



## CITY OF FAIRVIEW HEIGHTS

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

### AGENDA PLANNING COMMISSION STUDY SESSION

#### DRAFT DEVELOPMENT CODE

May 14, 2019

6:00 P.M. - 6:50 P.M.

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. Review and Discussion of the Draft Development Code
4. Next Steps
5. Adjournment



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## AGENDA PLANNING COMMISSION May 14, 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. Minutes of April 9, 2019
4. PC Cases
  - a. PC 04-19, Special Use Permit for 1 Sheryl Drive to allow a daycare - **WITHDRAWN**
  - b. PC 05-19, Zoning Map Amendment for 1 Sheryl Drive from “B-3” Business District to “B-1” Business District. *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 June 11, 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.*



# CITY OF FAIRVIEW HEIGHTS

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## PLANNING COMMISSION MINUTES April 9, 2019

### 1. CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (10 members) in attendance: Don Barkley, Clarence Carthen, 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 Kendra Tucker (Secretary).

### 2. CITIZENS COMMENTS

None

### 3. APPROVAL OF MINUTES

The minutes of March 12, 2019 approved as written.

### 4. PUBLIC HEARING

#### 7:00 PM- PC03-19, Amended Preliminary Plat, Fountains Place Addition

Riganti presented the staff advisory to the commission.

The applicant is present.

Steve Macaluso of 1017 Cypress Point, Caseyville, IL was sworn in.

The applicant explained the request to the commission.

The commission discusses the request which is requesting a decrease on density to the original approved application.

Riganti and applicant explain the need to receive approval for the changes that had been made to the prior application. Riganti clarifies that all items have met the city's requirements.

Commissioner Moats made a motion to approve.

Planning Commissioner Moats 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; Coleman

upon vote being taken thereon, the following voted in favor thereof: Herrington, Moats, Mensing, Wesemann, Hoppe, Barkley, Carthen, Coleman, Smith, McCarthy, Barmstedt and the following voted against the same: None and the following abstained: None and the following were absent: None whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 9th day of April 2019.

## **5. OLD BUSINESS**

None.

## **6. ANNOUNCEMENTS**

### **Directors Report**

Riganti states that there could be an orientation for Planning Commission members offered to anyone interested in attending.

Bramstedt announced that Carthen will be leaving the commission, as of this meeting, to pursue another opportunity.

**ADJOURNMENT** – Meeting adjourned at approximately 7:40 p.m.

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be May 14, 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



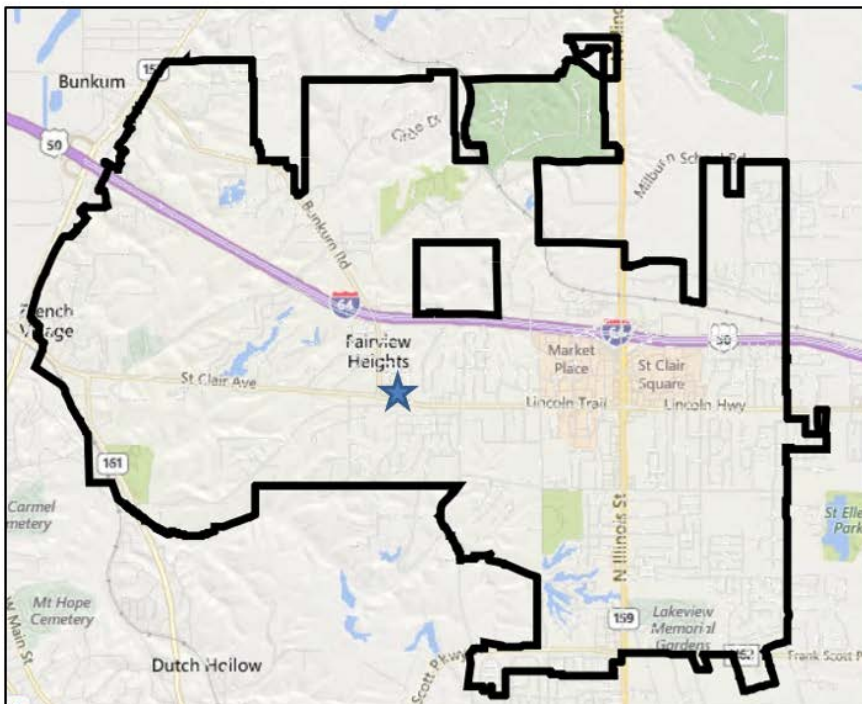
# DEPARTMENT OF LAND USE AND DEVELOPMENT

10025 Bunkum Road. Fairview Heights, Illinois 62208. 618-489-2000. www.cofh.org

## TRANSMITTAL TO PLANNING COMMISSION

- APPLICATION NUMBER:** PC-05-19
- REQUEST:** Map Amendment (Rezoning) to change the designation of 1 Sheryl Drive from B-3 Business District to B-1 Business District
- APPLICANT NAME:** Jason Cunningham
- MEETING DATE:** May 14, 2019
- ZONING:** B-3 Business District
- LAND USE:** Commercial
- PLANNING COMMISSION ACTION:** Consideration of the rezoning Plat, make recommendation to the Community Committee and City Council which has final authority to approve or deny the request.

### MAP AMENDMENT 1 Sheryl Drive



**LOCATION MAP  
PC-05-19**

★ Subject Property



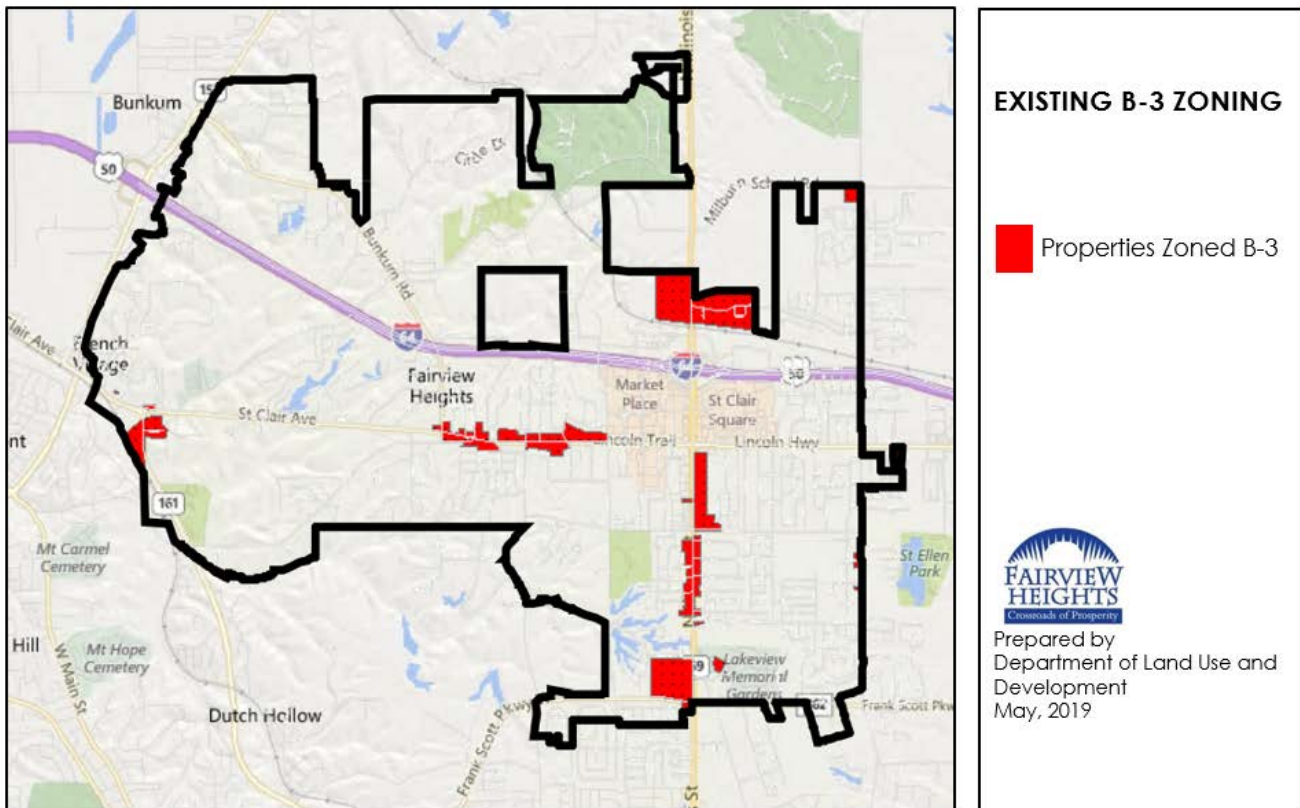
Prepared by  
Department of Land Use and  
Development  
May, 2019

# STAFF ADVISORY

## 1. BACKGROUND

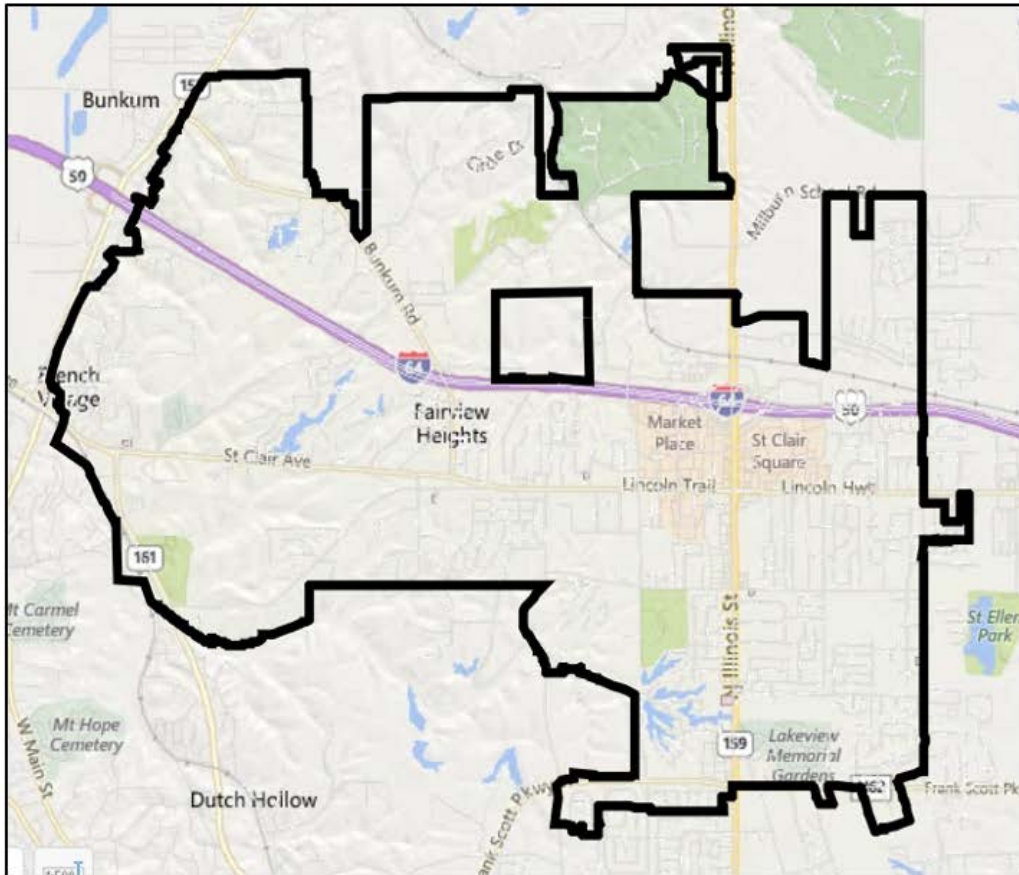
The subject property is located in the central part of the City, east of Bunkum Road and north of Lincoln Trail. The parcel is 23,201 square feet and includes two buildings and a surface parking lot.

The property is zoned B-3 Business District, which permits a variety of commercial activities such as business offices, personal services, and retail sales. Properties in this district are intended to be community-serving, therefore are located in areas of convenient access and visibility. There are 183 parcels in the City currently zoned B-3. The minimum lot size for this district is 20,000 square feet. A majority of these parcels are clustered along Lincoln Trail or North Illinois Street (see map below).



The applicant is seeking a map amendment to change the zoning designation to “B-1” Neighborhood Business District. This district is intended to provide for limited sales and service facilities to serve adjacent residential areas. The district is limited in size and facilities to preserve and protect the general character of the residential areas surrounding the districts. Permitted uses include coin-operated laundries, florists, office buildings, beauty shops, and nail salons. There are nine parcels in the City with this zoning designation. They are scattered throughout the City, located off of collector streets and near residential areas. See map.

The applicant submitted this petition in order to facilitate a plan for a portion of the property. Specifically, the applicant would like to divide the parcel into two lots, acquire one lot, and use the lot and existing building as an office. These actions cannot be accomplished under the current B-3 zoning designation, which requires a minimum lot size of 20,000 square feet. The B-1 zoning district has a 10,000 square feet minimum lot size and could accommodate a lot split and proposed use.



**EXISTING B-1 ZONING**

Properties Zoned B-1

Prepared by  
Department of Land Use and  
Development  
May, 2019

**2. PLANNING CONSIDERATIONS**

The surrounding zoning and land use is depicted in the table and following maps.

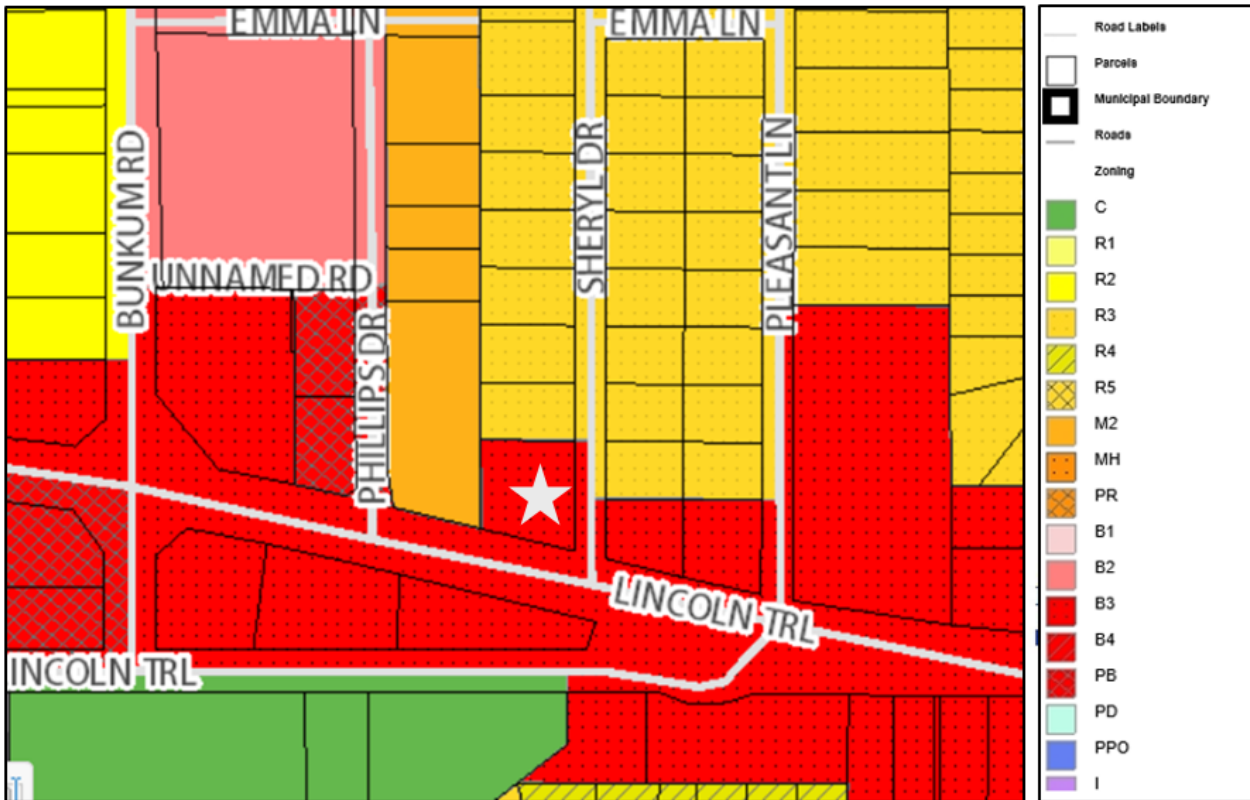
	ZONING	LAND USE
NORTH	R-3 Residential	Single-family
SOUTH	B-3 Business	Commercial – automotive
WEST	M-2 Multi-Family	Church
EAST	B-3 Business	Commercial – beauty salon

At issue is whether or not a map amendment changing the zoning designation at this location is appropriate. In considering this change, the Plan Commission may want to consider the adjacent property use and zoning; whether the proposed change is a better fit; the circumstances surrounding the request, and long term impact on the area.



# SURROUNDING ZONING

## 1 Sheryl Drive



### SECTION 14-2-2(B) MINIMUM BUSINESS AND INDUSTRIAL ZONE DISTRICT REGULATIONS

Minimum Requirements		"B-1" Neighborhood Business	"B-2" Office Business	"B-3" Community Business	"B-4" General Business	"I" Industrial
Lot Standards	Lot Area in Feet or Acres	10,000 sq ft	20,000 sq ft	20,000 sq ft	20,000 sq ft	20,000 sq ft
	Width at Building Line	80'	100'	100'	100'	100'
	Mean Depth	100'	150'	150'	150'	150'
Front Building Line Setback Requirements from Centerline or: Front Building Line Whichever is Greater	Local Streets	Consistent	N.A.	N.A.	N.A.	N.A.
	Local Collector		105'	105'	105'	105'
	Collector Streets	With the	110'	110'	110'	110'
	Arterial Streets		115'	115'	115'	115'
	County Highways		105'	105'	105'	105'
	State & Federal Highways	Adjoining	115'	115'	115'	115'
Front Lot Line	Residential	75'	75'	75'	75'	
Depth of Side Yard Abutting a Street		25'	25'	25'	25'	
Depth of Side Yard Abutting Lot or District	Total for Both	District(s)	25'	25'	25'	50'
	Minimum for Either	When abutting a "R" or "MH" district or lot, a side yard of 25' is required. When abutting a "R" or "MH" district, a landscaped screen of at least 10' in depth and expected to reach a height of at least 10' shall be provided.				20'
Other Provisions	Depth of Rear Yard	20'	20'	20'	20'	20'
	Maximum Height of Principal Building	25'-over 25' by Spec Use Permit	35'-over 35' by Spec Use Permit	35'-over 35' by Spec Use Permit	45'-over 45' by Spec Use Permit	45'-over 45' by Spec Use Permit
	Floor Area Ratio	0.5	1.0	1.0	2.1	1.0

\*All distances are in lineal feet unless otherwise stated.  
N.A. = Not Applicable

## Exhibits

1. Application and Supporting Documents
2. Resolution

### CONTACT INFORMATION

Property Owner(s): Jose V. Thomas, MD  
 Mailing Address: 1800 South Brentwood Blvd. Apt. 1116 St. Louis, MO 63144  
 Phone: 314-210-7600  
 E-Mail: vjt@radiancestl.com


Applicant/Agent: JASON CUNNINGHAM  
 Relationship to owner: BUYER  
 Mailing Address: 1122 HEATHERWOOD DR. OFALLON, IL 62269  
 Phone: 951-541-6569  
 E-Mail: JASON5966@AOL.COM

### 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:  dotloop verified  
04/01/19 3:31 PM CDT  
VASP-KMGD-KCRZ-EX4U Date: 04/01/2019  
 Printed Name: \_\_\_\_\_

Signature of Applicant:  Date: APRIL 1, 2019  
 Printed Name: \_\_\_\_\_

**STATEMENT OF JUSTIFICATION  
for  
Map Amendment (Rezoning)**

**1 Sheryl Drive  
Fairview Heights, IL 62208**

**April 8, 2019**

**Introduction**

This request for a map amendment (rezoning) for the property in question will result in 1 Sheryl Drive being rezoned from B3 to B1 and the following.

The property is to be divided between the two existing buildings so that the house on the East side of the property retains a majority of the back yard and the office building on the West side of the property retains a majority of the front parking. The properties will retain more than 10,000 square feet of property to maintain the minimum lot size requirement for a B1 (Neighborhood Business).

Once the rezoning is approved pending the above stated conditions a survey will be conducted to create the new legal property descriptions for both properties.

The current property consists of a single parcel approximately .53 acres and is situated on the corner of Lincoln Trail and Sheryl Drive.

There are two structure located on the property; the property is currently zoned B-3 and lies within Fairview Heights city limits. No other overlay zoning district exists on the property.

The property is currently not in use. Upon completion of the rezoning the intent is to remodel and renovate both buildings. The building office building on Lincoln Trail is currently under contract to be used as office space and the building on Sheryl drive is also pending a lease.

**END**



## CITY OF FAIRVIEW HEIGHTS

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

April 26, 2019

**RE: PC05-19, Zoning Amendment, 1 Sheryl Drive, Fairview Heights, Property Identification Number 03-29.0-204-009**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, April 25, 2019 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, May 14, 2019 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  
PC05-19



# CITY OF FAIRVIEW HEIGHTS

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## PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, May 14, 2019 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 Zoning Amendment to rezone property from "B-3" Business District to "B-1" Business District for property located at 1 Sheryl Drive, Fairview Heights, IL, also identified by St. Clair County PIN 03290204009.

Property legally described as: KOMBRINK SUB, LOT/SEC-19 A02585902 as recorded in the Records Office of St. Clair County Illinois.

Request was made by Jason Cunningham, 1122 Heatherwood Drive, O'Fallon IL, 62269.

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

Dated this 23rd day of April, 2019.

### **FAIRVIEW HEIGHTS PLANNING COMMISSION**

BY: Jim Bramstedt, Chairman

PC 05-19

OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
RESIDENT	1 PLEASANT LN		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	1 SHERYL DR		FAIRVIEW HEIGHTS, IL	62208
JOSEPH & BEVERLY RIDGWAY	10 SHERYL DR		FAIRVIEW HTS, IL	622081819
SAMUEL & SUZY DOUGLAS	1002 STONYBROOK DR		O FALLON, IL	622693501
THE CITY OF FAIRVIEW HEIGHTS	10025 BUNKUM RD		FAIRVIEW HEIGHTS, IL	62208
RATANJIBBAI & LAXMIBEN PATEL	10039 LINCOLN TRL		FAIRVIEW HEIGHTS, IL	622081847
RESIDENT	10040 LINCOLN TR		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10055 BUNKUM RD		FAIRVIEW HEIGHTS, IL	62208
MARK A & LISA D PRSHA	10085 LINCOLN TRL		FAIRVIEW HEIGHTS, IL	622081847
BAPTIST CHURCH NEW CHRISTIAN F	10090 OLD LINCOLN TRAIL		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	10099 LINCOLN TR		FAIRVIEW HEIGHTS, IL	62208
ILLINOIS INC CEREBRAL PALSY OF	10200 OLD LINCOLN TR		FAIRVIEW HEIGHTS, IL	62208
RUSSELL J KRAUSE	10206 LINCOLN TR		FAIRVIEW HEIGHTS, IL	62208
ST JOHNS UNITED CH OF CHRIST	10207 LINCOLN TRL		FAIRVIEW HTS, IL	622081827
MERANDA J BELL	11 PLEASANT LN		FAIRVIEW HEIGHTS, IL	62208
TEPEN PATRICIA K ZYSK ELLANORA	11 SHERYL DR		FAIRVIEW HEIGHTS, IL	62208
EDGAR NELSON	12 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081819
GARAGE PRODUCTIONS LTD	1522 TROY RD	PO BOX 491	EDWARDSVILLE, IL	620250491
THOMAS ZINIA MD THOMAS V JOSE	1800 S BRENTWOOD BLVD	APT 1116	SAINT LOUIS, MO	63144
ROBERT & LINDA ANDERSON	2 SHERYL DR		FAIRVIEW HTS, IL	622081819
% RONG CHOU LIN LS RENTAL PROP	26 WOLF CREEK DR		SWANSEA, IL	62226
WILLIAM PARKER	3 PLEASANT LN		FAIRVIEW HTS, IL	622081813
GREAT FALLS LAND TR	339 S 6TH ST		MASCOUTAH, IL	62258
SOUTHERN ILLINOIS BAPTIST CHUR	4 PHILLIPS DR		FAIRVIEW HEIGHTS, IL	62208
WILLIE HOPSON	4 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081819
RESIDENT	5 PLEASANT LN		FAIRVIEW HEIGHTS, IL	62208
SCOTT A & JENNIFER D.L HUDSON	5 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081818
RESIDENT	57 PHILLIPS DR		FAIRVIEW HEIGHTS, IL	62208
JAMES D ROBERTSON	6 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081819
ZINI CHAD M YINGER ZACHARIAH F	602 E BROADWAY		ALTON, IL	62002
RESIDENT	62 PHILLIP ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENT	64 PHILLIP ST		FAIRVIEW HEIGHTS, IL	62208
ESTELLA J CICH	7 PLEASANT LN		FAIRVIEW HTS, IL	622081813
PERRY & KATHY MORDINI	7 SHERYL DR		FAIRVIEW HEIGHTS, IL	62208
CORNELL & SHONDIA T CANNON	8 SHERYL DR		FAIRVIEW HEIGHTS, IL	622081819
ORVILLE F & WF EVERSMAN	9 PLEASANT LN		FAIRVIEW HEIGHTS, IL	62208
MARY C RUSSELL	9 SHERYL DR		FAIRVIEW HTS, IL	622081818
ATTN: ALKA PATEL FAIRVIEW BP I	904 SPYGLASS HILL CT		CASEYVILLE, IL	62232
L S RENTAL PROPERTY INC	PO BOX 23291		BELLEVILLE, IL	622230291
SUNFLOWER SECURITIES LLC	PO BOX 303		WATERLOO, IL	62298

## **RESOLUTION PC 004-19**

### **A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC05-19 RELATING TO A REQUEST FROM JASON CUNNINGHAM TO ALLOW ZONING MAP AMENDMENT FOR PROPERTY CURRENTLY ZONED “B-3” COMMUNITY BUSINESS DISTRICT TO “B-1” NEIGHBORHOOD BUSINESS DISTRICT.**

**WHEREAS**, Jason Cunningham, 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 “B-1” Neighborhood Business District and located at 1 Sheryl Drive, also identified as PIN 03290204009.

**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 May 14, 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, 1 Sheryl Drive, is developed with two buildings.
3. That the Subject Property contains approximately 23,201 square feet tract.
4. That this amendment will/will not require any changes to traffic circulation and ingress/egress.
5. That this amendment will /will not require any changes to lighting, landscaping, or the existing site usage.
6. That the proposed amendment 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.
7. That the proposed amendment will/will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
8. That the proposed amendment will/will not be hazardous or disturbing to existing neighboring uses.
9. That the proposed amendment will/will not be served adequately by public facilities and services such as highways and streets.
10. That the proposed amendment 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.

- 11. That the proposed amendment 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.
- 12. The proposed use will/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.

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 14th day of May, 2019.

\_\_\_\_\_  
 Planning Commission Chairman

ATTEST:

\_\_\_\_\_  
 Land Use Director

Jason Cunningham hereby acknowledges receipt of this Resolution and that he has reviewed the conditions of this Ordinance 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.

\_\_\_\_\_