



City of Fairview Heights

CITY COUNCIL MEETING AGENDA
10025 BUNKUM ROAD
FAIRVIEW HEIGHTS, IL 62208
JULY 7, 2020
7:00 P.M.

The City Council meeting will be held in the Recreation Room behind City Hall. Entrance is through the door next to the Police Department Parking Lot. There will also be remote access via conference call or video call. Please mute your phone during the meeting. Phone number: 1-650-215-5226 Passcode: 163-695-9025

A. Call to Order

B. Pledge of Allegiance

C. Invocation

D. Roll Call

E. Public Participation

F. Consent Agenda:

City Council Minutes: June 16, 2020

Finance Director's Report

G. Committee Reports

H. Communication from Mayor

I. Communication from Elected Officials

J. UNFINISHED BUSINESS

None.

K. NEW BUSINESS

Proposed Resolution 18-'20, A Resolution recognizing the Police Department for providing the safety and protection of our residents, homes, local businesses, churches, and guests to our City. (sponsored by Alderman Pat Baeske)

Proposed Resolution 19-'20, A Resolution approving a Special Use Permit and Site Development Plan for 6535 North Illinois within the "PB" Planned Business District to allow the construction and operation of a bank with drive-thru facility. (Community Committee)

L. ADJOURNMENT

**CITY OF FAIRVIEW HEIGHTS
CITY COUNCIL MINUTES
JUNE 16, 2020**

The regular meeting of the Fairview Heights City Council was called to order at 7:00 P.M. by Mayor Mark Kupsky and was held remotely due to the COVID19 Pandemic with the Pledge of Allegiance and Invocation by City Clerk Karen J. Kaufhold.

ROLL CALL

Roll call of Aldermen present: Anthony LeFlore, Bill Poletti, Frank Menn, Joshua Frawley, Pat Baeske, Brenda Wagner, Harry Zimmerman, and Pat Peck were present. Aldermen Ryan Vickers and Denise Williams were absent. Mayor Mark Kupsky, City Clerk Karen Kaufhold, and City Attorney Garrett Hoerner were also present.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

Alderman Poletti moved to approve the May 19, 2020, Finance Director's Report and the bills and invoices presented for payment in the amount of \$904,129.79. Seconded by Alderman Wagner.

Alderman Baeske moved to amend the bill list dollar amount from \$904,129.79 to \$959,357.58. Seconded by Alderman Peck.

Roll call on the motion showed Aldermen Leflore, Poletti, Menn, Frawley, Baeske, Wagner, Zimmerman and Peck voting "Yea." Aldermen Vickers and Williams were absent. Motion passed on 8 yeas and 2 absent.

Roll call on the motion as amended showed Aldermen LeFlore, Poletti, Menn, Frawley, Baeske, Wagner, Zimmerman and Peck voting "Yea." Aldermen Vickers and Williams were absent. Motion passed on 8 yeas and 2 absent.

COMMITTEE REPORTS

Mayor Kupsky announced the Community Committee will meet June 17th, 7:00 P.M. remotely.

COMMUNICATIONS FROM THE MAYOR

Mayor Kupsky stated that Burn Permits are being issued and to contact his office for information; Mayor stated that City Hall will be closed until after the July 4th holiday and City Hall will open with limited hours and with COVID 19 safety precautions in place; Mayor expressed the seriousness of COVID19; Mayor Kupsky thanked City Hall staff, Parks Department, Street Department and the Police Department for their work through the pandemic; He also thanked the directors who have adjusted their lives around working remotely and City Council for their support of decisions the City needed to make.

COMMUNITCATIONS FROM THE MAYOR – continued

Mayor stated Aspen Waste Haulers will provide City wide trash pickup in September or October and informational letters will go out to all residents regarding the service; Mayor reminded everyone that fireworks are illegal in Illinois and to stay safe July 4th.

COMMUNICATIONS FROM ELECTED OFFICIALS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Proposed Ordinance No. 15-'20, an Ordinance amending Ordinance No. 1870-2020, passed April 21, 2020 and approved April 22, 2020; An Ordinance establishing a budget for the City of Fairview Heights for the Fiscal Year 2020-2021 (Public Works Department). Motion by Alderman Poletti. Seconded by Alderman Baeske. Proposed Ordinance No. 15-'20 was read for the first time.

Alderman Baeske moved to advance Proposed Ordinance No. 15-'20 to the second reading. Seconded by Alderman Poletti.

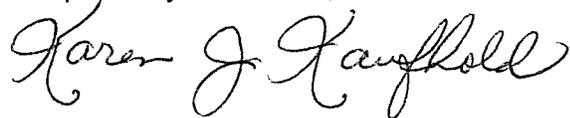
Roll call on the motion showed Aldermen Leflore, Poletti, Menn, Frawley, Baeske, Wagner, Zimmerman and Peck voting "Yea." Aldermen Vickers and Williams were absent. Motion passed on 8 yeas and 2 absent. Proposed Ordinance No. 15-'20 was read for the second time.

Roll call on Proposed Ordinance No. 15-'20 showed Aldermen Leflore, Poletti, Menn, Frawley, Baeske, Wagner, Zimmerman and Peck voting "Yea." Aldermen Vickers and Williams were absent. Proposed Ordinance No. 15-'20 passed on 8 yeas and 2 absent. Proposed Ordinance No. 15-'20 now becomes **ORDINANCE NO. 1871-2020**.

Alderman Poletti moved to adjourn. Seconded by Alderman Baeske. Motion carried.

Meeting adjourned at 7:24 P.M.

Respectfully submitted,



KAREN J. KAUFHOLD
CITY CLERK

Memo

To: Mayor & City Council
From: Gina Rader - Director of Finance
CC: City Clerk & Directors
Date: July 1, 2020
Re: Finance Report – July 7, 2020 City Council Meeting

Sales Tax Revenues

The City should receive the Sales and Home Rule Tax payment from the state next week. This will reflect collections from the month of April. The numbers next week will be distorted due to the extension of time given to businesses to pay their taxes. Businesses have until the end of August to pay in full.

Audit

Scheffel Boyle will be onsite next week to begin collecting data for the FY 2019-2020 audit. As per previous years, they will choose a selection of aldermen to fill out their questionnaire. If you receive this and have questions, please feel free to contact me.

PROPOSED RESOLUTION NO.

A RESOLUTION RECOGNIZING THE POLICE DEPARTMENT FOR PROVIDING THE SAFETY AND PROTECTION OF OUR RESIDENTS, HOMES, LOCAL BUSINESSES, CHURCHES, AND GUESTS TO OUR CITY.

WHEREAS, the City of Fairview Heights operates a Municipal Police Department that is responsible for providing the safety and protection of our residents, homes, local businesses, churches, and guests to our City. The Police Department operates 24x7x365 to ensure our Community is safe, while upholding the laws of the City, County of St. Clair, State of Illinois, and United States of America; and

WHEREAS, the men and women of our Police Department along with our Chief, Captain, Lieutenants, Sergeants, Patrol Officers and Civilian Staff work hard to protect our Community and ensure the public safety of our City, while putting their own safety at risk. These dedicated individuals work tirelessly, day in and day out, to provide the highest level of Integrity, Compassion, and Empathy when apprehending those who are under the influence of legal and illegal drugs that impair judgement or who commit crimes (theft, domestic abuse, traffic violations, property trespass, etc.); and

WHEREAS, the City of Fairview Heights Police Department, under the direction of Chief Chris Locke, provides extensive training and support to our officers to ensure that they are meeting the needs of all individuals, regardless of Race, Color, Creed, Age, or Sexuality; and

WHEREAS, the City, Police Department, and NAACP worked closely together in adopting the *Ten Shared Principals* that provides, "We value the life of every person and consider life to be at the highest value." These ten guiding principles confirm that everyone deserves to be treated with dignity and respect, rejects discrimination, and provides community policing to protect and serve the citizens, guests, and property in the City of Fairview Heights.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS THAT:

On this Seventh day of July 2020, the elected officials and residents of the City of Fairview Heights recognize and support the men and women of the Fairview Heights Police Department and are committed to provide assistance to ensure that our Police Department continues to operate with integrity, fairness and equality in providing Community Policing to our City.

This Resolution shall be in full force and effective from and after its passage and approval provided by law.

PASSED:

APPROVED:

Mark T. Kupsy, Mayor

ATTEST:

Karen J. Kaufhold, City Clerk

PROPOSED RESOLUTION NO.

A RESOLUTION APPROVING A SPECIAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR 6535 NORTH ILLINOIS WITHIN THE 'PB" PLANNED BUSINESS DISTRICT TO ALLOW THE CONSTRUCTION AND OPERATION OF A BANK WITH DRIVE-THRU FACILITY.

WHEREAS, the Planning Commission on June 9, 2020 held the necessary Public Hearing and reviewed the Special Use Permit application and has transmitted its Advisory Report to the City Council.

WHEREAS, the Community Committee of City Council on June 17, 2020 reviewed the Special Use Permit application and the Planning Commission Advisory Report.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS that:

SECTION 1: APPROVAL. The Special Use Permit and Site Development Plan for 6535 North Illinois within the "PB" Planned Business District to allow the construction and operation of a bank with drive-thru facility is hereby approved.

SECTION 2: CONDITIONS. The conditions of this Special Use Permit and Site Development Plan are contained in the Findings of Fact adopted by Planning Commission Resolution PC02-20 and attached hereto.

SECTION 3: SUPPORTING DOCUMENTS. A copy of the Planning Commission's Advisory Report is attached hereto, made a part hereof. A copy of the application documents is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS:

That said Special Use Permit and Site Development Plan was declared duly passed and approved.

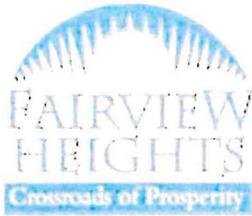
PASSED:

APPROVED:

MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHLD - CITY CLERK



DEPARTMENT OF
LAND USE AND DEVELOPMENT

June 15, 2020

Fairview Heights City Council
10025 Bunkum Road
Fairview Heights, IL 62208

Dear Community Committee Member:

The petition listed below is hereby transmitted for your consideration at the Jun 17, 2020 Community Committee:

APPLICATION NUMBER:	PC-02-20
REQUEST:	Special Use Permit (SUP) with Site Development Plan to allow the construction of a bank at 6536 N. Illinois Avenue
APPLICANT NAME:	Chad Fairbanks, 6500 Chippewa Street, St. Louis, MO 63109
ZONING:	PB-Planned Business
LAND USE:	Commercial - bank
COMMUNITY COMMITTEE ACTION:	Consideration of Planning Commission's recommendation of SUP and Site Development Plan, forward to City Council which has final authority to approve or deny the request.

Community Committee and City Council are being asked if accept or object to Planning Commission's recommendation. Attached is the staff advisory and Plan Commission Resolution pertaining to the request.

Respectfully,

Jim Bramstedt

Jim Bramstedt, Chairman
Planning Commission

Planning Commissioner Barkley/Moats introduced the following resolution and moved for its

adoption: RESOLUTION PC 02 -20

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF REQUEST FOR A SPECIAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR 6535 NORTH ILLINOIS WITHIN THE "PB" PLANNED BUSINESS DISTRICT.

WHEREAS, Chad Fairbanks, Core States Group, on behalf of Chase Bank, hereinafter referred to as the "Applicant," has properly applied for a Special Use Permit with Site Development Plan for the construction of a bank with drive-thru ATM within the "PB" Planned Business District located at 6535 North Illinois Street, PIN 03-28.0-204-011.

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 9, 2020 and that said public hearing was properly conducted 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 changes to traffic circulation and ingress/egress.
4. That this permit will not require minor enhancements to landscaping, lighting, landscaping and the existing site usage.
5. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
6. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
7. That the proposed use will not be hazardous or disturbing to existing neighboring uses.
8. That the proposed use will be served adequately by public facilities and services such as highways and streets.
9. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

10. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.
11. The proposed use will be consistent with the Comprehensive Plan.
12. That this Special Use Permit and Site Development Plan approval will allow the applicant's development of a bank as proposed by the Applicant.
13. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
14. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
15. That this Development Plan Approval shall automatically expire if the use is not initiated within one year of City Council approval.
16. That this Development Plan approval allows for the site plan as presented.

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: Herrington, Moats, Mensing, Hoppe, Barkley, Smith, McCarthy, & Bramstedt.

and the following voted against the same: None

and the following abstained: None

and the following were absent:

Wesemann, Carthen, & Coleman,

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 9th day of June 2020.

Planning Commission Chairman

ATTEST:

Land Use Director



DEPARTMENT OF LAND USE AND DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC-02-20

REQUEST: Special Use Permit (SUP) with Site Development Plan to allow the construction of a bank at 6536 N. Illinois Avenue

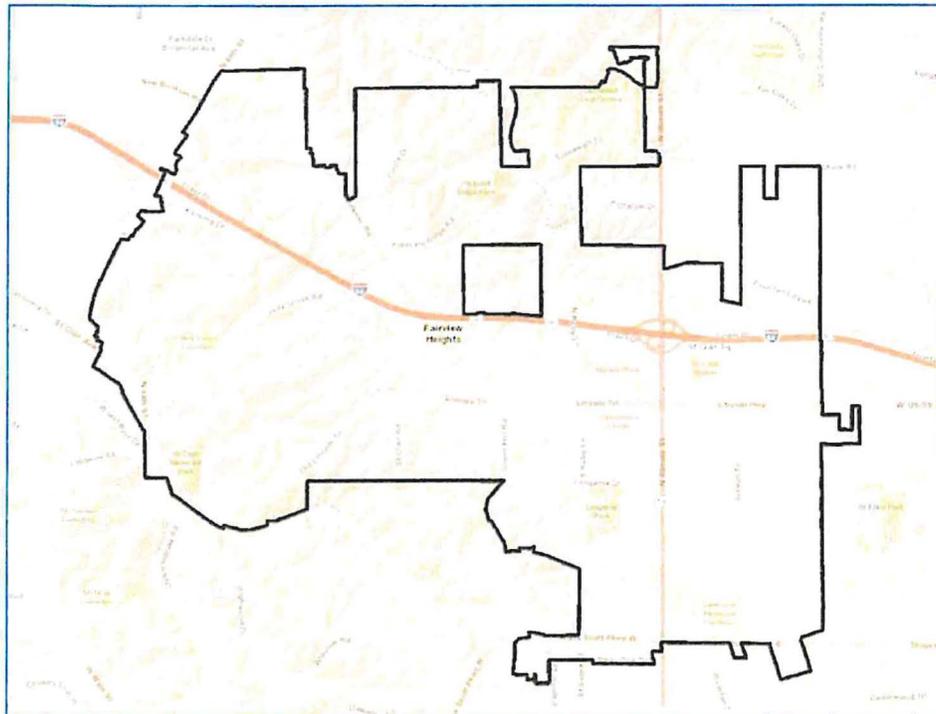
APPLICANT NAME: Chad Fairbanks, 6500 Chippewa Street, St. Louis, MO 63109

MEETING DATE: June 9, 2020

ZONING: PB-Planned Business

LAND USE: Commercial - bank

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



STAFF ADVISORY

1. BACKGROUND

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.

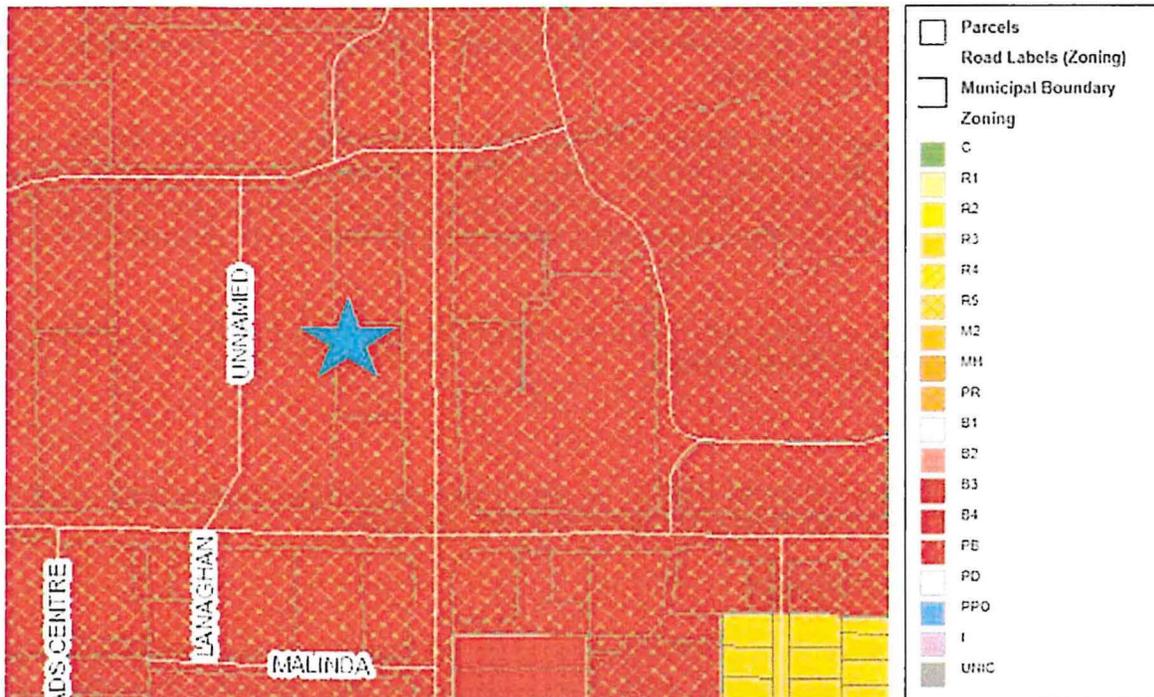
The subject property located at 6535 N. Illinois Street is zoned PB-Planned Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. The bank use is permitted; however, a Special Use Permit with Site Development Plan is required when there is a substantial change to an approved PB-Planned Business development site plan or there could be impacts to traffic, noise or adjacent uses. A new process is required with this site redevelopment to include construction of a new building with a drive-up/ATM.

2. DISCUSSION

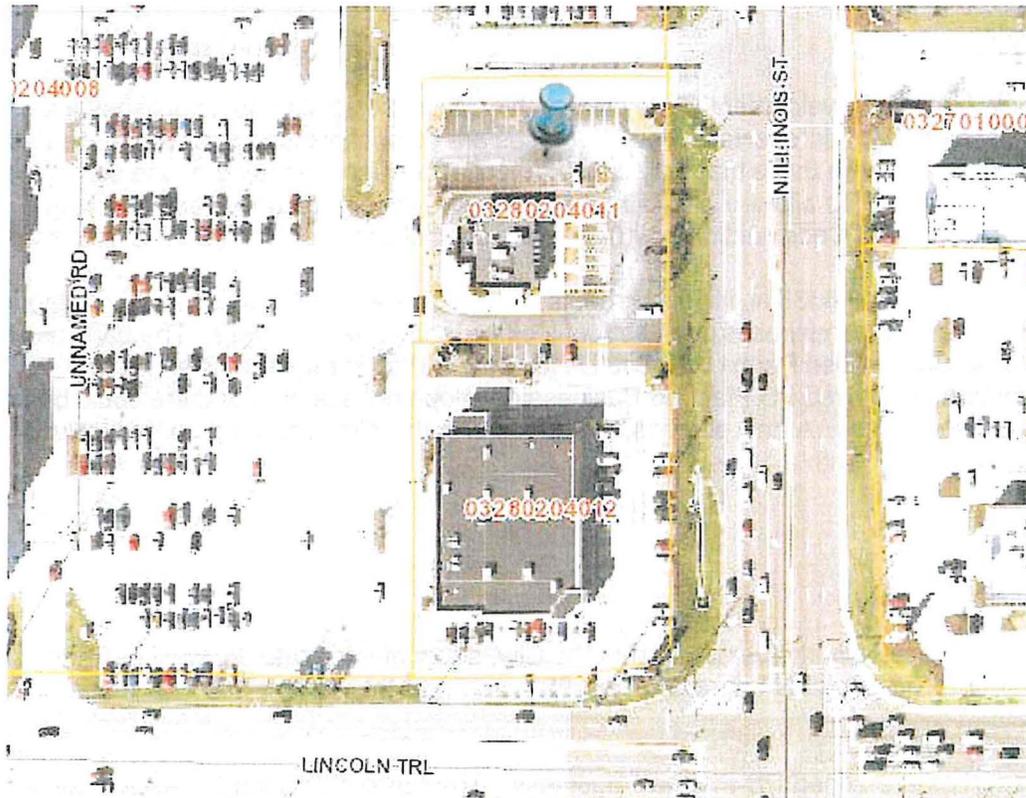
Context

The subject property is located in the central part of the City, south of Interstate 64, west of North Illinois and north of Lincoln Trail. The parcel is approximately .98 acres and the current use is a restaurant (Boston Marking).

The adjoining properties are zoned PB-Planned Business. The surrounding land uses are consistent with zoning and include the Hobby Lobby, Fresh Thyme, Walgreens, Home Goods and more. St. Clair Square Mall is located to the east of the site across North Illinois Street.



Aerial View of Property



Project Information

The project is the construction of a 3,300 square foot single story building to be used as a bank. There will be a drive up ATM on the northern part of the site. The building height is +/- 21'. There will be 31 parking spaces provided, including two ADA spaces.

The existing restaurant building (former Boston Market) will be demolished. The site will be completely cleared, regraded, and new paved surface installed. The existing entrances will be moved slightly to the north to provide more distance from adjacent entrances. The existing parking lot cross access between the use to the south (Walgreen's) will be eliminated. Landscaping will be provided around the perimeter of the property and building.

The bank hours will be Monday – Friday from 8:30 a.m. to 6:00 p.m., 9:00 a.m. to 2:00 p.m. on Saturday and closed on Sunday. There will be 8-10 employees.

Planning Considerations

At issue is whether or not the proposed addition is reasonable as per the Development Code for Site Development Plans, the PB-Planned Business District and SUP standards.

Zoning and Site Development Standards

The proposed building is in conformance with the purpose of the PB District, the intent of which is to generate development consistent with good planning practice and compatible with adjoining properties. The site design, setbacks, building height and appearance attain PB goals. The building will be constructed with a

mix of stone, metal and glass. The parking requirements have been met. The landscaping requirements have been met, and will help to decrease the on-site impervious surface area and stormwater runoff.

The site is currently served by utilities.

The on-site access and traffic circulation is well-designed for anticipated

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 retail/commercial. Therefore, the proposed use 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 project is the redevelopment of an existing site. It is not expected to impact the schools or public utilities. The anticipated traffic generated by the bank use is expected to be less than that of the prior restaurant use. The bank use and building design are in context with surrounding uses.

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

Finding: N/A

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 perceived nuisances of a drive-thru facility are generally noise and traffic. Those nuisances are more often generated by drive-thrus associated with restaurants rather than banks. Given that the subject property is in a developed shopping area, the new use is will not have a harmful impact on adjacent uses. Any light and noise generated by the addition will be in accordance with the performance standards of the development code. Therefore, 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 proposed use is not anticipated to have a harmful impact on surrounding properties.

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

Finding: A bank is an appropriate use at the location.

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. This process will include review of site grading and stormwater management by the Public Works Department.

Exhibits

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

APPLICATION FOR SPECIAL USE PERMIT

5/12/20

DATE APPLICATION RECEIVED BY LUD



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

OFFICE USE ONLY	
DATE APPLICATION DEEMED COMPLETE: -	CASE NUMBER ASSIGNED: PC - 02 - 20
RESUBMITTALS RECEIVED/DATE: -	APPLICATION FEES PAID (\$150 + \$25 per acre above one acre):
ZONING DISTRICT: PB	DATE PUBLIC NOTICE SIGN POSTED:
DATE SET FOR HEARING:	NEWSPAPER NAME AND PUBLICATION DATE: 5/19/20
APPLICATION CIRCULATION DATE 5/29 : Comments Received: <input type="checkbox"/> Public Works <input type="checkbox"/> Fire District <input type="checkbox"/> Parks and Recreation <input type="checkbox"/> Economic Development <input type="checkbox"/> Police Department <input type="checkbox"/> Finance Department <input type="checkbox"/> Administration Department <input type="checkbox"/> Other	AUTHORITY MEETING DATE/RECOMMENDATION: <input type="checkbox"/> Planning Commission _____ / _____ <input type="checkbox"/> Community Committee _____ / _____ <input type="checkbox"/> City Council _____ / _____
DATE OF MEETING: 6/9/20	RESOLUTION NUMBER: (Maintain copy with LUD file)

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.

SUBMITTAL REQUIREMENTS FOR SPECIAL USE PERMIT

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.cofn.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.

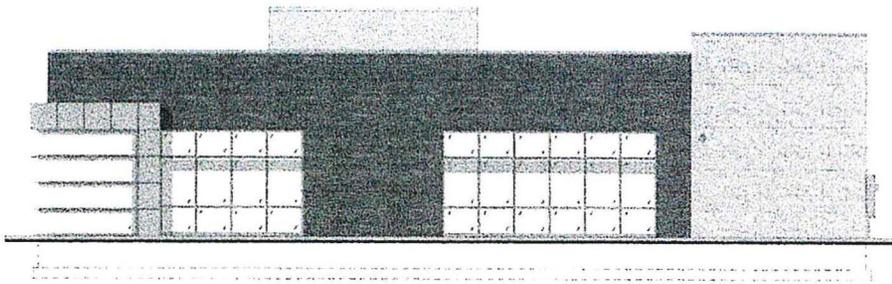
2. Narrative- statement describing the proposed project, estimated development schedule, economic viability of the project, extent of grading, anticipated traffic, impact upon community, and other information considered relevant to the project.
3. Photographs- aerial and/or ground-level photographs of 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

RE: Chase Bank
6536 N Illinois St.
Fairview Heights, IL 62208

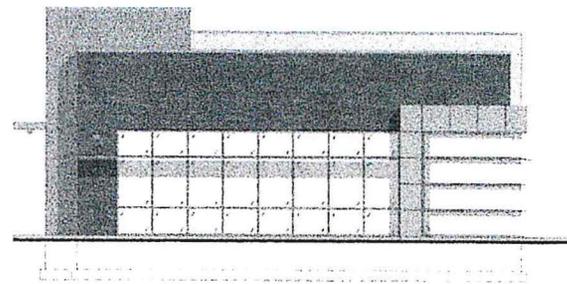
DEED DESCRIPTION:

PARCEL 1: LOTS 1, 2, 3, AND 4 OF THE MINOR SUBDIVISION OF FAIRVIEW HEIGHTS MARKET PLACE ADDITION ACCORDING TO THE PLAT RECORDED OCTOBER 21, 2011 AS DOCUMENT NO. A02286211, ST. CLAIR COUNTY, ILLINOIS. EXCEPTING THE COAL AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID PREMISES AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL AND OTHER MINERALS. SITUATED IN ST. CLAIR COUNTY, ILLINOIS.

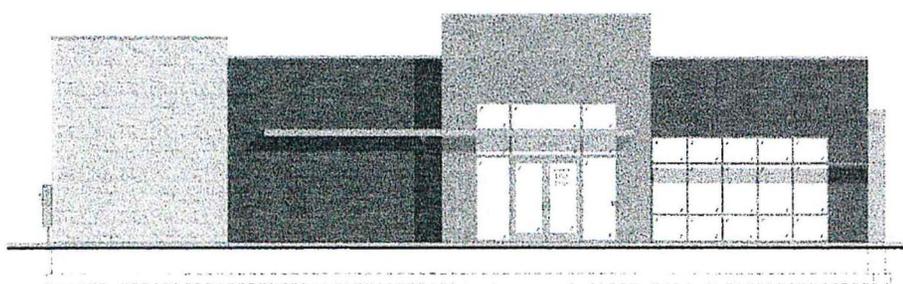
PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR (I) PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; (II) INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY FACILITIES; (III) PERFORMING MAINTENANCE, REPAIRS, RESURFACING OR REPLACEMENT; AND (IV) MAINTENANCE, REPAIRS, REPLACEMENT AND ALTERATIONS ON OR TO A SHOPPING CENTER PYLON SIGN AND SURROUNDING LANDSCAPING; PERPETUAL EXCLUSIVE EASEMENT TO LOCATE, PLACE, CONSTRUCT AND MAINTAIN A SHOPPING CENTER PYLON SIGN; FOR THE BENEFIT OF PARCEL 1, ALL ACCORDING TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON OCTOBER 28, 2011 AS DOCUMENT NO. A02287160.



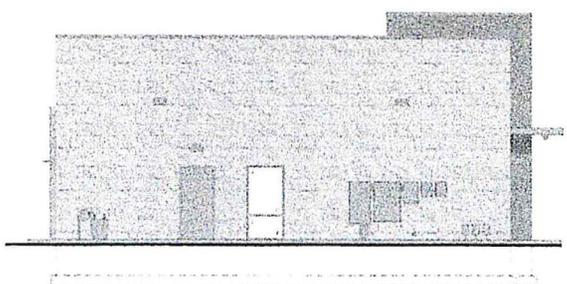
WEST ELEVATION (ADJACENT TENANT)



NORTH ELEVATION (ACCESS ROAD)



EAST ELEVATION (ENTRY-ROUTE 159 N IL. STREET)



SOUTH ELEVATION (ADJACENT TENANT)



CHASE
 FAIRVIEW HEIGHTS
 6535 NORTH ILLINOIS STREET
 FAIRVIEW HEIGHTS, IL 62208

PROPOSED EXTERIOR ELEVATIONS

FEBRUARY 5, 2020
 SCALE: $\frac{3}{16}'' = 1'-0''$

6500 CHIPPEWA ST, STE 200
 ST. LOUIS, MO
 Contact: BRUCE LASURS
 BLASURS@CORE-STATES.COM

CORE STATES

GROUP

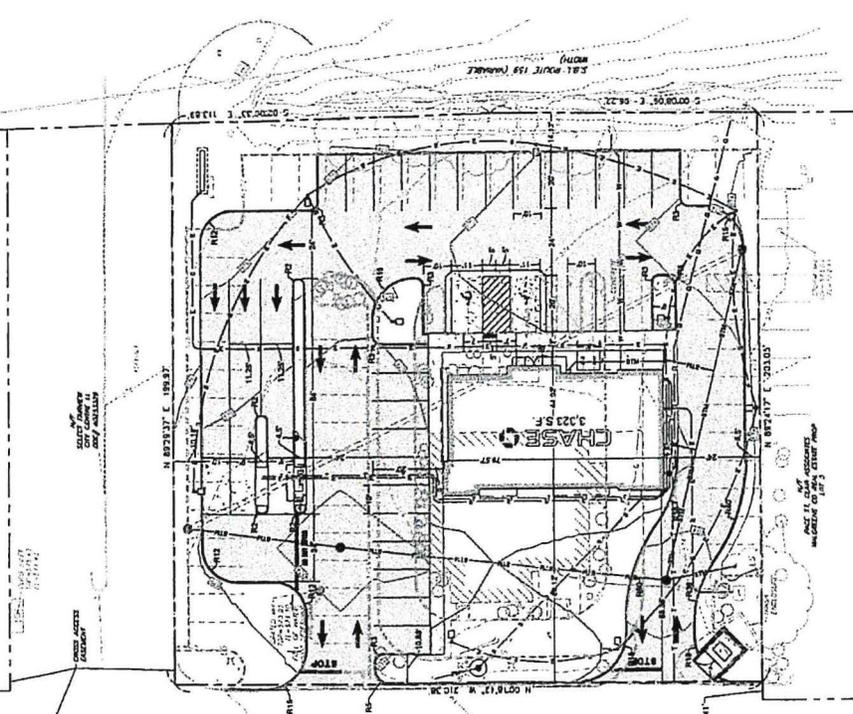
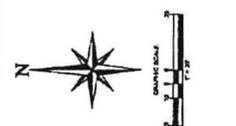
11 12 13

SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING UTILITY EASEMENT
- EXISTING INTERNAL CONTAINMENT LINE
- EXISTING EXTERNAL CONTAINMENT LINE
- PROPOSED INTERNAL CONTAINMENT LINE
- PROPOSED EXTERNAL CONTAINMENT LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED MEASUREMENT ASPHALT
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- PROPOSED SITE LIGHTING STRUCTURES
- EXISTING STORMWATER STRUCTURES
- EXISTING WATER STRUCTURES
- EXISTING ELECTRIC STRUCTURE
- EXISTING GAS MAIN
- EXISTING TELEPHONE/ELECTRIC
- EXISTING OVERHEAD WIRE
- EXISTING SANITARY
- PROPOSED AT-TERRACE
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED STORMWATER STRUCTURE
- ROAD LIGHT POLE
- ROAD GAS STRUCTURE
- ROAD STORM
- ROAD ELECTRIC LINE
- ROAD GAS LINE

SITE NOTES

1. REFER TO SHEET C3 FOR GENERAL NOTES.
2. REFER TO SHEET C3 FOR DEMOLITION PLAN.
3. REFER TO SHEET C3 FOR CHANGING AND DRAINAGE PLAN.
4. REFER TO SHEET C3 FOR UTILITY PLAN.
5. REFER TO SHEET C4 FOR PARTITION PLAN AND SITE LIGHTING DETAILS.
6. ALL DECISIONS ARE TO BE MADE BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF CHICAGO.
7. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY ALL DISTANCES AND UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO INSTALL ASPHALT PAVEMENT IN ALL DRIVEWAYS AND SIDEWALKS TO BE SET ON EXISTING FINISH DETAIL.



CHASE
3,223 S.F.

CHASE BANK
6535 N. ELSTON STREET
FAIRVIEW HEIGHTS, IL 60208

CHASE

CHASE BANK

10 11 12 13

ZONING DATA

ITEM	EXISTING / REQUIRED	PROPOSED
PARCEL ID	00000001	00000001
BLDG HEIGHT (FT)	RETAIL/COMM (EXISTING)	FINANCIAL INSTITUTION
BUILDING AREA (SF)	3,223 SF (EXISTING)	3,223 SF
FRONT SETBACK (FT)	NA	30.17 (EXIST)
REAR SETBACK (FT)	NA	34.17 (EXIST)
AREA NETWORK (FT)	NA	43.27 (EXIST)
PARKING SPACES	3 SPACES (1,000 SF + 10 SPACES (MINIMUM))	3 SPACES (MINIMUM)
TOTAL PARCEL AREA	0.877 AC (38,541 SF)	0.877 AC (38,541 SF)
ON-SITE LIMITS OF DISTURBANCE	NA	0.899 AC (39,138 SF)
OFF-SITE LIMITS OF DISTURBANCE	NA	0.911 AC (39,817 SF)
IMPERVIOUS PROPERTY AREA	0.893 AC (38,815 SF)	0.893 AC (38,815 SF)
PERVIOUS PROPERTY AREA	0.113 AC (4,926 SF)	0.113 AC (4,926 SF)
(%)	17.80% (EXISTING)	31.15%

ZONING DATA

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EXHIBIT

10 11 12 13

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