

AGENDA
PLANNING COMMISSION
February 14, 2017
7:00 P.M.
City Council Chambers

1. Call to Order and Roll Call
2. Citizens Comments
3. Approval of Minutes of December 13, 2016
4. PC Cases / Public Hearing
PC01-17, 7:00 PM, Special Use Permit - Recruiter for Christ, NFP, 5801 Old Collinsville Road, (03-34.0-204-006)
5. Development Code Review
6. New Business
7. Announcements
8. Adjournment

**PLANNING COMMISSION
MINUTES
December 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, Patrick McCarthy, Amy Funk, Corey Sudja, Linda Hoppe, and Nick Correale. Also in attendance were Tim Tolliver(Director of Land Use), Jim Gehrs(Attorney), Sarah Mecklenburg(Court Reporter) and Kendra Tucker (Secretary).

2. CITIZENS COMMENTS

None

3. PC15-16, Development Plan, XXX Long Acre Drive (03-28.0-409-021)

Director Tolliver presented the staff advisory for PC15-16 to the commission.

Funk asked Tolliver if there was similar mine subsidence on the Eastside of 159 as there has been on the 159's Westside. Tolliver stated that he was not aware of any mine subsidence damage similar to the ice rink located on 125 S. Ruby Lane.

McCarthy asked if there were any substantial changes to the application and Tolliver stated that it is the same except for an added exhibit from the petitioner.

The commission then discussed the circumstances around why this application was returned to the Planning Commission from City Council to review again.

Herrington asked how the drive space in this application compared to the previously approved application for the storage facility on Ashland. Tolliver stated that the previously approved storage facility on Ashland had come to the Planning Commission more than once and that it had similar drive and turn around space for emergency vehicles. Tolliver stated that it is consistent with the code.

Applicants were present.

Marsha Maller of 4940 Old Collinsville Road, Swansea, IL was sworn in.

Maller stated that she is a registered professional engineer with the state of Illinois. I work with Thouvenot, Wade, & Moerchen. She also stated that she was there representing the storage facility on Lincoln Place. Maller stated that they have been before this commission twice and that the application is similar with additional information. Since the City Council voted to not approve the recommended denial it was recommended that they return to the commission. Maller stated that she wanted to present the Findings of Fact that were

established by the Planning Commission at the last meeting. Maller then discussed the issues that the commission had presented against the proposed application.

Jeff Parish of 5415 Guinevere Drive, Weldon Springs, MO was sworn in.

Parish stated that after the first meeting they made some changes based on the previous recommendation by the City Council. Parish then went over the changes to the application with the commission.

Barkley asked the applicant about the applicant's proposed hours of business. Parish responded stating that the hours were the industry standard.

Parish addressed the commissions concern over dead trees at his other storage facility location. Parish stated that the trees have been replaced and also explained the placement of a cell phone tower on the property.

Funk requested the applicant to remind her on the applicant's statement on why this property would lend itself to a single story use opposed to a multi-family use. Maller stated that the multi-family building would be expensive to build on a property with mine subsidence.

Bramstedt asked the applicant what would happen to the sight in the situation that there is mine subsidence damage. Parish then stated that the bank would require insurance for a situation where mine subsidence damaged the building.

Funk then asked the applicant if they thought the market could support two storage facilities. Parish explained that the storage facility that is being built on Ashland will be done first. There would be a year gap between the two facilities opening and he believes there is enough demand to support both facilities.

There was one individual who spoke in favor of the application.

Terry Heimann of 214 Stonewolf Trail, Fairview Heights was sworn in. Heimann stated that the residents in the neighborhood south across Longacre Dr. on Candlelight that he had spoken with were mixed with one approving, two did not care and one who opposed. He presented the commission with a petition with names of locals who are in favor of the development.

There were 3 to speak in opposition of the application

Brenda Wagner of 20 Catherine Drive, Fairview Heights was sworn in. Wagner stated that the mine maps that were presented by the applicants were done by SCI and were found by the city to not be inaccurate. She then stated that she is not opposed to the storage facility but does not want it built in this location. Wagner then addressed the applicant's statement regarding insurance covering mine subsidence damage. She stated that if it was true that insurance would cover mine subsidence the ice rink building would have been repaired or demolished. Wagner stated that it would be irresponsible to allow a development to be built where there is mine subsidence.

Funk asked Wagner where the company did the mine exploration. Wagner stated that the 72 acres that were looked at is located across from The Fountains. The company found that the earlier maps of mines were incorrect for that area therefore they cannot be proven to be correct for the area the applicant is proposing to build.

Pat Baeske of 201 Lake Stratford, Fairview Heights was sworn in. Baeske stated she does not have any financial interest in the storage facility on Ashland Avenue. She then stated that she didn't have a problem with the business coming to the city but just not in the location that is being requested. Baeske also stated that this business would not generate tax money for the city and also the hours that the applicant is requesting are not favorable for the area.

Jeff Miller of 100 Newcastle Drive, Fairview Heights was sworn in. Miller stated that he is concerned that this business would bring down his property value. He also stated that he believes that this development would cause a disturbance to the neighboring residence.

Bramstedt closed the public portion of the meeting.

Funk stated that she thought that because of the location being so close to the community's premier park that this was not a good location for a storage facility.

McCarthy stated that he felt that the commission should abide by the Comprehensive Plan that states this property should be used for multi-family residence.

The commission continued discussing their concerns they have regarding this location for a storage facility.

The applicant then presented their closing statement.

Funk made a motion to deny PC16-16 and McCarthy seconded the motion.

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

RESOLUTION PC 016-16

A RESOLUTION ADOPTING FINDINGS OF FACT PC015-16 RELATING TO REQUEST FROM JQP PROPERTIES, LLC TO 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 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 December 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 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 development will not require any changes to traffic circulation and ingress/egress.
5. That this development will require changes to lighting, landscaping, or the existing site usage.
6. That this development 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 this development will substantially adversely impair the use, enjoyment, or market value of any surrounding property.
8. That this development will be hazardous or disturbing to existing neighboring uses including the nearby community park.
9. That this development 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 be detrimental to the economic welfare of the community.
11. That the proposed use, based on hours, 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; McCarthy upon vote being taken thereon, the following voted in favor thereof: Herrington, Hoppe, Barkley, Funk, & McCarthy

and the following voted against the same: Mensing, Sudja, Correale, & Bramstedt

and the following abstained: None

and the following were absent: Wesemann & Smith

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

4. PC16-16, Subdivision Review, Summit Springs II Preliminary Plat

Director Tolliver presented the staff advisory for PC16-16 to the commission.

The commission asked Tolliver about the delay in the development of this project.

Tolliver stated that there has been a change in ownership and also the delay might have been due to the recession.

The commission then discussed the number of entrances to the development. Tolliver explained that this phase of the development would eventually be tied into the 3rd phase of the development and a second entrance.

The applicant was present.

Eric Olson of Salem Place, Fairview Heights, IL.

Olson explained the second phase that is being requested.

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

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

Herrington stated he thought that the applicant should have the opportunity to proceed with this development.

Tolliver stated there are no findings of fact for this application.

Herrington stated that he wished to move to approve this application with the conditions that the covenant be submitted before the project moves forward.

A vote was taken to approve this application.

In Favor: Herrington, Hoppe, Mensing, Sudja, Barkley, Funk, Correale, McCarthy, & Bramstedt

In Opposition: None Absent: Wesemann & Smith

5. NEW BUSINESS

Commissioner Funk addressed the reading of the Findings of Fact and the commission discussed how it needs to be handled for future applications.

6. ANNOUNCEMENTS

None

ADJOURNMENT – Meeting adjourned at approximately 8:30 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be January 10, 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



CITY OF FAIRVIEW HEIGHTS

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

February 7, 2017

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

Dear Commission Member:

The petition listed below is hereby transmitted for your consideration:

Petition No.:	PC 01-17
Petitioner:	Recruiter for Christ NFP
Request:	Special Use Permit
Tract Size:	Approximately 38,000 Square feet
Location:	5801C Old Collinsville Rd.
Hearing Date:	February 13, 2017
Report:	Staff Advisory
Ward:	V

Respectfully,

Timothy J Tolliver, Director
Land Use and Development

TO: Planning Commission

FROM: Timothy Tolliver

DATE: February 7, 2017

RE: **PC 01-17, Special Use Permit** – Recruiter for Christ, NFP, 5801C Old Collinsville Road

AREA LAND USE AND ZONING

The subject property, 5801 Old Collinsville Rd., located on the northwest corner of Clinton and Old Collinsville Roads contains approximately 38,000 square feet of land. The property is zoned “B-3” Community Business District. The adjoining property to the south across Clinton Rd. is also zoned “B-3” Community Business District and developed with a hair salon and office space. The adjoining property to the north is zoned Planned Business District and developed with a single family residence. The subject property abuts the R-4 Single Family District to the west which is developed with single family residences. The property to the east across Old Collinsville Rd. is undeveloped and zoned Four Family Residence Dwelling District within the City of O’Fallon.

The subject property is developed with an approximate 8,000 square foot building divided into three tenant spaces the two northern spaces currently occupied by Song’s Martial Arts. The parcel has 30 parking spaces.

SPECIAL USE PERMIT REQUEST

The applicant, Recruiter for Christ, NFP, is requesting approval for a Special Use Permit to allow the use of the southern tenant space containing 2,142 sq. ft. The floor plan illustrates 24 seats with room for additional seating within the sanctuary and three side rooms for an office, children’s room, cry room and break. The applicant’s narrative states that the current congregation has less than twenty five members with services on Sunday and bible study on Wednesday evening times when the other tenants are closed.

Churches and other places of worship are permitted by Special Use Permit in the “B-3” Community Business District in accordance with Section 14-2-11.

PLANNING CONSIDERATIONS

Most zoning districts in our community have a list of special uses. Each of these special uses must be treated as a unique case. The proposed use itself as well as the

particular site under consideration requires evaluation. A special use that is compatible with one neighborhood may not be compatible in the next the plans to allow the Special Use should be reviewed for its potential impact to the neighborhood and surrounding properties.

Attachments:

- A – Application & Narrative
- B – Floor plan & Site Plan
- C – Public Notice
- D – Surrounding Property Owners

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

RESOLUTION PC 001-17

A RESOLUTION ADOPTING FINDINGS OF FACT PC001-17 RELATING TO APPROVE/DENY REQUEST FROM RECRUITER FOR CHRIST, NFP AT 5801 OLD COLLINSVILLE ROAD WITHIN THE “B-3” COMMUNITY BUSINESS DISTRICT .

WHEREAS, Recruiter For Christ, NFP, hereinafter referred to as the “Applicant,” has properly applied for a Special Use Permit approval for a church to locate within the “B-3” Community Business District located at 5801 Old Collinsville Rd., PIN # 03-34.0-204-006.

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 February 13, 2017, 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, approximately 38,000 square feet of area, is developed with an approximate 8,000 square foot building divided into three tenant spaces and is zoned “B-3” Community Business District. The subject property is situated on one parcel, PIN# 03-22.0-203-014.
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 Special Use Permit approval will/will not allow for the applicant's church at the property as it is proposed by the Applicant.
13. That the church shall not allow capacity in the sanctuary to exceed _____ seats.
14. That the church services and activities shall be conducted at times when other tenants are not in operation to avoid parking conflicts.
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 Special Use Permit 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 administrative review and 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 13th day of February 2017.

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 _____, 2017 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: Permit / Church

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

1. Name of property owner(s): William Monroe
 Mailing address: 310 Barrett Lake Drive Swansea IL 62226
 Phone: (618) 222-9399
 E-Mail: romadii@yahoo.com

2. Name of applicant (if other than owner): Recruiter for Christ, NFP
 Relationship to owner (contractor, family member, lessee, etc.): Lessee
 Mailing address: 505 Westwick Court Swansea, IL 62226
 Phone: (314) 330 0348
 E-Mail: afennoy@midwestbankcentre.com

3. Address of property: 5801-C Old Collinsville Road Fairview Heights IL 62208
Parcel (Tax) ID number: 03-34.0-204-006
Present use of property: Vacant
Zoning district: B3

4. Type of Development for which permit is requested:

Special Use Permit - Church To Opera

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 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: Wendy M Date: 6 JAN 17

Signature of Applicant: Alex D. Ferris Date: 1/6/2017

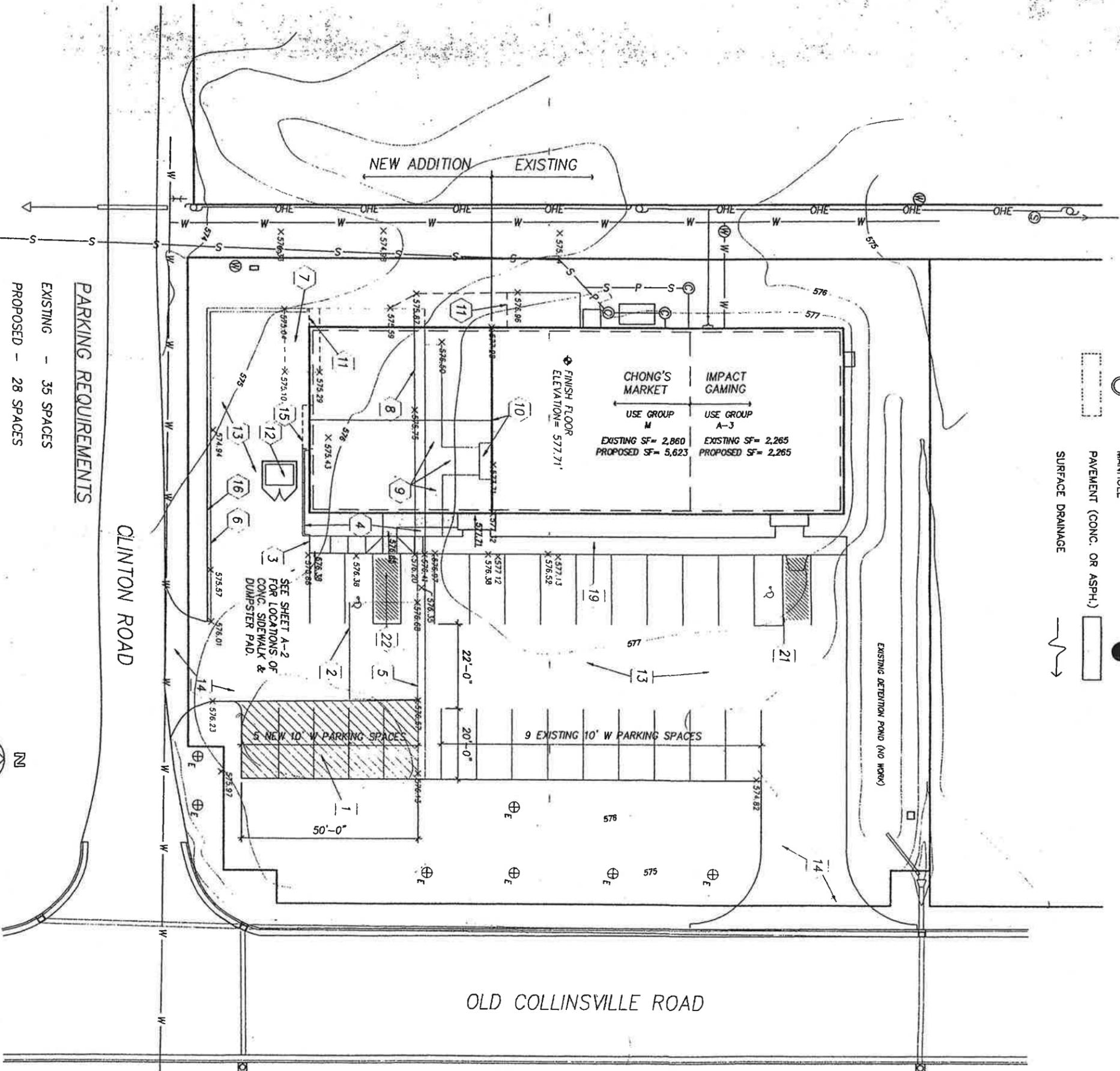
FLOOR AREA - 7,852 S.F.
 LOT AREA - 37,846 S.F.
 EMPLOYEES - 4 (PEAK)
 PARKING SPACES: 28 TOTAL
 - 26 @ 10' W x 20' D
 - 2 HCP

LEGEND

EXISTING	DESCRIPTION	NEW
	BENCHMARK	
	CONTOUR	
	SPOT ELEVATION	585.45
	FENCE	
	OVER HEAD ELECTRIC	OHE
	GAS	G
	STORM OR SANITARY SEWER	SS
	WATER	W
	DECIDUOUS TREE	
	AREA INLET	
	MANHOLE	
	PAVEMENT (CONC. OR ASPH.)	
	SURFACE DRAINAGE	

ABBREVIATIONS

AC	ACRES
ASP	ASPHALT
BOC	BACK OF CURB
BL	BASE LINE
BM	BENCH MARK
CMP	CORRUGATED METAL PIPE
CO	CONCRETE
EA	EACH
ESMT	EASEMENT
EOP	EDGE OF PAVEMENT
EFL	EFFLUENT
EL	ELEVATION
FH	FENCE POST
FI	FIRE HYDRANT
FIDOT	FOUND IDOT MARKER
FIPP	FOUND IRON PIPE
FIPN	FOUND IRON PIN
FL	FLOW LINE
FD	FOUND
GM	GAS METER
GR	GRATE
INFL	INFLUENT
INV	INVERT
LP	LIGHT POLE
M	MH
MKR	MINT
MNT	OH
OH	PCC
PC	PE
PCC	PL
PE	PT
PL	R
PT	RES
R	ROW
RES	SAN
ROW	SIPN
SAN	SIPA
SIPN	SS
SIPA	SS
SS	TM
TM	TBR
TBR	TD
TD	UG
UG	UP
UP	WM
WM	WV



PARKING REQUIREMENTS
 EXISTING - 35 SPACES
 PROPOSED - 28 SPACES

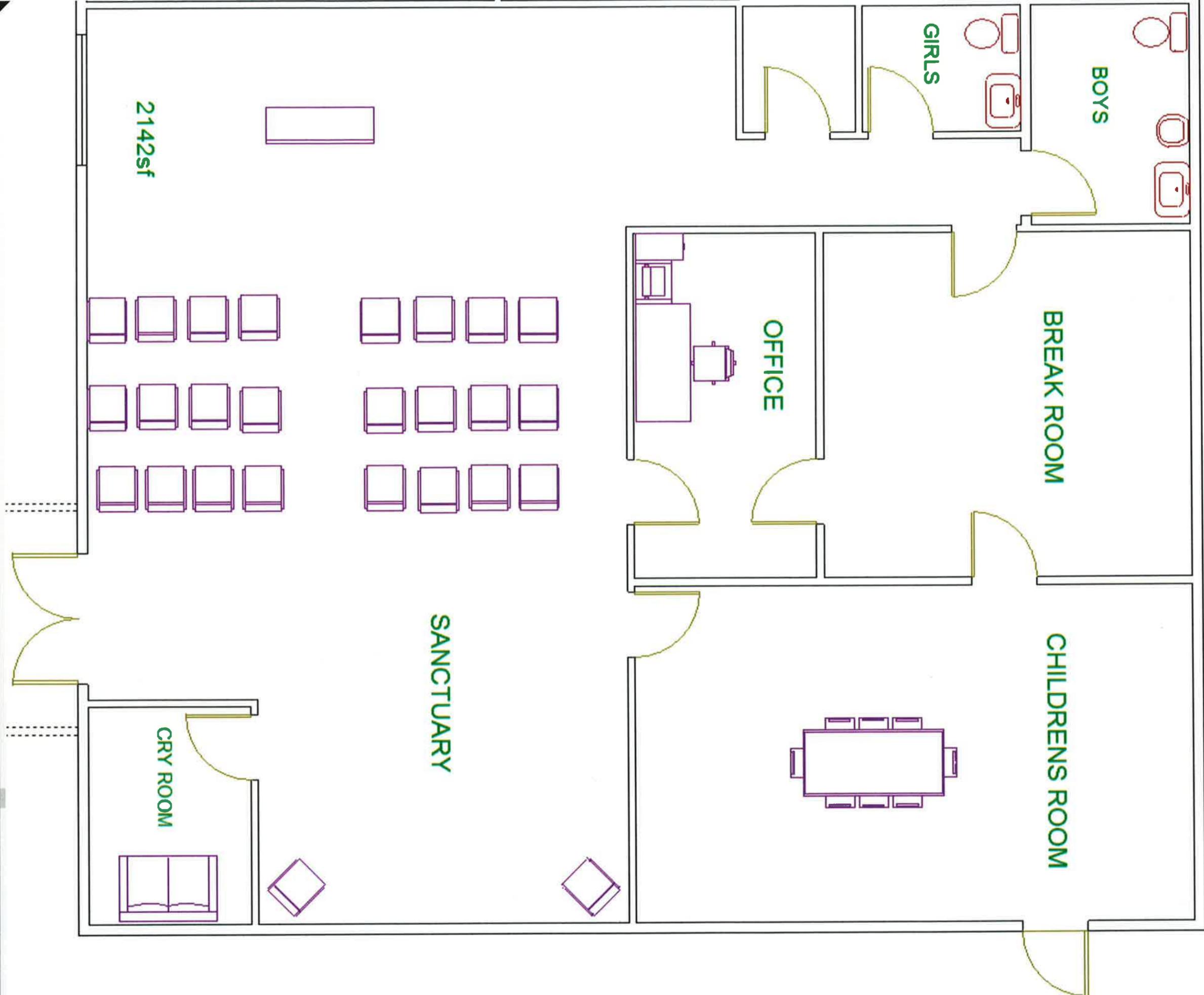
BASED ON 3,896 SQ. FT. RETAIL AREA CHONG'S
 BASED ON 1,878 SQ. FT. RETAIL AREA IMPACT GAMING
 (EXCLUDES OFFICES, PRODUCT STAGING, TOILETS & CIRCULATION)

N

7 SITE PLAN
 A-1 SCALE: 1"=20'

OLD COLLINSVILLE ROAD

CLINTON ROAD





CITY OF FAIRVIEW HEIGHTS

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

January 25, 2017

RE: PC01-17, Special Use Permit- Recruiter for Christ, NFP, 5801 Old Collinsville Road (03-34.0-204-006)

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, January 26, 2017 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, February 14, 2017 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
PC01-17



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, February 14, 2017 at 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 "B3" Community Business District to allow a church use at 5801 Old Collinsville Road, Fairview Heights, Illinois, St. Clair County PIN 03-34.0-204-006.

Request was made by Recruiter for Christ, NFP, 505 Westwick Court, Swansea, IL 62226.

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

Dated this 26th day of January, 2017.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstadt, Chairman

OWNER	ADDRESS	ADDRESS 2	CITYST	ZIPCODE
LEO M & ALICE SPEICHINGER	5815 PERRIN RD		FAIRVIEW HTS, IL	622083756
CHRISTOPHER CLARK	412 ROBERT AV		LEHIGH ACRES, FL	339364340
CARL E THOMPSON	5809 PERRIN RD		FAIRVIEW HTS, IL	622083756
JIM S & DAWN M FREEMAN	5801 PERRIN RD		FAIRVIEW HTS, IL	622083756
RICHARD A JR & JENNIFER L RAYM	88 WILSHIRE DR		FAIRVIEW HEIGHTS, IL	622081642
WILLIAM & CHONG SUN MONROE	310 BARRETT LAKE DR		SWANSEA, IL	62226
WILLARD EGGEMEYER	5802 PERRIN RD		FAIRVIEW HTS, IL	622083752
DIANNA L BECHERER	4 BARCO AVE		FAIRVIEW HTS, IL	622083758
CHRISTOPHER P & KAREN M MONROE	5721 PERRIN RD		FAIRVIEW HEIGHTS, IL	622083755
GUDINAS A TIMOTHY KENNEDY NANC	5708 PERRIN RD		FAIRVIEW HTS, IL	622083751
THE LOUVRE LLC	5721 OLD COLLINSVILLE RD		FAIRVIEW HEIGHTS, IL	622083746
CASEYS GENERAL STORES INC	PO BOX 3001		ANKENY, IA	500218045
CC & R ENTERPRISES LLC	1304 DORAL CT		O FALLON, IL	622692809
ST CLAIR BOWL INC	5950 OLD COLLINSVILLE RD		FAIRVIEW HTS, IL	622083743
LAKE ST ELLEN LLC	100 REGENCY CENTRE		COLLINSVILLE, IL	62234
TRUE VINE CHRISTIAN CENTER CHU	5700 OLD COLLINSVILLE RD		O FALLON, IL	62269
DONALD OSBORN	5701 OLD COLLINSVILLE RD		COLLINSVILLE, IL	622344637
Resident	5811 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5820 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5801 OLD COLLINSVILLE RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5810 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5806 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5802 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5800 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
Resident	7 CLINTON RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5819 OLD COLLINSVILLE RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5715 OLD COLLINSVILLE RD		FAIRVIEW HEIGHTS, IL	62208
Resident	12 CLINTON RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5720 PERRIN RD		FAIRVIEW HEIGHTS, IL	62208
Resident	8 CLINTON ST		FAIRVIEW HEIGHTS, IL	62208
Resident	5700 OLD COLLINSVILLE RD		FAIRVIEW HEIGHTS, IL	62208
Resident	5817/5819 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5813/5815 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5809/5811 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5805/5807 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5801/5803 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5802/5804 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5806/5808 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5810/5812 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5814/5816 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
Resident	5818/5820 EXECUTIVE PLAZA		FAIRVIEW HEIGHTS, IL	62208
FAIRVIEW-CASEYVILLE TWP FIRE PROTECTION	c/o CHIEF BRYAN DOYLE	214 ASHLAND AVE	FAIRVIEW HEIGHTS, IL	62208
PONTIAC-WM, HOLLIDAY DISTRICT #105	c/o SUPT. JULIE BROWN	400 ASHLAND AVE	FAIRVIEW HEIGHTS, IL	62208
O'FALLON TWP DISTRICT #203	c/o SUPT. DR. DARCY BENWAY	600 S. SMILEY ST.	FAIRVIEW HEIGHTS, IL	62208