

**CITY OF FAIRVIEW HEIGHTS, ILLINOIS
PLANNING COMMISSION
MEETING MINUTES
February 8, 2022**

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Greg Moats with (2 members) in physical attendance: Kelly Smith & Gregory Coleman. (4 members) in attendance via GoTo Meeting: Patrick McCarthy, Sunyatta McDermott, Larry Mensing, & Terry Fowler. Also, in attendance by GoTo Meeting were Dallas Alley(Land Use Director) & Andrew Hoerner (Attorney). Kendra Tucker (Secretary) was in physical attendance.

1. CITIZENS COMMENTS

None.

2. APPROVAL OF MINUTES

The minutes of January 11, 2022 were approved as written.

3. NEW BUSINESS

PC02-22, Amendment to the Zoning Map, 301 N. Monticello Place. Rezoning from “I” Industrial to “M2” Multifamily.

Director Alley presented the staff advisory to the commission.

Jim Roberts of 15222 S. 94th Ave., Orland Park, IL was sworn in.

Mr. Roberts explained his request to the commission for a retirement community development.

Bishop Geoffrey V. Dudley Sr. of 1782 Saddlewood, O’Fallon, IL was sworn in.

Bishop Dudley Sr. explained the request to the commission.

Chairman Gregory announced that Commission McCarthy had joined the meeting.

Director Alley further explained the fire protection plan and improvement to the roads for this proposed development.

The commission requested more information from the applicant regarding other retirement community developments that they had built.

Bishop Dudley Sr. stated that he had visited these other developments and found them to be of tremendous quality.

The commission requested more information regarding the connection between the ministry and the proposed retirement community. Bishop Dudley Sr. clarified that there would not be preference to people of the Christian faith. Director Alley clarified that these developments are subject to the same property as any other development.

The commission discussed issues with ingress/egress with the applicant. Director Alley stated that this would be permitted through IDOT.

The applicants also responded to the commission's questions regarding maintenance at the development. The applicant stated that the properties would be maintained with an experienced maintenance company.

Chairman Moats called for citizen comments from the audience.

Mike Gartland of 224 N. Bend Dr., Fairview Heights, IL was sworn in. Mr. Gartland stated that the roads were supposed to be upgraded already. Mr. Gartland also asked if this proposed development would be done by union workers.

Director Alley stated that as a condition of the residential occupancy, the roads would need to be upgraded. Director Alley also stated that the city cannot regulate whether or not it is union built however these projects are funded with state and federal money. This means that a prevailing wage for the trades would be required.

Richard Winters of 221 Richmond Dr., Fairview Heights, IL was sworn in. Mr. Richards stated his concerns over water drainage for the development site, his concerns regarding increased traffic, and the potential decrease in his property value.

Director Alley stated that the development has plans for stormwater detention and the property's designated wetland must be maintained.

Mr. Roberts stated that retirement communities do not have a negative impact on increased local traffic.

Aaron McLennan of 216 Monticello Pl., Fairview Heights, IL was sworn in. Mr. McLennan stated that there is already industrial traffic due to Pyramid.

Director Alley stated the road will be upgraded to accommodate the traffic.

Matthew Moll of 220 Richmond Dr., Fairview Heights, IL was sworn in. Mr. Moll stated his concerns regarding the time frame of the development, the regulations regarding the occupancy of the apartments, the plan for the existing railroad tracks, and the plans for the proposed rec center.

Chairman Moats stated that there is a plan to run trains on the railroad tracks again that has been delayed by Covid-19.

Director Alley explained the city's requirements for residential occupancy permits.

Mr. Roberts explained what the time frame would be for the project.

Michael Sprouse of 204 Mt. Vernon Dr., Fairview Heights, IL was sworn in. Mr. Sprouse asked if there could be an alternate ingress/egress and what the proposed rent costs would be for the development.

Director Alley stated the applicant would need permission from the property owners of the property that would be required for any alternative ingress/egress. The city would not consider these possibilities without first having those permissions submitted.

Mr. Roberts clarified what the rent would be for the proposed development.

Mr. Gartland asked for clarification on whether or not a berm would be a part of the development.

Director Alley explained what the requirements would be for the landscaping.

Commissioner McDermott made a motion to approve and Commissioner Fowler seconded.

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

RESOLUTION PC 02-22

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF AN AMENDMENT TO THE ZONING MAP AT 301 NORTH MOTICELLO

WHEREAS, New Life CDC hereinafter referred to as the "Applicant," applied for an amendment to the Zoning Map from "I" Industrial to "M-2" Multifamily Residential on parcel numbers 03-22.0-400-033 and 03-22.0-400-034, commonly known as 301 North Monticello; and

WHEREAS, the Fairview Heights Development Code requires that amendments to the zoning map be approved through an application to amend the zoning map;

WHEREAS, the Applicant has properly applied for an amendment to the zoning map.

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 February 8, 2022 and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "I" Industrial Zoned District.
3. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
4. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.

5. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
6. That this Approval shall automatically expire if the proposed development does not happen.
7. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Terry Fowler; upon vote being taken thereon, the following voted in favor thereof: Terry Fowler, Larry Mensing, Gregory Coleman, Sunjatta McDermott, Patrick McCarthy

and the following voted against the same: Kelly Smith, Greg Moats

and the following abstained: None

and the following were absent: Linda Hoppe, Clarence Carthen, Pat Herrington, Pat Weissmann

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of February, 2022.

4. OLD BUSINESS

None.

5. NEW BUSINESS

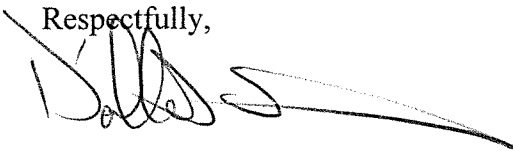
None.

6. ANNOUNCEMENTS

None.

7. ADJOURNMENT – The meeting was adjourned at 7:54 p.m.

Respectfully,



Dallas Alley
Director of Land Use and Development
DA/kt

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be March 8, 2022 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.