PLANNING COMMISSION
MINUTES
July 12, 2016

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (11 members) in attendance: Pat Wesemann, Larry Mensing, Nick Correale, Don Barkley, Patrick McCarthy, Linda Hoppe, Amy Funk, Corey Sudja, Pat Herrington and Kelly Smith. Also in attendance were Tim Tolliver(Director of Land Use), Jim Gehrs(Attorney), Rebecca Lucas(Keefe Reporting), and Kendra Tucker(Secretary).

CITIZENS COMMENTS

None

APPROVAL OF MINUTES

Commissioner Barkley made a motion to approve the minutes from the June 14th, 2016 Planning Commission meeting and Commissioner Wesemann seconded the motion. The minutes were approved with a unanimous voice vote.

PUBLIC HEARING

Chairman Bramstedt stated that because the two applications on the agenda were related that they would be discussed together and then voted on separately.

PC11-16, Zoning Amendment- St. John UCC, 10207 Lincoln Trail (03-29.0-206-009)
PC12-16, Development Plan- St. John UCC, 10207 Lincoln Trail (03-29.0-206-009)

Director Tolliver presented the staff advisory for PC11-16 followed by the staff advisory for PC12-16 to the commission.

The applicants were present.

Reverend Jim Noland of 10207 Lincoln Trail, Fairview Heights, IL was sworn in.

Noland briefed the commission on the churches history as a part of Fairview Heights. Noland also explained the churches hope to help revitalize the west end of Lincoln Trail while providing needed housing for the aging community.

Bob Fard of 2650 Elden Avenue, Casa Mesa, CA was sworn in.

Fard represents the Retirement Housing Foundation(RHF) a non for profit group that creates low cost living facilities for seniors. He informed the commission of the group's credentials and briefed them on the requested development plan.

Bill Reichert of 391 Frank Scott Parkway, Fairview Heights, IL was sworn in.

Reichert presented a RHF promotional video to the commission.
Reichert then spoke to the commission regarding the requested zoning change. He listed the possible developments that were currently acceptable in a B-3 zone. He then stated the possible benefits to the surrounding property owners of having this development in their neighborhood. Reichert then showed the commission a slide show of the requested building's layout and design.

Bramstedt asked the applicant who would own and manage the senior home. Noland stated that there would be a partnership between the RHF group and the church.

McCarthy asked if the applicants had discussed the possibility of future expansion. The applicants stated that there are more opportunities along Lincoln Trail and future expansion would not be out of the question.

Sudja asked the applicants if there had been an Economic Impact study done. The applicants stated that they have not had this study done but would expect 120-130 temporary jobs that could be created in the construction of the development plus any jobs created by the building's ongoing maintenance.

There were 3 proponents present to speak in favor of this application.

Susan Williams of 209 North Point Road, Fairview Heights, IL was sworn in.

Tiffany Baldwin of 24 Coventry Court, Fairview Heights, IL was sworn in.

Judy Schmitt of 8 Briarcliffe Drive, Fairview Heights, IL was sworn in.

The proponents stated to the commission about the good the church hoped to do for the community and the benefit of having this development available to the city's senior population.

There were 5 opponents present to speak against this application.

Barbara Channers of 9931 South Road, Fairview Heights, IL was sworn in.

Barbara Cioni of 318 W. St. Louis Street, Lebanon, IL was sworn in.

Libby Rich of 24 Lindenleaf Lane, Belleville, IL was sworn in.

Estella Cich of 7 Pleasant Lane, Fairview Heights, IL was sworn in.

Rachel Frobel of 10 Pleasant Lane, Fairview Heights, IL was sworn in.

The opponents stated to the commission that they were concerned about how this development would negatively affect traffic, property values and the current quiet feel to the neighborhood. They stated that this development would be a positive addition to the city but not in this location.

The applicants addressed questions regarding a mailing they had sent to the surrounding property owners and also addressed the questions regarding the parking concerns.

The commissioners asked questions regarding the zoning of the neighborhood and Tolliver clarified.

The committee continued the discussion and were in consensus that though they were not completely opposed to the type of development the applicant was requesting they felt this was not the proper location for it.

Commissioner Herrington made a motion to deny this application.

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

RESOLUTION PC 011 -16

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

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

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on July 12, 2016 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. The subject property, 10207 Lincoln Trail, is an approximate 2.8 acre tract developed with St. John United Church of Christ approximate 9,200 square foot church, parking lot and parsonage.

3. That the Subject Property contains approximately 2.8 acres.

4. That this amendment will require any changes to traffic circulation and ingress/egress.

5. That this amendment will require any changes to lighting, landscaping, or the existing site usage.

6. That the proposed amendment will be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

7. That the proposed amendment will substantially adversely impair the use, enjoyment, or market value of any surrounding property.

8. That the proposed amendment will be hazardous or disturbing to existing neighboring uses.

9. That the proposed amendment will not be served adequately by public facilities and services such as highways and streets.

10. That the proposed amendment will create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.

11. That the proposed amendment will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

12. The proposed use will not be consistent with the Comprehensive Plan.

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

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

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

and the following voted against the same: None

and the following voted present: Funk & Bramstedt

and the following were absent: None

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

Commissioner Herrington made a motion to deny PC12-16.

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

RESOLUTION PC 012 -16

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

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

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on July 12, 2016 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. The subject property, 10207 Lincoln Trail, is an approximate 2.8 acre tract developed with St. John United Church of Christ approximate 9,200 square foot church, parking lot and parsonage.

3. That the Subject Property contains approximately 2.8 acres.

4. That this permit <u>will</u> require any changes to traffic circulation and ingress/egress.

5. That this permit <u>will require</u> any changes to lighting, landscaping, or the existing site usage.

6. That the proposed use will be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

7. That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.

8. That the proposed use will be hazardous or disturbing to existing neighboring uses.

9. That the proposed use will not be served adequately by public facilities and services such as highways and streets.

10. That the proposed amendment will create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.

11. That the proposed use will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

12. The proposed use will not be consistent with the Comprehensive Plan.

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

and the following voted against the same: None

and the following voted present: Mensing, Sudja, & Funk

and the following were absent: None

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

NEW BUSINESS

None

ANNOUNCEMENTS

None

ADJOURNMENT – Meeting adjourned at approximately 9:25 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be August 9, 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