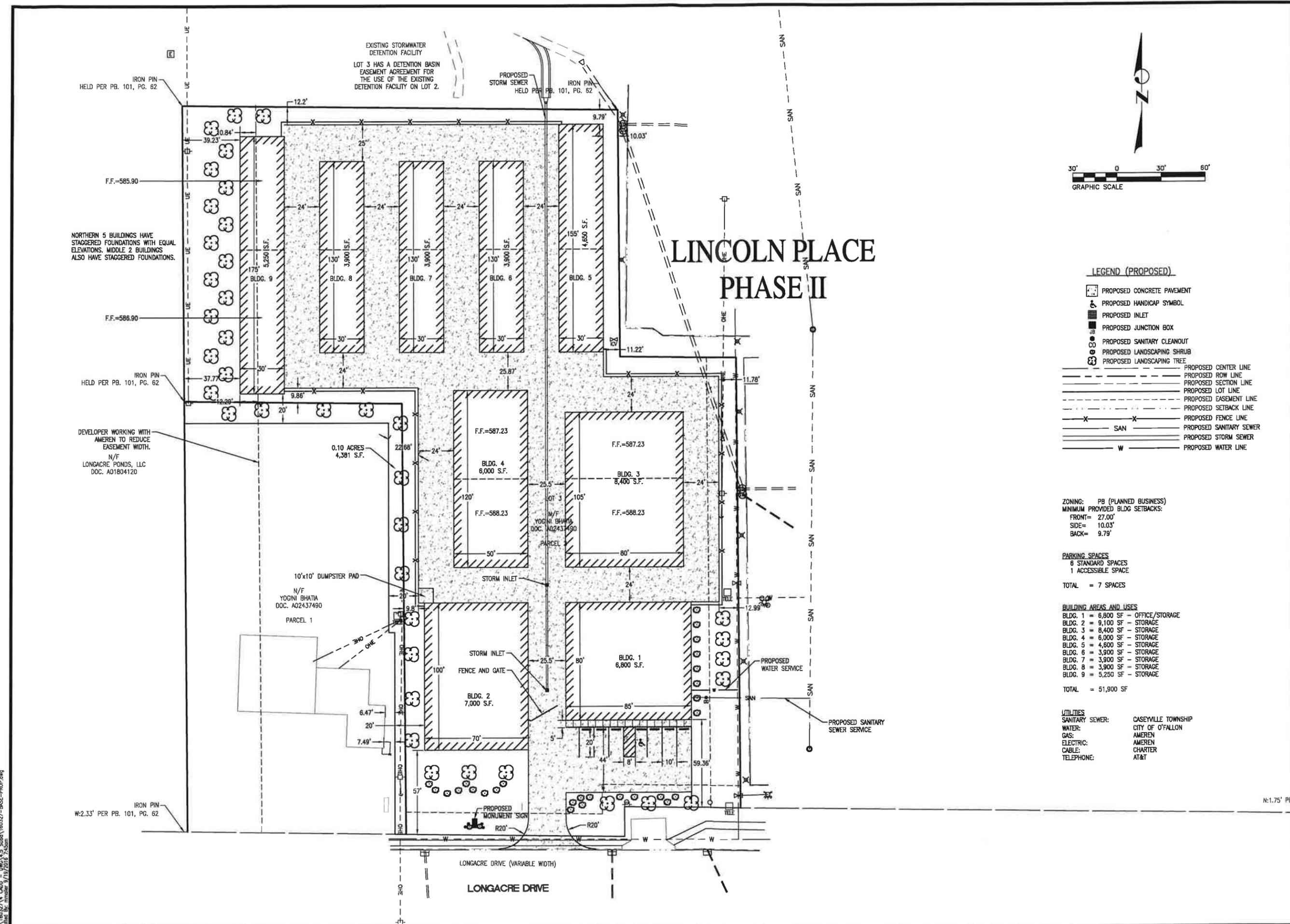
**TOTAL = 51,900 SF**

**UTILITIES**  
SANITARY SEWER: CASEYVILLE TOWNSHIP  
WATER: CITY OF O'FALLON  
GAS: AMEREN  
ELECTRIC: AMEREN  
CABLE: CHARTER  
TELEPHONE: AT&T

**PLANNED BUSINESS  
SITE PLAN**  
  
**PROJECT:**  
**LINCOLN PLACE-PHASE II, LOT 3**  
**CITY OF FAIRVIEW HEIGHTS**  
**ST. CLAIR COUNTY**  
**ILLINOIS**

REV	DATE	DESCRIPTION

DRAWN BY: LEM	SHEET
DESIGNED BY: LEM	<b>3</b>
CHECKED BY: MJM	OF 3 SHEETS
APPROVED BY: MJM	SITE PLAN
PROJECT NUMBER: D01160327	
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING



P:\160327\4 CAD - DWG\4.5 Sub\160327-BASE-PROP.dwg  
 Plotted By: ammer 9/19/2016 7:55am





## CITY OF FAIRVIEW HEIGHTS

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

September 22, 2016

**RE: PC15-16, Development Plan- Long Acre Drive (03-28.0-409-021)**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, September 22, 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, October 11, 2016 beginning at approximately 7:15 p.m., in the City Council Chambers.

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

Sincerely,

Kendra Tucker  
Recording Secretary  
Enclosure  
PC15-16



## CITY OF FAIRVIEW HEIGHTS

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

### PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, October 11, 2016 at approximately 7:15 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Development Plan within the Planned Business to operate self-storage mini warehousing units containing approximately 49,800 square feet including climate controlled space on approximately 3.0 acres of ground for property located on 4X Longacre Drive, adjacent to Longacre Ponds Apartments, Property Identification Number 03-28.0-409-021 and legally described as follows:

#### Parcel 1- Legal Description for portion of adjacent tract

Part of the Southeast Quarter of Section 28, Township 2 North, Range 8 West of the Third Principal Meridian, County of St. Clair, State of Illinois, being more particularly described as follows:

Commencing at an iron pin found at the northwest corner of Lot 3 of Lincoln Place Phase II; reference being had to the plat thereof in the St. Clair County Recorder's Office in Plat Book 101 on page 62; Thence on a bearing based on Illinois State Plane West Zone of South 00 degrees 28 minutes 32 seconds East, on the westerly line of said Lot 3, a distance of 201.11 feet to the northwest corner of a tract recorded in the St. Clair County Recorder's Office in Document A02437490, being the Point of Beginning of the tract herein being described.

From Said Point of Beginning; thence South 89 degrees 23 minutes 06 seconds East, on the northerly line of said tract described in Document A02437490, a distance of 147.28 feet to the northeast corner of said tract; thence South 00 degrees 29 minutes 32 seconds East, 292.00 feet to the north right of way line of Longacre Drive; thence North 89 degrees 15 minutes 03 seconds West, On Said Right of Way line, 7.5 feet; thence North 00 degrees 00 minutes 00 seconds East, 136.74 feet; thence North 90 degrees 00 minutes 00 seconds West, 4.00 feet; thence North 00 degrees 00 minutes 00 seconds East, 142.06 feet; thence North 90 degrees 00 minutes 00 seconds West, 138.07 feet to the southerly extension of the west line of said Lot 3; thence North 00 degrees 28 minutes 32 seconds West, on said extension, 146.67 feet to the Point of Beginning.

OWNER	ADDRESS	ADDRESS2	CITY/ST	ZIP CODE
LONGACRE PONDS LLC	622 N WATER ST		MILWAUKEE, WI	532024909
LONGACRE PONDS LLC	622 N WATER ST		MILWAUKEE, WI	532024909
YOGINI BHATIA	1016 S CHURCH		BELLEVILLE, IL	62220
YOGINI BHATIA	1016 S CHURCH		BELLEVILLE, IL	62220
COLE MT FAIRVIEW HEIGHTS II LL	ATTN:ASSET MANAGER	16767 N PERIMETER DR SUITE 210	SCOTTSDALE, AZ	85260
COLE MT FAIRVIEW HEIGHTS II LL	ATTN:ASSET MANAGER	16767 N PERIMETER DR SUITE 210	SCOTTSDALE, AZ	85260
PARKVIEW CHURCH OF NAZARENE	50 LONG ACRE DR		FAIRVIEW HTS, IL	622082626
JACQUELINE MAE WELLS	237 CANDLELIGHT DR		FAIRVIEW HTS, IL	622083549
ANDREW J VELIZ	5709 BONITA BLVD		FAIRVIEW HEIGHTS, IL	62208
GARY E ADAMS	504 N 5TH ST		BALDWIN, IL	622171104
JOHN RILEY	225 CANDLELIGHT DR		FAIRVIEW HTS, IL	622083549
AGNES M LE RUEZ	213 CANDLELIGHT DR		FAIRVIEW HTS, IL	622083549
H3 HOMES	310 E HIGHWAY 50 STE 4		OFALLON, IL	622692700
DANIEL HARMS	217 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
SHAVONDA GIBBS	3121 BROMLEY LN		AURORA, IL	605026516
KATHRYN R ESTRADA	209 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
ANGELIQUE R & ERIC M TAMMONS	205 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
JOHN E & JULIE E DALHAUS	228 CANDLELIGHT DR		FAIRVIEW HTS, IL	622083550
MICHAEL HILL	224 CANDLELIGHT DR		FAIRVIEW HTS, IL	622083550
MARY FAUSZ	1915 LLEWELLYN RD		SWANSEA, IL	62223
JASON D & VICTORIA L SNELL	606 HALLECK CT		DAYTON, OH	45433
VIRGINIA F CURTIS	212 CANDLELIGHT DR		FAIRVIEW HTS, IL	622083550
RESIDENT	41 LONGACRE DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	5905 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	5909 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	5709 BONITA BLVD		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	233 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	219 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	211 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	220 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	216 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
FAIRVIEW-CASEYVILLE TWP FIRE	c/o CHIEF BRYAN DOYLE	214 ASHLAND AVE	FAIRVIEW HEIGHTS, IL	62208
PONTIAC DISTRICT #105	c/o SUPT JULIE BROWN	400 ASHLAND AVE	FAIRVIEW HEIGHTS, IL	62208
BELLEVILLE HS #201	c/o SUPT DR. JEFF DOSIER	920 N ILLINOIS ST	BELLEVILLE, IL	62208