

**MINUTES  
PLANNING COMMITTEE  
March 25, 2015**

**1. Roll Call**

Chairman Carol Warner, called the meeting to order at approximately 7:00 p.m. Meeting was held in the Conference Room A of the Fairview Heights Municipal Complex with Alderman Pat Baeske, Alderman Roger Lowry, Alderman Joshua Frawley, Alderman Scott Greenwald, Alderman Dennis Baricevic, Alderman Linda Arnold, Alderman Justin Gough, Alderman Denise Williams, City Administrator Jim Snider, City Treasurer Michele Isaacson, Director of Land Use & Development Tim Tolliver, Land Use Executive Secretary Adrina Blair, and guests.

**2. Citizens' Comments**

None

**3. Approval of Minutes**

Alderman Baeske made a motion to approve the Minutes of February 25, 2015. Alderman Gough seconded.

VOTE: 3 YEAS (Baeske, Gough, Warner); 0 NAYS

**4. TIF Streetscape, Planning Design Studio Invoice**

Director Tolliver briefed Committee on invoice received in accordance with resolution for Lincoln Trail Streetscape. Tolliver noted this is the final payment pursuant to the contract. Alderman Lowry asked if the funds are already accounted for in the budget to which Tolliver confirmed they are.

Upon further discussion, Alderman Baeske made a motion to approve the payment of the invoice submitted by Planning Design Studio. Alderman Gough seconded.

VOTE: 3 YEAS (Baeske, Gough, Warner); 0 NAYS

**5. Accessory Use, Residential / Nuisance**

Chairman Warner opened discussion on this topic and opened the floor to Alderman Baeske. Alderman Baeske commented the City needs to be proactive, not reactive, to problem areas having items such as permanent storage of trailers, buses, wood piles or large amounts of dirt, particularly in

the front yard. Baeske commented homes are typically the largest investment for a resident, and an unsightly mess results in depressed market value for surrounding homes with a domino affect to schools and fire departments. Baeske stated the City currently has problem areas with a need to clarify the legislation that affects these situations. Baeske provided a power-point presentation at this time.

Aldermen objected to photos of personal and business properties being used in power-point presentation as some were politically motivated and otherwise singling out specific businesses. Further objections were made to revisiting issues discussed previously that ended with no action taken for lack of consensus by Aldermen.

Chairman Warner noted the agenda item was brought back to committee to take a look at the language currently in place within the Code in an effort to protect what the majority of residents have as their largest single investment to avoid losing value.

A guest commented on need to make sure codes that are existing be enforced; however, does understand desire to place trailers that may be for work or recreational vehicles on the property and gave example that Scott Air Force Base provides storage areas as those items are not permitted elsewhere within the base. Chairman Warner noted the existing Code which does allow for placement of these items in the rear or side of the residence but not within the front yard. Warner commented the Code was done in such way to try to accommodate these items without harm to the value of the property.

Resident Harry Zimmerman commented that based on topographical make up of some locations within the City, some residents do not have a back yard to place these types of items.

Alderman Arnold agreed there are issues that need to be addressed and commented that some items are currently being addressed while others are not. Alderman Baeske commented on a difference between utility trailers and trailers being used for permanent storage. Alderman Baricevic asked for clarification of Code relating to set-backs for driveways being placed on the side of yards; Tolliver confirmed the Code does not address set-backs for a driveway.

Alderman Baeske asked Director Tolliver if there is a way to address these specific things that are not being currently addressed in the City's Code. Tolliver stated he could do research into other communities that regulate these types of items and bring the information back to Committee.

No motion made, no action taken.

Meeting adjourned at approximately 7:45 p.m.

The next regularly scheduled meeting of the Planning Committee is scheduled for April 15, 2015, in Conference Room A of the Fairview Heights Municipal Complex.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Carol Warner".

Carol Warner

CW/ab