

**PLANNING COMMISSION
MINUTES
March 8, 2016**

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (8 members) in attendance: Pat Wesemann, Pat Herrington, Larry Mensing, Nick Correale, Don Barkley, Kelly Smith, Linda Hoppe, and Corey Sudja. Also in attendance were Tim Tolliver(Director of Land Use), Jim Gehrs(Attorney), Robin Stranimeier(Keefer Reporting) and Kendra Tucker(Secretary).

CITIZENS COMMENTS

None

APPROVAL OF MINUTES

Commissioner Wesemann made a motion to approve the minutes from the February 9th 2016 Planning Commission meeting and Commissioner Barkley seconded the motion. The minutes were approved with a unanimous vote.

PUBLIC HEARING

PC03-16, Development Plan- Steve Campo, 10518 Lincoln Trail (03-28.0-301-054 & 02-28.0-301-008)

Director Tolliver presented the staff advisory for PC03-16 to the commission.

The applicant was present.

Steve Campo of 10518 Lincoln Trail, Fairview Heights, IL was sworn in.

Mr. Campo explained his application to the commission. The commission discussed whether or not the property was one parcel or two. The commission stated that this would have to be made into one parcel for the applicant to be able to proceed with his requested plan.

There were 1 proponents present to speak in favor of this application.

Norman Miller of 9205 St. Clair Avenue, Fairview Heights was sworn in.

Mr. Miller stated that the applicant could go to St. Clair County and have the parcels combined.

There were 0 opponents present to speak against this application.

Commissioner Herrington asked the applicant if he intended to resurface the lot and the applicant verified that he would. The applicant then explained to the commission the nature of the business, as indicated on the site plan, would mainly be servicing cars from dealerships.

Commissioner Herrington made a motion to approve this application.

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

RESOLUTION PC 003 -16

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC03-16 RECOMMENDING APPROVAL OF THE REQUEST FROM STEVE CAMPO TO MODIFY THE AUTO SPA CAR WASH DEVELOPEMNT PLAN BY ALLOWING AN EXPANSION FOR DETAILING SPACE WITHIN THE PLANNED BUSINESS DISTRICT .

WHEREAS, Steve Campo, hereinafter referred to as the “Applicant,” has properly applied for approval to allow the construction of an approximate 3,300 square foot detail shop on the east side of the car wash building. Property is located within the “PB” Planned Business District at 10518 Lincoln Trail, PIN # 03-28.0-301-054 and 03-28.0-301-008.

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:

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 8, 2016, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

The subject property is zoned “PB” Planned Business District. The subject property is situated on two parcels, PIN # 03-28.0-301-054 and 03-28.0-301-008.

That the Subject Property contains approximately 1.22 acres.

That this permit will not require any changes to traffic circulation and ingress/egress.

That this permit will not require any changes to lighting, landscaping, or the existing site usage.

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.

That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

That the proposed use will not be hazardous or disturbing to existing neighboring uses.

That the proposed use will be served adequately by public facilities and services such as highways and streets.

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.

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.

The proposed use will be consistent with the Comprehensive Plan.

That this Resolution will allow for the applicant's development of approximate 3,300 square foot detail shop on the east side of the car wash building at the property as it is proposed per the Development Plan by the Applicant.

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.

That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

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.

That this Special Use Permit Approval shall automatically expire if the use is not initiated within one year of City Council approval. a

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.

That the two parcels shall be consolidated into one parcel by St, Clair County.

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

Herrington, Mensing, Wesemann, Correale, Barkley, Sudja, Smith, Hoppe and Bramstedt

and the following voted against the same: None

and the following abstained: None

and the following were absent: Funk and McCarthy

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of March, 2016.

PC04-16, Development Plan-Wendy Fuchs, 5601 Old Collinsville Road, (03-34.0-208-011)

Director Tolliver presented the staff advisory for PC04-16 to the commission.

Commissioner Herrington asked the Tolliver if this is a new enterprise or if it is affiliated with another organization. Tolliver stated that he believed it was a new enterprise and it is not affiliated with another organization.

The applicant was present.

Wendy Fuchs of 601 Walnut Road, St. Jacob, IL was sworn in.

Fuchs explained her application request to the commission. She stated that this is a new enterprise and she feels that this school is a niche that is currently not being addressed. She stated she plans to start small with 20 students the first year with ages ranging from 5 to 6 year olds with the intention to eventually grow to as many as 40 to 60 students.

The commission discussed what the options would be for Ms. Fuchs if the school grew in number of students and whether or not the bathrooms would be sufficient to accommodate the growth. Tolliver indicated the Illinois Plumbing Code would be the determining factor regarding plumbing facilities.

There were 0 proponents present to speak in favor of this application.

There were 0 opponents present to speak against this application.

Commissioner Wesemann makes a motion to approve the application.

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

RESOLUTION PC 004-16

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC04-16 RELATING TO A REQUEST FROM WENDY FUCHS TO APPROVE A DEVELOPMENT PLAN WITHIN PLANNED BUSINESS AND NEIGHBORHOOD ZONED PROPERTY FOR A PRIVATE SCHOOL AT 5601 OLD COLLIONSVILLE ROAD.

WHEREAS, Wendy Fuchs, hereinafter referred to as the “Applicant,” has properly applied for a Development Plan within the Planned Business and Neighborhood Business District located at 5601 Old Collinsville Road, PIN # 03-34.0-208-011, Fairview Heights, IL.

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:

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 March 8, 2016, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

The subject property is developed with the 4,000 square foot building and is zoned “PB” Planned Business and B-1 Neighborhood Business Districts. The subject property is situated on one parcel, PIN# 03-34.0-208-001 and is identified by the address, 5601 Old Collinsville Road, Fairview Heights, IL.

That the Subject Property contains approximately 1.23 acres.

That this permit will not require any changes to traffic circulation and ingress/egress.

That this permit will not require any changes to lighting, landscaping, or the existing site usage.

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.

That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

That the proposed use will not be hazardous or disturbing to existing neighboring uses.

That the proposed use will be served adequately by public facilities and services such as highways and streets.

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.

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.

The proposed use will be consistent with the Comprehensive Plan.

That this Development Plan approval will allow for the applicant's use of a one-story 4,000 squarer foot structure for a private school at the property as it is proposed per the Development Plan by the Applicant.

The proposed school will facilitate up to 60 students, 5 to 10 years of age on Monday through Friday between the hours of 7:00 a.m. to 6:00 p.m.

Except as otherwise expressed and provided in the site plan or any other conditions set forth herein, all previously existing conditions as to the improvements on and use of the subject premises shall remain in full force and effect.

That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

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.

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; Linda Hoppe upon vote being taken thereon, the following voted in favor thereof: Herrington, Mensing, Wesemann, Correale, Barkley, Sudja, Smith, Hoppe and Bramstedt

and the following voted against the same: None

and the following abstained: None

and the following were absent: Funk and McCarthy

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of March, 2016.

PC05-16, Zoning Map Amendment-Gene Quayle, 9109 St. Clair Ave. & 1407 Second Street, (02-25.0-105-031 & 02-25.0-105-030)

Director Tolliver presented the staff advisory for PC05-16 to the commission.

The applicant was present.

Gene Quayle of 9826 Old Lincoln Trail, Fairview Heights, IL was sworn in.

Mr. Quayle explained his request to the commission stating that he would like to have the zoning corrected for his property. With the property rezoned he would have more room to house the impounded cars that he receives from the Fairview Heights Police Department.

Chairman Bramstedt suggested that the commission consider both PC05-16 and PC06-16 together. Director Tolliver stated that this could be done but there would have to be separate votes on the applications.

The commission discussed the use of the property for the impound vehicles from the police department and what the agreement was with the applicant. The applicant explained the arrangement and explained there were other sites in the city where some of the cars were taken.

There were 1 proponents present to speak in favor of this application.

Norman Miller of 9205 St. Clair Avenue, Fairview Heights was sworn in.

Mr. Miller stated that the applicant's property was zoned before Fairview Heights was a city. He also stated that he hoped an agreement could be made to make both the applicant and the neighboring residents happy. Mr. Miller suggested that the applicant look into applying for TIF money to install a vinyl fence around the property.

There were 2 opponents present to speak against this application.

Douglas Kress of 1421 Second Avenue, Fairview Heights was sworn in.

Mr. Kress stated that he was unhappy that the applicant had been stacking cars and that he had heard that people were walking over from the Metrolink and sleeping in the cars at night.

Linda Kress of 1421 Second Avenue, Fairview Heights was sworn in.

Ms. Kress also stated she was unhappy with the applicant stacking cars and felt that it looks terrible and would reduce the value of the properties she owns nearby.

The commission discussed a possible compromise that would be suitable for the applicant and would answer the neighboring residence's concerns.

The applicant and the residence were able to agree on the terms that the applicant would no longer stack cars and he will erect an eight foot white vinyl fence around the property to both screen the cars being stored and also keep vagrants out.

Commissioner Herrington made a motion to approve the application.

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

RESOLUTION PC 005 -16

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC05-16 RELATING TO A REQUEST FROM GENE QUAYLE TO ALLOW ZONING MAP AMENDMENT FOR

PROPERTY CURRENTLY ZONED R5 SINGLE FAMILY RESIDENTIAL TO PB PLANNED BUSINESS DISTRICT.

WHEREAS, Gene Quayle, hereinafter referred to as the “Applicant,” has properly applied for a Zoning Map Amendment approval for property currently Zoned R5 Single Family Residential to “PB” Planned Business District located at the rear of 9109 St. Clair Ave, PIN 02-25.0-105-031 and 1407 Second Ave., PIN 02-25.0-105-030.

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:

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 March 8, 2016 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

The subject’s southernmost parcel (PIN 02-25.0-105-031) is part of the Quayle Automotive service station which contains the underground gasoline storage tanks, trash dumpster, and parking area having been utilized for those purposes since 1970. The northern parcel (PIN 02-25.0-301-030) identified as 1407 Second Street contains an enclosed automobile storage yard and building on the westerly 80 feet of the parcel

That the Subject Property contains approximately 13,300 square feet.

That this permit will not require any changes to traffic circulation and ingress/egress.

That this permit will not require any changes to lighting, landscaping, or the existing site usage.

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.

That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

That the proposed use will not be hazardous or disturbing to existing neighboring uses.

That the proposed use will be served adequately by public facilities and services such as highways and streets.

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.

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.

The proposed use will be consistent with the Comprehensive Plan.

That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

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

and the following voted against the same: Barkley

and the following abstained: None

and the following were absent: Funk and McCarthy

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of March, 2016.

PC06-16, Development Plan- Gene Quayle, 9109 St. Clair Ave. & 1407 Second Street, (02-25.0-105-031 & 02-25.0-105-030)

Director Tolliver presented the staff advisory for PC06-16 to the commission.

Commissioner Smith made a motion to approve PC06-16.

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

RESOLUTION PC 006 -16

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC06-16 RELATING TO A REQUEST FROM GENE QUAYLE TO ALLOW THE DEVELOPEMNT OF AN IMPOUND STORAGE YARD CONTIGENT ON ZONING MAP AMENDMENT TO PB PLANNED BUSINESS DISTRICT

WHEREAS, Gene Quayle, hereinafter referred to as the “Applicant,” has properly applied for a Development Plan approval for property currently Zoned R5 Single Family Residential and proposed to be rezoned “PB” Planned Business District located at the rear of 9109 St. Clair Ave, PIN 02-25.0-105-031 and 1407 Second Ave., PIN 02-25.0-105-030.

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:

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 March 8, 2016 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

The subject’s southernmost parcel (PIN 02-25.0-105-031) is part of the Quayle Automotive service station which contains the underground gasoline storage tanks, trash dumpster, and parking area having been utilized for those purposes since 1970. The northern parcel (PIN 02-25.0-301-030) identified as 1407 Second Street contains an enclosed automobile storage yard and building on the westerly 80 feet of the parcel

That the Subject Property contains approximately 13,300 square feet.

That this permit will not require any changes to traffic circulation and ingress/egress.

That this permit will/will not require any changes to lighting, landscaping, or the existing site usage.

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.

That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

That the proposed use will not be hazardous or disturbing to existing neighboring uses.

That the proposed use will be served adequately by public facilities and services such as highways and streets.

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.

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.

The proposed use will be consistent with the Comprehensive Plan.

That the new enclosing fence shall be eight (8) feet high vinyl with shrubbery as indicated on site plan.

That the stacking of vehicles shall be prohibited.

That all vehicles shall be within the enclosure.

That this Development Plan approval will allow for the applicant's use of business zoned property for an impound storage yard at the property as it is proposed per the Development Plan by the Applicant.

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.

That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

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 anytime, upon reasonable request.

That this Development Plan Approval shall automatically expire if the use is not initiated within twelve months of approval by City Council.

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

and the following voted against the same: Barkley

and the following abstained: None

and the following were absent: Funk and McCarthy

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of March, 2016.

NEW BUSINESS

None

ANNOUNCEMENTS

None

ADJOURNMENT – Meeting adjourned at approximately 8:45 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be April 12, 2016 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,

A handwritten signature in cursive script, appearing to read "Timothy Tolliver".

Timothy Tolliver
Director of Land Use and Development
TT/kt