



# CITY OF FAIRVIEW HEIGHTS

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

## **AGENDA ZONING BOARD OF APPEALS February 6, 2020 7:00 P.M. City Council Chambers**

1. Call to Order and Roll Call
2. Citizens Comments- *This is an opportunity for the public to address the ZBA on non-agenda related items. Comments made during this section of the agenda that require a response will be referred to the appropriate City staff member or official for follow-up at a later date.*
3. Approval of Minutes – January 2, 2020
4. ZBA Cases / Public Hearing (Continued from January 2, 2020)
  - a. ZBA 01-20, Area Bulk Variance to allow signage in the M-2, Multi-Family Residential District to exceed the area of multiple dwelling signs permitted and allow a sign to be constructed at an area of 32 square feet for the property addressed as 21 Northbrook Circle, Fairview Heights, Illinois, St. Clair County PIN 03-28.0-403-014.
5. Old Business – None
6. New Business - None
7. Announcements
8. Adjournment



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## MINUTES ZONING BOARD OF APPEALS January 2, 2020

The Fairview Heights Zoning Board of Appeals meeting was held on Thursday, January 2, 2020 in Council Chambers at the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois and called to order at approximately 7:00 p.m. by Chairman, Cheryl Bunfill.

1. **ROLL CALL** found the following members present: Cheryl Bunfill(Chairman), Chuck Peterson, Cleater Wicks, Terry Fowler, and Bob Prescott. Also, present were Andrea Riganti, (Director of Land Use & Development), Kendra Tucker (Secretary), and Andrew Hoerner(City Attorney).

2. **MINUTES** – Mr. Peterson made a motion to approve the minutes of December 5, 2019. Mr. Prescott seconded.

VOTE: Unanimous.

3. **COMMUNICATIONS**

None.

4. **PUBLIC HEARINGS**

**ZBA01-20, Area Bulk Variance – Andrea Szczepanski, 21 Northbrook Circle, Fairview Heights, IL. 62208  
(03-28.0-403-014)**

Director Riganti presented the board with the staff advisory.

The applicant was not present.

The board briefly discussed the application and what the options were for signage. The board deliberated on tabling the application until the applicant could be present for discussion.

Mr. Peterson made a motion to table ZBA01-20 until the next Zoning Board of Appeals meeting scheduled for Thursday, February 6, 2020. Ms. Wicks seconded the motion.

Votes: 5 Yays – Terry Fowler, Cleater Wicks. Chuck Peterson, Bob Prescott, and Cheryl Bunfill  
0 Nays, 2 Absent- Janice Petroff and A.J. Abernathy

5. **UNFINISHED BUSINESS** – None
6. **NEW BUSINESS** – None
7. **ANNOUNCEMENTS** – Ms. Riganti briefed the board on the city’s decision to allow for marijuana sales.
8. **ADJOURNMENT** – Mr. Peterson moved and Mr. Prescott seconded to adjourn. This meeting was adjourned at approximately 7:20 p.m.

The next regularly scheduled meeting of the Fairview Heights Zoning Board of Appeals is Thursday, February 6, 2020, at 7:00 p.m. in Council Chambers at the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,

Andrea Riganti, Director  
Land Use & Development Department  
AR/kt

DRAFT



# DEPARTMENT OF LAND USE AND DEVELOPMENT

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

## TRANSMITTAL TO ZONING BOARD OF APPEALS

**APPLICATION NUMBER:** ZBA-01-20

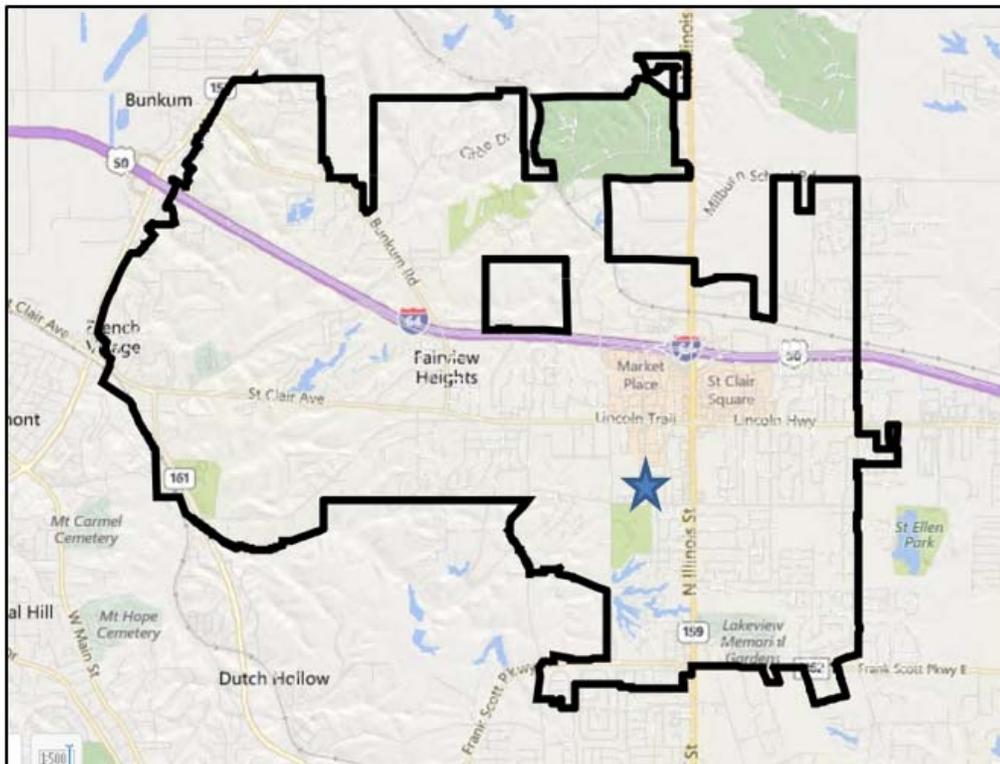
**REQUEST:** Area Bulk Variance to allow signage in the M-2, Multi-Family Residential District to exceed the area of multiple dwelling signs permitted for the property addressed as 21 Northbrook Circle, Fairview Heights, Illinois. St. Clair Co. PIN 03-28.0-403-014.

**APPLICANT NAME:** Andrea Sczepanski, 21 Northbrook Circle, Fairview Heights, IL 62208

**MEETING DATE:** ~~January 2, 2020~~ (Continued to February 6, 2020)

**ZONING:** M-2 Multi-Family Residential

**LAND USE:** Apartments



**ZBA 1-20**

★ Subject Property



January 2, 2020

# STAFF ADVISORY

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## 1. BACKGROUND

The City of Fairview Heights Development Code divides the City into districts and establishes standards for lot width, yard setbacks, area, and more. The standards vary amongst zoning districts and are specific to the characteristics of each. In addition, the Development Code establishes standards for parking, lighting, signage, accessory uses and more.

The subject property located at 21 North Circle Drive is zoned M-2 Multiple Family Residential. It is an apartment complex known as Long Acre Ponds. The applicant is requesting a variance to section 14-7-3.c which states:

**14-7-3      ALL RESIDENTIAL AND CONSERVATION DISTRICTS.**

(A)      **Signs On Premises.** Permitted signs may be anywhere on the premises, except as restricted by **Section 14-4-4(A)**, or if ground-mounted, the top shall not be over **five (5) feet** above the ground, and if wall-mounted, shall be flush-mounted and shall not project above the roof line. Lighting, if used, shall be white.

(B)      **Size Of Dwelling Sign.** A sign not exceeding **five (5) square feet** in area shall be permitted per dwelling unit. The sign per dwelling shall indicate only the name of the occupant and may include the address.

(C)      **Area Of Multiple Dwelling Sign.** For multiple dwellings, **one (1) additional sign totaling six (6) square feet** in area shall be permitted. The additional sign area permitted for multiple dwelling shall only be for identification of the building.

## 2. DISCUSSION

### Context

The subject property is located in the mid-southern portion of the City, north of Longacre Drive and just west of North Illinois Street. It includes an apartment complex with about 252 units. There are two entrances into the complex located off of Longacre Drive. The complex was constructed in 2006 and does meet all current zoning regulations and has no substantial outstanding building or property maintenance violations.





### Reason for the Request

Signage for the existing development includes two concrete and brick faced pillars at each of the two entrances. The maximum area of multiple dwelling signage is six square feet. The existing signage meets this maximum.



To provide additional identification and increase sign visibility from Longacre Road, the applicant is seeking to add a monument sign on the property. A "V" monument sign with a total sign face area of 64 square feet is proposed. The additional sign would exceed the maximum square footage allowed for multiple dwelling signs. The proposed location of the sign is the center of the parcel frontage north of Longacre Drive. The area is currently a grassy area with some seasonal plantings. No trees or other vegetation is proposed to be removed to allow for the sign installation, if permitted.



### **3. AREA-BULK VARIANCE CRITERIA**

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

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

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

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

#### **Exhibits**

1. Application and Supporting Documents
2. Public notice
3. Draft Findings of Fact

# APPLICATION FOR SIGN VARIANCE



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

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

Case Number Assigned: <u>ZBA01-20</u>	Date Proof of Public Notice Sign Provided: _____
Date Application Received: <u>11/14/19</u>	Zoning District of Property: _____
Date Set for Hearing: <u>1/2/20</u>	Recommendation of ZBA: _____
Name of Newspaper and Publication Date: _____	Date of City Council 2nd reading: _____
Publication Fee Paid: _____	Action by City Council: _____

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

- Name of property owner(s): Longacre Ponds Apartments  
Mailing address: 21 Northbrook Circle, Fairview Heights  
Phone: 618-394-0320  
E-Mail: longacre\_mgr@catalyst-ps.com
- Name of applicant (if other than owner): Andrea Szczepanski  
Relationship to owner (contractor, family member, lessee, etc.): Employee  
Mailing address: 21 Northbrook Circle, Fairview Hgts, 62208  
Phone: 618-394-0320  
E-Mail: longacre\_asst@catalyst-ps.com

3. Address of property: 21 Northbrook Circle, Fairview Heights  
Parcel (Tax) ID number: \_\_\_\_\_  
Present use of property: Apartment Complex - rentals  
Zoning district: \_\_\_\_\_

4. Variance requested (be specific): To put up a sign visible from both on coming directions of traffic along Longacre Rd, on the property. Two 8'x4' panels angled as a V, 15' from the curb on Longacre Drive  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Please describe:

There are currently two concrete/brick faced property signs, parallel to Longacre Dr., at two entrances. Placement of the new sign would be in between the two signs and on the property.  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

If "yes", please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. A sign variance is requested for the property described above in conformity with the documents submitted herewith.

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

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

Signature of Owner: Dawn Nynes Date: \_\_\_\_\_

Signature of Applicant: [Signature] Date: 11-14-19



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### **PUBLIC NOTICE**

Notice is hereby given that a public hearing will be held before the Fairview Heights Zoning Board of Appeals on Thursday, January 2, 2020 at 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois at which time and place the Zoning Board of Appeals will consider an Area Bulk Variance to allow signage in the M-2, Multi-Family Residential District to exceed the area of multiple dwelling signs permitted and allow a sign to be constructed at an area of 32 square feet. The property is addressed as 21 Northbrook Circle, Fairview Heights, Illinois. St. Clair Co. PIN 03-28.0-403-014.

Request was made by Andrea Sczepanski, 21 Northbrook Circle., Fairview Heights, IL 62208.

All persons desiring to comment on this proposal may appear at said hearing and be heard thereon.

Dated December 10, 2019

### **FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS**

BY: Cheryl Bunfill

ZBA01-20

## FINDINGS

### ZBA01-20

Board member \_\_\_\_\_ moves to recommend (approval/denial) of ZBA01-20, an Area Bulk Variance to permit the maximum square footage for multiple dwelling signage to be increased to \_\_\_' for at 21 Northbrook Lane, Fairview Heights, Illinois.

#### Area/Bulk Variance

1. The request will not be injurious or detrimental to the public health, safety and welfare.
2. The applicant is requesting a variance for the use of the property due to the need to enhance the development's identity and increase visibility.
3. Strict application of the Code would deprive the applicant of reasonable use of the property.
4. The request would not alter the essential character of the area.
5. The request will not extend the nonconformity.