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 MAY 14, 2019

4. PC CASES
   a. PC 06-19, Special Use Permit for 1 Pleasant Drive to allow a daycare to operate in the B-3 Business Commercial Zoning District. Vote requested.
   b. PC 07-19, Special Use Permit for 9612 Fairmont Drive to allow a lodge to operate in the C – Conservation Zoning District. Vote requested.
   c. PC 08-19, 6405 Old Collinsville Road Map Amendment (re zoning) request from R-4 Residential to PB – Planned Business Development and a Development Plan to allow for the expansion of an existing gas station with a convenience store at 1029 Lincoln Highway. 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 July 9, 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 (7 members) in attendance: Don Barkley, Patrick McCarthy, Larry Mensing, Greg Moats, Kelly Smith, Pat Wesemann, and Gregory Coleman. Also, in attendance were Andrea Riganti (Director of Land Use), Andrew Hoerner (Attorney), and Kendra Tucker (Secretary).

2. CITIZENS COMMENTS

None

3. APPROVAL OF MINUTES

The minutes of April 9, 2019 approved as written.

4. PUBLIC HEARING

7:00 PM- PC05-19, Zoning Map Amendment, 1 Sheryl Drive

Riganti presented the staff advisory to the commission.

The applicant is present.
Jason Cunningham of 1122 Heatherwood Drive, O’Fallon, IL was sworn in.
The applicant explained the request of rezoning 1 Sheryl Drive to allow for a church office space to the commission.

Cunningham clarified that approving the request for a B-3 to be changed to a B-1 district would make the use of the property more restrictive. Cunningham also clarified how the property would be divided.

Riganti explained what the potential uses for the property would be as a B-1 district.

There were two individuals present to speak on the application
Jennifer Kassly of 8 Trail Ridge Road, Fairview Heights was sworn in. Kassly stated that her mother lives in the neighborhood of 1 Sheryl Drive. She then voiced her concern on if the church would have events how it would impact traffic flow.

Elizabeth Rich of 24 Lindenleaf Lane, Belleville, IL was sworn in. Rich stated that her mother lives in the neighborhood of 1 Sheryl Drive. She stated her concern of what the potential use of the house was on the property.

Cunningham responded to the speakers’ concerns stating that the church does not conduct business such as event space rentals. He also stated that this change to the zoning would reduce the items that could occur at this location.

Bramstedt closed the public portion of the meeting.

The commission discussed the application.

Commissioner McCarthy made a motion to approve.

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

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

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

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

10. That the proposed amendment 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.

11. That the proposed amendment 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 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; Moats upon vote being taken thereon, the following voted in favor thereof: Mensing, Moats, Wesemann, Barkley, Coleman, Smith, McCarthy, & Bramstedt

and the following voted against the same: None.

and the following abstained: None.

and the following were absent: Herrington & Hoppe

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 14th day of May, 2019.

5. OLD BUSINESS
None.

6. ANNOUNCEMENTS

Directors Report

Riganti updated the commission on the status the Fountains Preliminary Plat application stating that it had been approved. Riganti also stated that the Final Plat will return to the Planning Commission for approval prior to construction.

ADJOURNMENT – Meeting adjourned at approximately 7:40 p.m.
The next regularly scheduled meeting of the Fairview Heights Planning Commission will be June 11, 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-06-19

REQUEST: Special Use Permit (SUP) to Allow a Daycare in the B-3 Community Business District at 1 Pleasant Road

APPLICANT NAME: Tamala Malone

MEETING DATE: June 11, 2019

ZONING: B-3 Community Business District

PROPOSED LAND USE: Daycare

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

SPECIAL USE PERMIT
1 Pleasant Drive

LOCATION MAP

Prepared by Department of Land Use and Development June, 2019

Subject Property
1. BACKGROUND

Summary
The City of Fairview Heights Development Code divides the City into districts and establishes a set of land uses that are either “permitted” or “special”. Permitted uses are compatible land uses authorized as a matter of right. Special uses are those that may cause potential conflict depending on the scope of the operation. A special use may be allowed after a review by Plan Commission and City Council, in accordance with Development Code section 14-10-8. Each special use is evaluated on its own merits.

The applicant proposes to operate a daycare center to serve children between the ages of 6 weeks to 12 years old. The Illinois Department of Children and Family Services has visited the site and authorized the applicant to accept up to 75 children. The expected hours of operation are 6:00 a.m. through 7:00 p.m. The business expects to employ up to 15 staff. Additional information about the proposal can be found in Appendix A.

The subject site is zoned B-3 Community Business District. A daycare is listed as a special use in the B-3 Zoning District, as per Development Code section 14-2-11.C.

Context
The subject property is located in the middle portion of the City, east of Bunkum Road, north of Lincoln Trail and west of Pleasant Avenue. The parcel is approximately .38 acre and includes a +/- 4,800 square foot building and on-site parking. The building was constructed in 1964 and is in need of renovation. The site is completely built out, with little opportunity for building expansion given current zoning district requirements and adjacent property uses. The building has been vacant for about one year, and was formerly occupied by Pantera’s Pizza.

There is one curb cut onto the property, which is located at the east side of the property approximately 30 feet from the back of the curb. There are adequate public utilities and infrastructure available to the site. A sidewalk is provided along Lincoln Trail to the south of the property, but none is present along Pleasant Drive to the east. This portion of Lincoln Trail is served by the #12 O’Fallon-Fairview Heights Metro Bus.

The zoning and land uses of adjoining properties are as follows:

North: R-3 Single Family Residential; Single-family residence

South: B-3 Community Business District; Vacant; Commercial – automobile repair

West: B-3 Community Business District; Hair salon, vacant

East: B-3 Commercial Business District; Church
Site Views
Planning Considerations
At issue is whether or not the proposed use is reasonable as per the Development Code and SUP standards.

SUP standards:

1. The effect the proposal would have on the City’s comprehensive plan.

   Finding: The City’s Comprehensive Plan identifies the subject property as in a neighborhood serving commercial areas. These areas should provide daily goods and services to nearby residential areas and should be smaller in scale and intensity than other commercial areas. The proposed daycare is consistent with the intent of the comprehensive plan.

2. The effect the development would have on schools, traffic, streets, shopping, public utilities and adjacent properties.

   Finding: The site has been vacant for over a year; therefore, any use will have some impact. However, no additional services are required to serve this site. In terms of traffic, a daycare use typically generates the most site visits during two peak timeframes: between 7:00 a.m. – 9:00 a.m. and 4:00 p.m. – 6:00 p.m. During these time periods, children are dropped off or picked up, with each visit generally lasting an average of 10 minutes. This traffic is not anticipated to disrupt normal patterns and flow to an unacceptable level of service. If issues are discovered after operations commence, the operator should
consider mitigating strategies such as staggering or assigning drop off/pick up times. A condition to the SUP will be added to accommodate potential concerns.

Daycares often generate noise during times when children are outside. The applicant plans to have regular times for outdoor play, not to coincide with typical residential morning and evening quiet hours observed. A condition to the SUP will be added to accommodate potential concerns.

3. Is the application necessary for the public convenience at that location?

Finding: The proposal offers convenience at the location.

4. In the case of an existing nonconforming use, will a special-use permit make the use more compatible with its surroundings?

Finding: N/A

5. Is the application so designed, located and proposed to be operated that the public health, safety, and welfare will be protected?

Finding: The proposed business is not expected to have a substantial impact on the factors cited in this criteria.

6. Will the application cause injury to the value of other property in the neighborhood in which it is located?

Finding: The daycare use is not anticipated to have a harmful impact on the neighborhood. Rather a previously vacant building will be activated and may help generate additional redevelopment efforts.

7. Will the special use be detrimental to the essential character of the district in which it is located?

Finding: A daycare use is less intense than the previous restaurant use and is not anticipated to be detrimental to the surrounding uses. Located on Lincoln Trail, it is within a commercial corridor business district.

Other Applicable Standards
Section 14-3-20 of the Development Code identifies performance standards for developments and redevelopments, and applies to this application:

PERFORMANCE STANDARDS – GENERAL
(A) Any lot shall be properly graded for drainage and maintained in good condition, free from trash and debris.
(B) Noise emanating from any use shall not be of such volume or frequency as to be unreasonably offensive at or beyond the property line. Unreasonably offensive noises due to intermittence, beat frequency or shrillness shall be muffled so as not to become a nuisance to adjacent uses.
(C) No obnoxious, toxic or corrosive matter, smoke, fumes or gases shall be discharged into the air or across the boundaries of any lot in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or to cause injury or damage to property or business.

A building permit will be required for interior remodeling.

Exhibits
1. Application and Supporting Documents
2. Public notice
3. Resolution and Findings of Fact
APPLICATION FOR SPECIAL USE PERMIT

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

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Special Use Permits are reviewed by the City’s Planning Commission, Community Committee and City Council. City Council has the final decision on the application. Representation is required at these meetings.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal. The application will be processed and scheduled for Plan Commission consideration after it is deemed complete.

Applicants are responsible for the following:

1. Two hard copies and one electronic version of the completed application and submittal requirements. The application deadline to the Department of Land Use and Development is at least thirty-six (36) days prior to the Plan Commission meeting.
2. Application fees.
3. Posting a public hearing notice sign on the subject property; providing photographic evidence of same.
4. Newspaper public notification fee.

Revised 3/2019
PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name: Tree of Life Childcare
Project Address: 11 Pleasant Lane
Parcel ID: 03-09-0-205-018
Current Use of Property: Vacant
Project Size/Acreage: 3.8 Acres
Number of Lots: 1
Density: 147' W x 84' D x 125' F

CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s): Tamala Malone
Mailing Address: 7108 Cedar Mill Dr. Shiloh, IL 62221
Phone: (618) 449-9986
E-Mail: m-tamala@yahoo.com

Applicant/agent: ________________________________
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: ________________________________ Date: 5-3-19
Printed Name: ________________________________

Signature of Applicant: ________________________________ Date: ________________________________
Printed Name: ________________________________
Tamala Malone

768 Cedar Mill Dr.

Shiloh, IL 62221

The project planned at 1 Pleasant Lane will be a daycare center. I have been in the childcare industry for 10 years now. I love children. I have a positive reputation with DCFS. DCFS considers the location as an ideal site. They have visited and have authorized up to 75 children between ages 6 weeks to 12-years-old. The estimated time to develop this project is 6 months. We plan on beginning renovations July 1, 2019, and open January 2, 2020. We have partnered with several shelters to provide childcare, so the demand is high. Having this demand for care, we will be able to employ up to 15 employees. Expected hours of service will be from 6am-7pm; with anticipated traffic between the hours of 7am-8:30am and 3pm-4:30pm. Children will be dropped off and picked up at the front entrance of the building. Up to 25 parking spaces are on the property and should not impact traffic. Having this location is convenient for parents as it will be great for business in the area. This location would also be great for the economy. Not only are we providing jobs at our site, we would also be helping parents in the area get jobs. This location has been vacant for over 15 years. Operating a business at this site would bring the property values up as well as generate taxes that could help the city. It is my hope to have this approved in time to begin renovations July 1.
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1 PLEASANT LN
May 24, 2019

RE: PC06-19, Special Use Request, 1 Pleasant Drive, Fairview Heights, Property Identification Number 03-29.0-205-018

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of “Notice of Public Hearing” which appeared in the Thursday, May 23, 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, June 11, 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
Enclosure PC06-19
PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, June 11, 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 Special Use Permit to allow a day care business to operate in the B3 Business District at 1 Pleasant Drive, Fairview Heights, IL and also identified as St. Clair County PIN 03-29.0-205-018.

Request was made by Tamala Malone.

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

Dated this 20th day of May, 2019.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC 06-19
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<td>FAIRVIEW HEIGHTS, IL</td>
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<tr>
<td>MARK &amp; LISA PRSHA</td>
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<td>BAPTIST CHURCH NEW CHRISTIAN F</td>
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<td>ILLINOIS INC CEREBRAL PALSY</td>
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<td>STEVEN M GRINSTON</td>
<td>9 MECKFESSEL DRIVE</td>
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<td>ROBERT &amp; DEBRA PYLES</td>
<td>11 MECKFESSEL DRIVE</td>
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<td>RESIDENT</td>
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<td>920 N ILLINOIS STREET</td>
<td>BELLEVILLE, IL</td>
</tr>
<tr>
<td>FAIRVIEW CASEYVILLE TWP FIRE</td>
<td>214 ASHLAND AVENUE</td>
<td>FAIRVIEW HEIGHTS, IL</td>
</tr>
</tbody>
</table>
Planning Commissioner Wesemann introduced the following resolution and moved for its adoption:

RESOLUTION PC 5-19

A RESOLUTION ADOPTING FINDINGS OF FACT PC 6-19 RELATING TO A REQUEST FROM TAMALA MALONE TO APPROVE A SPECIAL USE PERMIT WITHIN “B-3” COMMERCIAL BUSINESS DISTRICT FOR A DAYCARE ESTABLISHMENT LOCATED AT 1 PLEASANT DRIVE

WHEREAS, Tamala Malone, hereinafter referred to as the “Applicant,” has properly applied for a Special Use permit for a daycare establishment within the “B-3” Commercial Business District located at 1 Pleasant Drive.

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 June 11, 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 Pleasant Drive, is zoned B-3 Commercial Business District. The building is approximately 4,800 square feet.

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

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

5. That the proposed use 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.

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

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

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

9. That the proposed use 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.
10. That the proposed use 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.

11. The proposed use will/will not 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.

14. That the Permittee shall meet the performance standards identified in Section 14-3-20 of the Development Code, and ensure in particular that traffic and noise impacts deemed to be excessive to surrounding residential areas are reasonably mitigated. Mitigation strategies will be reviewed by the Director of Land Use prior to implementation.

The motion for the adoption of the foregoing resolution was duly seconded by;

and the following voted for the same:

and the following 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 11th day of June 2019.

______________________________
Planning Commission Chairman

ATTEST:

______________________________
Land Use Director
Tamala Malone hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: __________________________  Its: __________________________

STATE OF ILLINOIS) ) SS.
COUNTY OF __________) 

On this ____ day of ______________, 2019 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.

______________________________
TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC-07-19

REQUEST: Special Use Permit (SUP) to Allow a Lodge to Operate in the C-Conservation Zoning District at 9612 Fairmont Avenue

APPLICANT NAME: Christine Bishop

MEETING DATE: June 11, 2019

ZONING: C-Conservation District

PROPOSED LAND USE: Lodge

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

SPECIAL USE PERMIT
9612 Fairmont Drive

LOCATION MAP
PC-07-19

Subject Property

Prepared by
Department of Land Use and Development
June, 2019
1. **BACKGROUND**

**Summary**
The City of Fairview Heights Development Code divides the City into districts and establishes a set of land uses that are either “permitted” or “special”. Permitted uses are compatible land uses authorized as a matter of right. Special uses are those that may cause potential conflict depending on the scope of the operation. A special use may be allowed after a review by Plan Commission and City Council, in accordance with Development Code section 14-10-8. Each special use is evaluated on its own merits.

The proposal is to allow a lodge to operate in the C-Conservation District. The lodge would target “crafters” for “scrapbooking weekends”. There will be eight to ten beds offered, with a maximum capacity of ten overnight guests. According to the applicant, there are few facilities that offer weekend overnight stays and can meet crafter’s space needs, which include: adequate parking, well-lit rooms, convenient bathrooms, food preparation and storage areas, multi-purpose area and dedicated sleep areas. The applicant is a crafter and would like to offer this option in a to be built 3,700 square feet residence, to include a dedicated area for the lodge. Guests will provide their own food, and the applicant will provide lodging and crafting space. Guests will arrive Friday afternoons and depart on Sundays. The operation details of the lodge have not yet been provided.

The subject site is zoned C-Conservation District. A lodge is listed as a special use in this district, as per Development Code section 14-2-4.C.

**Context**
The subject property is located in the middle western portion of the City, east of Bunkum Road, north of Holy Cross Road and south of I-64. The parcel is approximately 4 acres, and is primarily vacant but for a quanset hut.

The property is heavily treed, much of which is to remain. Vehicular access to the property is limited to Fairmont Road, which only serves the surrounding residential area.

The zoning and land uses of adjoining properties are as follows:

**North:** R-3 Single Family Residential; Single-family residence

**South:** C Conservation District; Single-family residence

**West:** C Conservation District; Single-family residence

**East:** MH Manufactured Home; Single-family residence, manufactured home
Site Views
**Planning Considerations**

At issue is whether or not the proposed use is reasonable as per the Development Code and SUP standards.

SUP standards:

1. The effect the proposal would have on the City’s comprehensive plan.

   **Finding:** The City’s Comprehensive Plan identifies the subject property as in a single-family area. The proposed home occupation lodge is consistent with the intent of the comprehensive plan.

2. The effect the development would have on schools, traffic, streets, shopping, public utilities and adjacent properties.

   **Finding:** The use will generate additional traffic. Guests must reserve the space in advance, therefore there will not be unexpected traffic. The anticipated number of vehicle trips is not predicted to negatively impact infrastructure or residential traffic patterns. If issues are discovered after operations commence, the operator should consider mitigating strategies such as changing check in/check-out times.

   The lodge is intended for “quiet retreat weekends” and is not expected to generate noise that negatively impacts adjacent residential areas. A condition to the SUP will be added to accommodate potential concerns.

3. Is the application necessary for the public convenience at that location?

   **Finding:** The proposal offers convenience at the location.

4. In the case of an existing nonconforming use, will a special-use permit make the use more compatible with its surroundings?

   **Finding:** N/A

5. Is the application so designed, located and proposed to be operated that the public health, safety, and welfare will be protected?

   **Finding:** The proposed operation is not expected to have a substantial impact on the factors cited in this criteria.

6. Will the application cause injury to the value of other property in the neighborhood in which it is located?

   **Finding:** The lodge is not anticipated to have a harmful impact on the neighborhood.

7. Will the special use be detrimental to the essential character of the district in which it is located?

   **Finding:** The lodge will be contained within the applicant’s primary residence. As such, it will not be out of character with the residential nature of surrounding uses.

**Other Applicable Standards**

Section 14-3-20 of the Development Code identifies performance standards for developments and redevelopments, and applies to this application:

**PERFORMANCE STANDARDS – GENERAL**

(A) Any lot shall be properly graded for drainage and maintained in good condition, free from trash and debris.
(B) Noise emanating from any use shall not be of such volume or frequency as to be unreasonably offensive at or beyond the property line. Unreasonably offensive noises due to intermittence, beat frequency or shrillness shall be muffled so as not to become a nuisance to adjacent uses.

(C) No obnoxious, toxic or corrosive matter, smoke, fumes or gases shall be discharged into the air or across the boundaries of any lot in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or to cause injury or damage to property or business.

A building permit will be required for the construction of the residence/with lodge.

**Exhibits**
1. Application and Supporting Documents
2. Public notice
3. Resolution and Findings of Fact
# Application for Special Use Permit or Development Plan

**Fairview Heights**

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

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

<table>
<thead>
<tr>
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<tr>
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<th>Recommendation of Plan Commission:</th>
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<th>Date of Final City Council Decision:</th>
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<th>Action by City Council:</th>
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**Development Plan:**

**Amended Development Plan:**

**Special Use:**

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.

1. **Name of property owner(s):** Donald K. Bishop, Christine Rae Bishop
   
   **Mailing address:** 9612 Fairmount Rd., Fairview Heights, IL 62208
   
   **Phone:** (618) 210-9379
   
   **E-Mail:** craebishop@gmail.com

2. **Name of applicant (if other than owner):** Same
   
   **Relationship to owner (contractor, family member, lessee, etc.):**
   
   **Mailing address:**
   
   **Phone:**
   
   **E-Mail:**

---

*(Note: The form is incomplete and requires additional information to be filled out.)*
3. Address of property: Same
   Parcel (Tax) ID number: ________________________________
   Present use of property: ________________________________
   Zoning district: ________________________________

4. Type of Development for which permit is requested:
   Lodge/Retreat Center

5. (For residential developments only)
   Density: ________
   Number of structures: ________  Dwelling units per structure: ________
   Total number of dwelling units: ________
   Estimated number of persons per dwelling unit: ________
   Density = Population of development = ________ = ________ persons/acre.

6. A special use permit or development plan approval 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; that I have read and understand the regulations pertaining to Special Uses and Development Plans and I believe to the best of my knowledge that the proposed will not violate any portion of said code.

   I also understand that as the Applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

   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: ___________________________ Date: 2 March 2019
Signature of Applicant: ___________________________ Date: 2 March 2019
# Home Occupation Permit Application

## Applicant/Contact Information

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Christine Rae Bishop</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Address</td>
<td>9612 Fairmont Rd.</td>
</tr>
<tr>
<td>City</td>
<td>Fairview Heights</td>
</tr>
<tr>
<td>State</td>
<td>IL</td>
</tr>
<tr>
<td>Zip</td>
<td>62208</td>
</tr>
<tr>
<td>Home Phone Number</td>
<td>(618) 210-9379</td>
</tr>
<tr>
<td>Work Phone Number</td>
<td>(618) 373-5600</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:christinescrap@email.com">christinescrap@email.com</a></td>
</tr>
<tr>
<td>Fax Number</td>
<td></td>
</tr>
<tr>
<td>Cell Phone Number</td>
<td>(618) 210-9379</td>
</tr>
<tr>
<td>Name of Business</td>
<td>Christine's Corner for Scrapbooking, dba:</td>
</tr>
<tr>
<td>Business Address</td>
<td></td>
</tr>
<tr>
<td>Business Phone Number</td>
<td>(618) 373-5600</td>
</tr>
</tbody>
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## Proposed Site (Subject Property) Information

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>PID</td>
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<tr>
<td>Lot Size</td>
<td>0.25 acres</td>
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<tr>
<td>Legal Description</td>
<td>Parcel No. 02-24-0-403-039, Canteen Township</td>
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<tr>
<td>Highland Park Lot/Sec</td>
<td>17 E 311 Ft.</td>
</tr>
<tr>
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<td>A0394088</td>
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Land Use Department
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208
Home Occupation Permit Application pg. 1 of 6
**Property Owner Contact Information**

(If different from applicant’s information)

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>Christine Rae Bishop</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Address</td>
<td>Same</td>
</tr>
<tr>
<td>Home Phone Number</td>
<td>(816) 210-9379</td>
</tr>
<tr>
<td>Work Phone Number</td>
<td>(816) 373-5600</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:christinescrops@gmail.com">christinescrops@gmail.com</a></td>
</tr>
<tr>
<td>Fax Number</td>
<td>( )</td>
</tr>
<tr>
<td>Name of Business</td>
<td>Christine’s Corner</td>
</tr>
<tr>
<td>Business Address</td>
<td>(if applicable)</td>
</tr>
<tr>
<td>Business Phone</td>
<td>(if applicable)</td>
</tr>
<tr>
<td>Business Fax Number</td>
<td>(if applicable)</td>
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</table>

**HOME OCCUPATION INFORMATION**

Describe the nature of your proposed occupation (include product or service you provide; days/hours of operation; type of equipment used, types of materials used, etc.). Also attach a drawing identifying all buildings on the property, their dimensions, their approximate location from property lines, the building in which the occupation will be conducted, driveway location and dimensions, etc.).

Craft Retreat Center - guests will spend the weekend w/us. Guests will provide their own food. We will just be providing lodging and space to work on their craft. Guests will arrive Friday and leave on Sunday.
Will you employ persons that do not live in the home on the property? Yes ( ) -or- No (√)

If yes, how many non-resident employees will work on the site? ____________________

How many non-resident employees will work off-site? ____________________

Will it be necessary employees working off-site to come to the home? ________________

If so, explain:

______________________________________________________________

Will customers or clients come to the property? Yes (√) -or- No ( )

How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period? (this includes employees, customers, deliveries, etc.)?

Possibly 10 on Friday - coming in then up to 10 on Sunday leaving.

Will any vehicles, other than your private car(s), be used in connection with the home occupation? Yes ( ) -or- No ( √)

If so, provide number, size and type of vehicles:

______________________________________________________________

Do you intend to store supplies and/or materials on the site? Yes ( ) -or- No ( √)

Please describe items to be stored and where?

______________________________________________________________

Are any of the home occupation processes or materials subject to review and permitting by St. Clair County Environmental Services? Yes ( ) -or- No ( √)

If so, explain and/or provide necessary documents.

______________________________________________________________

Land Use Department
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208
Home Occupation Permit Application pg. 4 of 6
Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes (✓) -or- No (   )

Does the home occupation owner rent the property? Yes (   ) -or- No (✓)

Will any part of the occupation be conducted in the home? Yes (✓) -or- No (   )

If so, what activities will be conducted in the home and in which room(s)?

Sleeping & Crafting, West half of house

What is the gross living area of the home? 3700 Sq Feet

How much of that area will be used for the occupation? 1500 Sq Ft.

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes (   ) -or- No (✓)

If so, explain:

Will there be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes (✓) -or- No (   )

Will any structural additions or alterations to home or garages be required for this occupation? Yes (   ) -or- No (✓)

If so, explain:

House is being built to accommodate all at this time
LEVEL I AUTHORIZATION OF APPLICATION
(Application does NOT require Planning Commission Recommendation and City Council Approval)

I hereby apply for a Home Occupation Permit and I acknowledge that the information above is complete and accurate; that I have read and understand the regulations pertaining to Home Occupations (City Code Section) and believe to the best of my knowledge that the proposed Home Occupation will not violate any portion of said code. I understand that any change in the information may invalidate this approval and require a new application. I understand my Home Occupation application may be revoked if it is determined by the Zoning Administrator that it constitutes a fire hazard to neighboring residences, or a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances, as determined by the Zoning Administrator. I also understand that my Home Occupation Permit may be revoked by the Zoning Administrator if I fail to comply with all the provisions.

I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

[Signature]

Applicant Signature Date

Co-Applicant Signature Date

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into by the City of Fairview Heights and I will be held liable for any and all costs incurred by the City.

[Signature]

Property Owner Signature Date

Co-Property Owner Signature Date

ZONING ADMINISTRATOR DETERMINATION – FOR OFFICE USE ONLY

Reviewed by:

<table>
<thead>
<tr>
<th>Building Inspections</th>
<th>Date</th>
<th>Fire Department</th>
<th>Date</th>
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<tr>
<td>Code Enforcement</td>
<td>Date</td>
<td>A.C Environ.</td>
<td>Date</td>
</tr>
</tbody>
</table>

Approved ( ) -or- Denied ( ) By: __________________________ Date: ______________

Additional Comments and/or Provisions:

[Blank lines]
LEVEL II AUTHORIZATION OF APPLICATION
(Application DOES requires review by Planning Commission and approval by City Council)

I hereby apply for a Home Occupation Permit and I acknowledge that the information above is complete and accurate; that I have read and understand the regulations pertaining to Home Occupations (City Code Section ) and believe to the best of my knowledge that the proposed Home Occupation will not violate any portion of said code. I understand that any change in the information may invalidate this approval and require a new application. I understand my Home Occupation application may be revoked if it is determined by the Zoning Administrator that it constitutes a fire hazard to neighboring residences, or a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances, as determined by the Zoning Administrator. I also understand that my Home Occupation Permit may be revoked by the Zoning Administrator if I fail to comply with all the provisions.

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

[Signature and Date]
Applicant Signature Date Co-Applicant Signature Date

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into by the City of Fairview Heights and I will be held liable for any and all costs incurred by the City.

[Signature and Date]
Property Owner Signature Date Co-Property Owner Signature Date

Land Use Department
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208
Home Occupation Permit Application pg. 6 of 6
House + garage are under roof.
May 24, 2019

RE: PC07-19, 9612 Fairmont Road, Fairview Heights, Property Identification Number 02-24.0-403-039

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of “Notice of Public Hearing” which appeared in the Thursday, May 23, 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, June 11, 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
PC07-19
PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, June 11, 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 Special Use Permit to allow a lodge/retreat center to operate in the C Conservation District at 9612 Fairmont Road, Fairview Heights, IL and also identified as St. Clair County PIN 02-24.0-403-039.

Request was made by Christine Bishop.

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

Dated this 20th day of May, 2019.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC 07-19
<table>
<thead>
<tr>
<th>OWNER</th>
<th>ADDRESS</th>
<th>CITYST</th>
<th>ZIPCODE</th>
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<tbody>
<tr>
<td>CHARLES W SPARKS</td>
<td>9714 RICHFIELD</td>
<td>FAIRVIEW HTS, IL</td>
<td>622081536</td>
</tr>
<tr>
<td>DOUGLAS E &amp; LINDA M KRESS</td>
<td>1421 2ND AVE</td>
<td>FAIRVIEW HEIGHTS, IL</td>
<td>62208</td>
</tr>
<tr>
<td>WILLIAM G KUNI</td>
<td>9800 RICHFIELD RD</td>
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<td>62208</td>
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<td>LEONARD &amp; VERA MILLER</td>
<td>5 ENTERPRISE RD</td>
<td>FAIRVIEW HEIGHTS, IL</td>
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Planning Commissioner Wesemann introduced the following resolution and moved for its adoption:

RESOLUTION PC 6-19

A RESOLUTION ADOPTING FINDINGS OF FACT PC 7-19 RELATING TO A REQUEST FROM CHRISTINE RAE BISHOP TO APPROVE A SPECIAL USE PERMIT WITHIN “C” CONSERVATION DISTRICT FOR A LODGE (HOME OCCUPANCY) LOCATED AT 9612 FAIRMONT ROAD

WHEREAS, Christine Rae Bishop, hereinafter referred to as the “Applicant,” has properly applied for a Special Use permit for a lodge establishment within the “C” Conservation District located at 9612 Fairmont Road.

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 June 11, 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, 9612 Fairmont Road, is zoned C Conservation District and is approximately 4 acres.

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

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

5. That the proposed use 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.

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

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

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

9. That the proposed use 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.
10. That the proposed use 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.

11. The proposed use will/will not 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.

14. That the Permittee shall meet the performance standards identified in Section 14-3-20 of the Development Code, and ensure in particular that traffic and noise impacts deemed to be excessive to surrounding residential areas are reasonably mitigated. Mitigation strategies will be reviewed by the Director of Land Use prior to implementation.

The motion for the adoption of the foregoing resolution was duly seconded by;

and the following voted for the same:

and the following 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 11th day of June 2019.

Planning Commission Chairman

ATTEST:

________________________________________
Land Use Director
Christine Rae Bishop hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: ___________________________                  Its: ___________________________

STATE OF ILLINOIS)                      ) SS.
COUNTY OF __________)                        

On this _____ day of ________________, 2019 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.

____________________________
TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC-08-19

REQUEST: Map Amendment request for 6405 Old Collinsville Road from R-4 Residential to PB-Planned Business Development and a Development Plan to allow for the expansion of an existing gas station with a convenience store at 1029 Lincoln Highway.

APPLICANT NAME: Nick Smock, TWM Project Manager, on behalf of Martin and Bayley, Inc.

MEETING DATE: June 11, 2019

ZONING: R-4 Residential District
PB- Planned Business District

PROPOSED LAND USE: Gas/Convenience Store

PLANNING COMMISSION ACTION: Consideration of the Map Amendment and Redevelopment Plan, make recommendation to the Community Committee and City Council which has final authority to approve or deny the request.

MAP AMENDMENT AND SITE DEVELOPMENT PLAN
6405 OLD COLLINSVILLE ROAD AND 1029 LINCOLN HIGHWAY

LOCATION MAP
PC-08-19

Prepared by Department of Land Use and Development June, 2019
1. **BACKGROUND**

**Summary**
The City of Fairview Heights Development Code divides the City into districts and establishes a set of land uses and regulations pertinent to the specific district. The “PB” Planned Business District is intended to encourage commercial development consistent with good planning practices and offer flexibility of site planning and design. Unlike traditional zoning districts, the procedure to change a zoning designation to PB involves two interconnected processes that are reviewed simultaneously. Specifically, the rezoning of a parcel or parcels to PB District must also include a Site Development Plan of the intended use. This process ties the rezoning to a unique, approved development rather than a list of permitted uses. The process also ensures that substantial changes to the approved site development plan are reviewed again by Planning Commission and City Council to ensure that the intent of the rezoning is met with the new proposal. Section 14-2-13 of the Development Code outlines the “PB” Planned Business District regulations and processes.

The development as completely envisioned includes the demolition of the existing Huck’s Convenience Store -- currently sited on two parcels at the northwest corner of Lincoln Highway (Highway 50) and Old Collinsville Road -- and construction of a larger store on three parcels. To accomplish this development, the residential property at 6405 Old Collinsville Road has been placed under contract. The current zoning of this property is R-4 Residential, which would not allow a C-store. A rezoning request to PB has been submitted.

**Proposed development.** The proposed development includes the construction of a 6,000 square foot building, new canopy, fuel pumps, and concrete paving. Additional site improvements include new landscaping, 6’ fence/buffering on north and an improved façade. The existing curb cuts on Old Collinsville Road and the western entrance on Lincoln Trail will be used. The existing third entrance will be abandoned. The site circulation layout will be redesigned to provide for more efficient interior vehicular movements. There will be 34 parking spaces provided.

The location of public utilities and facilities proposed to serve the site are provided. Plans for the proposed sewer improvements will be coordinated with the City and designed in accordance with City standards and Caseyville Township Sewer. Existing waterlines to the south and east of the property will accommodate the new development.

The anticipated traffic impact is detailed in traffic impact analysis, and is projected to be 19 new trips during morning peak hours and 24 new trips during evening peak hours. Based on this estimate, and a previous traffic impact analysis for the to-be developed property to the south, the existing roadway system is adequate to accommodate additional volume.

A project narrative and site plan is attached. Please refer to these documents for detailed information. The Site Development Plan for the expanded footprint is submitted in tandem with the rezoning request as required.

**Context**
The subject property is located in the middle eastern portion of the City, at the northwestern intersection of Old Collinsville Road and Lincoln Highway. The project is comprised of three parcels, one of which is currently residential and two that are the site of the existing Huck’s Convenience Store.
The zoning and land uses of adjoining properties are as follows:

**North:** R-4 Single Family Residential; Single-family residence

**South:** PB – Planned Business, proposed C-station

**West:** PB – Planned Business, office

**East:** City of O’Fallon, commercial
**Planning Considerations**
At issue is whether or not the proposed use meets the application requirements, development code standards, and best planning principles.

**Area Land use and Zoning.** The subject properties addressed as 1029 Lincoln Highway are currently zoned PB- Planned Business, and are in keeping with the land use of properties to the west, south, and east. The residentially zoned property – 6405 Old Collinsville Road – is the current delineation between the commercial corner and residential properties to the north. If rezoned, the intent is to expand the commercial area to the north. This property is larger than other residential properties to the north.

The building meets all setback requirements.

**Parking, Access, and Site Circulation.** Section 14-6-12 of the Development Code establishes the number of parking spaces required for this use. The applicant is proposing 34 parking spaces; 30 are required. The access points are via two existing curb cuts, with no traffic control mechanisms or other changes to existing access proposed.

The parking area meets the requirements set forth in Section 14-6-5, including landscaping.

**Buffer Yards and Landscaping.** Section 14-4-23 establishes buffers between adjacent land uses. A 20’ wide landscaping buffer will be installed along the property line to the north. A 6’ privacy fence is currently proposed.

**Other Requirements.** Signage will be designed and installed as per the development code and sign permit requirements. A dumpster with appropriate enclosure as required in Section 14-3-9 is proposed.

**Exhibits**
1. Application and Supporting Documents
2. Public notice
3. Resolution and Findings of Fact
**Transmittal**

**Attn:** Andrea Riganti  
**To:** 10025 Bunkum Road  
Fairview Heights, IL 62208

**Project:** Hucks Convenience Store  
**Project No:** 190126  
**Date:** May 3, 2019

**RE:** Application for Zoning Amendment and Site Development Plan

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<td>Application for Zoning Amendment</td>
<td>1</td>
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<td>Application for Site Development Plan</td>
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<tr>
<td>Planned Business Submittal</td>
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These are transmitted for the following action: For Review and Approval

**Comment:** Please contact us with any questions or requests. Architect is currently working on Elevations and floor plans. Owner will send check when final amount for applications is verified.

Thanks, Nick

**Copy To:** Name

**Signature:**  
By: Nick Smock, P.E.  
Project Manager

---

IF DOCUMENTS ARE NOT TRANSMITTED, PLEASE NOTIFY TWM.
APPLICATION FOR ZONING AMENDMENT

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

Map Amendments (Rezoning) and Text Amendments are reviewed by the City’s Planning Commission, Community Committee and City Council. City Council has the final decision on the application. Representation is required at these meetings.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal. The application will be processed and scheduled for Plan Commission consideration after it is deemed complete.

Applicants are responsible for the following:

1. Two hard copies and one electronic version of the completed application and submittal requirements. The application deadline to the Department of Land Use and Development is at least thirty-six (36) days prior to the Plan Commission meeting.
2. Application fees.
3. Posting a public hearing notice sign on the subject property; providing photographic evidence of same.
4. Newspaper public notification fee.
5. Narrative describing the request and justification for same.
TYPE OF REQUEST

1. Text Amendment: ( )

Section to be Revised:
Proposed Amendment:

2. Map Amendment (Rezoning): (X)

Property Address: 6405 Old Collinsville Road, Fairview Heights, IL 62208
Parcel ID: 03-27-0-225-020
Legal Description: See Attached
Present Use: R4 - Residential
Proposed Use: PB -- Planned Business (See Attached Narrative)

Map Amendment Submittal Requirements:

1. Zoning Map-drawn to scale with proposed zoning designation depicted, and the following information:
   - Location and dimensions of lot, structures, and vehicular use areas
   - Location of public and/or private utilities and facilities serving the subject area; including water supply, sewage, and drainage facilities
   - Surrounding Parcels with Zoning Designation
   - Legal description
   - Any additional information as may be reasonably required by the Land Use and Development Department

2. Photographs- aerial and/or ground-level photographs of the site

3. Buffered Parcel Report- listing of all property owners within 300 feet of the subject property. This information can be obtained through St. Clair County Mapping and Platting at 618-825-2527. Be sure to request that the list includes: name of owner, complete mailing address, and parcel number.
CONTACT INFORMATION

Property Owner(s): Ruth C. Cochran
Mailing Address: 6405 Old Collinsville Road, Fairview Heights
Phone: 
E-Mail: 

Applicant/Agent: TWM, Inc
Relationship to owner: Civil Engineer
Mailing Address: 4940 Old Collinsville Road, Swansea IL 62226
Phone: 618-624-4488
E-Mail: nsmock@twm-inc.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: 
Printed Name: Troy Deitz
Date: 5/11/2019

Signature of Applicant: 
Printed Name: Nick Smock
Date: 5/11/19
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW

Date Application Received by LUD

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

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<td>Zoning District:</td>
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<td>Date Set for Hearing:</td>
<td>Newspaper Name and Publication Date:</td>
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<td>Application Circulation Date:</td>
<td>Authority Meeting Date/Recommendation:</td>
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Comments Received:
- Public Works
- Fire District
- Parks and Recreation
- Economic Development
- Police Department
- Finance Department
- Administration Department
- Other

Date of Meeting: | Resolution Number: (Maintain copy with LUD file)

Most Site Development Plans are reviewed simultaneously with a map amendment request, and by the City's Planning Commission, Community Committee and City Council. City Council has the final decision on the application. Representation is required at these meetings. The application will be processed and scheduled for Plan Commission consideration after it is deemed complete.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal to determine what is required for the specific request. If submitted for simultaneous processing with a separate development request, some requirements may be waived.

Applicants are responsible for the following:
1. Two hard copies and one electronic version of the completed application and submittal requirements. The application deadline to the Department of Land Use and Development is at least thirty-six (36) days prior to the Plan Commission meeting.
2. Application fees.
3. Posting a public hearing notice sign on the subject property; providing photographic evidence of same.
4. Newspaper public notification fee.

Revised 3/2019
PROJECT INFORMATION FOR SITE DEVELOPMENT PLAN

Project Name: Hucks Convenience Store
Project Address: 1029 Lincoln Highway, Fairview Heights, IL 62208
Parcel ID: 03-27.0-225-028, 03-27.0-225-025, 03-27.0-225-020
Current Use of Property: Two Parcels Planned Business, One Parcel Residential (To be rezoned)
Project Size/Acreage: 1.2 Acres
Number of Lots: Currently 3
Density: N/A

CONTACT INFORMATION FOR SITE DEVELOPMENT PLAN

Property Owner(s): Martin and Bayley Inc.
Mailing Address: PO Box 385, Carmi, IL 62821
Phone: 
E-Mail: 

Applicant/agent: TWM, Inc.
Relationship to owner: Civil Engineer
Mailing Address: 4940 Old Collinsville Road
Phone: 618-624-4488
E-Mail: nsmoke@twm-inc.com

AUTHORIZED

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: [Signature]
Printed Name: Troy Deitz
Date: 5/1/2019

Signature of Applicant: [Signature]
Printed Name: Nick Smock
Date: 5/1/19
SUBMITTAL REQUIREMENTS FOR SITE DEVELOPMENT PLAN

The minimum standards for land subdivision and development are contained in Section 14-9-8 of the City's Development Code. Please consult this section, as well as the relevant zoning district regulations, when preparing the application. [http://www.cofoh.org/DocumentCenter/View/298/COMPLETE-PDF-CODE]

1. *Site plan- drawn to scale and includes the following information:
   a. Location and dimensions of lot (boundary) and adjacent properties and right of way; note zoning designation of surrounding properties
   b. Location and dimensions of existing and proposed buildings and structures
   c. Location and size of proposed off-street parking, loading areas, pedestrian facilities, curbcuts/driveways and vehicular traffic circulation, and relationship to adjacent circulation systems (all curb cuts within 150' of property and road intersections)
   d. Distances between buildings (front, side, and rear lot lines); principal building and accessory buildings; principal building and principal buildings on adjacent lots
   e. Location of public and/or private utilities and facilities proposed to serve the subject area; including water supply, sewage, and drainage facilities
   f. Location of light standards
   g. Size and design of signs
   h. Location and type of landscaping (of a sufficient detail to ensure parking lot landscaping and buffer requirements are met). Indicate existing and to be removed landscaping
   i. Small key map
   j. Any additional information as may be reasonably required by the Land Use and Development Department

NOTE: ALL INFORMATION SHALL BE PROVIDED ON A SINGLE SHEET, UNLESS OTHERWISE AGREED BY THE DIRECTOR OF LAND USE AND DEVELOPMENT. RE-OCCUPANCIES MAY NOT REQUIRE ALL INFORMATION; PLEASE CONSULT WITH LUD.

2. Narrative- statement describing the proposed project, estimated development schedule, economic viability of the project, extent of grading, anticipated traffic, impact upon community, and other information considered relevant to the project.

3. Photographs- aerial and/or ground-level photographs of the site

4. Buffered Parcel Report- listing of all property owners within 300 feet of the subject property. This information can be obtained through St. Clair County Mapping and Platting at 618-825-2527. Be sure to request that the list includes: name of owner, complete mailing address, and parcel number.

5. Building elevations or perspectives- to show compatibility with surrounding area and of sufficient detail to ensure building material requirements are met (for new construction and significant rehabilitation only)

6. Floor plan drawn to approximate scale and dimensioned (for new construction, change of use and significant rehabilitation only)

7. Legal description of the property
PLANNED BUSINESS NARRATIVE

HUCKS CONVENIENCE STORE

LOCATED IN THE
CITY OF FAIRVIEW HEIGHTS
ST. CLAIR COUNTY, ILLINOIS

Prepared By:
Thouvenot, Wade and Moerchen, Inc.
4940 Old Collinsville Road
Swansea, Illinois 62226
(618) 624-4488
(618) 624-6688
www.twm-inc.com

Issued:
May 2019
PLANNED BUSINESS NARRATIVE

HUCKS CONVENIENCE STORE
Fairview Heights, Illinois

Table of Contents

Narrative 1-2

Appendix A: SITE PLANS
Appendix B: PHOTOGRAPHS
Appendix C: BUFFERED PARCEL REPORT
Appendix D: BUILDING ELEVATIONS/FLOOR PLANS
Appendix E: LEGAL DESCRIPTION
Appendix F: TRIP GENERATION
**Project Location**

The proposed Hucks Convenience Store is to be constructed on 1.2 acres consisting of two parcels where the existing Hucks is located, and an adjacent parcel directly to the North. Upon approval, the three parcels can be consolidated at the City's request. The property is at the intersection of Old Collinsville Road and Lincoln Trail (US Highway 50). The congressional township description for the property is Section 27 of Township 2 North, Range 8 West of the Third Principal Meridian in St. Clair County, Illinois. The general latitude and longitude of the site is 38° 35' 34" North and 89° 58' 00" South. Existing site photographs can be found in Appendix B.

**Existing and Adjacent Land Use Conditions**

The existing project site is comprised of three parcels. Two of the parcels have historically been utilized as a Hucks Convenience Store and the adjacent property to the North as residential. Two residential lots, currently owned by Zachary Brann and Mark and Sally Medder, will be located directly to the north of the project and are zoned as R-4 Residential. To the west of the property there is a developed commercial lot owned by Property Development LLC. The entire east and south property lines are bordered by street right-of-way. A buffered parcel list, showing all properties within 300' of the proposed project site can be found in Appendix C.

**Proposed Planned Business**

The Planned Business will be developed on three parcels, 03-27.0-225-020, 03-27.0-225-025, and 03-27.0-225-028. The owner currently has and LOI agreement with the landowner directly to the north of the current Hucks convenience store. Upon successful approval of the planned business and rezoning, the owner will purchase the subject property. The construction portion of the project will be completed in two phases. Initially the existing structures and utilities on the residential lot will be removed. Construction of the proposed site improvements in this area will begin shortly after. The existing store will remain operational during this initial phase. Upon completion of the new building and surrounding area, the existing store will be closed and demolished. Construction of the new canopy, fuel pumps and concrete paving in these areas will begin immediately following demolition of the existing store. A more detailed description of the overall phasing and timing of each element can be provided prior to construction. Exhibits depicting the existing topography, demolition and proposed site plan can be found in Appendix A and preliminary floor plans and elevations are shown in Appendix D.

The proposed building will provide updated features and new technology in comparison the existing store, which will improve the overall experience of the patrons. The new site layout will provide for safer vehicular and pedestrian movements. The overall site improvements with new landscaping and an improved façade will help to revitalize the...
area and improve the overall aesthetics of the intersection. While the improvements are planned to increase patrons, the overall impact on traffic is minimal and can be seen in the Traffic Impact Analysis Found in Appendix F.

Utility and Infrastructure

The proposed sewer will be routed around the proposed building and continue to drain North into an existing 5" line. All plans and requirements for sewer service will be coordinated with the City of Fairview Heights as well as Caseyville Township Sewer.

There are existing waterlines to the south and east of the proposed development. All plans and requirements for water service will be coordinated with the City of Fairview Heights as well as the City of O'Fallon water department. Other utilities such as gas, electric, phone and cable will be designed by their respective companies. Ameren IP, AT&T and Charter will provide the required services. Additional information, such as connection points and proposed routings will be available at a later date.

Storm sewers and storm water detention (if required) will be accommodated per the City's Code of ordinances and will not encroach on adjacent property owners. In addition to the City's review and approval, all drainage calculations and site plans will need to be approved through the IDOT permitting section as well.
Appendix A

Site Plans
Site Plans for

Huck's Convenience Store

1029 Lincoln Trail
Lincoln Trail (U.S. 50) and Old Collinsville Road
Fairview Heights, Illinois

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Civil Site Engineering Notes

Index of Sheets

C1: Cover Sheet and General Notes
C2: Elevation Plan
C3: Construction Plan
C4: Site and Utility Plan

Civil Plans

LOCATION MAP

[Map of the location showing the site plan and surrounding area]
Appendix B

Photographs
Appendix C

Buffered Parcel Report
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Appendix D

Building Elevations/Floor Plans
Appendix E

Legal Description
DEEP INTO TRUST

KNOW ALL PERSONS BY THIS INSTRUMENT:

The Grantor, Martin & Bayley, Inc., under direction from its board of directors, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten ($10.00) Dollars, and other good and valuable considerations in hand paid, Conveys with special warranty unto FULKERSON LAND TRUST PARTNERSHIP, an Illinois Partnership, not personally, but as Trustees of the FULKERSON LAND TRUST, pursuant to Trust Agreement dated December 29, 1998, the following described real estate in the County of St. Clair and State of Illinois, to-wit:

See attached Exhibit "A", legal description

Parcels #03-27-0225-025TR & 028TR

To have and to hold the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth

Full power and authority is hereby granted to said Trustees to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustees, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 18 years and to renew or extend leases upon and terms and for any period or periods of time and to amend change or modify leases and the terms of provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rents, to partition to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive

St. Clair County IL Recorder of Deeds  Document Number: a01474211  Page 1 of 4
evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries therein, (c) that said trusts were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

This conveyance is made with special warranty that the property is conveyed to Grantee in fee simple, its heirs and assigns, with covenant: (1) that at the time of the making and delivery of this deed it was the lawful owner of an indestructible estate in fee simple, in and to the premises herein described, and had good right and full power to convey the same, (2) that the same were then free from all encumbrances, and (3) that it warrants to the grantee, its heirs and assigns, the quiet and peaceable possession of such premises, and will defend the title thereto against all persons who may lawfully claim the premises by, through or under the grantor.

Grantee covenants and warrants that no person owns, occupies or possesses any part of the above described premises as homestead, and said described premises is conveyed free from all claims of homestead and exemption under the laws to the State of Illinois.

Executed pursuant to resolution of the Board of Directors of Grantee this 29th day of December, 1998.

ATTEST:

MARTIN & BAYLEY, INC.

By: ____________________________
Name: ____________________________
Title: ____________________________

By: ____________________________
Name: ____________________________
Title: ____________________________

STATE OF ILLINOIS  
COUNTY OF "__"

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that ___________ personally known to me to be the ___________ of Martin & Bayley, Inc., and ___________ personally known to me to be the ___________ of the corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such corporate officers, they
signed and delivered the said instrument as officers of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 29th day of December, 1998

My commission expires 12/15/00

Notary Public

Prepared by:
James L. Van Winkle
Van Winkle & Van Winkle
Attorneys at Law
301 S. Jackson St., P.O. Box 337
McLeansboro, IL 62859-0337
Telephone: (618) 643-4396
Facsimile: (618) 643-4241

Future taxes to: Fulkerson Land Trust, c/o Martin & Bayley, Inc., 928 County Road 1350 North, P.O. Box 385, Carmi, Illinois 62821-0385
EXHIBIT "A" LEGAL DESCRIPTION

Parts of Lots 2 and 3, Martin & Bayley Tract

A tract of land being part of Lot 2 and part of Lot 3 of William Schaperkoetter Assessment Plat as recorded in Book of Assessment Plats No 1 on Page 1 of the Recorder's Office in St. Clair County, Illinois and being located in the east one-half (EL/2) of the Northeast one-quarter (NE1/4) of Section Twenty-seven (27), Township Two (2) North, Range Eight (8) West of the Third Principal Meridian, St. Clair County, Illinois, and being more particularly described as follows:

Beginning at the Northwesterly corner of above said Lot 2; thence South 60 degrees 08 minutes 49 seconds East along the Easterly line of said Lot 2 a distance of 134 76 feet to a point on the Northerly line of U.S. Highway 50, also known as F.A.U. Route 9166 as widened by instrument recorded in Book 2797 Page 1493 of the above said Recorder's Office, thence North 89 degrees 40 minutes 00 seconds West along last said Northerly line 156 99 feet to a point being located 25.00 feet Westerly, northerly distance from the Easterly line of above said Lot 3; thence North 00 degrees 08 minutes 00 seconds West and parallel with last said Easterly line 133.47 feet to a point on the Westerly prolongation of the Northerly line of above said Lot 2; thence North 89 degrees 51 minutes 48 seconds East along last said Northerly line and the Northerly line of above said Lot 2 a distance of 156 99 feet to the Point of Beginning and containing 21,054 square feet or 0.483 acres more or less and being the same tract of land as recorded in Book 2705 Page 471 of the above said Recorder's Office according to a survey executed by Stock and Associates Land Surveying, Inc. on December 9, 1994.

Part of Lot 1 - L. Keller Oil Properties, Inc., Tract

A tract of land being part of Lot 1 of Wm. Schaperkoetter Assessment Plat as recorded in Book of Assessment Plats 1 on page 1 of the St. Clair County, Illinois Recorder's Office, also known officially as County Clerk Assessment Plat No. 109 and being located in the East one-half (EL/2) of the Northeast one-quarter (NE1/4) of Section Twenty-seven (27), Township Two (2) North, Range Eight (8) West of the Third Principal Meridian, St. Clair County, Illinois and being more particularly described as follows:

Beginning at the Northwesterly corner of above said Lot 1; thence North 89 degrees 51 minutes 48 seconds East along the Northerly line of said Lot 1 a distance of 105 68 feet to a found iron pipe on the Westerly line of Old Collinsville Road, thence South 90 degrees 07 minutes 15 seconds East along said Westerly line 124.63 feet to a point on the Northerly line of U.S. Highway 50, also known as F.A.U. Route 9166 as widened by instrument recorded in Book 2801 on page 1995 of the above said Recorder's Office; thence along the last said Northerly line the following courses and distances; thence South 64 degrees 20 minutes 24 seconds West 25.10 feet; thence North 89 degrees 40 minutes 00 seconds West 53.97 to a point on the Westerly line of above said Lot 1; thence North 00 degrees 08 minutes 49 seconds West along last said Westerly line 134.76 feet to the Point of Beginning and containing 14,293 square feet or 0.328 acres more or less and being the same tract of land as recorded in Book 2701 Page 1929 of the above said Recorder's Office according to a survey executed by Stock and Associates Land Surveying, Inc. on December 9, 1994.
QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT THE GRANTOR, BRAUER LIVING TRUST, by Julianne Horvath and Angela Vaiana, Trustees, 16348 Nantucket Sound Ct., Wildwood, MO 63040, for and in consideration of the sum of Thirty-Nine Thousand Five Hundred Dollars ($39,500.00), in hand paid, do hereby convey and quitclaim to RUTH CLAIRE COCHRAN, 6405 Old Collinsville Rd., Fairview Heights, IL 62208, all interest in the following described real estate:

A tract of land being a part of the Southeast quarter (1/4) of the Northeast quarter (1/4) of Section numbered Twenty-seven (27) in Township Two (2) North Range Eight (8) West of the Third (3rd) Principal Meridian, St. Clair County, Illinois, and more particularly described as follows, to-wit:

Commencing at a point in the East line of said Section numbered Twenty-seven (27), T. 2 N. R. 8 W. Of the 3rd P.M. distant Ten (10) Rods and Fifteen (15) feet North of the East and West middle line of said Section Twenty-seven (27); said point of beginning being the Northeast corner of a tract of land described in Book of Deeds 588 page 507 of the Recorder's Office of St. Clair County, Illinois; running thence Westwardly and along the North line of said One (1) Acre tract referred to for a distance of Two hundred sixty-four (264) feet to the Northwest corner of the One (1) Acre tract referred to; running thence Northwardly parallel to the East line of said quarter, quarter section for a distance of Eighty-two and five-tenths (82.5) feet to a point; running thence Eastwardly parallel to the South line of said quarter, quarter section for a distance of Two hundred and sixty-four (264) feet to a point in the East line of said quarter, quarter section; distant Northward Eighty-two and five-tenths (82.5) feet from the point of beginning; running thence Southwardly and along the East line of said quarter, quarter section Eighty-two and
five-tenths (82.5) feet to the point of beginning, containing 0.5 acres, more or less, now known as Lot 5 of Schaperkoetter Assessment Plat.

Excepting, however, the Coal underlying said described premises situated in the County of St. Clair in the State of Illinois.

Permanent Index Number 03 27-0 225 020

JULIANNE HORVATH

ANGELA VAIANA

Successor Trustees
BRAUER LIVING TRUST

Dated this 16th day of November, 2009.

STATE OF MISSOURI
COUNTY OF ST. LOUIS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that JULIANNE HORVATH and ANGELA VAIANA, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they are the presently acting Successor Trustees of the BRAUER LIVING TRUST, and that they signed, sealed, and delivered the said instrument as their free and
voluntary act as the Trustees of the BRAUER LIVING TRUST for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of November, 2009.

[Signature]
Notary Public

Mail this recorded instrument to:

Anthony F. Vaiana
300 Strawbridge Dr.
Chesterfield, MO 63017

Address of Property:
6405 Old Collinsville Road
Fairview Heights, IL 62208

Mail tax bills to:
Ruth Cochran
6405 Old Collinsville Road
Fairview Heights, IL 62208

Deed prepared by:
Anthony F. Vaiana
300 Strawbridge Dr.
Chesterfield, MO 63017
(314) 469-0660
Appendix F

Trip Generation
This report examines the anticipated existing trip generation of a development at current conditions with the proposed trip generation of the development site with improvements. This project is located in the northwest quadrant of W Highway 50 (Lincoln Highway) and Old Collinsville Road in Fairview Heights, Illinois. The proposed development will remain a gas station with convenience store. Ingress to and egress from the proposed development is being sought through the utilization of two of the three full access entrances already at the existing site. One entrance to remain will be the far west entrance along Lincoln Highway, the other will be the existing entrance along Old Collinsville Road.

**Existing Trip Generation**

The existing development is comprised of 12 fueling positions. The Tenth Edition of the *Trip Generation Manual*, published by the Institute of Traffic Engineers was used to estimate the number of vehicle trips which may be reasonably expected to be generated by the existing development. The *ITE Manual* trip generation rates for this type of facility is shown in Table 1.

Due to the gas station type land use, it is assumed that not all traffic generated by this individual site would be new traffic added to the external street system. According to the *ITE Handbook*, retail-orientated developments such as shopping centers, discount stores, restaurants, banks, service stations, and convenience stores attract a portion of their trips from passing motorists called pass-by trips (*Trip Generation Handbook*, 29). Due to the heavier traffic volume and the close proximity of the downtown in this area, it was estimated that a certain number of trips entering and leaving the development area during the AM and PM peak hours would come from commuters already traveling Lincoln Highway and Old Collinsville Road. The *ITE Handbook* states the following pass-by trip reduction factors which were incorporated in this study: 62% for the AM peak hour and 56% for the PM peak hour. Table 2 depicts the forecasted existing trips generated after considering the aforementioned factors for the existing development.

### Table 1
**Trip Generation Rates**

<table>
<thead>
<tr>
<th>ITE Code</th>
<th>Land Use</th>
<th>Unit</th>
<th>Trip Generation Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>AM Peak Hour</td>
<td>PM Peak Hour</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Equation or % Entering</td>
<td>Equation or % Entering</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rate/Unit</td>
<td>Rate/Unit</td>
</tr>
<tr>
<td>945</td>
<td>Gasoline/Service Station w/ Convenience Market</td>
<td>Veh. Fueling Positions</td>
<td>12.47 51/49</td>
</tr>
</tbody>
</table>

### Table 2
**Forecasted Existing Trips**

<table>
<thead>
<tr>
<th>ITE Code</th>
<th>Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>Forecasted Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>AM Peak Hour</td>
<td>PM Peak Hour</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td>945</td>
<td>Gasoline/Service Station w/ Convenience Market</td>
<td>12</td>
<td>Veh. Fueling Positions</td>
<td>77   73   150</td>
</tr>
<tr>
<td></td>
<td>Pass-By Trips</td>
<td>(48)</td>
<td>(45)</td>
<td>(93)</td>
</tr>
<tr>
<td></td>
<td>New Trips</td>
<td>29</td>
<td>28</td>
<td>57</td>
</tr>
</tbody>
</table>
Projected Trips Generated from Proposed Development

The proposed development is comprised of 16 vehicle fueling positions per the concept plan. As was done with the existing, the Tenth Edition of the Trip Generation Manual was used to estimate the number of vehicle trips which may be reasonably expected to be generated by the proposed development.

As mentioned previously, not all traffic generated by this individual site will be new traffic added to the external street system. Table 3 depicts the forecasted proposed trips generated after considering the aforementioned factors for the proposed development.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gasoline/Service Station w/ Convenience Market</td>
<td>16 Veh. Fueling Positions</td>
<td>102 In, 98 Out, 200 Total</td>
<td>114 In, 110 Out, 224 Total</td>
<td></td>
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</tbody>
</table>

Pass-By Trips

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Trips</td>
<td></td>
<td>39 In, 37 Out, 76 Total</td>
<td>50 In, 48 Out, 98 Total</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Trips</td>
<td></td>
<td>77 In, 73 Out, 150 Total</td>
<td>86 In, 82 Out, 168 Total</td>
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<tr>
<td>Proposed Trips</td>
<td></td>
<td>102 In, 98 Out, 200 Total</td>
<td>114 In, 110 Out, 224 Total</td>
<td></td>
</tr>
<tr>
<td>Total Difference (additional trips into the site)</td>
<td></td>
<td>25 In, 25 Out, 50 Total</td>
<td>28 In, 28 Out, 56 Total</td>
<td></td>
</tr>
</tbody>
</table>

New Trips Difference (Additional trips on the adj. roadways)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>Unit</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Trips Difference</td>
<td></td>
<td>11 In, 9 Out, 19 Total</td>
<td>12 In, 12 Out, 24 Total</td>
<td></td>
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</tbody>
</table>

Table 4 shows that during the AM peak hour there will be an additional 50 vehicles entering/exiting the project site, while in the PM peak hour it will be approximately 56 additional vehicles. As described above, some of the traffic entering/exiting the site is already utilizing the existing adjacent roadways and considered pass-by traffic. Viewing the "New Trips" generated for the adjacent roadways will only add 19 vehicles in the AM peak hour and 24 vehicles in the PM peak hour.
May 24, 2019

RE: PC08-19, Development Plan, 6405 Old Collinsville Road, Fairview Heights, IL

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, May 23, 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, June 11, 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
PC08-19
PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, June 11, 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 Map Amendment (rezoning) request from R-4 Residential to PB – Planned Business Development and a Development Plan to allow for the expansion of an existing gas station with a convenience store. The property for the rezoning request is 6405 Old Collinsville Road. In conjunction with this request is a Development Plan involving 6405 Old Collinsville Road and 1029 Lincoln Highway. The property located at 1029 Lincoln Highway is currently occupied by Huck’s gas and convenience store.

Request was made by Nick Smock, TWM Project Manager, 4940 Old Collinsville Rd, Swansea, IL 62226 on behalf of Martin and Bayley, Inc.

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

Dated this 20th day of May, 2019.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman
<table>
<thead>
<tr>
<th>OWNER</th>
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<tbody>
<tr>
<td>RONNIE LEE &amp; TERESA ANN HODEL</td>
<td>10 CROSSROAD DR</td>
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<tr>
<td>SALLY TRUSTEE MEDDER</td>
<td>10 SCHAPERKOETTER DR</td>
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<tr>
<td>RESIDENT</td>
<td>1000 LINCOLN HWY</td>
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</tr>
<tr>
<td>RESIDENT</td>
<td>1009 LINCOLN HY</td>
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</tr>
<tr>
<td>RESIDENT</td>
<td>1010 LINCOLN HWY</td>
<td></td>
</tr>
<tr>
<td>RESIDENT</td>
<td>1017 HARRIS DR</td>
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</tr>
<tr>
<td>RESIDENT</td>
<td>1029 LINCOLN HY</td>
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<tr>
<td>RESIDENT</td>
<td>103 HOMESTEAD AVE</td>
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<tr>
<td>RESIDENT</td>
<td>1030 LINCOLN HWY</td>
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<tr>
<td>ALVIN &amp; ELAINE R OLSSON</td>
<td>11 SCHAPERKOETTER DR</td>
<td></td>
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<tr>
<td>LINDBERGH-LINCOLN ASSOC LLC</td>
<td>1221 ANDES BLVD</td>
<td></td>
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<td>PURPOSE WITH PROSPERITY LLC</td>
<td>1237 TANGLEWOOD TRCE</td>
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<td>BRADLEY MCMILLIN</td>
<td>1415 W US HIGHWAY 50</td>
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<tr>
<td>JR INVESTMENTS LLC</td>
<td>164 REGAL CT</td>
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<td>DARYL C &amp; SIERRA L JONES</td>
<td>17 SCHAPERKOETTER DR</td>
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<td>CHARLET Y GIVENS</td>
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<td>1901 THRU 2095 W HWY 50</td>
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<td>432 MORROW GLEN CT</td>
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<td>MARGERY J &amp; JAIME A SANTOS</td>
<td>5 SCHAPERKOETTER DR</td>
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<td>KEVIN L &amp; LISA A STOSZKUS</td>
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<td>RESIDENT</td>
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<td>TROY &amp; PRISCILLA WAGNER</td>
<td>6 CROSSROAD DR</td>
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<tr>
<td>MARY A &amp; ROBERT J JOHNSON</td>
<td>6213 OLD ST LOUIS RD</td>
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<td>RUTH C COCHRAN</td>
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<td>ZACHARY D BRANN</td>
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<td>SIDNEY E HEPP</td>
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<td>JOSHUA GOODMAN</td>
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<td>CLAUDE M JR &amp; JEAN PHILLIPS</td>
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<td>MOTO INC</td>
<td>721 W MAIN</td>
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<td>TERRY J TR-LIN HWY T NEUBAUER</td>
<td>955 LINCOLN HY</td>
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<td>1234 N LINDBERGH BLVD</td>
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<td>PO BOX 385</td>
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<td>PROPERTY DEVELOPMENT I LLC</td>
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<tr>
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Planning Commissioner ______ introduced the following resolution and moved for its adoption:

RESOLUTION PC7-19 (A)

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC8-19(A) RECOMMENDING APPROVAL/DENIAL OF A REQUEST FOR A ZONING MAP AMENDMENT FOR PROPERTY CURRENTLY ZONED R-4 SINGLE FAMILY DWELLING TO PB PLANNED BUSINESS DISTRICT AND ADDRESSED AS 6405 OLD COLLINSVILLE ROAD.

WHEREAS, Nick Smock representing Martin and Bayley, Inc., hereinafter referred to as the “Applicant,” has properly applied for a Zoning Map Amendment from R-4 Single Family Dwelling District to PB Planned Business District for real property located at PIN # 03-27.0-225-020.

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 June 11, 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 is zoned R-4 Single Family Residential and proposed to be zoned PB Planned Business District.

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

4. That the proposed use 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.

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

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

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

9. That the proposed use 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.

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

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 11th day of June, 2019.

Planning Commission Chairman

ATTEST:

__________________________
Land Use Director
Planning Commissioner introduced the following resolution and moved for its adoption:

RESOLUTION PC 007-19 (B)

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL/DENIAL OF REQUEST TO DEVELOP A HUCK’S CONVENIENCE STORE WITHIN THE 'PB' PLANNED BUSINESS DISTRICT.

WHEREAS, Martin and Bayley, Inc. hereinafter referred to as the "Applicant," has properly applied for a Development Plan approval for a Huck’s Convenience Store within the "PB" Planned Business District located at the northwest corner of the intersection of Lincoln Highway and Old Collinsville Road, addressed as 1029 Lincoln Highway, PIN(s) 03-27.0-225-028, -025 and -020.

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 June 11, 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 properties are zoned "PB" Planned Business District.

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/will not be served adequately by public facilities and services such as highways and streets.

9. That the proposed use 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.

10. That the proposed use 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.

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

12. That this Development Plan approval will/will not allow for the applicant's development of a Huck's Convenience Store as it is proposed per the Development Plan by the Applicant.

13. 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.

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

15. 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.

16. That this Development Plan Approval shall automatically expire if the use is not initiated within one year of City Council approval.

17. That this Development Plan approval allows for the site plan as presented. Any significant changes to 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.

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 13th day of February 2018.
ATTEST:

__________________________________________

Land Use Director