



DEPARTMENT OF
LAND USE AND DEVELOPMENT

AGENDA

PLANNING COMMISSION
October 13, 2020, 7:00 P.M.

IN PERSON: CITY HALL RECREATION ROOM, 10025 BUNKUM ROAD
VIRTUAL:

Meeting number: 163 336 3420 - Password: PFmM8DPMB22

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:**
 - a. Regular Meeting of September 8, 2020
4. **PC CASES/PUBLIC HEARINGS**
 - a. PC 07-20 Public Hearing and Planning Commission consideration of an Amendment to a Site Development Plan, 1029 Lincoln Trail, Huck's Convenience Store. *VOTE REQUESTED*
 - b. PC 06-20 Public Hearing and Planning Commission consideration of a Special Use Permit with Site Development Plan at 114 Commerce lane to allow the operation of an adult use cannabis facility. *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 November 10, 2020: it may be canceled if there is no business to conduct.

**CITY OF FAIRVIEW HEIGHTS, ILLINOIS
PLANNING COMMISSION
MEETING MINUTES
September 8, 2020**

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (6 members) in physical attendance: Pat Wesemann, Larry Mensing, Don Barkley, Linda Hoppe, Greg Coleman, Jim Bramstedt (2 members) in attendance via Web X: Kelly Smith and Patrick McCarthy. Also, in attendance were Andrea Riganti (Land Use Director), Andrew Hoerner (Attorney) via Web X, and Kendra Tucker (Secretary).

1. CITIZENS COMMENTS

None.

2. APPROVAL OF MINUTES

The minutes of June 8, 2020 approved as written.

3. NEW BUSINESS –

PC03-20 Final Plat of Drury Subdivision at 6900 N. Illinois.

Director Riganti presented the application and staff advisory to the commission.

Commissioner Barkley requested clarification on what the commission would be voting on with this request. Director Riganti clarified that the commission was only voting on the approval of dividing a parcel in two.

Director Riganti addresses the commission's concerns regarding what the negative impact could be from approving this request.

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

RESOLUTION PC 03 -20

A RESOLUTION APPROVING THE FINAL PLAT OF DRURY SUBDIVISION.

WHEREAS, Fairview Heights Hotel Partners, LP c/o Water Pflieger, Stock and Associates Land Surveyor., hereinafter referred to as the "Applicant," has properly applied for a Final Plat for Drury Subdivision, specifically identified by PIN #03-22-300-009 and #03-22-300-010 respectively.

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

1. That the Applicant is proposing to divide one (1) parcel into two (2) parcels.
2. That the proposed division is defined as a Minor Subdivision pursuant to 14-9-4, which exempts minor subdivisions from the preliminary plat requirement and permits submission of a final plat.
3. That the Applicant appeared before the Planning Commission pursuant to Section 14-10-5 of the City of Fairview Heights Development Code on September 8, 2020 and that the minutes of said meeting are hereby incorporated by reference.
4. That the Final Plat contains 4.7 acres and will create two lots by minor subdivision; one being 3.028 acres and one being 1.75 acres.
5. That the proposed final subdivision plat meets all of the requirements of the City of Fairview Heights Development Code relating to final plats.

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

and the following voted against the same: None.

and the following abstained: None.

and the following were absent: Moats, Herrington, & Carthen

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of September 2020.

PC04-05 Special Use Permit with Site Development Plan, 6565 N Illinois Street, Raising Cane's

Director Riganti presented the application and staff advisory to the commission.

Chairman Bramstedt asked the commission if they had any questions or concerns for Director Riganti. There were no questions and the applicant was asked to address the commission.

The applicant was present via Web X.

Robert Vann of 6800 Bishop Road, Plano, TX was sworn in.

Mr. Vann explained his request to the commission with an emphasis on the amount of attention that was given to the traffic management. Mr. Vann also stated that Raising Cane's works to be a positive presence in the community.

Chairman Bramstedt inquired how many vehicles could be accommodated by the drive-thru. Mr. Vann stated that the drive thru could accommodate anywhere from 29 to 40 vehicles.

Director Riganti stated that the proposed building materials are consistent with what is required by code.

Chairman Bramstedt asked if there was anyone present to speak in favor or against the application. One person spoke in favor of, and no one spoke against, the application.

Bill Barnes of 8112 Maryland Avenue, Clayton, MO was sworn in.

Mr. Barnes stated that he was the real estate broker for Raising Cane's. Mr. Barnes also stated that the company had been looking for a location since 2012. They decided that the location at 6565 N. Illinois would be a great fit.

Director Riganti stated that the site plan meet and exceeds the city requirements.

Commissioner Wesemann made a motion to approve PC04-20.

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

RESOLUTION PC 04 -20

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF REQUEST FOR A SPECIAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR 6565 NORTH ILLINOIS WITHIN THE "PB" PLANNED BUSINESS DISTRICT.

WHEREAS, Robert Vann, on behalf of Raising Cane's, hereinafter referred to as the "Applicant," has properly applied for a Special Use Permit with Site Development Plan for the construction of a restaurant with drive-thru within the "PB" Planned Business District located at 6565 North Illinois Street, PIN 03280204010.

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 September 8, 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. An operational traffic circulation plan has been submitted if changes should occur and shall be refined if needed.
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 restaurant with drive-thru 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 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 Special Use Permit shall automatically expire if the use is not initiated within one year of City Council approval.

16. That this approval allows for the development in keeping with the presented site plan.

The motion for the adoption of the foregoing resolution was duly seconded by Barkley; upon vote being taken thereon, the following voted in favor thereof: Mensing, Wesemann, Hoppe, Barkley, Coleman, Smith, McCarthy, & Bramstedt
and the following voted against the same: None.
and the following abstained: None.
and the following were absent: Herrington, Moats, & Carthen

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of September 2020

4. OLD BUSINESS

None.

5. NEW BUSINESS

None.

6. ANNOUNCEMENTS

- a. Director Riganti updated the commission on the development projects that are in progress.

7. ADJOURNMENT – The meeting was adjourned at 8:08 p.m.

Respectfully,

Andrea Riganti
Director of Land Use and Development
AR/kt

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be October 13, 2020 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

DRAFT

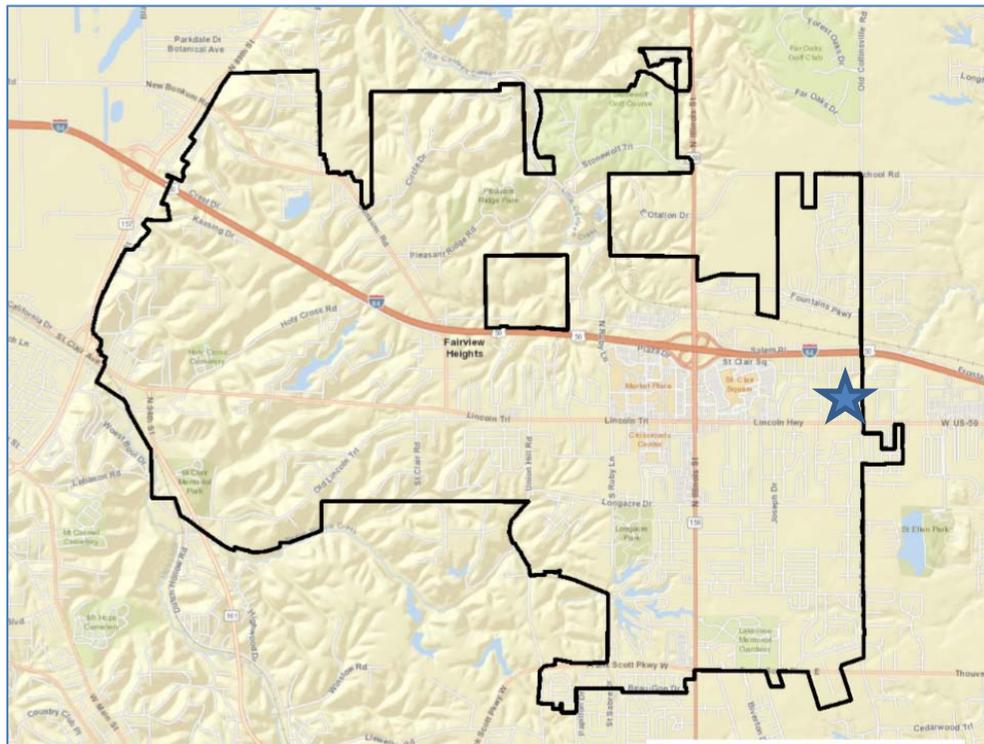


DEPARTMENT OF LAND USE AND DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

- APPLICATION NUMBER:** PC-07-20
- REQUEST:** Amendment to a Site Development Plan for Huck's Convenience Store, 1029 Lincoln Highway
- APPLICANT NAME:** Martin and Bayley Inc.
- MEETING DATE:** October 13, 2020
- ZONING:** PB-Planned Business
- PLANNING COMMISSION ACTION:** Consideration of the Amendment to the Site Development Plan, make recommendation to the Community Committee and City Council which has final authority to approve or deny the request.

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

The City of Fairview Heights Development Code establishes procedures and requirements for site development plans. A site development plan is a detailed drawing of the proposed improvements to a parcel of land that depicts buildings, parking, landscaping, lighting, infrastructure, and other relevant information.

On June 11, 2019, Planning Commission considered a development plan for a gas – convenience store at this site and made a recommendation for approval. City Council approved the project on July 17, 2019 by Ordinance 1845-19. The initial plan included the demolition of the existing convenience store, construction of a 6,000 square foot building, 16 fuel pumps, landscaping, buffering and other site amenities. Subsequent to approval, the applicant determined that an alternative site layout should be pursued. An amended site layout that retains the existing building, constructs an addition, relocates the fueling pumps and modifies parking is being proposed. Additional project details are provided in Section 2 of this advisory.

The City of Fairview Heights Development Code establishes procedures for site development plans and modifications thereto. Minor changes to an approved site plan may be reviewed administratively while substantial changes require a new public hearing and Planning Commission review. The changes to the approved site plan are major.

2. DISCUSSION

Context

The subject site is located in the middle eastern portion of the City at the northwestern intersection of Old Collinsville Road and Lincoln Highway. It is comprised of three parcels, one of which is currently vacant and two are the site of the existing Huck’s Convenience Store. The three parcels will be consolidated prior to building permit issuance.

The zoning designation for the parcels is PB-Planned Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. The gasoline – convenience store use is permitted



Zoning: Site and Surrounding Areas

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

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

South: PB – Planned Business, C-station (MotoMart)

West: PB – Planned Business, office

East: City of O’Fallon, commercial

The parcel depicted in blue was rezoned to PB – Planned Business in July 2019 and is included in this project.



Site Photographs



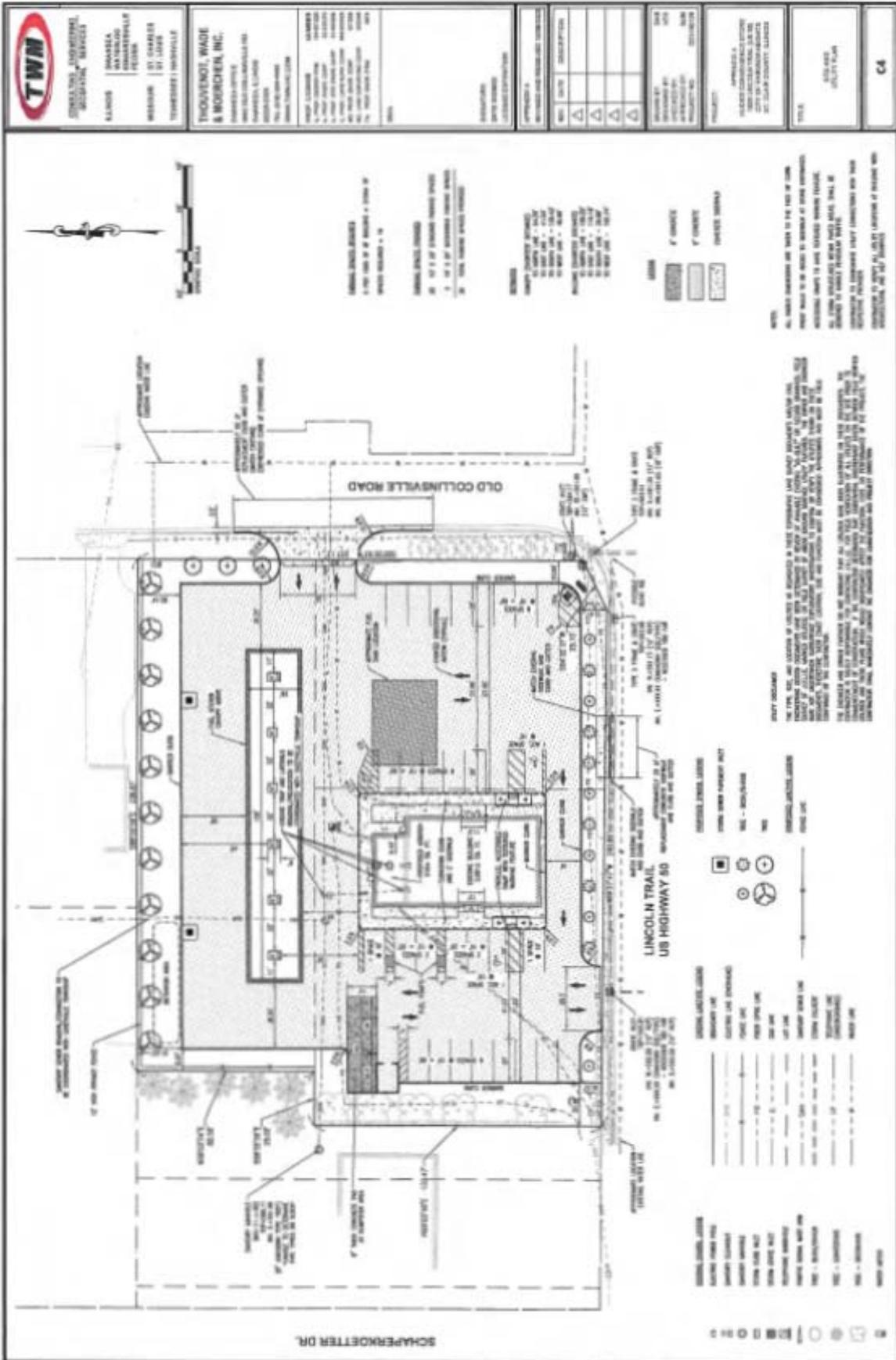
General Project Information

The amended site development plan proposes the expansion of the existing building by +/- 515 square feet, construction of a new canopy and fuel pumps, reconfiguration of the parking areas and site circulation, installation of new landscaping, and improvements to the façade. The hours of operation will remain 24 hours.

The existing southwestern curbcut from Lincoln Highway will be retained and the southeastern curbcut will be abandoned. The eastern curbcut from Old Collinsville Road will be removed and a new access located further to the north. Parking will be provided to the west and east of the building and includes 30 parking spaces and 2 ADA stalls. A canopy with 14 fuel pumps is proposed to be located on the north of the building and approximately 60' from the north property line. Two (2) fuel pumps adjoin the building on the west side. Landscaping and other site improvements will be provided. ¹

Public utilities to serve the site will be coordinated with the authorities having jurisdiction and designed in accordance with standards. Stormwater management/drainage calculations will be prepared if the site development plan is approved, and submitted to the Department of Public Works for review.

¹ The City requires a detailed landscaping plan to be submitted for staff review and approval. The applicant has been required to consult with the adjoining residential property owners in the preparation of this plan.



TWN
 CONSULTING ENGINEERS
 ARCHITECTS

DESIGNED BY: SHAROLA, HANSEN & ASSOCIATES, P.C.
 DRAWN BY: ST. CHARLES
 CHECKED BY: J. J. JONES
 PROJECT: HUNTERVILLE

THOUGHT, WADE & BOORCHEN, INC.
 ARCHITECTS

DESIGNED BY: THOUGHT, WADE & BOORCHEN, INC.
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT: HUNTERVILLE

NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMITS
2	10/1/10	ISSUED FOR PERMITS
3	10/1/10	ISSUED FOR PERMITS
4	10/1/10	ISSUED FOR PERMITS
5	10/1/10	ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMITS
2	10/1/10	ISSUED FOR PERMITS
3	10/1/10	ISSUED FOR PERMITS
4	10/1/10	ISSUED FOR PERMITS
5	10/1/10	ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMITS
2	10/1/10	ISSUED FOR PERMITS
3	10/1/10	ISSUED FOR PERMITS
4	10/1/10	ISSUED FOR PERMITS
5	10/1/10	ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMITS
2	10/1/10	ISSUED FOR PERMITS
3	10/1/10	ISSUED FOR PERMITS
4	10/1/10	ISSUED FOR PERMITS
5	10/1/10	ISSUED FOR PERMITS

NOTES:

1. ALL NOTES REFERENCED ARE SHOWN ON THE PLAN TO WHICH THEY REFER.

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7. ALL NOTES REFERENCED ARE SHOWN ON THE PLAN TO WHICH THEY REFER.

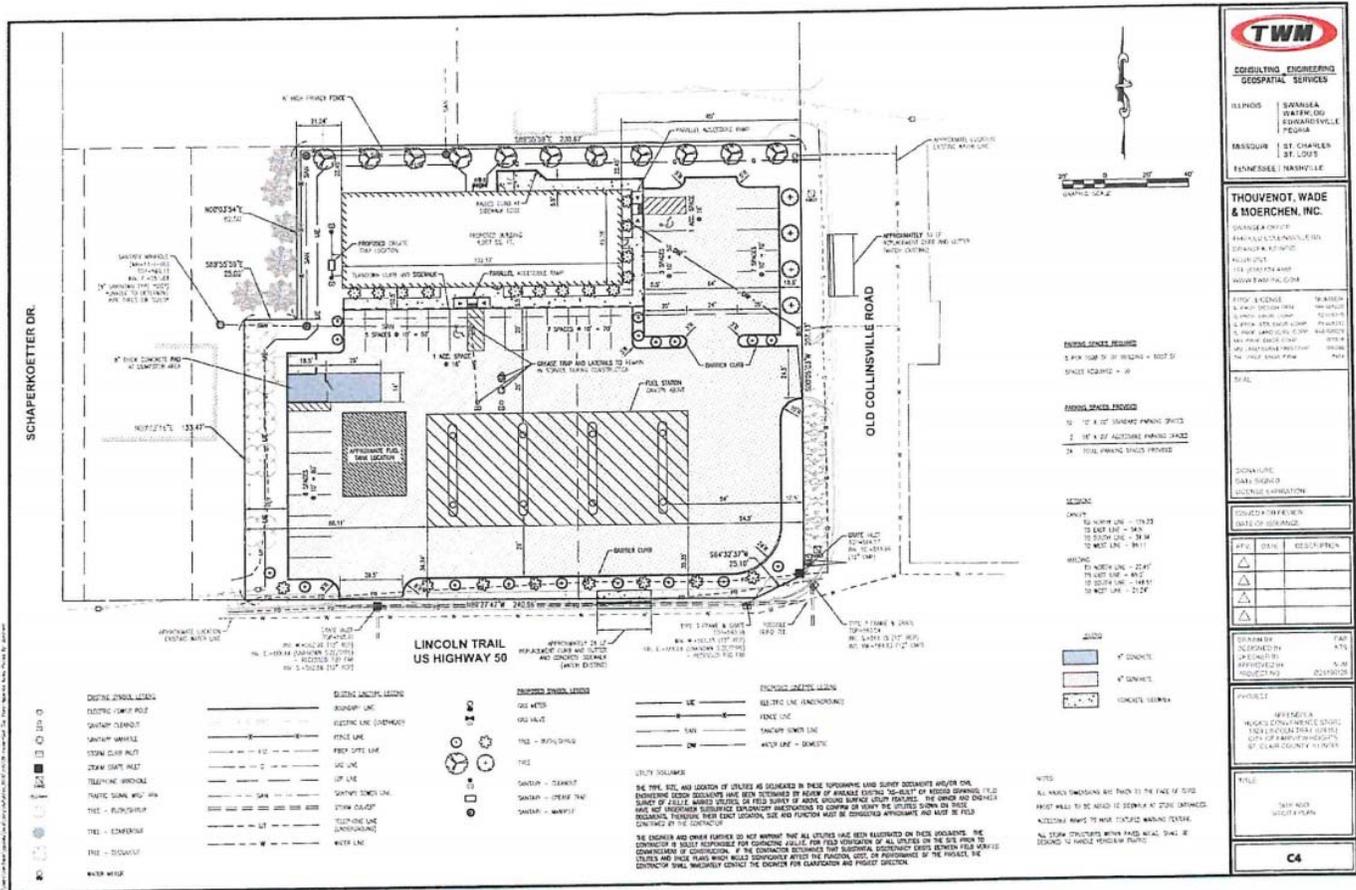
8. ALL NOTES REFERENCED ARE SHOWN ON THE PLAN TO WHICH THEY REFER.

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As a reminder, the site development plan approved in 2019 proposed to demolish the existing building, and construct a 6,000 square foot building, new canopy, 16 fuel pumps, and concrete paving. The proposed building was to be located approximately 22' from the northern property line and the canopies/fuel pumps were sited to the south of the building. The existing curb cuts to the east and southwest were to be retained and the southeastern curb cut to be abandoned. Landscaping and other site improvements were also proposed.

Exhibit A: Approved Site Plan, 2019



Planning Considerations

Under consideration is whether or not the proposed addition is reasonable as per the Development Code for Site Development Plans, the PB-Planned Business District and general development standards.

I. Analysis: Site Development

The proposed project is in substantial conformance with the requirements of the Development Code and the "PB" District. In its deliberations, Planning Commission shall review general planning considerations and may impose conditions to the site development plan. Following are the criteria outlined in Section 14-2-14-G.3 and proposed conditions, where applicable:

(a) Permitted uses, including maximum floor area.

The use is gasoline and convenience store and is permitted in the PB Planned Business District. The existing building is +/- 2,881 square feet and the addition is +/- 515 square feet. Minor increases or

decreases to the square footage are permitted, provided that said differences are not substantial or substantially alter the overall development.

(b) Performance standards. (Performance standards regulate the intensity of land use to prevent adverse impact on abutting and nearby properties.)

The premises shall be maintained in good condition, free from trash and debris.

Noise emanating from the 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.

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.

(c) Height limitations.

The building height is proposed to be +/- 20' at the highest point, which is below the maximum height permitted.

(d) Minimum yard requirements.

n/a

(e) Off-street parking and loading requirements

A gasoline/convenience store of this size is required to have 16 parking spaces and two ADA stalls. The development exceeds this requirement and is providing 30 spaces and two ADA stalls. The parking stall size and design conform to the Development Code. The interior drive aisles vary in width from 31' to 57', which exceed the 22' minimum requirement.

Section 14-4-23 establishes buffers between adjacent land uses. A 20' wide landscaping buffer is required along the property line to the north. A minimum of 10' high fence will be provided in that location. A detailed landscaping plan will be submitted to the Department of Land Use and Development for approval, after consultation with the surrounding property owners.

The project meets other parking and loading requirements for surfacing, access, and ingress/egress.

(f) Sign regulations

The size, number, and location of signs are prescribed in Article VII of the Development Code and will be reviewed during the permitting process.

(g) Minimum requirements for site development plans.

Site development plans shall depict the proposed location of buildings, parking areas, traffic circulation, landscaping, utilities, and drainage. These requirements have been met.

(h) Time limitations for commencement of construction.

Within one (1) year of approval, construction shall commence. The applicant may apply for one (1) extension of time limitation from the City in writing explaining extenuating circumstances.

(i) Trust funds, impact fees, surcharges and connection fees.

The applicant will pay all applicable fees and meet all permitting requirements of any utility or other jurisdictional unit.

(j) Rights of way dedication and road improvements.

n/a

Other Development Guidelines

Article III General Development Regulations define design requirements that apply to specific zoning districts and/or type of development. The following sections are applicable to this project:

14-3-8.2(c) Exterior storage of equipment and supplies shall be enclosed by a wall or fence at least six (6) feet high and of materials and color complimentary to the principal structure.

The dumpster will be enclosed and screened as required.

14-3-34 Stormwater management

If the application is approved, a stormwater management plan will be prepared for review and approval of the Department of Public Works. Any requirements for detention (if needed) will be accommodated in accordance with City ordinances and will not encroach on adjacent property owners. The stormwater management plan shall also be submitted to the Illinois Department of Transportation and the City of O'Fallon.

14-3-35 Exterior building material and design; business and industrial districts

The existing building will be refaced and meet the design guidelines. The improved exterior will include brick and some masonry veneer and is in keeping with the minimum requirement of sixty (60%) glass and/or masonry materials.

Article IV Supplementary Land Use and Area-Bulk Regulations define standards that apply to specific zoning districts and/or type of development. The following sections are applicable to this project:

14-4-6 Gasoline Service Stations. In districts where gasoline service stations are permitted, the establishment of such uses shall be subject to the following requirements:

(A) All gasoline pumps, lubrication or similar devices and other service facilities shall be located at least twenty-five (25) feet from any street right-of-way line or side or rear lot line.

The proposed gasoline pumps are approximately 60' from the northern property line, 40' from the western property line and 40' feet from the eastern property line.

14-4-10 Lighting Controls

The lighting provided by the development meets the adequate standard of illumination over the site. The light fixtures shall be designed to prevent glare or other objectionable problems to surrounding areas, pedestrians and vehicular traffic.

Interdepartmental Review

This application was also reviewed by the Department of Public Works. All department comments have been addressed.

Exhibits

1. Applicant's Narrative and Excerpted Supporting Documents
2. Resolution and Findings of Fact
3. Public notice

Hucks Convenience Store

Planned Business Narrative

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 directly to the North was acquired and rezoned by Hucks last year. 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 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 canopy and surrounding area, the existing store modification will begin. Construction of the new addition, fuel pumps and concrete paving in these areas will begin immediately following the completion of the area to the north. 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 modifications 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 well 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.

Hucks Convenience Store

Planned Business Narrative

Utility and Infrastructure

The existing sewer modifications will be coordinated with Caseyville Township Sewer and continue to drain North into an existing 8" 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 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. The proposed runoff that drains south toward Route 50 should remain similar to the existing runoff numbers. Any increase in flow headed north will either be detained within the proposed storm sewer system, or within a proposed detention basin as noted on Sheet C4 in Appendix A. The release from this basin will be equal to or less than the existing runoff numbers to this area. A more detailed hydraulic analysis indicating drainage areas, existing and proposed flow rates and time of concentrations will be completed and provided to the City for review and approval during the construction plan submittal process.



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS | SWANSEA
WATERLOO
EDWARDSVILLE
PEORIA

MISSOURI | ST. CHARLES
ST. LOUIS

TENNESSEE | NASHVILLE

**THOUVENOT, WADE
& MOERCHEN, INC.**

SWANSEA OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS
62226-2025
TEL (618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000348
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

APPENDIX A
REVISED AND REISSUED 10/08/2020

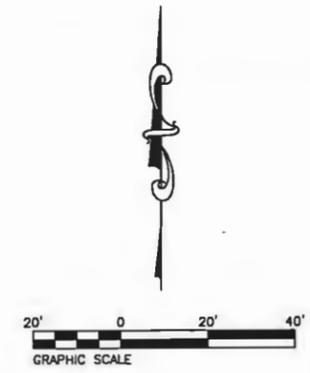
REV.	DATE	DESCRIPTION
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DRAWN BY: DAB
DESIGNED BY: NTS
CHECKED BY:
APPROVED BY: MJM
PROJECT NO: D25190126

PROJECT:
APPENDIX A
HUCK'S CONVENIENCE STORE
1029 LINCOLN TRAIL (US 50)
CITY OF FAIRVIEW HEIGHTS
ST. CLAIR COUNTY, ILLINOIS

TITLE:
SITE AND
UTILITY PLAN

C4



PARKING SPACES REQUIRED
5 PER 1000 SF OF BUILDING = 3196± SF
SPACES REQUIRED = 16

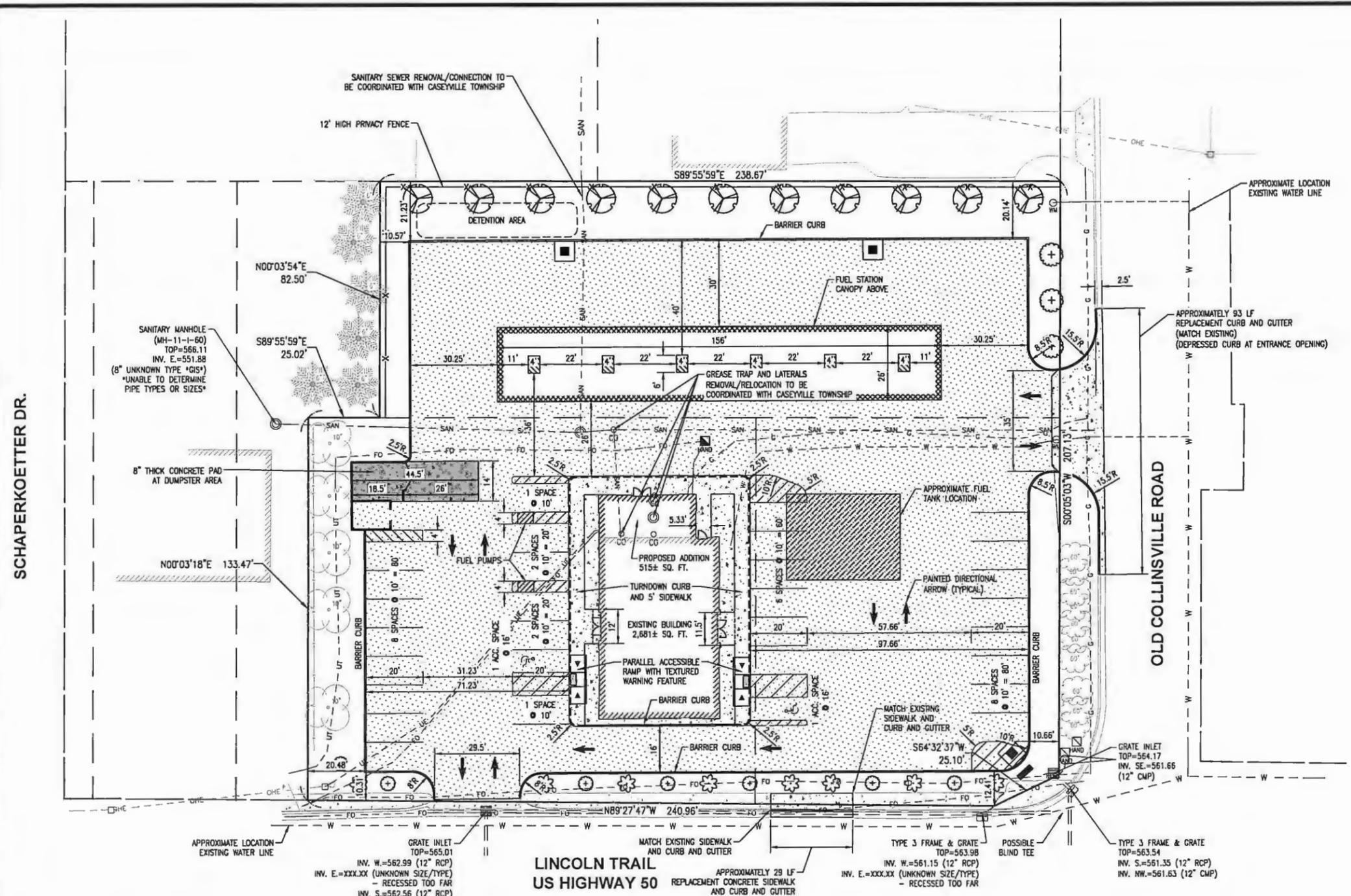
PARKING SPACES PROVIDED
28 10' X 20' STANDARD PARKING SPACES
2 16' X 20' ACCESSIBLE PARKING SPACES
30 TOTAL PARKING SPACES PROVIDED

SETBACKS
CANOPY (SHORTEST DISTANCE)
TO NORTH LINE - 54.29'
TO EAST LINE - 41.53'
TO SOUTH LINE - 135.43'
TO WEST LINE - 40.99'
BUILDING (SHORTEST DISTANCE)
TO NORTH LINE - 109.22'
TO EAST LINE - 119.16'
TO SOUTH LINE - 29.08'
TO WEST LINE - 101.74'

LEGEND

	8" CONCRETE
	6" CONCRETE
	CONCRETE SIDEWALK

NOTES:
ALL RADIUS DIMENSIONS ARE TAKEN TO THE FACE OF CURB.
FROST WALLS TO BE ADDED TO SIDEWALK AT STORE ENTRANCES.
ACCESSIBLE RAMPS TO HAVE TEXTURED WARNING FEATURE.
ALL STORM STRUCTURES WITHIN PAVED AREAS, SHALL BE DESIGNED TO HANDLE VEHICULAR TRAFFIC.
CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH THEIR RESPECTIVE PROVIDER.
CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AT BUILDING WITH ARCHITECTURAL AND MEP DRAWINGS



EXISTING SYMBOL LEGEND

	ELECTRIC POWER POLE
	SANITARY CLEANOUT
	SANITARY MANHOLE
	STORM CURB INLET
	STORM GRATE INLET
	TELEPHONE HANDHOLE
	TRAFFIC SIGNAL MAST ARM
	TREE - BUSH/SHRUB
	TREE - CONIFEROUS
	TREE - DECIDUOUS
	WATER METER

EXISTING LINETYPE LEGEND

---	BOUNDARY LINE
---	ELECTRIC LINE (OVERHEAD)
-X-X-	FENCE LINE
-FO-	FIBER OPTIC LINE
-G-	GAS LINE
---	LOT LINE
---	SANITARY SEWER LINE
---	STORM CULVERT
---	TELEPHONE LINE (UNDERGROUND)
---	WATER LINE

PROPOSED SYMBOL LEGEND

	STORM SEWER PAVEMENT INLET
	TREE - BUSH/SHRUB
	TREE

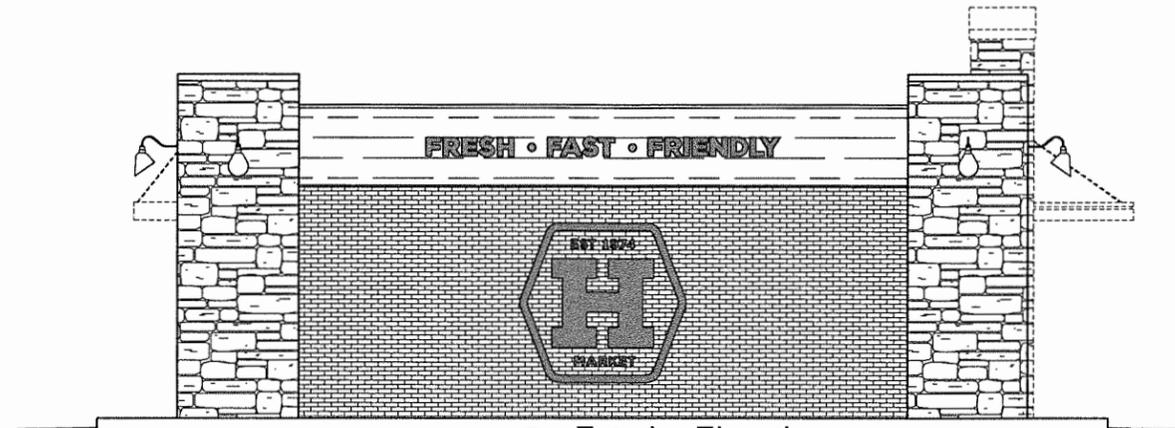
PROPOSED LINETYPE LEGEND

-X-X-	FENCE LINE
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UTILITY DISCLAIMER
THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.L.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.L.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

C:\Users\JDECE\OneDrive\Work\Projects\1029 Lincoln Trail\1029 Lincoln Trail.dwg Plot Date: 10/26/2020



1 Exterior Elevation
A2 SCALE: 1/4" = 1'-0"



2 Exterior Elevation
A2 SCALE: 1/4" = 1'-0"



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 Email: billtbertson@tbertsonarchitects.com
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Huck's Fairview Heights
 Huck's Food & Fuel
 1029 Lincoln Hwy
 Fairview Heights, IL 62208

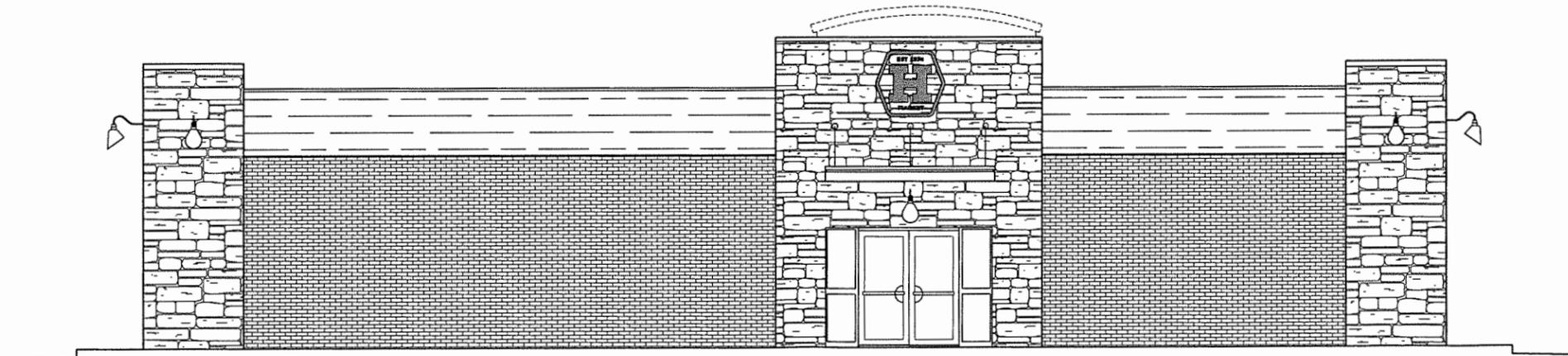
William Tabbertson, AIA
 NCARB Certificate No. 48418
 Indiana Certificate No. 19700941

COPYRIGHT PROTECTION NOTICE:
 All design drawings, construction documents, and specifications furnished by William Tabbertson, Architect are and shall remain the property of the Architect. They are to be used only for the construction of this project.

PROPOSED ELEVATIONS
A2
 DRAWING NUMBER:
 MAY 13, 2019
 DRAWING ISSUE DATE:
 PROJECT FILE NUMBER:



1 Exterior Elevation
A3 SCALE: 1/4" = 1'-0"



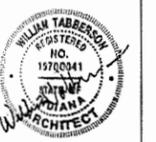
2 Exterior Elevation
A3 SCALE: 1/4" = 1'-0"

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EXTERIOR
ELEVATIONS
A3
DRAWING NUMBER:

MAY 13, 2019
DRAWING ISSUE DATE:
PROJECT FILE NUMBER:

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

RESOLUTION PC 007 -20

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF AN AMENDMENT TO A SITE DEVELOPMENT PLAN FOR HUCK'S CONVENIENCE STORE AT 1029 LINCOLN HIGHWAY

WHEREAS, Martin and Bayley, Inc. hereinafter referred to as the "Applicant," obtained approval for a Site Development Plan at 1029 Lincoln Trail, PIN(s) 03-27.0-225-028, -025 and -020 on July 17, 2019 by Ordinance 1845-19; and

WHEREAS, said approval authorized the construction of a Huck's Convenience Store and other site improvements as depicted on the Site Development Plan; and

WHEREAS, the Applicant has proposed an amendment to the approved Site Development Plan that is major in nature; and

WHEREAS, the Applicant properly applied for an Amendment to a Site Development Plan.

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 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 October 13, 2020 and that said public hearing was properly advertised, the minutes of which are hereby incorporated by reference.
2. That the subject properties are zoned "PB" Planned Business District.
3. That this permit will/will not require changes to traffic circulation and ingress/egress.
4. That this permit will/will not require changes to lighting, landscaping and 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 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. That the proposed use will/will not be consistent with the Comprehensive Plan.
12. That this approval will allow the applicant's development of a Huck's Convenience Store as proposed on the Amended Site Development Plan. Any changes deemed substantial on the Subject Property will require additional review and approval by the City.
13. That the Site Development Plan approval is contingent upon the Department of Land Use and Development approval of a landscaping plan, which shall be developed in consultation with surrounding property owners and meet or exceed the Development Code.
14. That the Site Development Plan approval is 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.
15. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this Approval.
16. That the Director of Land Use and Development, and her designee, shall have the right to inspect the premises for compliance and safety purposes.
17. That this Approval shall automatically expire if the use is not initiated within one year of City Council approval.
18. That the Applicant shall obtain all required permits from the City and comply with all City ordinances and codes.

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 October 2020.

 Planning Commission Chairman

ATTEST:

 Land Use Director



DEPARTMENT OF LAND USE AND DEVELOPMENT

PUBLIC HEARING NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, October 13, 2020 at 7:00 p.m. This meeting will be held both in-person in the Recreation Room of Fairview Heights City Hall, 10025 Bunkum Road, 62208 and virtually due to the COVID-19 pandemic and Governor J.B. Pritzker's Executive Order 2020-10, which waived physical attendance requirements for public meetings. Parties interested in attending the meeting virtually should contact Andrea Riganti, Director of Land Use and Development at (618) 489-2061 or riganti@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

At this meeting, the Commission will consider an Amended Site Development Plan for a revised layout at 1029 Lincoln Trail, Huck's Convenience Store. This application is an amendment to PC08-19. Also identified by St. Clair County PIN(s) 03-27.0-225-020, 03-27.0-225-025 and 03-37.0-225-028.

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 be heard on this proposal may attend either in-person or virtually.

Dated this 21st day of September, 2020.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman

PC07-20

10025 BUNKUM ROAD, FAIRVIEW HEIGHTS, IL 62208

P:618.489.2060

WWW.COFH.ORG

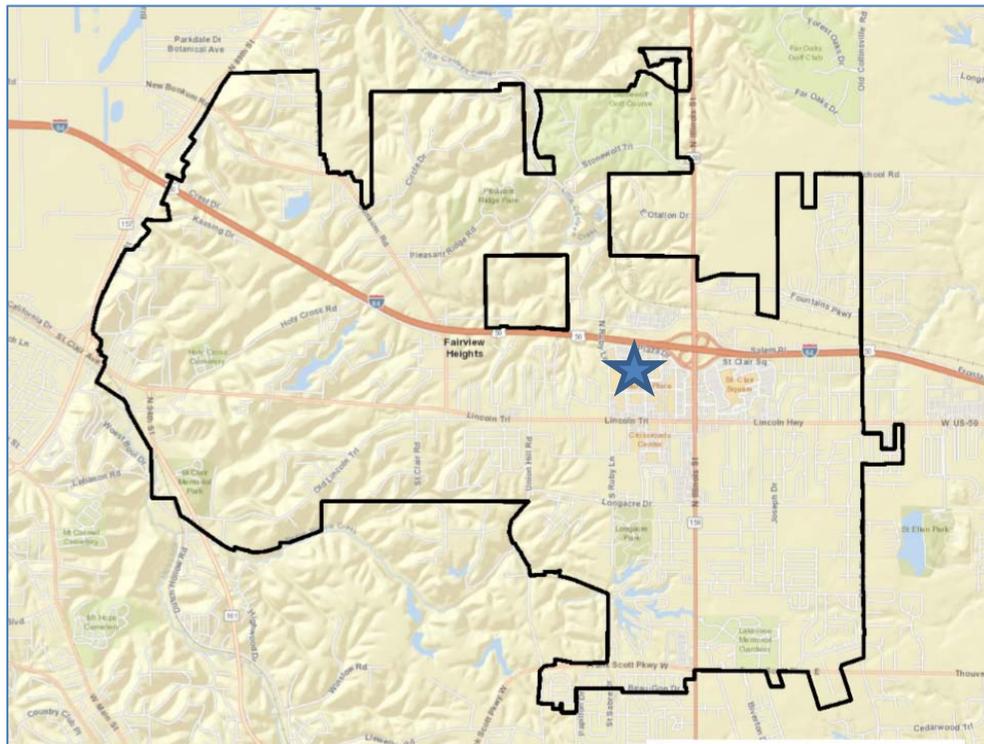


DEPARTMENT OF LAND USE AND DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

- APPLICATION NUMBER:** PC-06-20
- REQUEST:** Special Use Permit (SUP) with Site Development Plan to allow the operation of an adult cannabis facility at 114 Commerce Lane.
- APPLICANT NAME:** Health Central LLC dba Illinois Supply and Provisions;
Francis Perullo, agent
- MEETING DATE:** October 13, 2020
- ZONING:** PB-Planned Business
- 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.

GENERAL LOCATION:



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 and other applicable regulations. Each special use is to be evaluated on its own merits.

The subject property located at 114 Commerce Lane is zoned PB-Planned Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. An adult cannabis use requires a Special Use Permit in the PB District.

Before a SUP can be submitted for this use, the proposed site must first meet distancing criteria. A proposed site may not be located within 1,500’ of a pre-existing school, daycare center, and adult residential care facility or within 500’ of a residential zoning district. The subject property is in compliance. .

2. DISCUSSION

Context

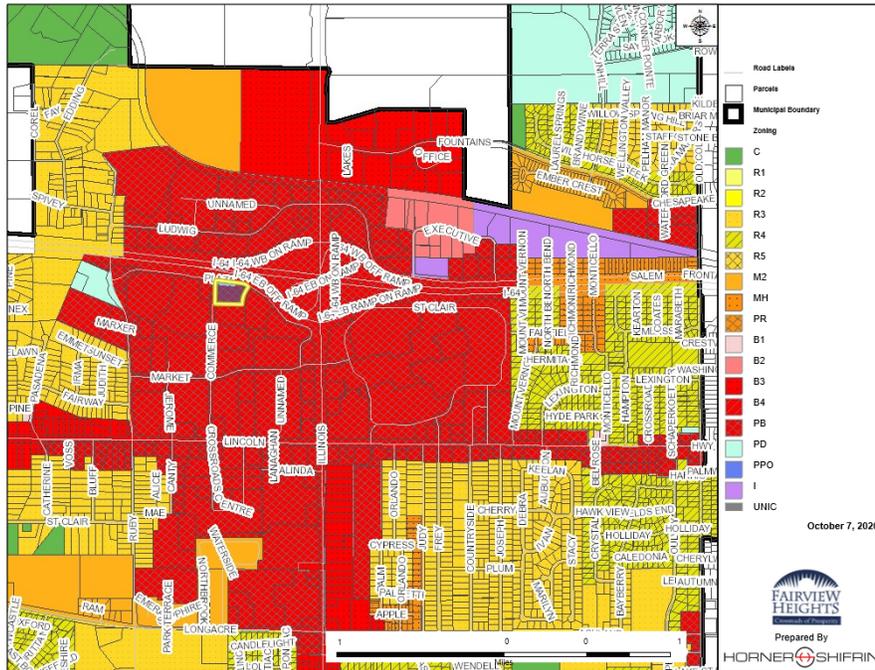
The subject property is located in the east-central part of the City, south of Interstate 64, west of North Illinois and north of Lincoln Trail. The parcel is approximately 2.97 acres and the former use was retail-commercial (Babies R Us).

Aerial Map



The adjoining properties are zoned PB-Planned Business. The surrounding land uses are consistent with zoning and include Goodwill, a strip center containing Burlington, Dollar Tree and other retailers, vacant commercial/office buildings, the new Planet Fitness and more. Interstate – 64 is located to the north of the site.

Zoning: Site and Surrounding Areas



General Project Information

HealthCentral, LLC dba Illinois Supply and Provisions (“Ascend”) is seeking a SUP to operate an adult-use cannabis dispensing organization. Ascend owns and operates cannabis dispensaries throughout Illinois, including Collinsville and Springfield. The proposed location for the dispensary is 114 Commerce Lane, the former “Babies R Us” store. This site includes a 22,488 square foot building and 186-space parking lot. Ascend proposes to use approximately 7,300 square feet as depicted on the floorplan (see Attachment 1).

The anticipated development timeline for interior and exterior renovations and site improvements is 12 weeks. If the SUP is approved, Ascend will apply for permits as soon as possible and begin buildout once approvals are obtained. The desired business opening is April 2021.

Three existing access points to the parking lot will be used. Two are located off of Plaza Drive to the north and one from Commerce Lane to the west. The existing parking layout and circulation will be retained.

The hours of operation are proposed to be 7:00 am to 7:00 pm. on Mondays, 9:00 am to 9:00 pm on Tuesdays through Saturdays, and 10:00 am to 9:00 pm on Sundays. The anticipated peak hours are 11:00 am – 2:00 pm and 5:00 pm to 8:00 pm, with 90 customers during this timeframe. The projected average number of customers weekly is 6,400.

There are expected to be 87 full-time or full-time equivalent positions, of which 11 will be management/supervisory and six for security staff. The remaining positions will be associate-level.

The security plan includes an advanced video surveillance system 24-hours a day, seven days a week and protected by security a security system to deter and prevent unauthorized entry into restricted areas. Details of the security system and plan are provided in Attachment 1.

Planning Considerations

Public Act 101-0027 created the Cannabis Regulation and Tax Act and was signed into law by Governor JB Pritzker on June 25, 2019. Effective January 1, 2020, the Act legalized the possession and private use of cannabis for Illinois residents over 21 years of age. The Act authorized the production and distribution of cannabis and cannabis products through state-licensed cultivators, craft growers, infusers, transporters and dispensaries. Licensing of these facilities is solely a function of the state.

On December 17, 2019, the Fairview Heights City Council voted to allow adult use recreational cannabis dispensaries within the City and adopted development (zoning) regulations for same on March 3, 2020. A Special Use Permit is required for zoning districts within which the use may occur, which include the PB – Planned Business District.

In accordance with the City’s requirements, the applicant submitted a statement certifying that:

1. cannabis is a prohibited Schedule I controlled substance under federal law;
2. participation under the Act is permitted only to the extent provided by the strict requirements of the Act and subsequent implementing regulations;
3. any activity not sanctioned by the Act and subsequent implementing regulations may be a violation of state law and may result in the revocation of zoning;
4. growing, distribution or possessing cannabis in any capacity, except through a federally-approved research program, is a violation of federal law;
5. use of cannabis may affect an individual's ability to receive federal or state licensure in other areas;
6. use of cannabis, in tandem with other conduct, may be a violation of state or federal law;
7. participation under the Act, or approval of zoning by the City of Fairview Heights does not authorize any person to violate federal or state law and, other than as set out in the Act, and does not provide any immunity from or affirmative defense to arrest or prosecution under federal or state law; and
8. Petitioner for the zoning of an Adult-Use Cannabis Dispensing Organization by the City of Fairview Heights shall indemnify, hold harmless, and defend the City for any and all civil or criminal penalties resulting from participation under the Act.

I. **Analysis: Site Development Plan, PB-Planned Business District and Adult-Use Cannabis Requirements**

The proposed project is in substantial conformance with the requirements of the Development Code. In making a recommendation, Planning Commission shall address general planning considerations and make conditions specific to the site development plan. Following are the criteria outlined in the Development Code and proposed conditions, where applicable:

(a) Permitted uses, including maximum floor area.

The special use is an adult use cannabis dispensing organization. The use is located in a stand-alone building and at least 75% of the floor area is devoted to the dispensing organization. Any expansion to the use will be reviewed to determine if minor or major in nature. Those deemed major as per the Development Code will be referred to the Planning Commission.

(b) Performance standards. (Performance standards regulate the intensity of land use to prevent adverse impact on abutting and nearby properties.)

The premises shall be maintained in good condition, free from trash and debris.

Noise emanating from the 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.

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.

The business owner shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, and areas surrounding the premises during business hours if directly related to the patrons of the subject retailer. For purposes of this subsection, "reasonable steps" shall include calling the police in a timely manner and requesting those engaging in nuisance activities to cease those activities, unless personal safety would be threatened in making the request.

(c) Height limitations.

n/a

(d) Minimum yard requirements.

n/a

(e) Off-street parking and loading requirements

The off-street parking requirements for a typical retail use is 1 parking space for each 200 square feet of floor area. Thus, a minimum of 37 parking spaces would be required. Due to the high market demand for adult use cannabis and observed parking utilization in a nearby community, the minimum should be increased. Anticipated parking demands can be determined by several assumptions: projected customers during peak hours, a conservative estimate of one vehicle per customer, and maximum building occupancy. Thus, a minimum of 75 spaces should be dedicated for this use. The 186 parking spaces on the site should be adequate.

The landscaping requirements of the Development Code are met, with curbed landscaped islands at the ends of parking aisles.

The project meets other parking and loading requirements for surfacing, access, and ingress/egress.

(f) Sign regulations

A sign package has been submitted. The size, number, and location are acceptable in concept as proposed, subject to further review during the permitting process. In addition, Ascend will prominently feature interior signs and notices stating that "These premises are under constant video surveillance" that "persons under 21 years of age are not permitted on these premises", that "loitering at the project is prohibited and that "smoking, eating drinking, or other forms of consumption of cannabis products is prohibited within this dispensary area." Ascend will not use stylized graphical representation of the

cannabis plant or its parts, electronic message boards, temporary signs, promotional banners, smoke drug paraphernalia or cartoonish imagery oriented toward children.

(g) Minimum requirements for site development plans.

The minimum requirements for site development plans include depicting the location of buildings, parking areas, traffic circulation, landscaping, utilities, and drainage. These requirements have been met.

(h) Time limitations for commencement of construction.

Within one (1) year of approval, construction shall commence. The applicant may apply for one (1) extension of time limitation from the City in writing explaining extenuating circumstances.

(i) Trust funds, impact fees, surcharges and connection fees.

The applicant will pay all applicable fees and meet all permitting requirements of any utility or other jurisdictional unit.

(j) Rights of way dedication and road improvements.

n/a

Other Development Guidelines

Article III General Development Regulations define design requirements that apply to specific zoning districts and/or type of development. The following sections are applicable to this project:

14-3-8.2(c) Exterior storage of equipment and supplies shall be enclosed by a wall or fence at least six (6) feet high and of materials and color complimentary to the principal structure.

This requirement has been met. The dumpster will be enclosed and screened as required.

Interdepartmental Review

The Fairview Heights Police Chief and City Attorney reviewed this application. Their comments have been incorporated in the analysis and findings.

II. Special Use Permit Analysis

The criteria by which adult-use cannabis uses are to be evaluated is identified in 14-4-27:

- (a) Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.

Finding: *The proposed dispensary is located in a stand-alone building and is surrounded by retail-commercial uses. The nearest businesses are Goodwill to the west and Planet Fitness to the east. The properties to the south are vacant-for lease and zoned PB. Due to market demand for adult-use recreational marijuana, the facility is expected to attract a significant amount of regional customers to the area.*

The facility is not located within 500' of any residentially zoned property, the nearest of which is +/- 1,200 feet away.

The surrounding property owners were notified of the proposed use and public hearing to consider same. No written or verbal comments have been received.

Should adverse impacts to the surrounding properties occur, and be determined by the City to be legitimate, the business shall submit a responsibility plan to the City for approval. The plan shall

demonstrate how the business will reduce adverse impacts to the surrounding area, including outreach, methods for future communication, and dispute resolution.

- (b) Proposed structure in which the facility will be located, total square footage, security installations/security plan and building code compliance.

Finding: *The proposed structure in which the dispensary will be located is a 22,488 square foot building. The proposed dispensary will utilize approximately 7,300 square feet of the facility.*

If the SUP is approved, interior buildouts will be undertaken. This work will require building permits. Work requiring building permits must be code compliant and pass final inspections before commercial occupancy is approved.

As per the application, the Project will be monitored via an advanced video surveillance system 24-hours a day, seven days a week and protected by a security system to deter and prevent unauthorized entry into restricted areas. Security system features include: perimeter alarms, panic buttons throughout the Project, shatterproof tinted film on all exterior windows, exterior lighting to facilitate surveillance, electronic locks on all restricted access doors, motion detection systems, failure notification systems, and immediate and automatic notification to the City of Fairview Heights police department in the event of an alarm at the Project. The Project shall be an enclosed, locked facility; all interior doors to restricted access areas shall have alarmed, electronic locks and all exterior doors to the Project will have locks that will prevent access to the Project to the general public when the Project is outside of normal business hours. At a minimum, the loading/receiving dock will be enclosed by a secure perimeter fence. Access to the Project's security system is provided to the Illinois State Police. Additionally, the Project's floor plan is designed in such a manner to allow for the flow of individuals to enter and depart through different doors to limit capacity in waiting rooms and other limited access areas.

The security plan meets state and local requirements. It was reviewed and approved by the Fairview Heights Police Chief.

- (c) Hours of operation and anticipated number of customers/employees.

Finding: *The hours of operation permitted by state and local regulations are 6:00 a.m. – 10:00 p.m. The Ascend proposal of 7 a.m. to 7 p.m. on Mondays, 9 a.m. to 9 p.m. on Tuesdays through Saturdays, and 10 a.m. to 9 p.m. on Sundays is less than what is permitted. The anticipated peak hours are 11:00 am – 2:00 pm and 5:00 pm to 8:00 pm, with 90 customers during this timeframe. The projected average number of customers weekly is 6,400.*

There are expected to be 87 full-time or full-time equivalent positions, of which 11 will be management/supervisory and six for security staff. The remaining positions will be associate-level.

- (d) Anticipated parking demand and available private parking supply.

Finding: *The proposed site was designed to accommodate a former big-box retailer. As such, adequate on-site parking is provided with 186 spaces available.*

Anticipated parking demands can be determined by several assumptions: projected customers during peak hours, a conservative estimate of one vehicle per customer, and maximum building occupancy. A minimum of 75 spaces should be dedicated for this use.

- (e) Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.

Finding: *The dispensary is expected to generate 6,400 customers per week, or an average hourly trip rate of 76 vehicles. The adjacent roadways to the north and west are collector streets designed to move traffic from major arterials - Lincoln Trail and N. Illinois/159. They currently accommodate big-box retailers with fewer average hourly trip rates. It is anticipated that the current roadway network can support the combined area uses without decreasing level of service (traffic delay and congestion). If roadway improvements become warranted by the dispensary use, other than ordinary repair and maintenance, the business will participate in the cost of associated studies and construction.*

- (f) Site design, include access points and internal site circulation.

Finding: *No changes are proposed to the site layout. There are three access points to the site, two of which are from Plaza Drive to the north of the Project and one from Commerce Lane to the west of the Project. The two Plaza Drive access points lead directly to a 186-space parking lot. The parking lot is designed to accommodate a large volume of vehicles entering and exiting the lot and circulating within the lot.*

- (g) Proposed signage plan.

Finding: *A sign package has been submitted. The size, number, and location are acceptable in concept as proposed, subject to further review during the permitting process. In addition, Ascend will prominently feature interior signs and notices stating that “These premises are under constant video surveillance” that “persons under 21 years of age are not permitted on these premises”, that “loitering at the project is prohibited and that “smoking, eating drinking, or other forms of consumption of cannabis products is prohibited within this dispensary area.” Ascend will not use stylized graphical representation of the cannabis plant or its parts, electronic message boards, temporary signs, promotional banners, smoke drug paraphernalia or cartoonish imagery oriented toward children.*

- (h) Compliance with Chapter 8, Article XVII (Business Regulations).

Finding: *The application is in substantial compliance with Chapter 8, Article XVII. Please review to the application for a detailed response. City’s Comprehensive Plan identifies the subject property as retail/commercial. Therefore, the proposed use is consistent with the intent of the comprehensive plan.*

Exhibits

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

Application for a Special Use Permit for an Adult-Use Cannabis Dispensing Organization
Subject Property: 114 Commerce Lane, Fairview Heights, Illinois
Applicant: HealthCentral, LLC dba Illinois Supply & Provisions

Project Narrative and Compliance with City of Fairview Heights Ordinances

Introduction and Project Description.

HealthCentral, LLC dba Illinois Supply & Provisions (“Ascend”) is pleased to submit its application (“Application”) for a special use permit to operate an Adult-Use Cannabis Dispensing Organization in the City of Fairview Heights (the “City”). Ascend owns and operates cannabis dispensaries throughout Illinois, including in Collinsville and Springfield, and offers cannabis products for sale, including cured flower (for smoking), concentrates and extracts (for vaping), topical products (such as lotions, balms, and transdermal patches) and edibles (such as drinks, tinctures and other cannabis-infused food products). Ascend is wholly-owned by Ascend Illinois, LLC. The proposed dispensary is located at 114 Commerce Lane in Fairview Heights, at a former “Babies R-Us” store (the “Project”) and consists of a 22,488 square foot building as well as a 186-space parking lot. The proposed dispensary will utilize a portion of the 22,488 square feet, as depicted on the floor plan included with the Application. The proposed dispensary will be operated under the “Ascend” brand.

1. Development Schedule. Ascend anticipates that it will apply for permits and approvals to begin its buildout at the Project in late 2020 or early 2021, assuming the special use is approved. Once it has obtained the necessary permits and approvals, Ascend will commence its buildout of the Project, which is expected to take 12 weeks. Upon completion of the buildout, Ascend will apply for a certificate of occupancy from the City and estimates that it will open for business at the Project in April 2021.
2. Traffic and Parking Management. Access to the Project is had from three points, two of which are from Plaza Drive to the north of the Project and one from Commerce Lane to the west of the Project. The two Plaza Drive access points lead directly to a 186-space parking lot. Seven of the parking spaces are reserved for handicapped individuals. Since the previous use of the building located at the Project was a big-box retail store, the parking lot is designed to accommodate a large volume of vehicles entering and exiting the lot and to manage the flow of traffic within the lot. Peak hours for the Project are expected to be 11:00 AM to 2:00 PM and 5:00 PM to 8:00 PM, with 90 customers expected during peak hours. The parking lot can accommodate the increased customer load during peak hours at 186 spaces. Parking circulation is shown on the Site Plan, and parking lot traffic is managed through a drive along the perimeter that leads to each of the three entry/exit points on Plaza Drive and Commerce Lane.
3. Impacts to Neighboring Properties. Due to high market demand for adult-use cannabis and the location of the Project in a highly-trafficked commercial area, Ascend anticipates that customers who frequent the Project will be likely to patronize the businesses surrounding the Project and vice-versa. As a result, a synergistic impact of locating the Project at its proposed location is expected with respect to surrounding businesses.
4. Site Plan. Please see the site plan submitted with the Application.
5. Operations, Customer Projections and Job Creation. The hours of operation for the Project are expected to be 7:00 AM to 8:00 PM, Monday through Sunday. Ascend, based on its

volume at its other locations, projects an average of 6,400 customers frequenting the Project per week. Assuming an average purchase per customer of \$125.00 per transaction, Ascend projects \$96,000 of City tax revenue to be generated on a monthly basis and \$96,000 of County tax revenue to be generated on a monthly basis. Ascend anticipates the creation of 87 full-time or full-time equivalent positions at the Project, of which 11 positions are expected to be management/supervisory in nature and 70 positions are expected to be associate-level positions. The remaining six positions are for security staff at the Project. All but one of the positions at the Project will be posted and available for the general public to apply.

At all times, all requirements of the Illinois Cannabis Regulation and Tax Act (410 ILCS 705/1-1 et seq.) (the "Act") and City of Fairview Heights ordinances will be met.

6. Community Participation and Engagement. Serving the community is at the core of Ascend's business model and Ascend will be proud to consider Fairview Heights its home. Ascend will continue to engage with Fairview Heights (and southwestern Illinois more broadly) by partnering with the Metro East Business Incubator to provide education and networking opportunities to help facilitate and support business development in Fairview Heights.
7. Signage Plan. Ascend intends to utilize exterior signage as reflected in the Application materials. Additionally, Ascend will prominently feature interior signs and notices stating (i) that "These premises are under constant video surveillance.", (ii) that "Persons under 21 years of age are not permitted on these premises," (iii) that loitering at the Project is prohibited, and (iv) that "Smoking, eating, drinking, or other forms of consumption of cannabis products is prohibited within this dispensary area." Finally, Ascend will not use electronic message boards, temporary signs, promotional banners, or any realistic or stylized graphical representation of the cannabis plant or its parts, smoke, drug paraphernalia or cartoonish imagery oriented toward children.
8. Distances and Setbacks. As reflected on the Site Plan and in the buffered parcel report included as part of the Application, the Project is located in the shopping district surrounding the intersection of N. Illinois Street (Route 159) and I-64. As such, there are no schools, churches, public parks or daycares within 1,500 feet of the Project, nor are there any preexisting properties zoned for residential purposes within 500 feet of the Project. The Project is bordered by Plaza Drive and I-64 to the north and east, Commerce Lane and a number of large retail stores (Best Buy, Goodwill, Burlington, Weekends Only and David's Bridal) to the west, and the Fairview Marketplace to the south.
9. Security Plans. The Project will be monitored via an advanced video surveillance system 24-hours a day, seven days a week and protected by a security system to deter and prevent unauthorized entry into restricted areas. Security system features include: perimeter alarms, panic buttons throughout the Project, shatterproof tinted film on all exterior windows, exterior lighting to facilitate surveillance, electronic locks on all restricted access doors, motion detection systems, failure notification systems, and immediate and automatic notification to the City of Fairview Heights police department in the event of an alarm at the Project. The Project shall be an enclosed, locked facility; all interior doors to restricted access areas shall have alarmed, electronic locks and all exterior doors to the Project will have locks that will prevent access to the Project to the general public when the Project is outside of normal business hours. At a minimum, the loading/receiving dock will be enclosed by a secure perimeter fence. Access to the Project's security system is

provided to the Illinois State Police. Additionally, the Project's floor plan is designed in such a manner to allow for the flow of individuals to enter and depart through different doors to limit capacity in waiting rooms and other limited access areas.

Required Fairview Heights Ordinance Criteria:

§ 8-17-4 SPECIAL USE PERMIT/PETITION.

Ascend has complied with the requirements of Ordinance, as set forth in the Application materials and as discussed below:

- A. *State fees.* Concurrently herewith, Ascend submitted evidence (in the form of copies of cashier's checks) demonstrating that all state required fees have been or can be paid.
- B. *Limitation of liability.* Included in the Application, Ascend submitted a written acknowledgement that Ascend agrees to and accepts the limitations of liability and the requirement to indemnify, hold harmless and defend the City of Fairview Heights and the City's employees and agents, including that: the City of Fairview Heights shall not be liable to Ascend and its agents/employees, for any damage, injury, accident, loss, compensation or claim, based on, arising out of, or resulting from the property for which the zoning is requested being used pursuant to the Act, including, but not limited to, the following: arrest, seizure of persons or property, prosecution pursuant to federal or state laws, any fire, robbery, theft, mysterious disappearance or any other casualty; or the actions of any other registrants or persons.
- C. *Provision of notice.* Concurrently herewith, Ascend submitted a signed statement certifying that Ascend has actual notice that, notwithstanding state law and any action by the City of Fairview Heights, that:
1. cannabis is a prohibited Schedule I controlled substance under federal law;
 2. participation under the Act is permitted only to the extent provided by the strict requirements of the Act and subsequent implementing regulations;
 3. any activity not sanctioned by the Act and subsequent implementing regulations may be a violation of state law and may result in the revocation of zoning;
 4. growing, distribution or possessing cannabis in any capacity, except through a federally-approved research program, is a violation of federal law;
 5. use of cannabis may affect an individual's ability to receive federal or state licensure in other areas;
 6. use of cannabis, in tandem with other conduct, may be a violation of state or federal law;

7. participation under the Act, or approval of zoning by the City of Fairview Heights does not authorize any person to violate federal or state law and, other than as set out in the Act, and does not provide any immunity from or affirmative defense to arrest or prosecution under federal or state law; and

8. Ascend for the zoning of an Adult-Use Cannabis Dispensing Organization by the City of Fairview Heights shall indemnify, hold harmless, and defend the City for any and all civil or criminal penalties resulting from participation under the Act.

D. *Affidavit of Compliance.* Ascend has filed an affidavit with the City affirming compliance with the Act and the Development Code.

§ 8-17-8 ADULT-USE CANNABIS DISPENSING ORGANIZATION.

If Ascend's Application is approved, Ascend will promptly register for a business license for the City of Fairview Heights and will pay all required fees in connection therewith.

A. *Sales/Distribution.* Ascend shall not conduct any sales or distribution of cannabis other than as authorized by the Act.

B. *Space.* The Project is a free-standing structure without any other uses in the building. At least 75% of the floor area of any tenant space occupied by Ascend shall be devoted to the activities of the dispensing organization as authorized by the Act, and Ascend shall not sell food for consumption at the Project other than as authorized in Section 8-17-7(N) below in the same tenant space.

C. *Alcohol.* Ascend shall not sell, distribute or otherwise allow the use of alcohol on the premises.

D. *Exterior display.* Ascend shall not maintain or operate the Project in a manner that causes, creates or allows the public viewing of cannabis, cannabis infused products, cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way, or any property other than the Project itself. No portion of the exterior of the Project shall utilize or contain any flashing lights, search lights, spot lights, or any similar lighting system.

E. *Drug paraphernalia.* Ascend shall only display or sell drug paraphernalia in compliance with the Act.

F. *Hours of operation.* As stated above, Ascend shall operate only between the hours of 6:00 a.m. and 10:00 p.m., and will restrict its hours to 7 a.m. to 7 p.m. on Mondays, 9 a.m. to 9 p.m. on Tuesdays through Saturdays, and 10 a.m. to 9 p.m. on Sundays.

G. *Age and access limitations.* Ascend shall not allow any person who is not at least 21 years of age on the premises, nor employ anyone under the age of 21 years.

H. *Residential co-location.* No person shall reside in or permit any person to reside in the Project.

- I. *Drive-through services.* Drive through services shall be prohibited at the Project.
- J. *Outdoor seating.* Outdoor seating shall be prohibited at the Project.
- K. *Loitering.* Loitering shall be prohibited at the Project or on the property of same. A sign at least 8.5 inches by 11 inches shall be at the building entrance prohibiting loitering.
- L. *Smoking and use of cannabis products.* Ascend shall not allow any person to smoke, inhale, or ingest cannabis products in the waiting room, limited access area, or restricted access area of the Project, nor in or on any other portion of the Project. As stated above, signs of at least 8.5 inches by 11 inches shall be posted inside the public waiting room, limited access area, and the restricted access areas of the Project in conspicuous places and visible to all staff and clients and shall include the following language: "Smoking, eating, drinking, or other forms of consumption of cannabis products is prohibited within this dispensary area."

§ 8-17-12 ADULT-USE CANNABIS ADDITIONAL REQUIREMENTS.

A. *Facility Enhancements.* Ascend shall install and maintain building enhancements, such as security cameras, lighting or other improvements, as more fully set forth above and as reflected in the Application, to ensure the safety of employees and customers of the Project, as well as its environs. These improvements are consistent with the requirements of the Act, and include the following:

1. Security and video surveillance.

(a) As more fully described above, the Project shall be an enclosed, locked facility, and shall provide and maintain adequate security on the premises, including lighting, video surveillance and alarms reasonably designed to ensure the safety of persons and to protect the premises from theft. The Project, or at the minimum, its shipping/receiving dock, shall be enclosed by a minimum eight feet (8') high solid security fence or other security partition that the City may require. The fence or other partition shall be adequately secure to prevent unauthorized entry and will include gates tied to an access control system.

(b) The Project parking area, storage areas, fully enclosed dumpster, loading area/shipping bays and the entire exterior of the Project shall be monitored by video surveillance equipment whose live images can be viewed by Ascend staff, City of Fairview Heights Police Department Staff and those entities that dispatch for the Fairview Heights Police Department, and continually recorded in a tamper proof format.

(c) As stated above, a sign shall be posted in a prominent location at each entrance to the facility which reads: "These premises are under constant video surveillance."

(d) As stated above, a sign shall be posted in a conspicuous location at each entrance to the facility that reads: "Persons under 21 years of age not permitted on these premises."

(e) The loading of product shall occur within secure enclosed shipping bays and shall not be visible from the exterior of the Project.

(f) Ascend shall report all criminal activities to all appropriate law enforcement agencies immediately upon discovery.

2. Exterior signage. Other than the signs as specified in this Section, all exterior signage shall comply with the provisions of Chapter 14, further subject to the following:

(a) Electronic message boards and temporary signs are prohibited and shall not be used.

(b) Ascend's signs shall not include any realistic or stylized graphical representation of cannabis plant or its parts, smoke, drug paraphernalia, or cartoonish imagery oriented toward youth.

(c) Temporary signs or promotional banners are not permitted and shall not be used.

B. *Age and access limitations.* Ascend shall not allow any person who is not at least 21 years of age on the premises, nor shall Ascend employ anyone under the age of 21 years. Access to the Project and its restricted areas shall be limited exclusively to Project staff and local and state officials and those specifically authorized under the Act and any subsequent implementing regulations.

C. *Noxious odors.* Ascend shall operate in a manner that prevents odor impacts on neighboring properties and, if necessary, the Project shall be ventilated with a system for odor control approved by the St. Clair County Department of Public Health.

Ascend shall also comply with all relevant provisions of Ordinance No. 1865-2020, as more fully set forth below:

A. Relevant parties. The names, physical addresses, and phone numbers of the Project owner, operator and agent are fully set forth on the Contact Sheet included in the Application.

B. Site Plan. A site plan of the Project, drawn to scale, is included in the Application. The Site Plan and the accompanying Project Narrative show the following:

- (1) Boundaries of the Project site and parcel on which the Project will be located;
- (2) Nature of the structure to be used for the purpose of cannabis distribution;
- (3) Demonstration that the Project meets the conditions for an enclosed, locked facility; see security features included with the Application floor plan and the Security narrative, above;
- (4) Distance from all facilities and uses requiring setbacks as described in this Article;
- (5) All locally required perimeter setback lines;
- (6) Public access roads and the location of access drives into the Project site with respect to their creating traffic or security hazards;

- (7) Location of all existing structures on the Project site with their uses identified;
- (8) Current uses, zoning, public roads and structures adjacent to the Project site;
- (9) Location of proposed video surveillance equipment;
- (10) Proposed lighting of the Project;
- (11) Location, height and nature of any fences or any other barriers meant to provide security for the Project site;
- (12) Landscaping and buffer plan, including identification of trees to be removed;
- (13) Parking configuration, including a circulation diagram;
- (14) Exterior elevations, including architectural renderings with materials identified;
- (15) Grading/erosion control measures; drainage/storm water management plans;
- (16) Nature and adequacy of supervision and security at the Project site.

C. **Setbacks.** Ascend has included with its Application evidence demonstrating that the Project meets all requirements of state law regarding setbacks required by the Act and other regulations of same.

D. **State Fees.** As stated above, Ascend has included with its Application evidence demonstrating that all state required fees have been or can be paid.

E. **Narrative statement.** Ascend's narratives addressing the following items are found above:

- (1) Development schedule providing sequence for the completion of the proposed project.
- (2) Anticipated impact to the community and surrounding area as per 14-10-8 (A).
- (3) A description of the business operation, including hours of operation, number of jobs created, anticipated number of customers.
- (4) Other information that may be deemed appropriate by the zoning administrator.

3. Adult-Use Cannabis Special Use Permit Evaluation Components: In determining compliance with Section 14-10-8 (Special Uses) of this Title, as well as Chapter 8, Article XVII (Business Regulations) and any other pertinent code sections, the following components of the Adult-Use Cannabis establishment shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:

- A. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
This item is addressed in the narratives above.
- B. Proposed structure in which the facility will be located, total square footage, security installations/security plan and building code compliance.
This item is addressed in the narratives above and in the Application.
- C. Hours of operation and anticipated number of customers/employees.
This item is addressed in the narratives above.

- D. Anticipated parking demand and available private parking supply.
This item is addressed in the narratives above and in the Application.
- E. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
This item is addressed in the narratives above and in the Application.
- F. Site design, including access points and internal site circulation.
This item is addressed in the Site Plan and Survey included with the Application.
- G. Proposed signage plan.
This item is addressed in the proposed signage plan included with the floor plan in the Application, as well as in the narratives above.
- H. Compliance with all requirements provided in Chapter 8, Article XVII (Business Regulations).
Ascend has addressed this item in the narratives above and will comply.

14-4-26: ADULT-USE CANNABIS:

- 4. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:
 - A. Facility may not be located within 1,500 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
Ascend has addressed its compliance with this item in the narratives above and has included evidence of same with its Application.
 - B. Facility may not be located in a dwelling unit or within 500 feet of the property line of a pre-existing property zoned for residential purposes.
Ascend has addressed its compliance with this item in the narratives above and has included evidence of same with its Application.
 - C. At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and no dispensing organization shall also sell food for consumption on the premises.
Ascend has addressed this item in the narratives above and has included evidence of same with its Application.
 - D. Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
Ascend has addressed this item in the narratives above.
 - E. Security and video surveillance.

- (1) The Adult-Use Cannabis Dispensing Organization shall be an enclosed, locked facility and shall provide and maintain adequate security on the premises, including lighting, video surveillance and alarms reasonably designed to ensure the safety of persons and to protect the premises from theft. The facility shall be enclosed by a minimum eight feet (8') high solid security fence. The fence must be adequately secure to prevent unauthorized entry and include gates tied to an access control system.
Ascend has addressed this item in the narratives above and has included evidence of same with its Application. Ascend will comply as discussed above.
- (2) The Adult-Use Cannabis Dispensing Organization parking area, storage areas, fully enclosed dumpster, loading area/shipping bays and the entire exterior of Facility shall be monitored by video surveillance equipment whose live images can be viewed by Facility staff, City of Fairview Heights Police Department Staff and those entities that dispatch for the Fairview Heights Police Department, and continually recorded in a tamper proof format.
Ascend has addressed this item in the narratives above and will comply.
- (3) A sign shall be posted in a prominent location at each entrance to the facility which reads: "These premises are under constant video surveillance."
Ascend has addressed this item in the narratives above and will comply.
- (4) A sign shall be posted in a conspicuous location at each entrance to the facility that reads: "Persons under 21 years of age not permitted on these premises."
Ascend has addressed this item in the narratives above and will comply.
- (5) The zoning administrator shall review the adequacy of lighting, security and video surveillance installations with assistance from the Fairview Heights Police Chief.
Ascend has addressed this item in the narratives above and will comply with directives from the zoning administrator or Police Chief.
- (6) The loading of product shall occur within secure enclosed shipping bays and shall not be visible from the exterior of the building.
Ascend has addressed this item in the narratives above and will comply.
- (7) An Adult-Use Cannabis Dispensing Organization shall report all criminal activities to all appropriate law enforcement agencies immediately upon discovery.
Ascend will comply.

- F. Exterior signage. Other than the signs as specified in this Section, all exterior signage shall comply with the provisions of Chapter 14, Article VII (Sign Regulations), further subject to the following:
- (1) Electronic message boards and temporary signs are prohibited.
 - (2) Signs shall not include any realistic or stylized graphical representation of cannabis plant or its parts, smoke, drug paraphernalia, or cartoonish imagery oriented toward youth.
 - (3) Temporary signs or promotional banners are not permitted.

Ascend has addressed this item in the narratives above and will comply.

- G. Noxious. Odors. An Adult-Use Cannabis Dispensing Organization shall operate in a manner that prevents odor impacts on neighboring properties and, if necessary, the facility shall be ventilated with a system for odor control approved by the St. Clair County Department of Public Health.

Ascend has addressed this item in the narratives above and will comply.

APPLICATION FOR SPECIAL USE PERMIT



_____ 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:
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (\$150 + \$25 per acre above one acre):
ZONING DISTRICT:	DATE PUBLIC NOTICE SIGN POSTED:
DATE SET FOR HEARING:	NEWSPAPER NAME AND PUBLICATION DATE:
APPLICATION CIRCULATION DATE _____: 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:	RESOLUTION NUMBER: <i>(Maintain copy with LUD file)</i>

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.

PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name: Ascend Wellness Holdings Fairview Heights Dispensary Facility
Project Address: 114 Commerce Lane, Fairview Heights, Illinois
Parcel ID: 03-28.0-200-051
Current Use of Property: Commercial Retail
Project Size/Acreage: 2.9736 acres, 22,488 square feet
Number of Lots: 1
Density: N/A

CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s): 114 Commerce Group LLC
Mailing Address: 650 NE 32nd Street, Suite 5304, Miami, Florida 33137
Phone: _____
E-Mail: _____

Applicant/agent: HealthCentral, LLC dba Illinois Supply & Provisions ; Francis Perullo, agent of Applicant
Relationship to owner: Tenant under Lease
Mailing Address: 628 E. Adams Street, Springfield, Illinois 62701
Phone: (617)721-5844
E-Mail: fperullo@awholdings.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: _____ Date: _____
Printed Name: _____

Signature of Applicant:  Date: 8/20/2020
Printed Name: Frank Perullo

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.cofh.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

Project Name: Ascend Wellness Holdings Fairview Heights
Subject Property: 114 Commerce Lane, Fairview Heights, Illinois
Applicant: HealthCentral, LLC dba Illinois Supply & Provisions

Contact Sheet:

Owner:

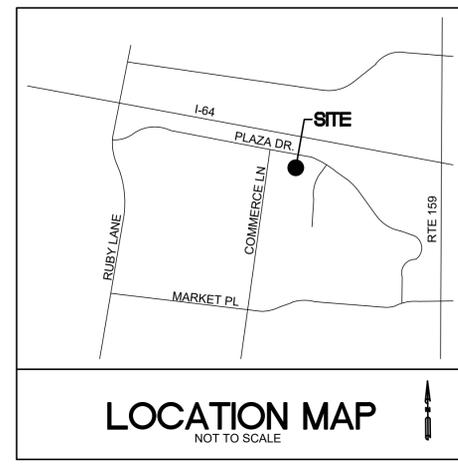
Abner Kurtin
628 E. Adams Street
Springfield, Illinois 62701
Phone: (617) 378-2556
Email: ak@awholdings.com

Operator/Agent:

Francis Perullo
628 E. Adams Street
Springfield, Illinois 62701
Phone: (617) 721-5844
Email: fperullo@awholdings.com



A ARCHITECTURAL RENDERING
NOT TO SCALE



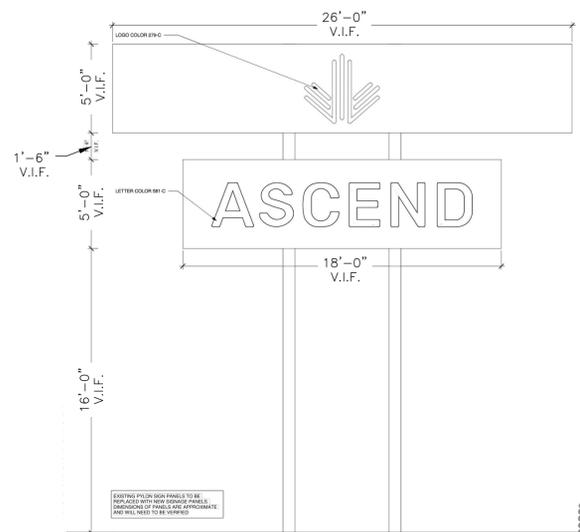
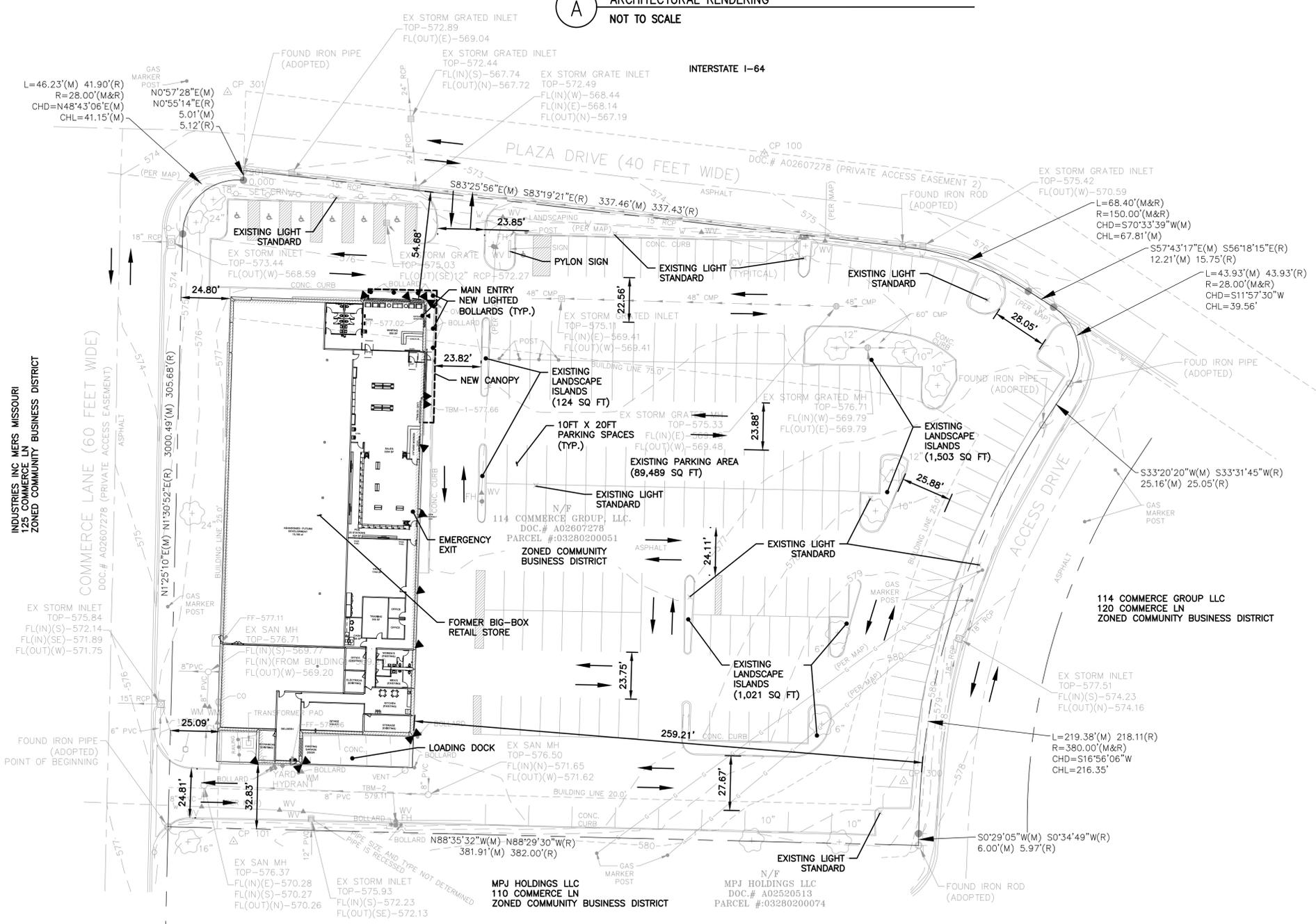
LOCATION MAP
NOT TO SCALE

5220 Oakland Ave.
St. Louis, MO 63110
(314) 863-5570

CDI

CIVIL DESIGN, INC.
WBE 1 DBE

Illinois Professional Design Firm License #184,003222

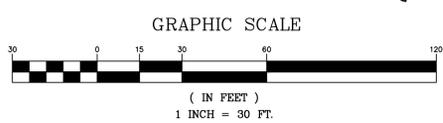


B PYLON SIGN
NOT TO SCALE

- NOTES:**
- NO EXTERIOR SITE WORK IS PLANNED AT THIS TIME. GRADING AND EROSION CONTROL MEASURES ALONG WITH STORMWATER AND DRAINAGE MANAGEMENT PLANS ARE NOT ANTICIPATED TO BE REQUIRED AS PART OF THIS PROJECT.
 - FACILITY WILL BE SECURED AND LOCKED CONSISTENT WITH STATE REGULATIONS.

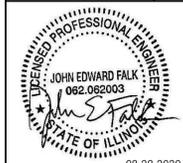
LEGEND:

- PROPERTY LINE
- TRAFFIC DIRECTION
- VIDEO SURVEILLANCE EQUIPMENT
- MANHOLE
- OVERHEAD UTILITY LINE
- SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND WATER LINE
- FENCE LINE



PREPARED FOR
Hoffmann Brothers
1025 Hanley Industrial Ct.
St. Louis, MO 63144

ASCEND FAIRVIEW HEIGHTS FACILITY
114 COMMERCE LANE
FAIRVIEW HEIGHTS, IL 62208



JOHN EDWARD FALK
CIVIL ENGINEER
062,062003
CIVIL DESIGN, INC.

The Professional Engineer seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this engineer, and this engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

No.	Description	Date

Sheet Title:
SITE PLAN

Sheet Number:
C-1

PERMIT SET - 2020.08.28

BOUNDARY AND TOPOGRAPHIC SURVEY

PARTS OF LOTS 1B, 2B AND 7 OF U.S. SURVEY 768, T2N, R8W OF THE 3RD P.M., FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS

SCALE: 1" = 30'
0 7.5 15 30



DATE: 08/25/2020
CDI #: R4535.01
DRAWN BY: CDF
CHECKED BY: PAG

No.	Revision	Date

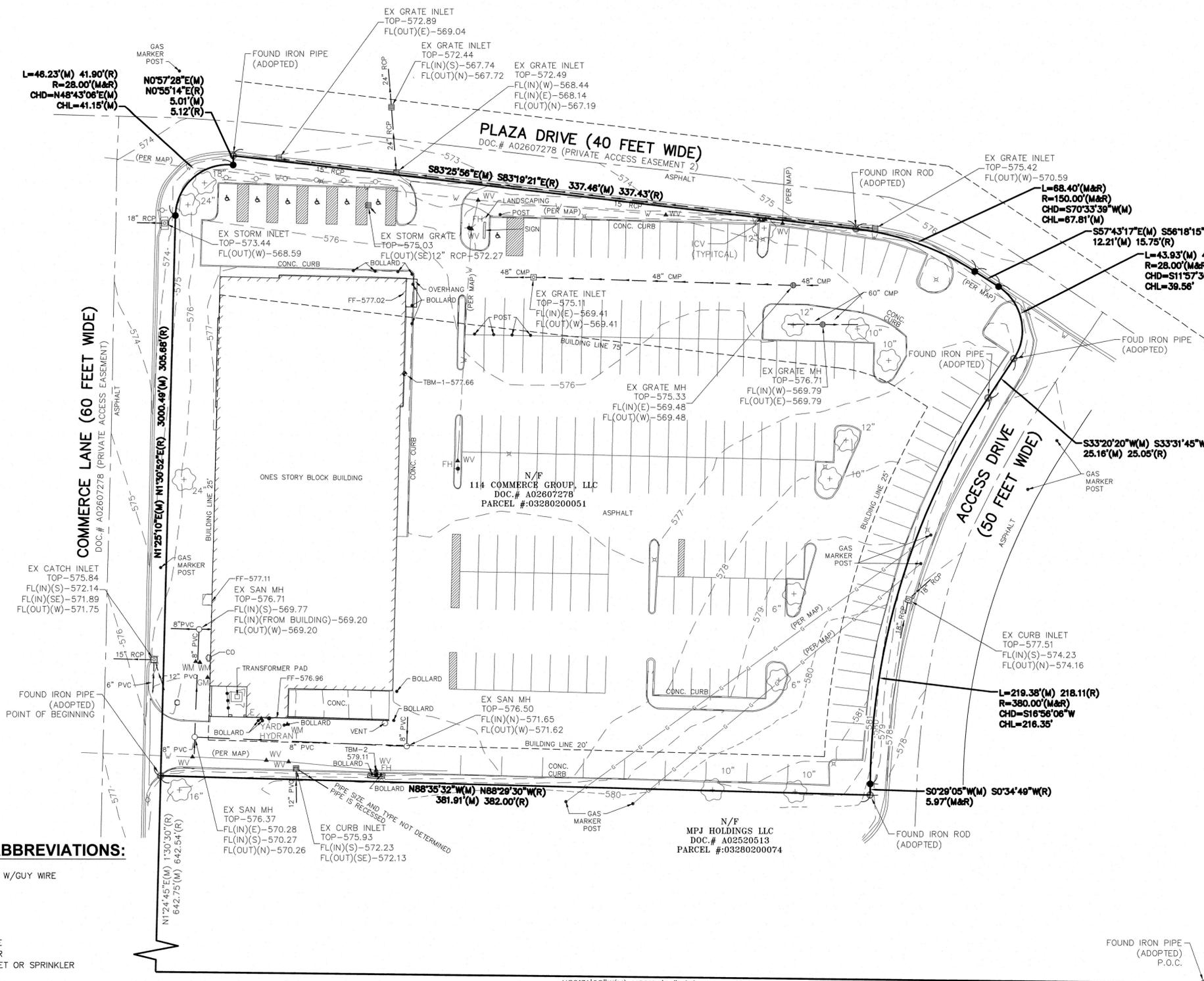
ILLINOIS LAND SURVEYING PROFESSIONAL DESIGN FIRM NUMBER: 184.003222
EXPIRES: 04-30-2021

5220 Oakland Ave.
St. Louis, MO 63110
(314) 863-5570
CDI CIVIL DESIGN, INC.
WBE/DBE

ASCEND
114 COMMERCE LANE
FAIRVIEW HEIGHTS, IL, 62208

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO. 1 OF 1



SYMBOLS & ABBREVIATIONS:

●-PP	POWER POLE W/GUY WIRE	AC	ACRES	N	NORTH
●-PP	POWER POLE	ASPH	ASPHALT	PB	PLAT BOOK
—	GUY WIRE	BLDG	BUILDING	PG	PAGE
—○—	STREET SIGN	(C)	CALCULATED	PVC	POLYVINYL CHLORIDE
▲GV	GAS VALVE	CLF	CHAIN LINK FENCE	PVMT	PAVEMENT
▲GM	GAS METER	CONC	CONCRETE	R	RADIUS
▲WV	WATER VALVE	DB	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
▲WM	WATER METER	E	EAST	(R)	PER RECORDED DOCUMENT
○WF/WS	WATER FAUCET OR SPRINKLER	EMH	ELECTRIC MANHOLE	RR TIE	RAIL ROAD TIE WALL
○CO	CLEAN OUT	ELEV	ELEVATION	S	SOUTH
○YD	YARD DRAIN	FF	FINISHED FLOOR	SAN	SANITARY
□EB/EM	ELECTRIC BOX OR METER	FL	FLOW LINE	SBM	SITE BENCHMARK
□MB	MAIL BOX	L	LENGTH	SF	SQUARE FEET
□TB/CM	TELEPHONE OR CABLE BOX	(MAP)	PER UTILITY MAP	STM	STORM
×LS	LIGHT STANDARD	MH	MANHOLE	(S)	SURVEYED IN FIELD
⊕FH	FIRE HYDRANT			TMH	TELEPHONE MANHOLE
○TS	TRAFFIC SIGNAL			TRANS	TRANSFORMER
×EYL	ELECTRIC YARD LIGHT			VCP	VITRIFIED CLAY PIPE
○CM	COIN METER			W	WEST
⊕	BENCHMARK			WC	WALL CORNER
△	SURVEY CONTROL POINT			WMH	WATER MANHOLE
●	SET IRON ROD W/PLASTIC CAP			W/	DENOTES WITH
×	CUT CROSS			WF	WOOD FENCE
⊕	FOUND MONUMENT AS NOTED			WI	WROUGHT IRON FENCE
⊕	AREA/GRATE INLET			48"	BUSH W/ SIZE
⊕	CURB/DROP INLET				
○	MANHOLE				
—	OVERHEAD UTILITY LINE				
—	SEWER LINE				
—	UNDERGROUND GAS LINE				
—	UNDERGROUND TELEPHONE LINE				
—	UNDERGROUND ELECTRIC LINE				
—	UNDERGROUND FIBER OPTIC LINE				
—	UNDERGROUND WATER LINE				
—	FENCE LINE				
—	TREE LINE				
+	PLUS OR MINUS				
⊕	TREE W/ SIZE				

GENERAL NOTES

- THIS PROPERTY IS CLASSIFIED AND ZONED AS COMMUNITY BUSINESS DISTRICT.
- SET BACK LINES SHOWN WERE ESTABLISHED BY FAIRVIEW HEIGHTS RESOLUTION NUMBER 1553-88.
- "R" DENOTES RECORD INFORMATION AND "M" DENOTES MEASURED IN THE FIELD.
- THIS PLAT OF SURVEY CONTAINS 130,298 SQ. FT. OR 2.9910 ACRES MORE OR LESS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY; EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO TITLE INSURANCE COMMITMENT WAS FURNISHED TO THE SURVEYOR; THEREFORE THERE MAY BE OTHER EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

BENCHMARK INFORMATION

- TBM-1 577.66
CUT SQUARE ON CONCRETE SOUTH OF MAIN BUILDING ENTRANCE ON EAST SIDE OF THE BUILDING.
- TBM-2 579.11
CHISELED CROSS ON FIRE HYDRANT NORTH BONNET BOLT.

CONTROL STATEMENT

STATE PLANE COORDINATES, BEARINGS, AND ELEVATIONS ON THIS PROJECT WERE ESTABLISHED UTILIZING THE ILLINOIS VIRTUAL REFERENCE STATION NETWORK DURING THE MONTH OF JULY, 2020, AND ARE BASED ON THE ILLINOIS COORDINATE SYSTEM 1983, WEST ZONE AND THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

UTILITY INFORMATION

THE UNDERGROUND STRUCTURES, UTILITIES AND EASEMENTS HAVE BEEN PLOTTED FROM READILY AVAILABLE RECORDS AND AVAILABLE MAPS AS WELL AS FIELD OBSERVED MARKINGS AT THE TIME OF THE FIELD VISIT. LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION. THE CLIENT IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. LOCATION, RELOCATION AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.

PROPERTY DESCRIPTION

COMMENCING AT A NAIL IN A LIMESTONE ROCK, MARKING THE NORTHWEST CORNER OF LOT 9 OF U.S. SURVEY 768, AND THE NORTHEAST CORNER OF LOT 10; THENCE NORTH 89°25'21" WEST, 563.59 FEET TO AN IRON PIPE; THENCE NORTH 1°30'30" EAST, 642.54 FEET TO THE POINT OF BEGINNING IN THE EAST LINE OF COMMERCE LANE (60 FEET WIDE); THENCE ALONG THE EAST LINE OF COMMERCE LANE, NORTH 1°30'52" EAST, 305.68 FEET (RECORDED N1°30'30" EAST, 301.41' FEET) TO AN IRON PIPE AT THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT HAVING RADIUS OF 28.00 FEET; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 41.90 FEET (RECORDED 41.51 FEET) TO AN IRON PIPE; THENCE NORTH 0°55'14" EAST, 5.12 FEET (RECORDED NORTH 1°30'30" EAST, 5.02 FEET) TO AN IRON PIPE IN THE SOUTH LINE A PLAZA DRIVE (40 FEET WIDE); THENCE ALONG THE SOUTH LINE OF PLAZA DRIVE, SOUTH 83°16'37" EAST, 337.43 FEET (RECORDED SOUTH 83°19'21" EAST, 337.50) TO AN IRON PIPE AT THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 68.40 FEET (RECORDED 70.55 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 56°18'15" EAST, 15.75 FEET (RECORDED SOUTH 56°22'21" EAST, 13.70 FEET) TO AN IRON PIPE AT A POINT OF CURVATURE WITH A CURVE TO THE RIGHT HAVE A RADIUS OF 28.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION A DISTANCE OF 43.93 FEET (RECORDED 43.98 FEET) TO AN IRON PIPE AT A POINT OF TANGENCY WITH THE WESTERLY LINE ACCESS DRIVE (50 FEET WIDE); THENCE ALONG THE WESTERLY LINE A ACCESS DRIVE, SOUTH 33°31'45" WEST, 25.05 FEET (RECORDED SOUTH 33°37'39" WEST, 25.08 FEET) TO AN IRON PIPE AT A POINT OF CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION A DISTANCE OF 218.11 FEET (RECORDED 219.42 FEET) TO AN IRON PIPE AT A POINT OF TANGENCY; THENCE SOUTH 00°34'49" WEST 5.97 FEET (RECORDED SOUTH 00°32'39" WEST, 6.00 FEET) TO AN IRON PIPE; THENCE NORTH 88°29'30" WEST 382.00 FEET (RECORDED NORTH 88°29'30" WEST, 381.98 FEET) TO THE POINT OF BEGINNING.

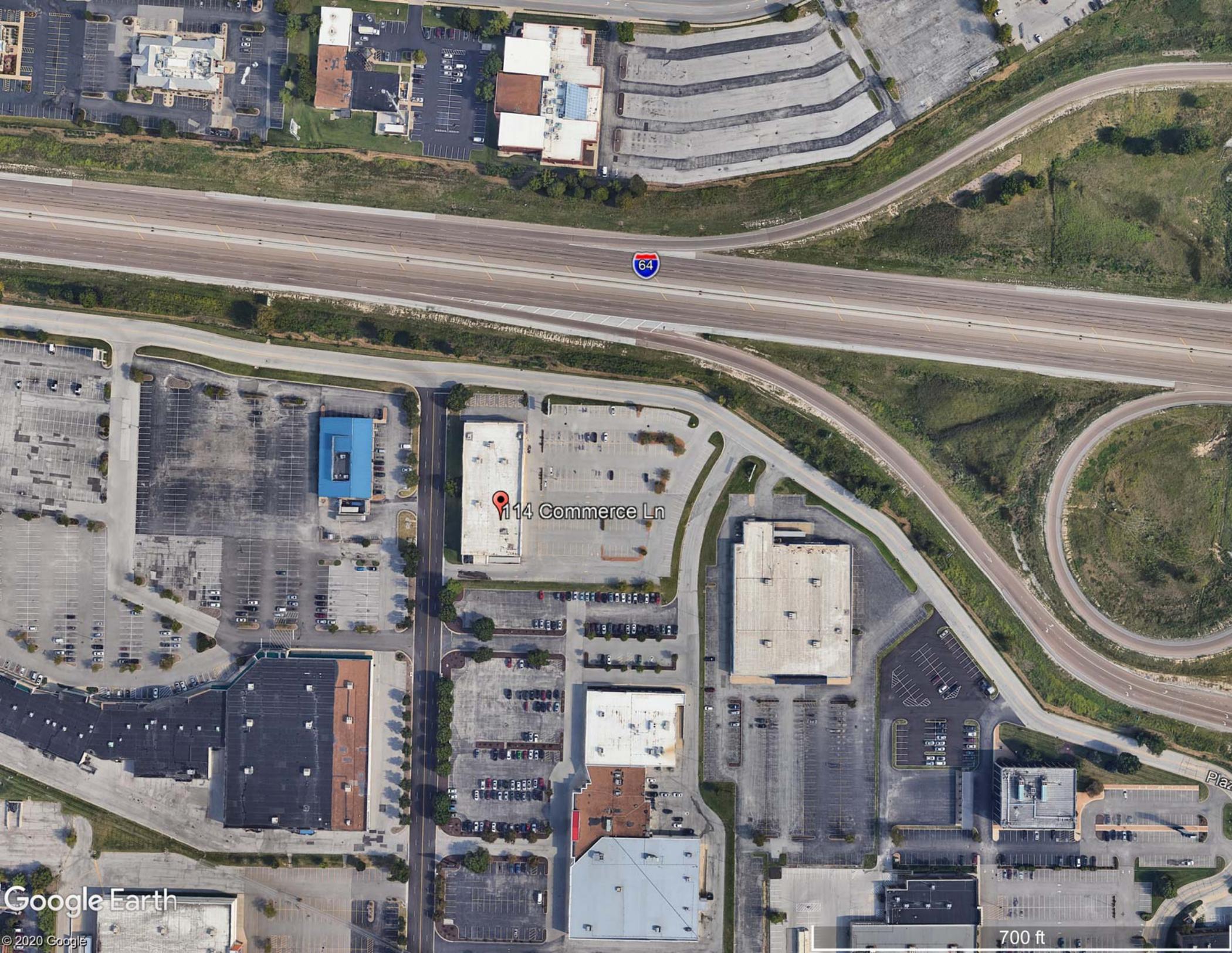
SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF ST. CLAIR)

THIS IS TO CERTIFY THAT CIVIL DESIGN, INC., AT THE ORDER OF ASCEND, EXECUTED A BOUNDARY AND TOPOGRAPHIC SURVEY OF PART OF LOTS 1B, 2B, AND 7 OF U.S. SURVEY 768, TOWNSHIP 2 NORTH, RANGE 8 WEST, OF THE 3RD P.M., AS RECORDED IN DOCUMENT A02607278 OF THE ST. CLAIR COUNTY RECORDS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. THIS PLAT WAS MADE FROM AN ACTUAL SURVEY PERFORMED IN THE FIELD DURING THE MONTH OF AUGUST, 2020 ACCORDING TO THE RECORDS AVAILABLE AND RECORDED.

Philip A. Groat
PHILIP A. GROUT, PLS No. 3912
LICENSE EXPIRES: 11/30/2020

25 AUGUST 2020
DATE



64

114 Commerce Ln



BABIES'RUS









PARCEL NUMBER	SITEADR1	SITEADR2
03280200051	114 COMMERCE LN	FAIRVIEW HEIGHTS, IL 6220
03280200053	120 COMMERCE LN	FAIRVIEW HEIGHTS, IL 6220
03280200060	125 COMMERCE LN	FAIRVIEW HEIGHTS, IL 6220
03280200061	111 COMMERCE LN	FAIRVIEW HEIGHTS, IL 6220
03280200062	1-16 PLAZA DR	FAIRVIEW HEIGHTS, IL 6220
03280200067	104 COMMERCE LN	FAIRVIEW HEIGHTS, IL 6220
03280200074	110 COMMERCE LN	FAIRVIEW HEIGHTS, IL 6220

OWNER	ADDRESS	CITYST	ZIPCODE
ATT ESMail MOBARAK 120 COMMERC	650 NE 32ND ST STE 5304	MIAMI, FL	33137
ATT ESMail MOBARAK 120 COMMERC	650 NE 32ND ST STE 5304	MIAMI, FL	33137
INDUSTRIES INC MERS MISSOURI	1727 LOCUST ST	SAINT LOUIS, MO	631031703
CASEYVILLE TWP SEWER SYSTEM	1 ECOLOGY DR	OFALLON, IL	62269
FAIRVIEW HGTS IMPROVEMENT LLC	580 WHITE PLAINS RD FL 3	TARRYTOWN, NY	105915198
MPJ HOLDINGS LLC	25 FORDYCE LN	SAINT LOUIS, MO	63124
MPJ HOLDINGS LLC	25 FORDYCE LN	SAINT LOUIS, MO	63124

ALT_NAME	ALT_ADDRESS	ALT_CITYST	ALT_ZIPCODE
ATT ESMAIL MOBARAK 114 COMMERC	650 NE 32ND ST STE 5304	MIAMI, FL	33137
CASEYVILLE TOWNSHIP SEWER SYST	1 ECOLOGY DR	OFALLON, IL	62269

C:\Users\jmart\Desktop\202008\Fairview Heights 2\Fairview Heights_1\Fixture_Wood.rvt Copyright © 2017 by BKA Architects, Inc. The architectural plans, drawings, designs, specifications and other arrangements on this sheet are and shall remain the property of BKA Associates, Inc. No part thereof shall be copied, disclosed to others, or used in connection with any work or project, other than the specified project for which they have been prepared and developed, without the express knowledge and written consent of BKA Associates, Inc. 08/26/2020 11:13:09 PM

CONSULTANT

SEAL



ISSUES & REVISIONS

REV	DATE	DESCRIPTION

OWNER/CLIENT



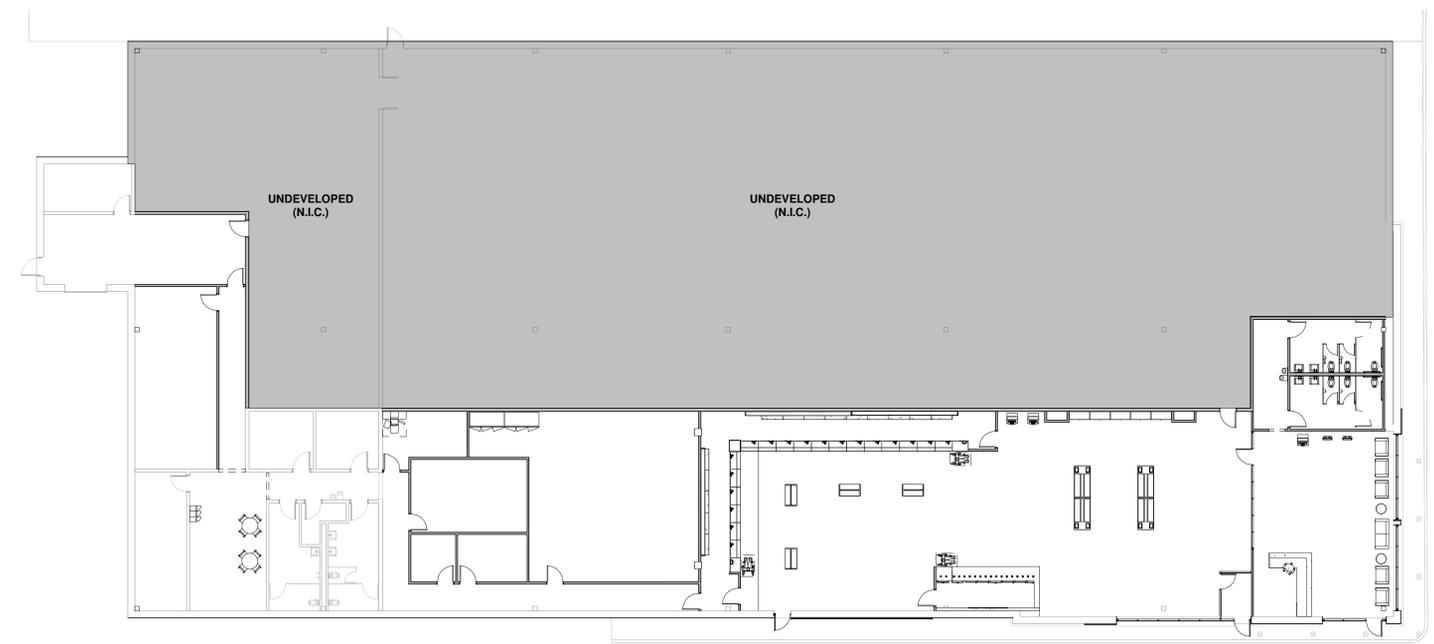
PROJECT
 FAIRVIEW HEIGHTS -
 ASCEND

114 COMMERCE LANE
 FAIRVIEW HEIGHTS, IL 62208

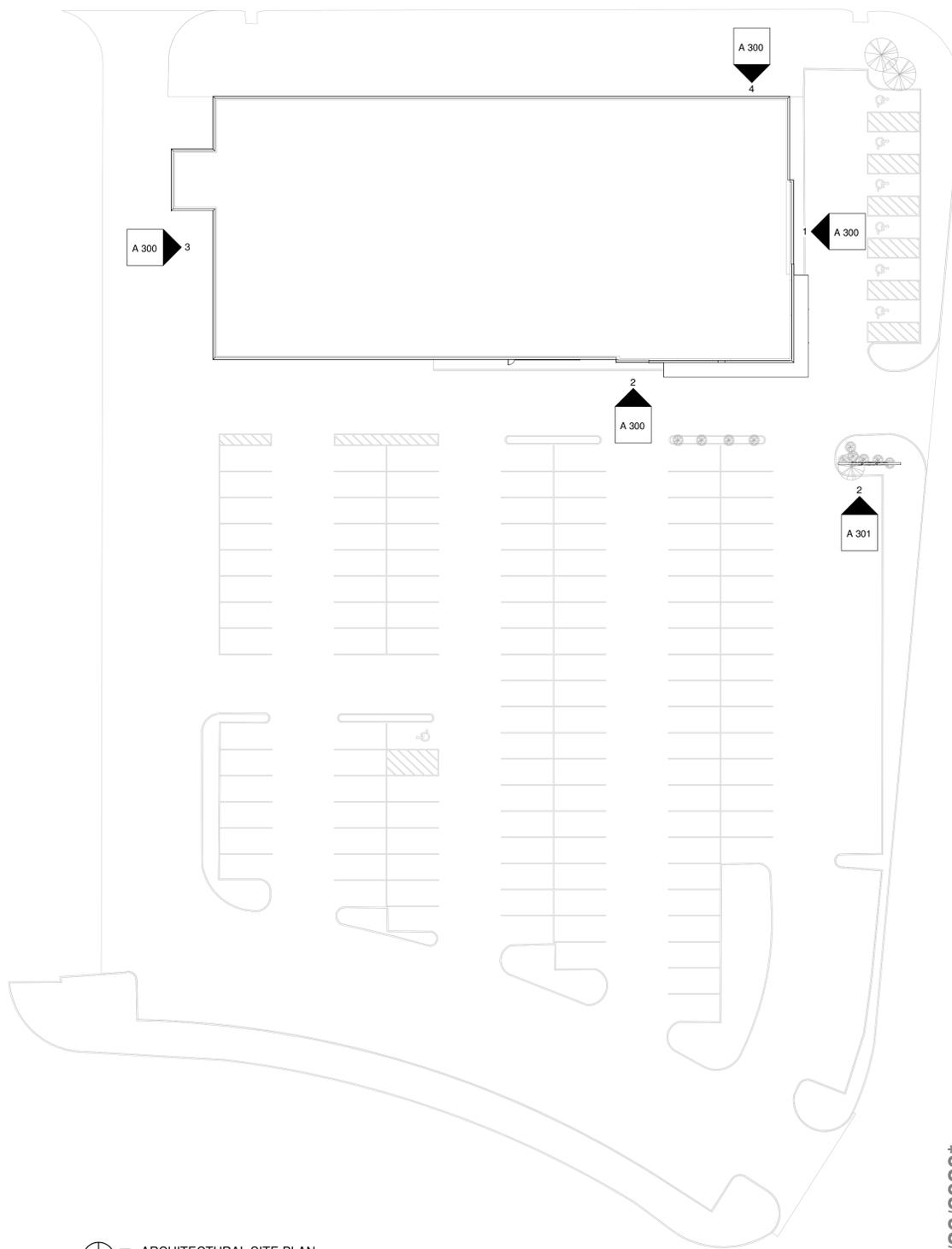
DRAWING TITLE
 ARCHITECTURAL
 SITE PLAN

DRAWING INFORMATION
 Job Number: 220098
 Checked By: MMJ
 Drawn By: AGB
 DRAWING NUMBER

A
100



② FIXTURE PLAN
 1/16" = 1'-0"



① ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"

08/26/2020*

08/26/2020 11:13:19 PM
 C:\Users\jgall\Desktop\202008\Fairview Heights 2\Fairview Heights 2\Fairview Heights 2 - Exterior - Woodcut - Copyright © 2017 by BKA Architects, Inc. The architectural plans, drawings, designs, specifications and other arrangements on this sheet are and shall remain the property of BKA Associates, Inc. No part thereof shall be copied, duplicated or otherwise, or used in connection with any work or project, unless that the specified project for which they have been prepared and developed, without the express knowledge and written consent of BKA Associates, Inc.

EXTERIOR FINISH SPECIFICATION

NO.	DESCRIPTION	MANUFACTURER	SPECIFICATION	REMARKS
WALLS				
BM-1	BREAK METAL	CONTRACTOR SUPPLIED	MIDNIGHT BRONZE BREAK METAL TO MATCH STOREFRONT	
CB-1	CEMENT BOARD PANELS	NICHHA	VINTAGE CEDAR	INSTALL HORIZONTALLY
MTL-1	METAL PANELS	MBCI	NUWALL CONCEALED FASTENING METAL PANEL SYSTEM COLOR: MIDNIGHT BRONZE	REFER TO ELEVATIONS FOR DIRECTION OF INSTALLATION. REFER TO MANUFACTURER FOR ASSOCIATED TRIM AND INSTALLATION METHODS.
PT-1	PAINT	SHERWIN WILLIAMS	SW-7664 STEELY GRAY	

ARCHITECT
BKA
 ARCHITECTS
 Boston + Brockton
 142 Crescent Street
 Brockton, MA 02302
 508.583.5703
 bkaarchitects.com

CONSULTANT

SEAL



ISSUES & REVISIONS

REV	DATE	DESCRIPTION

OWNER/CLIENT



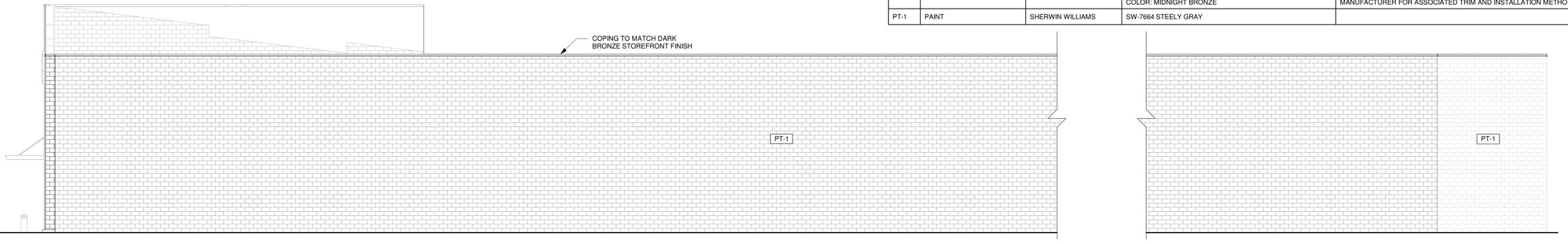
PROJECT
FAIRVIEW HEIGHTS - ASCEND

114 COMMERCE LANE
 FAIRVIEW HEIGHTS, IL 62208

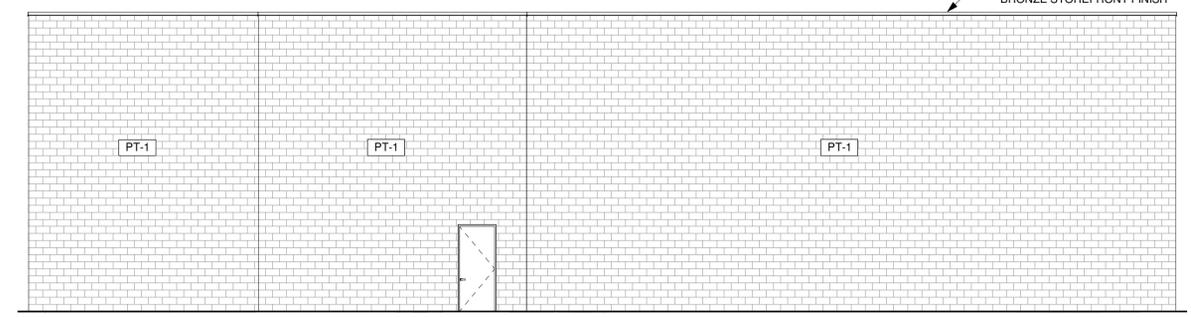
DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING INFORMATION
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 Checked By: MMJ / KTB
 Drawn By: AGB
 DRAWING NUMBER

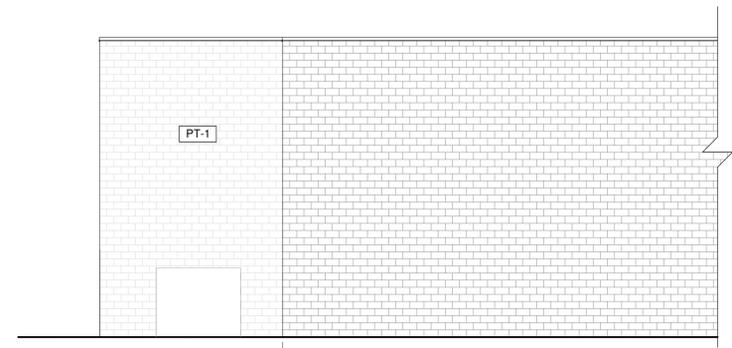
A
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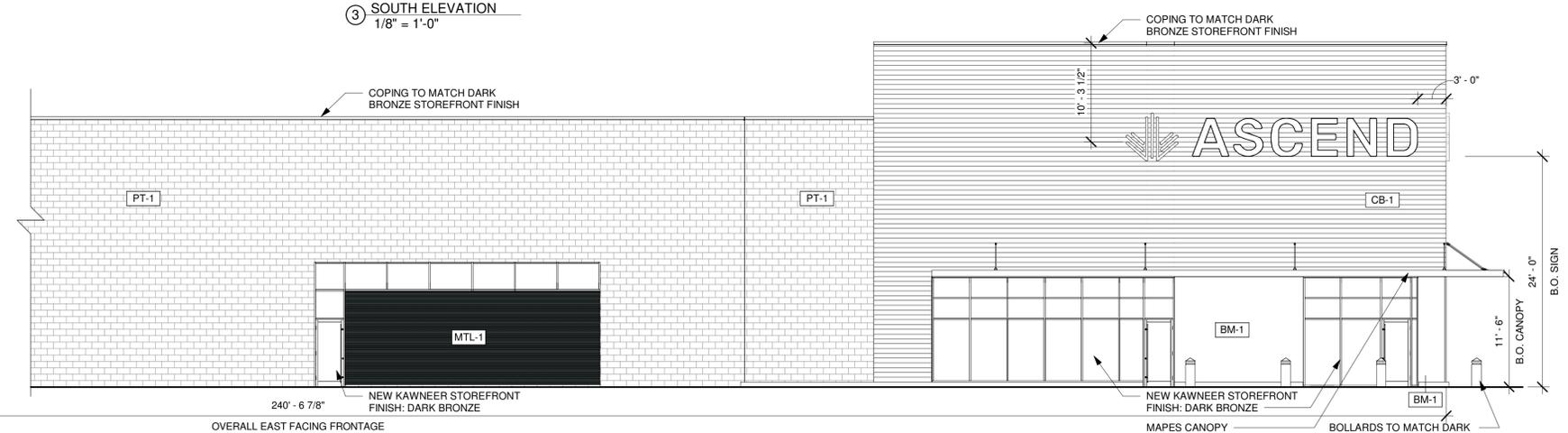
④ WEST ELEVATION
1/8" = 1'-0"



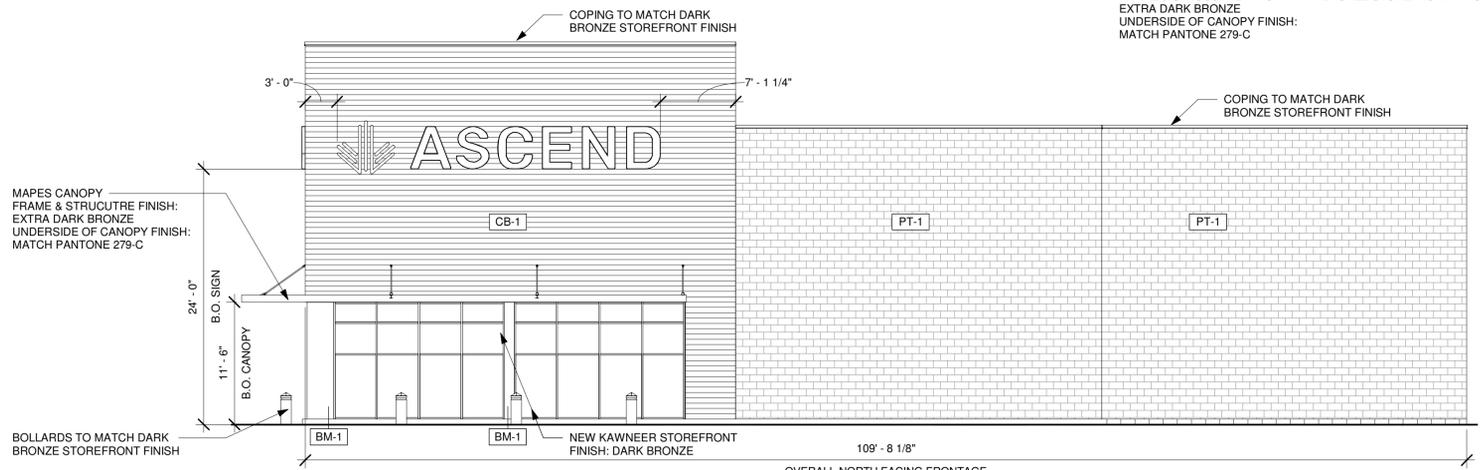
③ SOUTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



OVERALL EAST FACING FRONTAGE



① NORTH ELEVATION
1/8" = 1'-0"

OVERALL NORTH FACING FRONTAGE

08/26/2020*

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CONSULTANT

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ISSUES & REVISIONS

REV	DATE	DESCRIPTION

OWNER/CLIENT



PROJECT
 FAIRVIEW HEIGHTS -
 ASCEND

114 COMMERCE LANE
 FAIRVIEW HEIGHTS, IL 62208

DRAWING TITLE
 EXTERIOR SIGNAGE

DRAWING INFORMATION
 Job Number: 220098
 Checked By: Checker
 Drawn By: Author
 DRAWING NUMBER

A

301

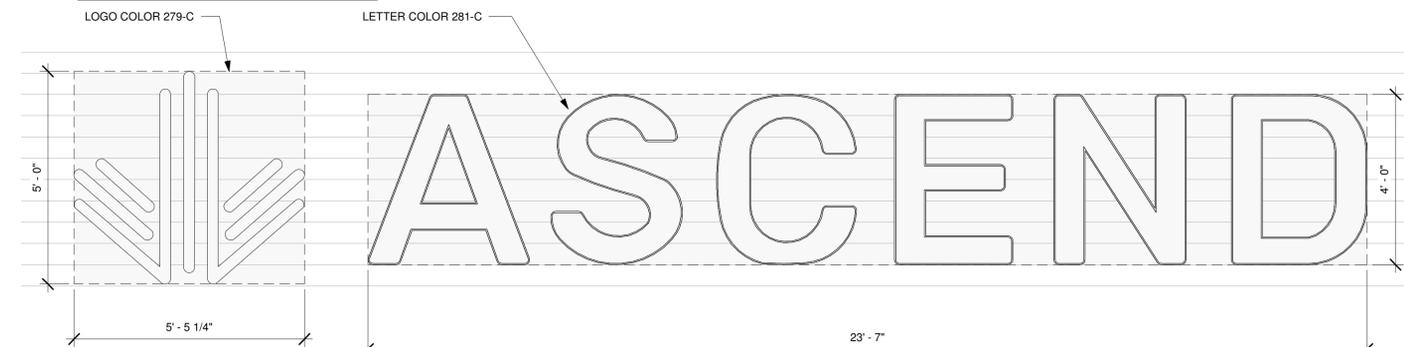


PANTONE COLOR: 279-C

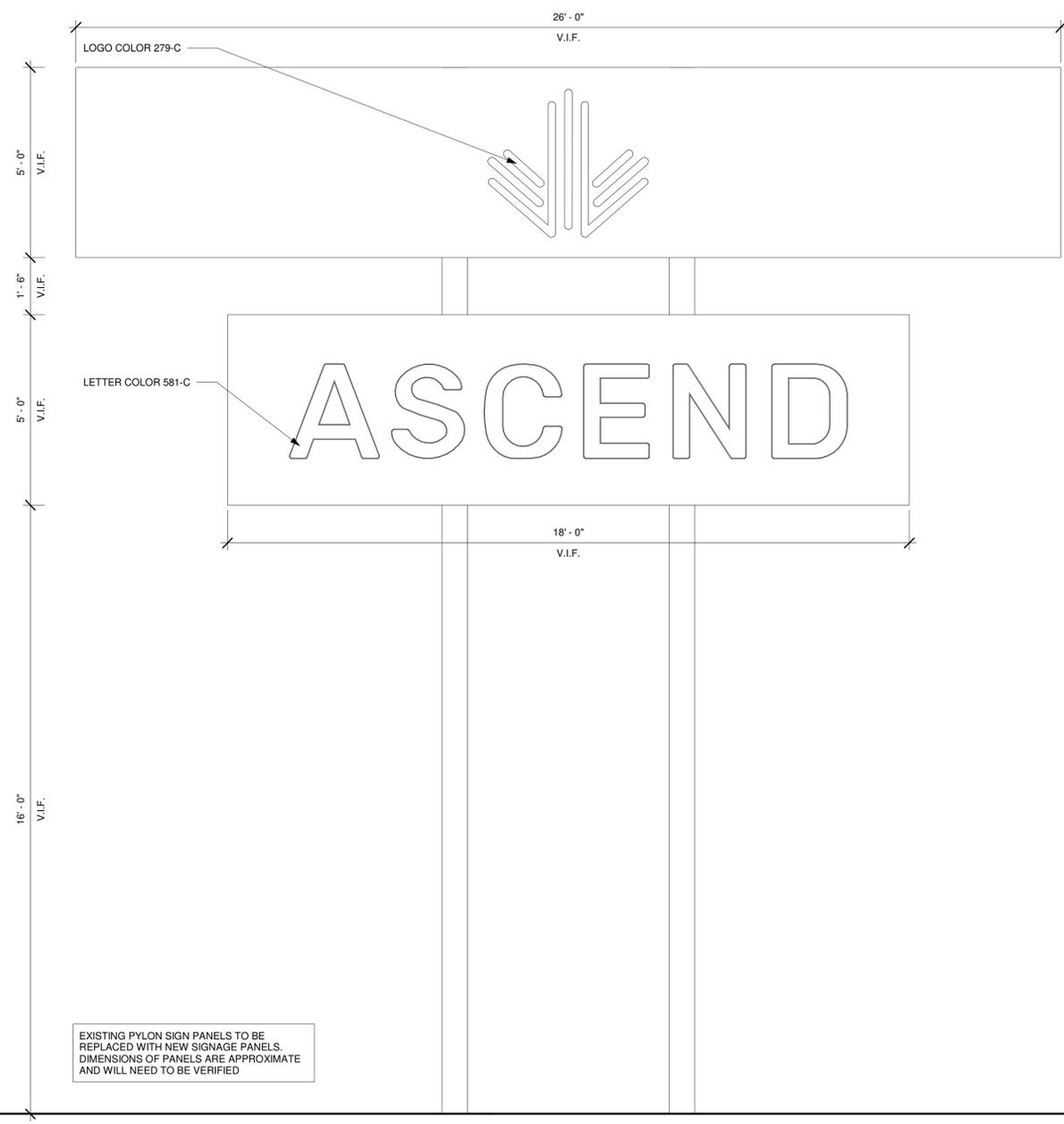


PANTONE COLOR: 281-C

OVERALL SIGNAGE SQUARE FOOTAGE: 121.5
 MATERIAL TO BE ACRYLIC FACE INTERNALLY LED
 ILLUMINATED LETTERS



① WALL SIGNAGE
 1/2" = 1'-0"



② PYLON SIGN
 1/2" = 1'-0"

08/26/2020*

INTRUSION DETECTION SYSTEM
 Ascend Wellnes Holdings - 114 Commerce Lane - Fairview Heights, MA

8/18/2020

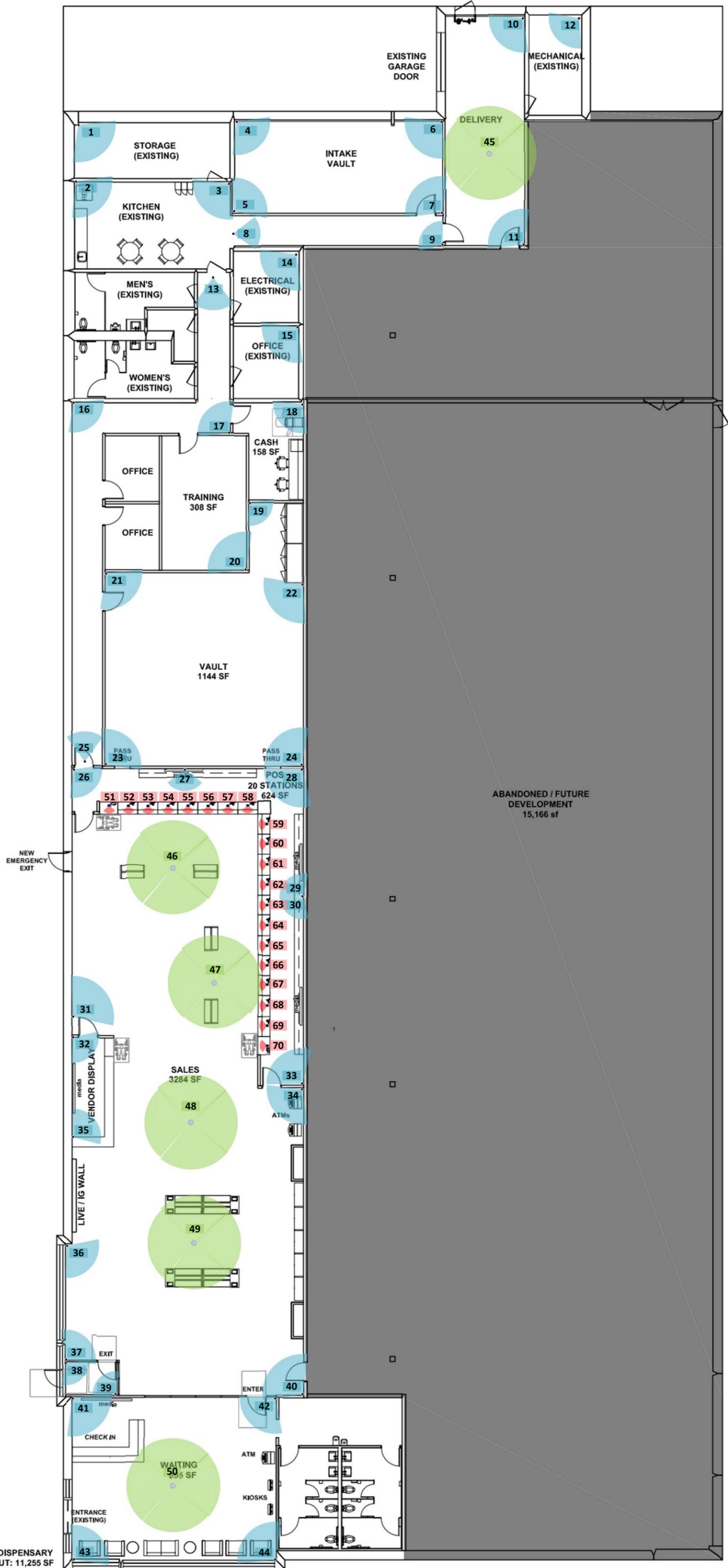


INTRUSION EQUIPMENT		
DEVICE TYPE	QTY	DESCRIPTION
KP	3	Keypad (hardwired)
HP	2	Horn/Siren (hardwired)
RP	2	Repeater (wire to outlet for power)
WR	1	Wireless Receiver (hardwired)
C/IP	1	Cellular/IP Communicator (hardwired)
CP	1	Control Panel
AP	1	Power Supply for Keypads
GB	3	Glass Break (wireless)
DC	12	Door Contact (wireless)
MD	17	Motion Detector (wireless)
PB	17	Panic Button (wireless, installed)
PB	2	Panic Button (wireless, portable)

- *Coordinate exact panic button locations onsite
- *Coordinate control equipment locations onsite with other equipment including any CCTV/security monitoring equipment. Equipment should not go in a mechanical room with motors.
- *Coordinate the best location for the cellular communicator onsite for best reception

AWH Fairview – Video Surveillance – Indoor

- [44] Standard Dome Camera
- [6] 4-Sensor Dome Camera
- [20] Varifocal POS Cameras



TOTAL DISPENSARY BUILDOUT: 11,255 SF

AWH Fairview – Video Surveillance – Outdoor

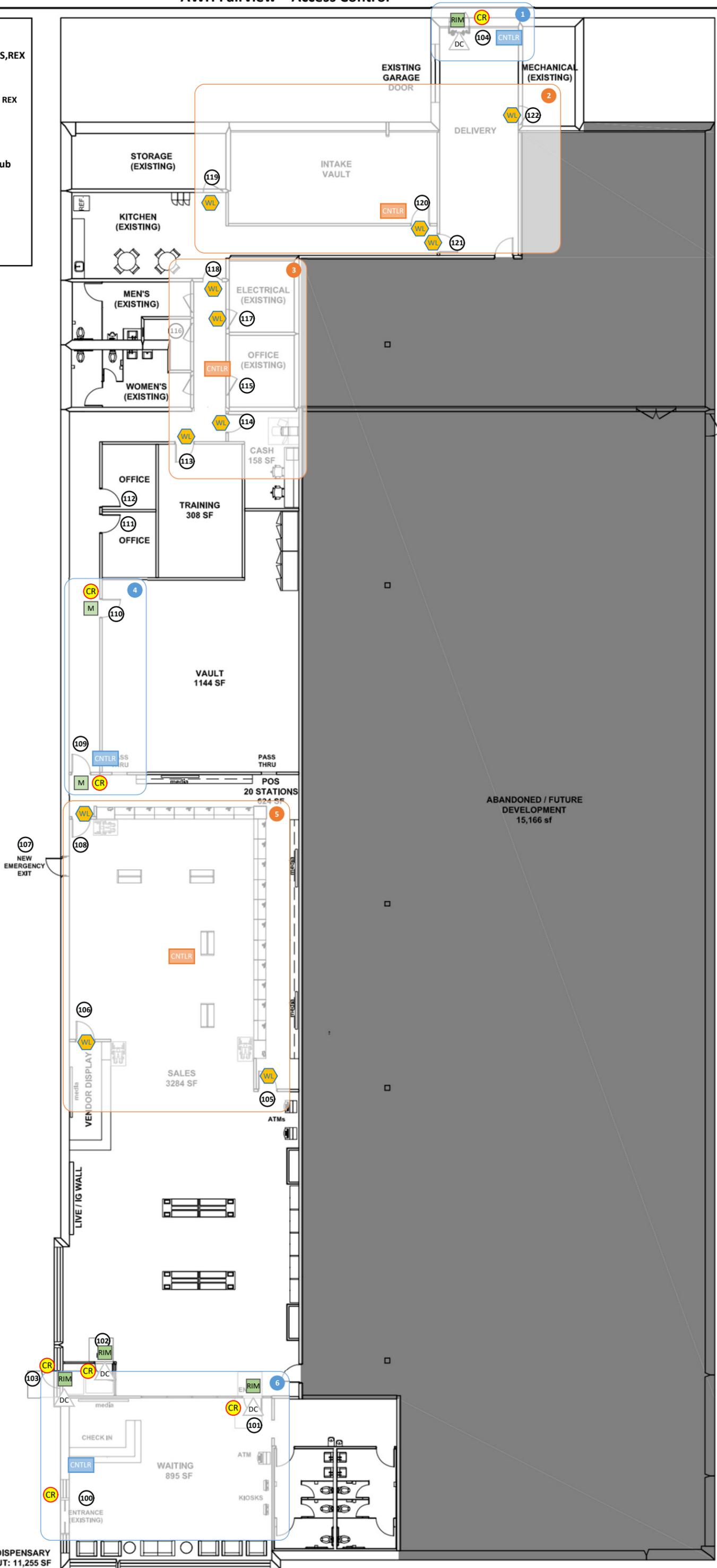
- [2] LPR Cameras
- [14] Varifocal Cameras



TOTAL DISPENSARY BUILDOUT: 11,255 SF

AWH Fairview – Access Control

-  [5] Wired Card Reader
-  [11] Wireless Mortise with CR,DPS,REX
-  [2] Electrified RIM Exit bar
-  [2] Wired Mortise strike and lockset + REX
-  [2] Door Contact Sensor
-  [3] Wired Controller
-  [3] Wired Controller + Wireless Hub
-  [3] Wired Controller Group
-  [3] Wireless Controller Group



TOTAL DISPENSARY BUILDOUT: 11,255 SF

Project Name: Ascend Wellness Holdings Fairview Heights
Subject Property: 114 Commerce Lane, Fairview Heights, Illinois
Applicant: HealthCentral, LLC dba Illinois Supply & Provisions

Legal Description

COMMENCING AT A NAIL IN A LIMESTONE ROCK, MARKING THE NORTHWEST CORNER OF LOT 9 OF U.S SURVEY 768, AND THE NORTHEAST CORNER OF LOT 10; THENCE NORTH 89°25'21" WEST , 563.59 FEET TO AN IRON PIPE; THENCE NORTH 1°30'30" EAST, 642.54 FEET TO THE POINT OF BEGINNING IN THE EAST LINE OF COMMERCE LANE(60 FEET WIDE); THENCE ALONG THE EAST LINE OF COMMERCE LANE, NORTH 1°30'52" EAST, 305.68 FEET (RECORDED N1°30'30" EAST, 301.41' FEET) TO AN IRON PIPE AT THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT HAVING RADIUS OF 28.00 FEET; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 41.90 FEET (RECORDED 41.51 FEET) TO AN IRON PIPE; THENCE NORTH 0°55'14" EAST, 5.12 FEET (RECORDED NORTH 1°30'30" EAST, 5.02 FEET) TO AN IRON PIPE IN THE SOUTH LINE A PLAZA DRIVE(40 FEET WIDE); THENCE ALONG THE SOUTH LINE OF PLAZA DRIVE, SOUTH 83°16'37" EAST, 337.43 FEET (RECORDED SOUTH 83°19'21"EAST, 337.50) TO AN IRON PIPE AT THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 68.40 FEET (RECORDED 70.55 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 56°18'15" EAST, 15.75 FEET (RECORDED SOUTH 56°22'21" EAST, 13.70 FEET) TO AN IRON PIPE AT A POINT OF CURVATURE WITH A CURVE TO THE RIGHT HAVE A RADIUS OF 28.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION A DISTANCE OF 43.93 FEET (RECORDED 43.98 FEET) TO AN IRON PIPE AT A POINT OF TANGENCY WITH THE WESTERLY LINE ACCESS DRIVE (50 FEET WIDE); THENCE ALONG THE WESTERLY LINE A ACCESS DRIVE, SOUTH 33°31'45" WEST, 25.05 FEET (RECORDED SOUTH 33°37'39" WEST, 25.08 FEET) TO AN IRON PIPE AT A POINT OF CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET; THENCE ALONG SAID CURVE IN A SOUTHERLY DIRECTION A DISTANCE OF 218.11 FEET (RECORDED 219.42 FEET) TO AN IRON PIPE AT A POINT OF TANGENCY; THENCE SOUTH 00°34'49" WEST 5.97 FEET (RECORDED SOUTH 00°32'39" WEST, 6.00 FEET) TO AN IRON PIPE; THENCE NORTH 88°29'30" WEST 382.00 FEET (RECORDED NORTH 88°29'30" WEST, 381.98 FEET) TO THE POINT OF BEGINNING.

AFFIDAVIT, CERTIFICATION OF NOTICE AND LIMITATION OF LIABILITY

August 26, 2020

Honorable Andrea Riganti
Director of Land Use and Development
10025 Bunkum Road
Fairview Heights, Illinois 62208

The undersigned, Francis Perullo, the Chief Strategy Officer of Ascend Wellness Holdings, LLC, a Delaware limited liability company ("Applicant"), being first duly sworn on oath deposes and states the following, to the best of her knowledge, on behalf of Applicant:

1. On or about the date hereof, Applicant is submitting an application for Special Use Permit to the City of Fairview Heights (the "City") regarding a proposed adult-use cannabis dispensary facility (the "Proposed Use") pursuant to Chapter 8, Section 8-17-4 and Chapter 14, Section 14-10-8 of the Fairview Heights Municipal Code (the "Code").

2. The undersigned certifies that Applicant has complied with (i) the requirements of Chapter 8 of the Code pertaining to business regulations and adult-use cannabis and, (ii) the Illinois Cannabis Regulation and Tax Act (P.A. 101-0027; 410 ILCS 705/), as the same may be amended from time to time, and regulations promulgated thereunder (the "Act").

3. Applicant acknowledges, agrees to and accepts that the City and the City's employees and agents (collectively with the City, the "Indemnitees") shall not be liable to Applicant and its agents and employees for any damage, injury, accident, loss, compensation or claim based on, arising out of, or resulting from the Proposed Use, including, but not limited to the arrest, seizure of persons or property, prosecution pursuant to federal or state laws, any fire, robbery, theft, mysterious disappearance or any other casualty or the actions of any other registrants or persons (collectively, the "Losses"). Applicant agrees to indemnify, hold harmless and defend the Indemnitees against the Losses. Applicant further acknowledges and agrees that the limitation of liability provided hereby shall survive the expiration or early termination of any special use permit granted by the City with respect to the Proposed Use or the dissolution of the Proposed Use or any subsequent change in zoning.

4. The undersigned certifies that Applicant has actual notice that, notwithstanding state law and any action by the City that:

- a. Cannabis is a prohibited Schedule I controlled substance under federal law;
- b. Participation under the Act is permitted only to the extent provided by the strict requirements of the Act and subsequent implementing regulations;

- c. Any activity not sanctioned by the Act and subsequent implementing regulations may be a violation of state law and may result in the revocation of zoning;
 - d. Growing, distribution or possessing cannabis in any capacity, except through a federally-approved research program, is a violation of federal law;
 - e. Use of cannabis may affect an individual's ability to receive federal or state licensure in other areas;
 - f. Use of cannabis, in tandem with other conduct, may be a violation of state or federal law;
 - g. Participation under the Act, or approval of zoning by the City does not authorize any person to violate federal or state law, other than as set out in the Act, and does not provide any immunity from or affirmative defense to arrest or prosecution under federal or state law; and
 - h. Applicant shall indemnify, hold harmless and defend the City for any and all civil or criminal penalties from participation under the Act.
5. The undersigned certifies that the Applicant meets and is in compliance with all required setbacks required under the Act.
6. The undersigned certifies that the Applicant has paid or has the ability to pay all state fees required under the Act.

[Remainder of page intentionally blank – Signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Affidavit, Certification of Notice and Limitation of Liability as of the date first above written.

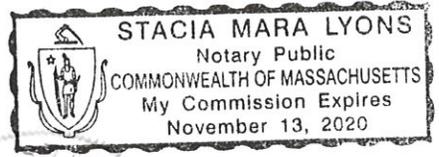


Francis Perullo

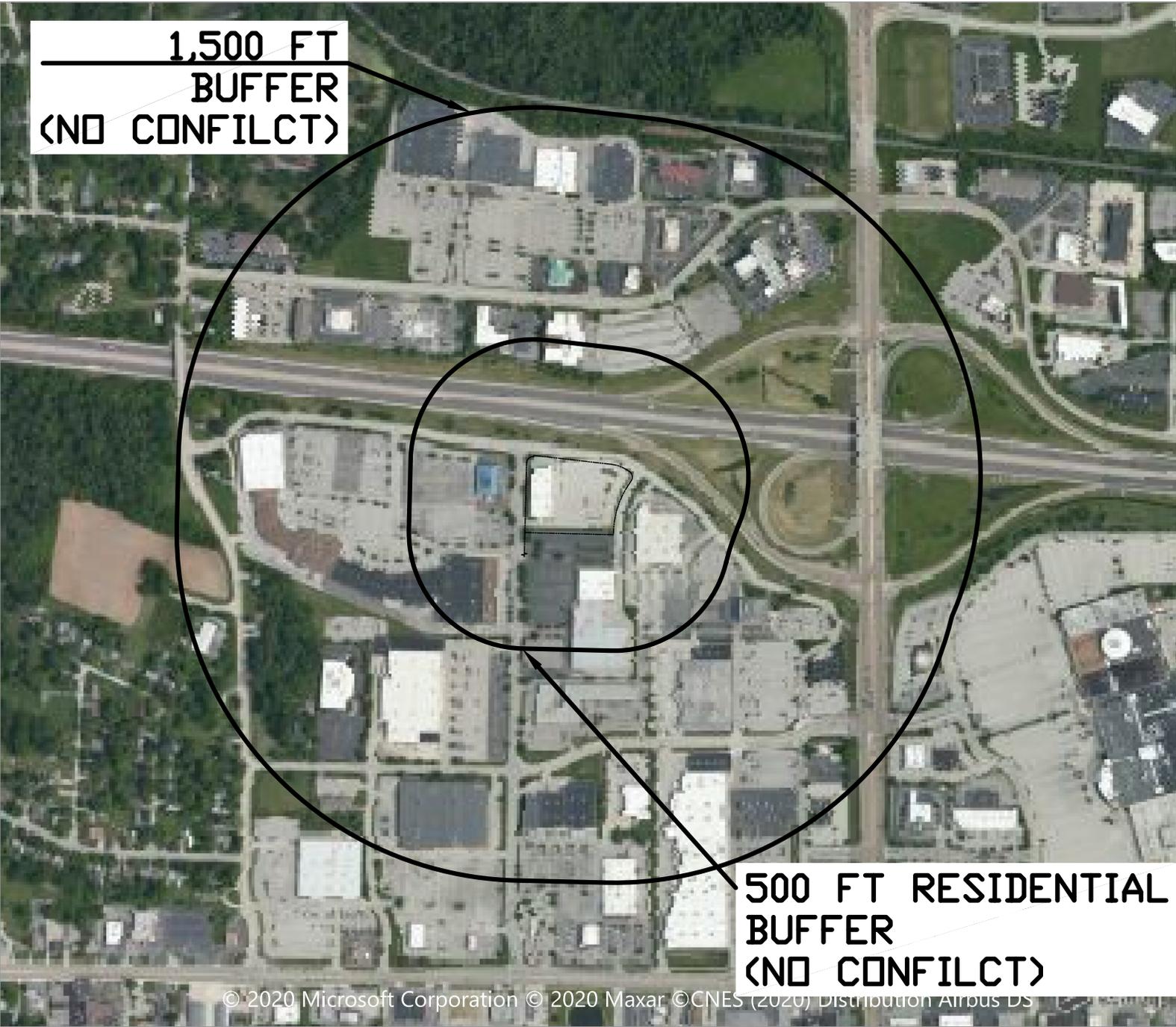
Subscribed and Sworn to before me this 26th day of August, 2020.



Notary Public



**1,500 FT
BUFFER
(NO CONFLICT)**



**500 FT RESIDENTIAL
BUFFER
(NO CONFLICT)**



510 East Monroe
Springfield, Illinois 62701

70-7345
2711

No.026347

1

08/17/20

AMOUNT

30,000.00

THIRTY THOUSAND and 00/100USDollars

PAY TO THE ORDER OF

ILLINOIS DEPARTMENT OF FINANCIAL &
PROFESSIONAL REGULATION

CASHIER'S CHECK

REMITTER: ASCEND ILLINOIS, LLC.
FAIRVIEW HEIGHTS APP FEE

VOID AFTER 90 DAYS

[Handwritten Signature]
AUTHORIZED SIGNATURE MP

⑈026347⑈ ⑆271173452⑆ 0190004425⑈

SECURITY BANK
510 EAST MONROE
SPRINGFIELD, IL 62701

1

08/17/20

026347

30,000.00

THIRTY THOUSAND and 00/100USDollars

ILLINOIS DEPARTMENT OF FINANCIAL &
PROFESSIONAL REGULATION

REMITTER: ASCEND ILLINOIS, LLC.
FAIRVIEW HEIGHTS APP FEE

CASHIER'S CHECK

NOT-NEGOTIABLE

[Handwritten Markings]



510 East Monroe
Springfield, Illinois 62701

70-7345
2711

No. 026345

1

08/13/20

AMOUNT

200,000.00

TWO HUNDRED THOUSAND and 00/100USDollars

PAY TO THE ORDER OF ILLINOIS DEPARTMENT OF FINANCIAL
AND PROFESSIONAL REGULATION

CASHIER'S CHECK

REMITTER: ASCEND ILLINOIS, LLC.
FAIRVIEW HEIGHTS

VOID AFTER 90 DAYS

[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈0 26345⑈ ⑆271173452⑆ 0190004425⑈

SECURITY BANK
510 EAST MONROE
SPRINGFIELD, IL 62701

1

08/13/20

026345

200,000.00

TWO HUNDRED THOUSAND and 00/100USDollars

ILLINOIS DEPARTMENT OF FINANCIAL
AND PROFESSIONAL REGULATION

REMITTER: ASCEND ILLINOIS, LLC.
FAIRVIEW HEIGHTS

CASHIER'S CHECK

NOT-NEGOTIABLE

[Handwritten Signature]

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

RESOLUTION PC 006 -20

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A
SPECIAL USE PERMIT TO OPERATE AN ADULT-USE CANNABIS
DISPENSARY AT 114 COMMERCE LANE

WHEREAS, Health Central LLC dba Illinois Supply and Provisions, Francis Perullo, agent, hereinafter referred to as the "Applicant," properly applied for a Special Use Permit at 114 Commerce Lane, PIN 03-28.0-200-051; and

WHEREAS, the Applicant has submitted documents in accordance with Fairview Heights Municipal Code 8-17-4 Special Use Permit/Petition for an adult-use cannabis dispensary, to include evidence of paid state fees, limitations of liability and a certification of compliance.

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 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 October 13, 2020 and that said public hearing was properly advertised, the minutes of which are hereby incorporated by reference.
2. That the subject properties are zoned "PB" Planned Business District.
3. That this permit will/will not require changes to traffic circulation and ingress/egress.
4. That this permit will/will not require changes to lighting, landscaping and 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. Should adverse impacts to the surrounding properties occur, and be determined by the City to be legitimate, the business shall submit a responsibility plan to the City for approval. The plan shall demonstrate how the business will reduce adverse impacts to the surrounding area, including outreach, methods for future communication, and dispute resolution.
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. Should local street improvements become warranted by the dispensary use, other than ordinary repair and maintenance, the business will

participate in the cost of associated studies and construction.

9. That the proposed use will/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/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. Should the City Building Official deem necessary, the facility shall be ventilated with a system for odor control approved by the St. Clair County Department of Public Health.
11. That the proposed use will/will not be consistent with the Comprehensive Plan.
12. That this approval will allow the applicant's development of an adult use cannabis dispensary as proposed on the Site Development Plan. Any changes deemed substantial on the Subject Property will require additional review and approval by the City.
13. That the Site Development Plan approval is contingent upon the Department of Land Use and Development approval of a landscaping plan.
14. That the Site Development Plan approval is contingent upon the submittal of a separate security plan for to the Fairview Heights Police Chief.
15. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this Approval.
16. That the Director of Land Use and Development, and her designee, shall have the right to inspect the premises for compliance and safety purposes.
17. That the Applicant shall obtain all required permits from the City and comply with all City ordinances and codes. That the signage proposed will be subject to permitting and review, and is not approved by the granting of a Special Use Permit.
18. That the Applicant shall provide to the Director of Land Use and Development evidence that the facility has achieved its approval of licensure from the State of Illinois within 180 days of the approval of its zoning by the City Council. The Applicant may request an extension of 180 days from City Council, upon the provision of evidence providing the cause of the delay and the need for an extension. Such additional extensions may be allowed only at the discretion of the City Council.
19. That the Special Use Permit may be revoked by City Council should the Applicant fail to comply with State and City regulations. Should the Special Use Permit be revoked, an entirely new process must be initiated and be considered independent of the previously approved Special Use Permit.
20. That failure of the Applicant to use the property for the intended purpose as per the special use permit for a period of 180 consecutive days may be considered dissolution of use, allowing for

the revocation of Special Use Permit 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 October 2020.

Planning Commission Chairman

ATTEST:

Land Use Director



DEPARTMENT OF LAND USE AND DEVELOPMENT

September 25, 2020

RE: PC06-20, Special Use Permit with Site Development Plan
114 Commerce Lane, Fairview Heights, IL 62208
St. Clair County PIN 03-28.0-200-051

Dear Property Owner:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, September 24, 2020 issue of the Fairview Heights Tribune.

In accordance with Section 14-10-13 of the City of Fairview Heights Development Code, you are being notified as an owner of property in the vicinity of the subject parcel.

We cannot contact everyone by mail, so please share this information with your neighbors or anyone who may be interested. 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-person in the Recreation Room of Fairview Heights City Hall (south side of City Hall), 10025 Bunkum Road, 62208 AND virtually due to the COVID-19 pandemic and Governor J.B. Pritzker's Executive Order 2020-10, which waived physical attendance requirements for public meetings. The meeting date is Tuesday, October 13, 2020 beginning at approximately 7:00 p.m.

Parties interested in attending the meeting virtually should contact Andrea Riganti, Director of Land Use and Development at (618) 489-2061 or riganti@cofh.org for instructions. Please visit the City's website for an agenda and meeting materials at www.cofh.org.

Sincerely,

Kendra Tucker

Kendra Tucker
Recording Secretary
Enclosure