AGENDA
PLANNING COMMISSION
April 9, 2019
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 Plan Commission 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 of March 12, 2019

4. PC Cases
   a. PC 03-19, Amended Preliminary Plat, Fountains Place Addition. Vote requested.

5. Old Business – None

6. New Business - None

7. Announcements
   a. Chair/Plan Commission Member Comments
   b. Director’s Report

8. Adjournment

The next regularly scheduled meeting is May 14, 2019. The meeting may be canceled if there is no business to conduct. Please contact Department of Land Use and Development staff at (618) 489-2060 for an update.
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: Don Barkley, Pat Herrington, Linda Hoppe, Patrick McCarthy, Larry Mensing, Greg Moats, Kelly Smith, Pat Wesemann, and Gregory Coleman. Also, in attendance were Andrea Riganti (Director of Land Use), Jim Gehrs (Attorney), and Kelly Youngman (Secretary).

2. CITIZENS COMMENTS

None

3. APPROVAL OF MINUTES

The minutes of January 8, 2019 approved as written.

4. PUBLIC HEARING

7:00 PM- PC02-19, Special Use Permit, 5151 North Illinois Street (03-33.0-400-039)

Riganti presented the staff advisory to the commission.

The applicant is present.
Jimmy Sprinkle of 2279 Cromwell Court, Maryville, IL 62062 was sworn in.
The applicant stated he is one of the owners and trustees of Grace Church. He also stated that he could answer any questions regarding the church but turns it over to Chris Chiodini for questions regarding the development.

Chris Chiodini of 1401 S. Brentwood Blvd., St. Louis, MO was sworn in.
Chiodini presented the proposed development to the commission.
Sprinkle and Riganti then proceeded to answer questions from the commission members regarding the property surrounding the church property and the church’s parking lot. Chiodini then explained to the commission the lighting for the extra parking.

There were 2 residents present to speak on the application.

Richard Sprengeler of 107 Lakeland Hills Drive, Fairview Heights, IL was sworn in. Sprengeler stated that he owns the property across from the church and is concerned that the trees would be removed. Sprengeler stated that he felt that the removal of these trees would reduce the value of his property.

Pamela Erwin of 4 White Oak Court, Fairview Heights, IL was sworn in. Erwin stated that her property is located across Swan Lake from the church. She is concerned that the proposed development by the church would effect the open field across from her property.

Chiodini responded to the resident’s concerns. He stated that the open field and the trees would not be effected by the applicant’s development plan.

Commissioner Hoppe made a motion to approve.

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

RESOLUTION PC 2-19

A RESOLUTION ADOPTING FINDINGS OF FACT PC 2-19 RELATING TO A REQUEST TO APPROVE A SPECIAL USE PERMIT WITHIN “R-3” RESIDENTIAL DISTRICT ZONED PROPERTY FOR A BUILDING ADDITION LOCATED AT 5151 N. ILLINOIS

WHEREAS, Robb Lappe of Chiodini Associates, hereinafter referred to as the “Applicant,” has properly applied for a Special Use permit for an addition within the “R-3” Residential District located at 5151 N. Illinois.

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 March 12, 2019, 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, 5151 North Illinois is zoned R-3 Residential. The property is currently being used as a church (Grace Church).

3. That this permit will not require any changes to traffic circulation and ingress/egress.
4. That this permit will not require any changes to lighting, landscaping, or the existing site usage.

5. 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.

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

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

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

9. 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.

10. 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.

11. The proposed use will be consistent with the Comprehensive Plan.

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

13. 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; Smith

and the following voted for the same: Barkley, Herrington, Hoppe, McCarthy, Mensing, Moats, Smith, Wesemann, Coleman, & Bramstedt

and the following against the same: None

and the following abstained: None

and the following were absent: Carthen

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 12th day of March 2019.
5. OLD BUSINESS

Riganti updated the commission on the special use permit application for a dog care facility of Lincoln Highway. The City Council approved the request and a building permit has been applied for. The business name has been changed to Oh My Dog. The applicant hopes to open for business soon.

6. ANNOUNCEMENTS

Directors Report
Riganti reminded the commission members of the April 11th volunteer recognition dinner.

Development Code Committee continues to review the entire zoning code.

By-Law Committee continues to meet on the operating procedures of the Planning Commission.

The city engaged an economic development consultant to access the economic status of the city for recommendations on diversifying the city’s economy.

There will be an April Planning Commission meeting with two potential applications on the agenda.

ADJOURNMENT – Meeting adjourned at approximately 7:40 p.m.
The next regularly scheduled meeting of the Fairview Heights Planning Commission will be April 9, 2019 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,

Andrea Riganti
Director of Land Use and Development
AR/kt
TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC-03-19

REQUEST: Amendment of a Preliminary Plat for Fountain Place Addition, Revising Village C and F

APPLICANT NAME: O’Fallon Development Group, c/o Steve Macaluso

MEETING DATE: April 9, 2019

ZONING: PD- Planned Development

LAND USE: Vacant

PLANNING COMMISSION ACTION: Consideration of the Preliminary Plat, make recommendation to the Community Committee and City Council which has final authority to approve or deny the request.
1. BACKGROUND

The subject properties are included in the 173 acre planned Fountains Place Addition subdivision development. The development is located south of Milburn School Road, west of Old Collinsville Road and north of Fountains Place Residential Subdivision. The area was zoned to PD – Planned Development, which offers flexibility with respect to zoning standards such as lot width, density and setbacks. The overall development includes a swimming pool, open fields, and common walking paths. As originally platted in 2005, the subdivision was divided into 6 villages to be constructed in phases. A variety of housing types were proposed to include detached single family, attached single family villas, townhomes and condominium units. Thusfar, two villages have been completed.

The construction of the remaining phases had been stalled due to a perceived lack of demand and market conditions. However, the property was recently acquired by a developer who is seeking to move forward with the project. The developer is proposing changes to the previously approved preliminary plat. To accommodate this request, the preliminary plat must be amended.

This application contemplates changes to Village C and Village F only.

This application request is to amend the development approvals to make changes to Village C and Village F. A revised preliminary plat is necessary to accomplish these changes.

2. DISCUSSION

Context
The subject property is located in the north-eastern portion of the City, south of unincorporated St. Clair County and west of the City of O’Fallon.

The land use of adjoining properties is as follows and zoning is depicted on the map:

North
Vacant/agricultural

South
Mixed-residential

West
Vacant/agricultural

East
Single family residential
Project Information
Village C as originally platted included attached single family homes (villas) on 95’ wide lots with 120’ depth, 7.5’ side setback and 25’ front setback. There were 43 lots and 86 units. The Village density was 4.2 units per acre. As revised, Village C is decreasing in density. There are 36 lots proposed and 72 units. The Village density is 4.1 units per acre. The proposed rights of way, street configuration, access, and pavement width remains essentially the same as the previously approved version. Village C will be accessed through Village D (developed) off of a 50’ wide street (Corner Point Drive). It will include two cul-de-sacs; additional details regarding infrastructure will be provided during the final platting stage, as per code.

Village F as originally platted included attached condominiums with 15 four unit buildings and 19 twelve unit buildings, with a total of 288 units. The Village density was 14.3 units per acre. As revised, the Village has significantly decreased in density. It is now proposed to be subdivided into 44 lots for single-family development. The lots will be 65’ by 125’ lots. The density is now 4.1 units per acre. The street configuration has been redesigned and includes a circular drive rimmed by lots, and two points of access. One entrance is directly on to Dunhill Drive (main road) and the other through Village E to the south. Additional details about infrastructure will be provided during the final platting stage, as per code.

Planning Considerations
The City’s requirements for preliminary plats is found in Exhibit 2. All of the requirements have been met. The preliminary plat has been reviewed by the Fire Department, Building Official and Department of Public Works: there were no concerns with the application.

Exhibits

1. Application and Supporting Documents
2. Preliminary Plat Requirements
3. Resolution
## OFFICE USE ONLY

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(Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal.

As an applicant, **you are responsible for submitting:**

1. Completed application including submittal fees and all required attachments to the Department of Land Use and Development at least thirty-six (36) days prior to the Plan Commission meeting.
2. Photographs- aerial and/or ground-level photographs of the site.
3. Building elevations or perspectives- to show compatibility with surrounding area and of sufficient detail to ensure building material requirements are met.
4. Development schedule- a development schedule providing reasonable guarantees for the completion of the proposed development (only when requested).
5. Legal description of the property.
6. An electronic copy of all documents.

After the initial submission, **you will be required to post a sign on the subject property.** Shortly after your application is received, you will receive information from the Land Use and Development Department on how to purchase and properly locate the required sign. The applicant must provide photographic evidence that the sign is posted in the appropriate location no more than twenty-one (21) calendar days and no less than seven (7) calendar days prior to the date of the public hearing. The sign must be maintained and remain in place until the hearing is complete.)
PROJECT INFORMATION FOR PRELIMINARY PLAT

Project Name:       Fountain Place Addition - Amended Preliminary Plat
Project Address:   Southwest Quadrant of Old Collinsville Road at Milburn School Road
Parcel ID:         03220213019 - Village C  03220203014 - Village F,
Current Use of Property:   Vacant Ground
Project Size/Acreage:    Overall Fountain Place Addition = 173 Ac. Village C = 20.3 Ac. Village F = 12.7 Ac.
Number of Lots:       Overall Fountain Place Addition = 704 Units Village C = 36 Duplex Lots Village F = 44 Lots
Density:             Overall Fountain Place Addition = 5.0 Units/Ac Village C = 4.1 Village F = 4.1

CONTACT INFORMATION FOR PRELIMINARY PLAT

Property Owner(s):      O'Fallon Development Group, LLC  o/o Steve Macaluso
Mailing Address:        774 Sunset Blvd, O'Fallon, IL 62269w
Phone:                 618-623-9600
E-Mail:                Steve@Halloraninc.com

Applicant/agent:       Same as owner
Relationship to owner:                         
Mailing Address:                         
Phone:                          
E-Mail:                         

AUTHORIZATION

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and are consistent with the ordinances relating to this application. I also understand that as the applicant, it is my responsibility to obtain all additional approvals, permits or licenses required by any applicable regulatory agency for this project.

I consent that the entry 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.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF THE OWNER OF RECORD OR AUTHORIZED APPLICANT/AGENT.

Signature of Owner:       
Printed Name:               Steve Macaluso  Date: 3-11-19

Signature of Applicant:   
Printed Name:               Steve Macaluso  Date: 3-11-19
SUBMITTAL REQUIREMENTS – PRELIMINARY PLAT

The minimum standards for land subdivision and development are contained in Article VIII of the City's Development Code. Please consult this section, as well as the relevant zoning district regulations, when preparing the subdivision development plans. http://www.cofh.org/DocumentCenter/View/298/COMPLETE-PDF-CODE

14-9-5  SUBDIVISION APPLICATION PRELIMINARY PLAT.

The preliminary plat to be provided by the subdivider shall meet and include the following specifications and shall supply all of the information requested in this section.

(A) Four (4) copies of prints of the preliminary plat. ENCLOSED
(B) Proposed name of the subdivision and location. SHOWN ON PLAT
(C) Small key map showing the relation of the proposed subdivision to section or U. S. survey lines and to platted subdivisions and dedicated streets, including maps of adjacent properties, within three hundred (300) feet of the proposed subdivision. SHOWN ON PLAT
(D) Names and address of the owner, subdivider, land planning consultant, the licensed engineer and registered land surveyor of Illinois who prepared the preliminary plat. The plat shall be certified with registration numbers and seal affixed to the plat. SHOWN ON PLAT
(E) Streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street roadway and right-of-way widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification on all existing or proposed streets as to function, such as collector, arterial or local street. SHOWN ON PLAT
(F) All lot lines adjacent to and abutting the subdivision. SHOWN ON PLAT
(G) Layout of lots, showing approximate dimensions, numbers, lot area, and zone district classification(s). All lots shall meet the requirements of the zone district in which they are located.
(H) Parcels of land, if any, proposed to be dedicated or reserved for schools, parks, playgrounds or other public, or community purposes and use(s) within the area to be subdivided in compliance with N/A the Comprehensive Plan as adopted by the City, or as desired to be dedicated by the developer.
(I) Easements, existing and proposed, showing locations, widths and purposes. SHOWN ON PLAT
(J) Building setback line and dimensions. SHOWN ON PLAT
(K) Location, accessibility and size of existing public utilities and drainageways or facilities within or adjoining the proposed subdivision and the location, accessibility and size of the nearest water trunk mains, interceptor sewer lines and other pertinent utilities. SHOWN ON PLAT
(L) Location, type and approximate size of utility improvements to be installed. SHOWN ON PLAT
(M) Tract boundary lines showing dimensions, bearings, angles and references to known land lines.
(N) The gross area and net area acreage of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and/or for public use. SHOWN ON PLAT
(O) Topography shall be shown by two (2) foot contour intervals on lands having slopes of zero to four percent (0% to 4%) at five (5) foot intervals on slopes of four to twelve percent (4% to 12%) at ten (10) foot intervals on slopes of twelve percent (12%) and above. TO BE PROVIDED ON CONST PLANS
(P) Location of major water courses, ponding area, natural drainageways and flood hazard areas. SHOWN ON PLAT
(Q) The preliminary plat shall be drawn to a scale necessary for clarity provided the resulting drawing would not be over thirty-six (36) inches square. YES
(R) North arrow and date. YES
Whenever a large tract is intended to be developed in stages, and only a part of that tract is to be submitted for final plat approval, a preliminary plat for subdivision of the entire tract shall be submitted.

T) Additional requirements include:

1. general description of the location and size of the tract to be platted; shown on plat
2. the intent as to character type and use of the property and structures to be developed; similar to final platted phases.
3. the deed restrictions proposed, if any; similar to final platted phases.
4. a statement of mineral rights; similar to final platted phases.
5. the extent and character of the improvements to be made by the subdivider; similar to final platted phases.
6. the zone district classification(s) of the territory and compliance of the proposed subdivision thereto; n/a - only requesting amendment to previous preplat layout
7. If appropriate, a description of any unique hardship or difficulty limiting the physical development of the property under consideration and a description of any past history of the property under consideration which is pertinent thereto; and n/a
8. an erosion and sedimentation control plan when applicable. (See Sections 14-2-18, 14-3-22 and 14-8-6) n/a
FOR INFORMATION ONLY
VILLAGE E HAS BEEN FINAL PLATTED AND CONSTRUCTED

LAKE 2
2.1 ac
COMMON GROUND

AMENDED PRELIMINARY PLAT
FOUNTAIN PLACE ADDITION
O'FALLON DEVELOPMENT GROUP

PART OF E 1/2, SECTION 22,
TOWNSHIP 3 NORTH, RANGE 6 WEST
FAIRVIEW HEIGHTS, ILLINOIS

VILLAGE E
SUBMITTAL REQUIREMENTS – PRELIMINARY PLAT

The minimum standards for land subdivision and development are contained in Article VIII of the City's Development Code. Please consult this section, as well as the relevant zoning district regulations, when preparing the subdivision development plans. http://www.cofh.org/DocumentCenter/View/298/COMPLETE-PDF-CODE

14-9-5  SUBDIVISION APPLICATION PRELIMINARY PLAT.

The preliminary plat to be provided by the subdivider shall meet and include the following specifications and shall supply all of the information requested in this section.

(A) Four (4) copies of prints of the preliminary plat.
(B) Proposed name of the subdivision and location.
(C) Small key map showing the relation of the proposed subdivision to section or U. S. survey lines and to platted subdivisions and dedicated streets, including maps of adjacent properties, within three hundred (300) feet of the proposed subdivision.
(D) Names and address of the owner, subdivider, land planning consultant, the licensed engineer and registered land surveyor of Illinois who prepared the preliminary plat. The plat shall be certified with registration numbers and seal affixed to the plat.
(E) Streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street roadway and right-of-way widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification on all existing or proposed streets as to function, such as collector, arterial or local street.
(F) All lot lines adjacent to and abutting the subdivision.
(G) Layout of lots, showing approximate dimensions, numbers, lot area, and zone district classification(s). All lots shall meet the requirements of the zone district in which they are located.
(H) Parcels of land, if any, proposed to be dedicated or reserved for schools, parks, playgrounds or other public, or community purposes and use(s) within the area to be subdivided in compliance with the Comprehensive Plan as adopted by the City, or as desired to be dedicated by the developer.
(I) Easements, existing and proposed, showing locations, widths and purposes.
(J) Building setback line and dimensions.
(K) Location, accessibility and size of existing public utilities and drainageways or facilities within or adjoining the proposed subdivision and the location, accessibility and size of the nearest water trunk mains, interceptor sewer lines and other pertinent utilities.
(L) Location, type and approximate size of utility improvements to be installed.
(M) Tract boundary lines showing dimensions, bearings, angles and references to known land lines.
(N) The gross area and net area acreage of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and/or for public use.
(O) Topography shall be shown by two (2) foot contour intervals on lands having slopes of zero to four percent (0% to 4%) at five (5) foot intervals on slopes of four to twelve percent (4% to 12%) at ten (10) foot intervals on slopes of twelve percent (12%) and above.
(P) Location of major water courses, ponding area, natural drainageways and flood hazard areas.
(Q) The preliminary plat shall be drawn to a scale necessary for clarity provided the resulting drawing would not be over thirty-six (36) inches square.
(R) North arrow and date.
(S) Whenever a large tract is intended to be developed in stages, and only a part of that tract is to be submitted for final plat approval, a preliminary plat for subdivision of the entire tract shall be submitted. (T) Additional requirements include:

(1) general description of the location and size of the tract to be platted;
(2) the intent as to character type and use of the property and structures to be developed;
(3) the deed restrictions proposed, if any;
(4) a statement of mineral rights;
(5) the extent and character of the improvements to be made by the subdivider;
(6) the zone district classification(s) of the territory and compliance of the proposed subdivision thereto;
(7) if appropriate, a description of any unique hardship or difficulty limiting the physical development of the property under consideration and a description of any past history of the property under consideration which is pertinent thereto; and
(8) an erosion and sedimentation control plan when applicable. (See Sections 14-2-18, 14-3-22 and 14-8-6)
Planning Commissioner introduced the following resolution and moved for its adoption:

RESOLUTION PC 03 -19

A RESOLUTION APPROVING THE AMENDED PRELIMINARY PLAT OF FOUNTAIN PLACE ADDITION, MAKING REVISIONS TO VILLAGE C AND VILLAGE F.

WHEREAS, O’Fallon Development Group c/o Steve Macaluso., hereinafter referred to as the “Applicant,” has properly applied for an Amended Preliminary Subdivision Plat for Fountains Place Addition, to make revisions to Village C and Village F of the phased development, specifically identified by PIN #03220213019 and 03220203014 respectively.

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 pursuant to Section 14-10-5 of the City of Fairview Heights Development Code on April 9, 2019, and that the minutes of said meeting are hereby incorporated by reference.

2. The subject properties are part of a phased subdivision development, previously approved by Resolution 3174-2004.

3. The Applicant desires to make revisions to the previously approved plat to Village C and Village F.

4. The Amended Preliminary Plat contains approximately 20.3 acres (Village C) and 12.7 acres (Village F).

5. That the proposed amended preliminary subdivision plat meets all of the requirements of the City of Fairview Heights Development Code relating to preliminary plat.

6. That this preliminary plat approval shall remain in effect for a one (1) year period. The applicant may, during this period, submit all of parts of said preliminary plat for final plat approval. In the event that the subdivision is being development in stages, the applicant may, by written mutual agreement have the parts of the plat delayed for a period not to exceed (5) years from the preliminary plat approval.

7. That the general terms and conditions under which the preliminary plat approval was granted will not change.
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 9th day of April 2019.

Planning Commission Chairman

ATTEST:

______________________________
Land Use Director