

AGENDA

March 1, 2018

FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS

7:00 P.M., City Council Chambers

1. Call to Order and Roll Call
2. Citizens Comments
3. Approval of Minutes – June 1, 2017
4. Communications
5. Public Hearings
ZBA01-18, Area Bulk Variance – Providence Bank, 4600 North Illinois Street (03-34.0-300-037)
6. Unfinished Business
7. New Business
8. Announcements
9. Adjournment

**MINUTES
ZONING BOARD OF APPEALS
June 1, 2017**

The Fairview Heights Zoning Board of Appeals meeting was held on Thursday, June 1, 2017 in Council Chambers at the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois and called to order at approximately 7:00 p.m. by Vice-Chairman, Chuck Peterson.

1. **ROLL CALL** found the following members present: Chuck Peterson, RJ Abernathy, Bob Prescott, Janice Petroff and Cleater Wicks. Also present were Timothy Tolliver, (Director of Land Use & Development), Kendra Tucker (Secretary), Jim Gehrs (City Attorney) and Sarah Mecklenburg (Keefe Reporting).

2. **MINUTES** – Prescott made a motion to approve the Minutes of December 1, 2016. Wicks seconded.

VOTE: Unanimous

3. **COMMUNICATIONS** - None

4. **PUBLIC HEARINGS**

ZBA01-17, Fence Variance – David & Rita Metheny, 112 North Bend Drive (03-27.0-207-002)

Tolliver read the staff advisory to the board.

The applicants were present.

David Metheny of 112 North Bend Drive, Fairview Heights, IL was sworn in.

Rita Metheny of 112 North Bend Drive, Fairview Heights, IL was sworn in.

David Metheny presented the board with a letter addressed to the City of Fairview Heights and the Zoning Board signed by neighbors who supported his application.

Rita Metheny stated that she is unable to enjoy sitting outside due to the neighbor's yard having junk, an unleashed dog, and noise.

Vice-Chairman Peterson asked if there was anyone to speak in favor or against this application.

In Favor: 0

In Opposition: 3

Dianescha Thomas of 108 North Bend Drive, Fairview Heights, IL.

Thomas stated that the city had rules for a reason and that the fence was unnecessarily high. She also stated that she is no longer able to see her kids playing down the street at the neighbors.

Angel Roby of 108 North Bend Drive, Fairview Heights, IL.

Roby stated that she felt that the height of the fence made the children playing in the neighborhood less safe.

Robert Byrum of 106 Primrose Lane, Fairview Heights, IL.

Byrum also stated his concern regarding the safety of the neighborhood children due to the fence blocking the view of the adults.

Wicks asked if the photos included in the agenda were of the neighbor's property at 108 North Bend Drive. Thomas stated it was her property and that the trash in the yard was there for the city's large pick-up day.

Peterson moved to recommend approval of ZBA06-16 a Area Bulk Variance for approval for a 1 foot variance from the four (4) foot height limitation in a required front yard as stipulated in Section 14-4-4 F regulation of fence allowing a five (5) foot high fence in the required front yard for the following reason(s):

Area Bulk Variance

1. This addition will not be injurious or detrimental to the public health, safety and welfare.
2. The applicant is requesting a minimum variance for the use of the property due to Order Number 883-97.
3. This addition would not alter the essential character of the area.
4. This addition will not extend the nonconformity.

Ordinance Number 883-97 states; A fence required for safety and protection from hazard or nuisance may be exempt from the height limitations of this subsection. Approval to exceed maximum height limitations requires Area/Bulk Variance as determined by the Zoning Board of Appeals.

Wicks seconded the motion.

Votes

Yeas: Chuck Peterson, Bob Prescott, Janice Petroff and Cleater Wicks.

Nays: RJ Abernathy

Absent: Cheryl Bunfill

5. UNFINISHED BUSINESS – None

6. NEW BUSINESS – None

7. ANNOUNCEMENTS – None

8. **ADJOURNMENT** – Abernathy moved and Wicks seconded to adjourn. This meeting was adjourned at approximately 7:30 p.m.

The next regularly scheduled meeting of the Fairview Heights Zoning Board of Appeals is Thursday, July 6, 2017, at 7:00 p.m. in Council Chambers at the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,

Timothy Tolliver, Director
Land Use & Development Department

TT/kt

DRAFT

APPLICATION FOR AREA-BULK VARIANCE



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

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

Case Number Assigned:

Date Proof of Public Notice Sign Provided:

Date Application Received:

Zoning District of Property:

Date Set for Hearing:

Recommendation of ZBA:

Name of Newspaper and Publication Date:

Date of City Council 2nd reading:

Publication Fee Paid:

Action by City Council:

All information must be completed and submitted herewith. Applicants are encouraged to visit the Land Use and Development Department for any assistance needed in completing this form.

1. Name of property owner(s): Providence Bank (Linda Becker)
Mailing address: 295 Salt Lick Road, St. Peters, MO 63376
Phone: 636-397-3916
E-Mail: lbecker@myprovidencebank.com
2. Name of applicant (if other than owner): _____
Relationship to owner (contractor, family member, lessee, etc.): _____
Mailing address: _____
Phone: _____
E-Mail: _____

8. Was the hardship created by any other man-made change; such as the relocation of a road? () Yes (x) No

If "yes", please describe: _____

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? () Yes (x) No (if "no", specify each non-conforming use):

Existing building encroaches within the front and rear building setbacks.

10. What is the "minimum" variance from the area/bulk regulations that will permit you to make reasonable use of your land? (Specify, using maps, site plans with dimensions and written explanation. Attach additional sheets if necessary).

See attached site plans.

11. An area-bulk variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent that the entry in or upon the premises described in this application by any authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Signature of Owner: **Linda Becker** Digitally signed by Linda Becker
DN: cn=Linda Becker, c=US,
o=Providence Bank,
email=lbecker@myprovidencebank.com
Date: 2017.12.20 16:42:45 -06'00' Date: 12/20/17

Signature of Applicant: _____ Date: _____



January 8, 2018

Mr. Tim Tolliver
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, Il 62208
Email: tolliver@cofh.org

RE: Providence Bank – ATM Relocation Variance Request
Cochran Project # M17-7499

Dear Mr. Tolliver,

Providence Bank is looking at upgrading their ATM facility. The existing ATM is currently located on the building and is serviced by a sidewalk for customers to access. Providence Bank is looking at upgrading the ATM to a drive-thru to provide better customer service. Evaluating existing site conditions, a majority of the building is located within the building setbacks. This is due from the building being originally constructed in St. Clair County, using the county's regulations, prior to being annexed to the City of Fairview Heights. Second, the site is a narrow triangle that has been reduced in size due to roadway improvements. After evaluating the site, it was determined the best option for safety and accessibility is to locate the ATM along the North West corner of the building. A drive lane will be installed for vehicles to bypass the ATM and access the drive thru lanes of the bank.

Please let us know if you have any questions or require additional information.

Sincerely,

Ryan Schweissguth, P.E.
Project Manager
Cochran

PINNACLE SIGN



PROVIDENCE BANK - BEACON CANOPY

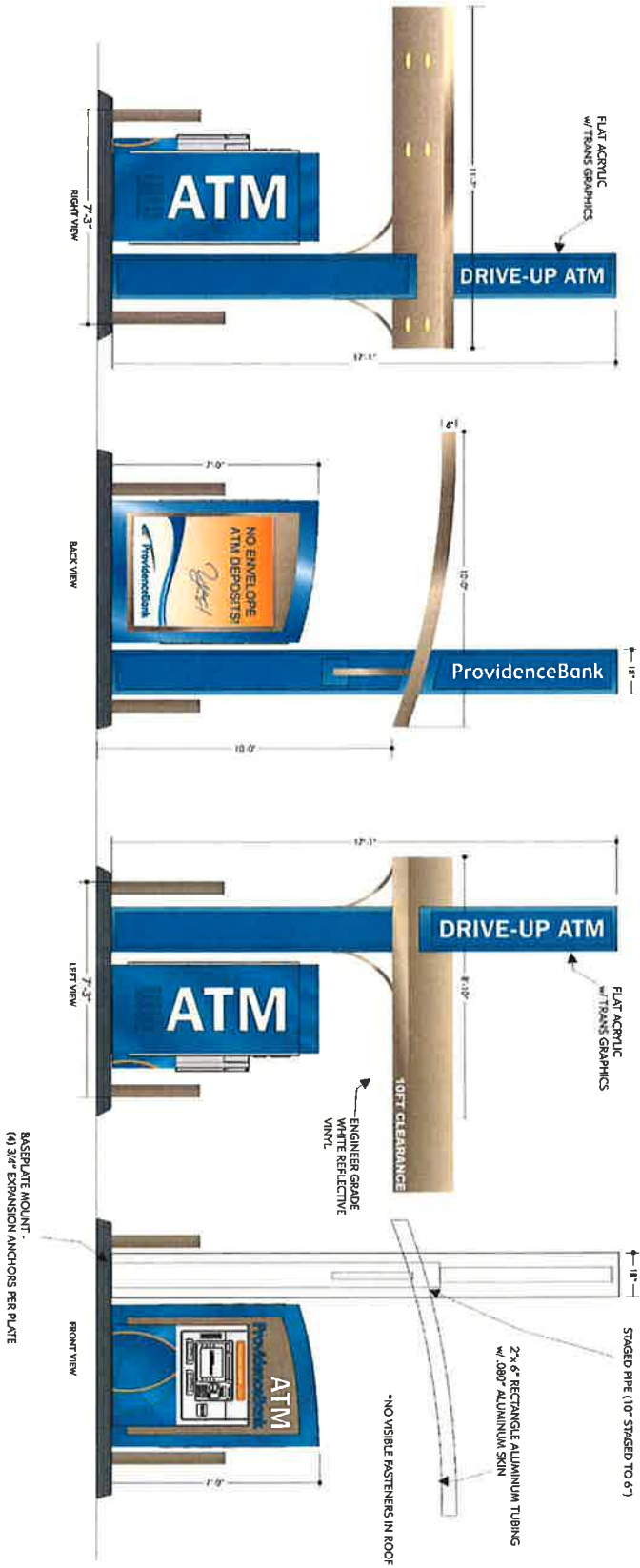
DRAWING # 1117-14-ANN-2

LOCATION -

PROJECT MANAGER- JOE MYLER
DESIGNER- NICHOLAS K. TARR

SCALE- 1/4" = 1'-0"
DATE REVISED- 11.17.2014

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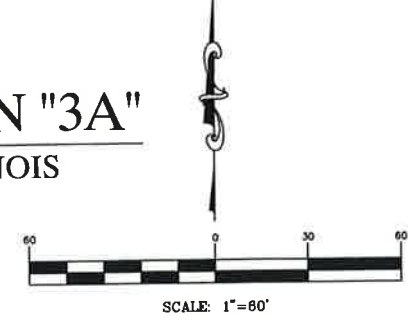


PARCEL_NUMBER	SITEADR1	SITEADR2	OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
03330404038	4701 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	TARGET CORP	PROPERTY TAX DEPT	PO BOX 9456	MINNEAPOLIS, MN	554409456
03330404039	4715 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	TARGET CORP	PROPERTY TAX DEPT	PO BOX 9456	MINNEAPOLIS, MN	554409456
03330404040	4605 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	PNC FAIRVIEW LLC	11661 SAN VINCENTE BLVD STE 70		LOS ANGELES, CA	90049
03340300037	4600 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	PROVIDENCE BANK	PO BOX 105288		JEFFERSON CITY, MO	65110
03340300040	100 WINCHESTER PL	FAIRVIEW HEIGHTS, IL 6220	WINCHESTER PLACE LLC	PO BOX 1030		O FALLON, MO	633668730
03340300041	4716 N ILLINOIS ST	FAIRVIEW HEIGHTS, IL 6220	WINCHESTER PLAZA GROUP LLC	2122 KRATKY RD STE 200		SAINT LOUIS, MO	63114
08030100052	58 FRANK SCOTT PKY EAST	FAIRVIEW HEIGHTS, IL 6220	GRAND MANOR SWANSEA LLC	2 N PARK AVE		HERRIN, IL	629483146
08040210019	4590 N ILLINOIS ST	BELLEVILLE, IL 62226	RW&AV MARTIN PROPERTIES LLC	PO BOX 385		CARMI, IL	62821
08040210038	4560 N ILLINOIS ST	BELLEVILLE, IL 62226	REALTY INCOME IL PROPERTIES 4	C/O REALTY INCOME CORP	11995 EL CAMINO REAL STE 101	SAN DIEGO, CA	921302565
08040231001	4507 N ILLINOIS ST	BELLEVILLE, IL 62226	JAMES & CATHERINE GREEN	2122 PONTOON RD STE E		GRANITE CITY, IL	620404000

OVERALL CONCEPTUAL PLAN "3A"

FAIRVIEW HEIGHTS, ILLINOIS

NOTE:
THIS IS A CONCEPT PLAN. NO
BOUNDARY OR ALTA SURVEY HAS
BEEN PERFORMED FOR THIS PLAN.



636-332-4574 (tel.)
636-337-0760 (fax)
w@ochran.com

North Office
8 East Main Street
Wentzville, Missouri 63385

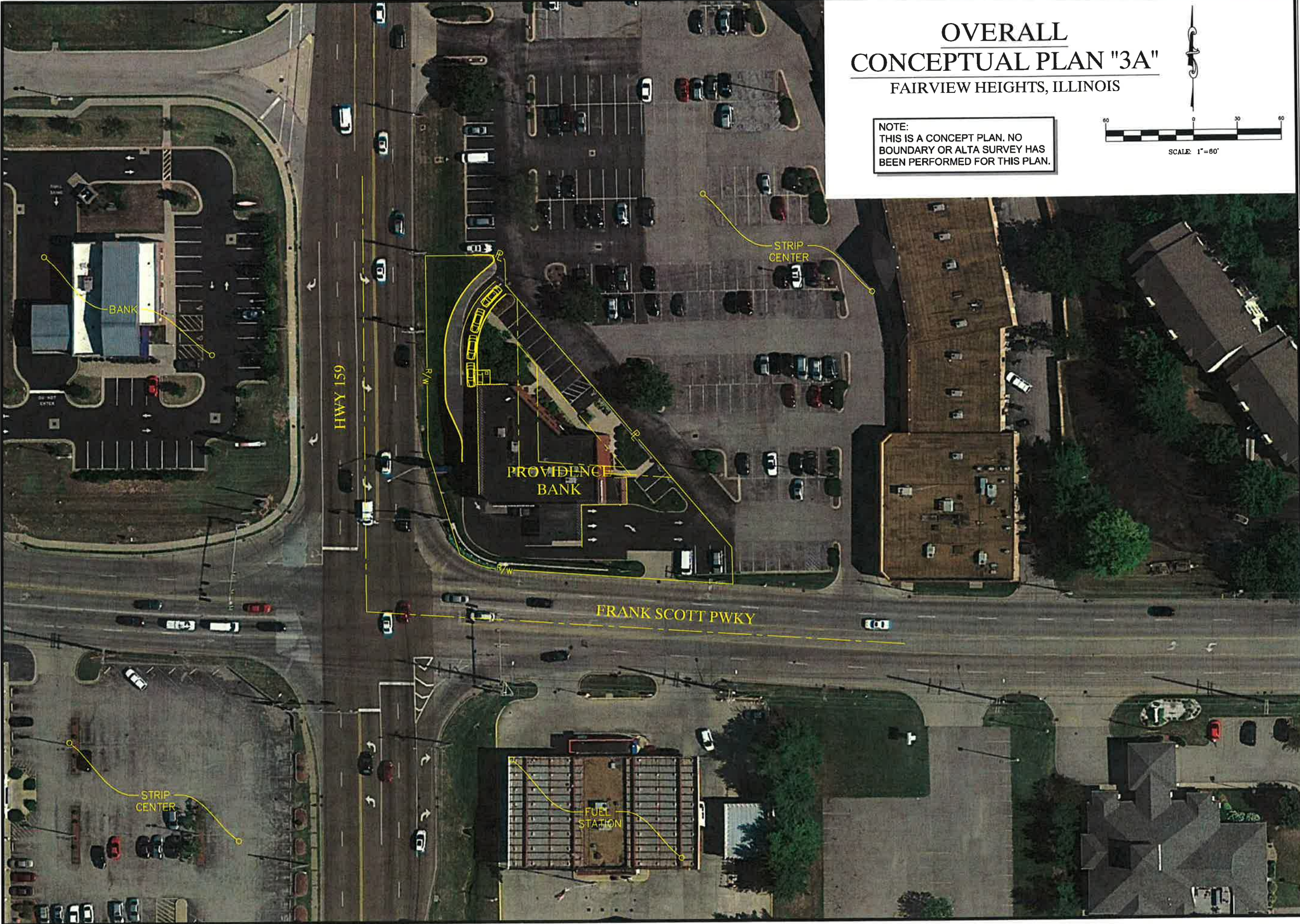
OCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate
of Authority Numbers:
2010000046

Three working days prior to the start of any excavation on the job, the contractor shall submit the plan to the utility location information.

All OSHA safe & regulatory information for the type or construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.).



**PROVIDENCE BANK
FAIRVIEW HEIGHTS, IL**

OVERALL CONCEPTUAL PLAN

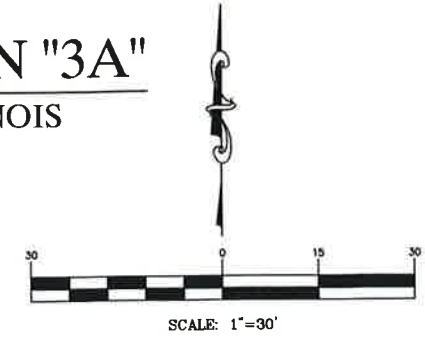
DATE	BY	APPROVED BY
JAN 8, 2017	RKS	
JAN 8, 2017		
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JAN 8, 2017		
JAN 8, 2017		
JAN 8, 2017		

SCALE:
1" = 10'
PROJ. NO.
M17-7499
DATE

CONCEPTUAL PLAN "3A"

FAIRVIEW HEIGHTS, ILLINOIS

NOTES
 ZONING: B-2 "OFFICE BUSINESS DISTRICT"
 BUILDING SETBACK:
 FRONT: 75'
 REAR: 20'



636-332-4574 (tel.)
 636-327-0760 (fax)
 wenzel@ochran.com

North Office
 8 East Main Street
 Wentzville, Missouri 63385

OCORAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate
 of Authority Numbers:
 201000046

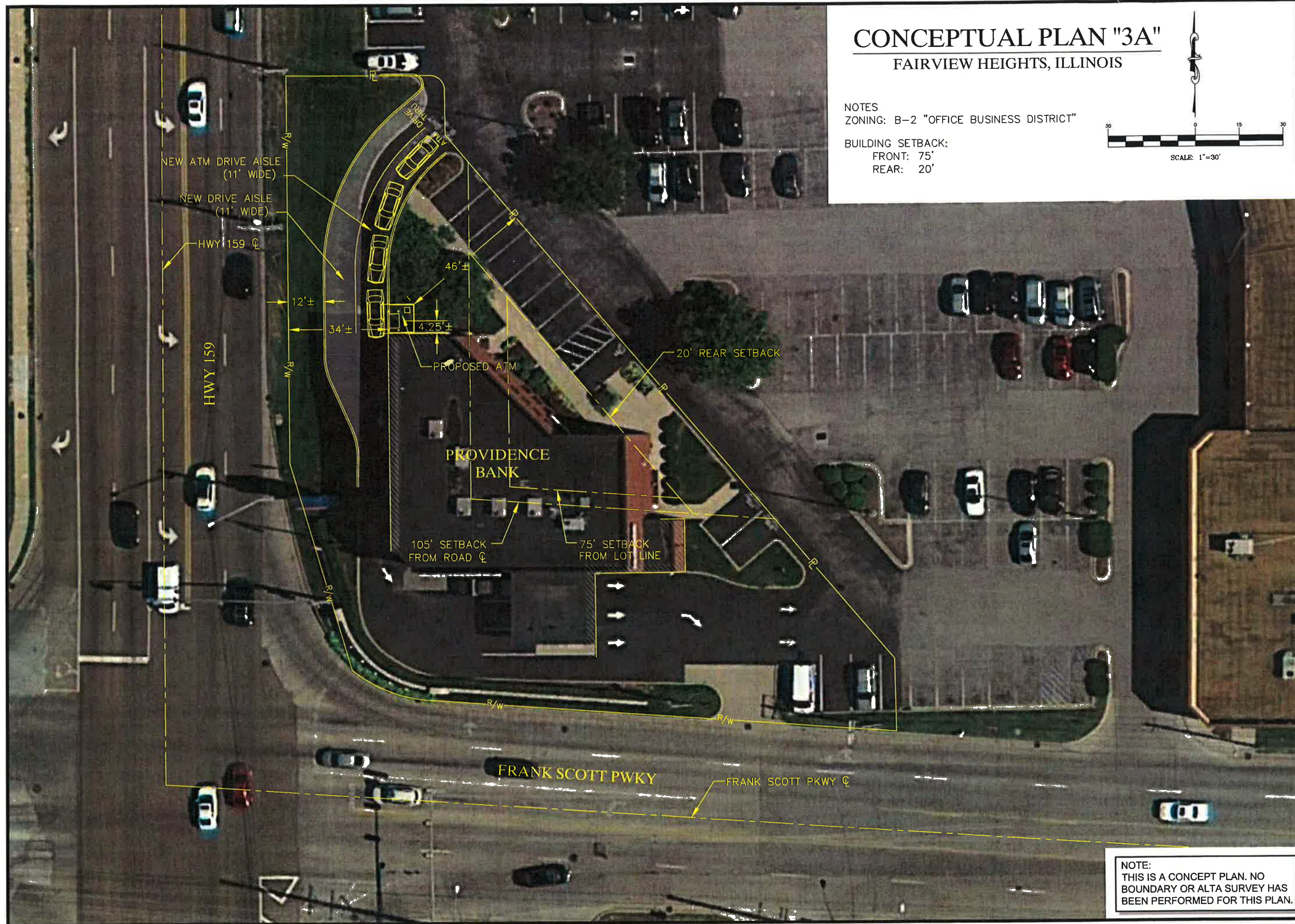
Three working days prior to
 the start of any excavation
 the contractor shall call
 1-800-368-8112 for utility
 location information.

All OSHA rules & regulations
 established for this type of
 construction required by these
 plans shall be strictly followed
 (i.e. Trenching, Blasting, etc.)

PROVIDENCE BANK FAIRVIEW HEIGHTS, IL

CONCEPTUAL PLAN	DATE:	APPR. BY:
	JAN. 8, 2017	RKS
	SCALE:	
	1" = 30'	
	PROJ. NO.:	
	M17-7499	
	DWG. NO.:	

NOTE:
 THIS IS A CONCEPT PLAN. NO
 BOUNDARY OR ALTA SURVEY HAS
 BEEN PERFORMED FOR THIS PLAN.





Department of Land Use & Development
CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2060 ♦ www.cofh.org

February 15, 2018

RE: ZBA01-18, Area Bulk Variance—Providence Bank, 4600 North Illinois Street, Fairview Heights, IL. (PIN 03-34.0-300-037)

DEAR SURROUNDING PROPERTY OWNERS/RESIDENTS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Wednesday, February 14th issue of the Belleville News Democrat.

Please advise that this notice concerns property in the vicinity of the property owned or occupied by you.

We cannot contact everyone by mail, so feel free to share this information with your neighbors. You are welcome to attend the public hearing and voice your opinions regarding the case.

The public hearing will be held before the Fairview Heights Zoning Board of Appeals in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Thursday, March 1, 2017 beginning at approximately 7:00 p.m., in the City Council Chambers.

If you have any questions, please feel free to contact this office at 489-2063 or 489-2060.

Sincerely,

Kendra Tucker
Recording Secretary
Enclosure



CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Zoning Board of Appeals on Thursday, March,1, 2018 at 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois at which time and place the Zoning Board of Appeals will consider Area Bulk Variances to place an Automatic Teller Machine within the minimum setback required for the front yard and adjoining a principal structure, for property located at 4600 North Illinois Street, Fairview Heights, Illinois. St. Clair Co. PIN 03-34.0-300-037.

Request was made by Providence Bank, 295 Salt Lick Road, St. Peters, MO 63376.

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

Dated this February 12, 2018

FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS

BY: Cheryl Bunfill

ZBA01-18

OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
TARGET CORP	PROPERTY TAX DEPT	PO BOX 9456	MINNEAPOLIS, MN	554409456
PNC FAIRVIEW LLC	11661 SAN VINCENTE BLVD STE 70		LOS ANGELES, CA	90049
PROVIDENCE BANK	PO BOX 105288		JEFFERSON CITY, MO	65110
WINCHESTER PLACE LLC	PO BOX 1030		O FALLON, MO	633668730
WINCHESTER PLAZA GROUP LLC	2122 KRATKY RD STE 200		SAINT LOUIS, MO	63114
GRAND MANOR SWANSEA LLC	2 N PARK AVE		HERRIN, IL	629483146
RW&AV MARTIN PROPERTIES LLC	PO BOX 385		CARMI, IL	62821
REALTY INCOME IL PROPERTIES 4	C/O REALTY INCOME CORP	11995 EL CAMINO REAL STE 101	SAN DIEGO, CA	921302565
JAMES & CATHERINE GREEN	2122 PONTOON RD STE E		GRANITE CITY, IL	620404000
PNC REALTY SERVICES	%NATL TAX SEARCH	303 E WACKER DR SUITE 900	CHICAGO, IL	60601
RESIDENTS	4701 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	4715 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	4605 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	4600 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	100 WINCHESTER PL		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	4716 N ILLINOIS ST		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	58 FRANK SCOTT PKY EAST		FAIRVIEW HEIGHTS, IL	62208
RESIDENTS	4590 N ILLINOIS ST		BELLEVILLE, IL	62226
RESIDENTS	4580 N ILLINOIS ST		BELLEVILLE, IL	62226
RESIDENTS	4507 N ILLINOIS ST		BELLEVILLE, IL	62226
PONTIAC DIST #105	c/o SUPT JULIE BROWN	400 ASHLAND AVENUE	FAIRVIEW HEIGHTS, IL	62208
BELLEVILLE HS #201	c/o SUPT DR JEFF DOSIER	920 N ILLINOIS STREET	BELLEVILLE, IL	62220
FAIRV CASEY TWP FIRE	c/o CHIEF BRYAN DOYLE	214 ASHLAND AVENUE	FAIRVIEW HEIGHTS, IL	62208