

**PLANNING COMMISSION
MINUTES
March 13, 2018**

1. CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (9 members) in attendance: Pat Herrington, Greg Moats, Larry Mensing, Patrick McCarthy, Don Barkley, Pat Wesemann, Clarence Carthen, Kelly Smith, and Linda Hoppe. Also in attendance were Tim Tolliver (Director of Land Use), Jim Gehrs(Attorney), Sarah Mecklenburg(Court Reporter) and Kendra Tucker (Secretary).

2. APPROVAL OF MINUTES

Minutes of February 13, 2018 were approved by voice vote.

3. CITIZENS COMMENTS

None

4. PC05-18, Special Use Permit- Community Bible Church, Northwest Corner of Ashland Drive & Oulvey Drive, Fairview Heights, IL.

Director Tolliver presented the staff advisory for PC05-18 to the commission.

Applicant was present.

Steve Rogier of 2610 Meridian Lake Drive, Belleville, IL was sworn in.

Rogier explained his request to the commission.

The commission discussed the building materials that the applicant was intending on utilizing for the church expansion.

The commission then discussed the retention pond and the request to include a ball field on the property. The commission voiced their concern regarding the retention pond and stated that an appropriate detention pond would be preferable.

There were 0 to speak in favor of the application.

There were 3 to speak in opposition of the application.

David Peck of 931 Caledonia Court, Fairview Heights, IL was sworn in.

Joanne Fowler of 912 Caledonia Court, Fairview Heights, IL was sworn in.

Mark Kupsky of 932 Caledonia Court, Fairview Heights, IL was sworn in.

After hearing the opposition's concerns regarding building materials, the retention pond, and the addition of a ballfield, the applicant stated that he was willing to make the changes necessary to make the neighboring property owners happy.

Moats stated he would make a motion to approve the application with modifications.

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

RESOLUTION PC 005-18

A RESOLUTION ADOPTING FINDINGS OF FACT PC005-18 RELATING TO APPROVAL OF A SPECIAL USE PERMIT REQUEST TO ALLOW COMMUNITY BIBLE CHURCH TO LOCATE AT THE NORTHWEST CORNER OF OULVEY DRIVE AND ASHLAND AVENUE WITHIN THE "R-3" SINGLE FAMILY RESIDENTIAL DISTRICT.

WHEREAS, Community Bible Church, hereinafter referred to as the "Applicant," has properly applied for a Special Use Permit approval for a church to locate within the "R-3" Single Family Residential District located at the northwest corner Oulvey Dr. and Ashland Ave., PIN 03-27.0-412-031, legally described as:

A tract of land being part of Outlot A of "Oulvey Heights, a Subdivision of part of the S/E ¼ of Section 7, T.2N., R.8 W., 3rd P.M., St. Clair County, Illinois; reference being had to the Plat Book "43" on page 86, in the Recorder's Office of St. Clair County, Illinois, said tract being more particularly described as follows:

Commencing at the Southwest corner of said Outlot A; thence South 90 degrees 00' 00" East (assumed bearing), along the South line of said Outlot A, a distance of 360.00 feet; thence North 01 degrees 02' 12" West, a distance of 8.0 feet to a point on the North right-of-way line of Ashland Avenue, reference being had to the Plat thereof recorded in Plat Book 100, on pages 4 and 5 in the above said Recorder's Office, said point also being the Point of Beginning of the tract herein described; thence continuing North 01 degrees 02' 12" West, a distance of 882.64 feet; thence South 90 degrees 00' 00" East, a distance of 708.10 feet to a point on the West right-of-way line of Oulvey Drive; thence in a Southerly direction along said West line the following courses and distances: South 00 degrees 56' 02" East, a distance of 291.71 feet to the beginning of a curve to the right having a radius of 453.42 feet; thence along said curve and right-of-way through a central angle of 26 degrees 39' 00", an arc distance of 210.90, to the point of beginning of a curve to the left having a radius of 533.69 feet; thence along said curve and right-of-way through a central angle of 26 degrees 36' 00", an arc distance of 247.77 feet; thence South 00 degrees 53' 02" East, a distance of 144.90 feet; thence South 56 degrees 13' 28" West, a distance of 17.99 feet to a point on the North right-of-way line of the aforesaid line of Ashland Avenue; thence along said North right-of-way line, the following courses and distances, North 90 degrees 00' 00" West, a distance of 399.51 feet; thence North 46 degrees 54' 12" West, a distance of 11.71 feet; thence North 90 degrees 00' 00" West, a distance of 178.47 feet to the Point of Beginning of the tract therein described.

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 March 13, 2018, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. The subject property located at the northwest corner of Ashland and Oulvey Drives contains approximately 11 acres and is zoned "R-3" Single Family Residential and currently undeveloped.
3. That this permit will require any changes to traffic circulation and ingress/egress.
4. That this permit will require any changes to lighting, landscaping, or 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 approval will allow for the applicant's church at the property as it is proposed by the Applicant to include a building of approximately 17,000 square feet, including sanctuary seating for 450 individuals, classrooms, nursery, kitchen and associated facilities.

13. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
14. That the Special Use Permit approval shall be contingent upon the Department of Public Works approval of the grading plan, the storm water management plan, the erosion control plan and other relevant planning design documents.
15. That this Special Use Permit Approval shall automatically expire if the use is not initiated within one year of City Council approval.
16. That exterior materials on the structure indicated as prefinished metal wall panels shall be vinyl siding.
17. That the storm water management plan shall utilize a dry basin detention system not retention system.
18. That the ball diamond shall not have the back stop abutting residential property with diamond to be located in the east central area of the site.
19. That landscaping shall be provided around the perimeter of property in accordance with the Development Code Section 14-1-23 Buffer Standards Bufferyard B.
20. That this Special Use Permit approval allows for the site plan as presented with the conditions as included in this Resolution. Any significant changes to traffic circulation, materials on the building, landscaping or storm water management plan as conditioned by this Resolution will require additional administrative review and approval.
21. That this Special Use Permit approval allows for the site plan with conditions. Any significant changes to traffic circulation, materials on the building, landscaping or signage on this site not provided for in the site plans on the Subject Property will require additional administrative review and approval.

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

and the following voted against the same: None

and the following abstained: None

and the following were absent: None

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of March 2018

5. PC06-18, Zoning Map Amendment- Roberto D. Calderon, 6 Canty Lane, Fairview Heights, IL.

Director Tolliver presented the staff advisory for PC06-18 to the commission.

Applicant was present.

Roberto Calderon of 19 Indian Ridge, Shiloh, IL was sworn in.

Calderon explained his request to the commission.

The commission discussed the applicant's intention of occupying the property and also the applicant's intention of opening a flower show at the location in the future. Tolliver stated that the applicant would have to return to the commission to request the addition of a flower shop.

There were 0 to speak in favor of the application.

There were 0 to speak in opposition of the application.

Hoppe stated she would make a motion to approve the application.

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

RESOLUTION PC 006-18

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC006-18 RECOMMENDING APPROVAL OF A REQUEST FROM ROBERTO D. CALDERON FOR ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT 6 CANTY LANE CURRENTLY ZONED "PB" PLANNED BUSINESS DISTRICT TO R-3 SINGLE FAMILY DWELLING DISTRICT.

WHEREAS, Roberto D. Calderon, hereinafter referred to as the "Applicant," has properly applied for a Zoning Map Amendment from "PB" Planned Business District to R-3 Single Family Dwelling District for real property located at 6 Canty Lane, PIN 03-28.0-400-019.

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 March 13, 2018 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. The subject property, 6 Canty Lane, is an approximate 24,400 square foot parcel developed with an approximate 1,500 square foot structure most recently used as a law office. The

subject property is situated on one parcel identified by PIN 03-28.0-400-019.

3. The subject property as well as the adjoining properties to the north, east and south are zoned PB Planned Business District. The property to the north is occupied by Fortel's Restaurant, to the east across Canty Lane is an office building and further to the southeast an auto parts distributor and office, and immediately south the property contains a single family residence and a beauty salon in separate buildings. The adjoining properties to the west and further south along Canty Lane, are zoned R-3 Single Family Residential and developed as such.
4. That this permit will not require any changes to traffic circulation and ingress/egress.
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.

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: Herrington, Moats, Mensing, Wesemann, Hoppe, Barkley, Carthen, Smith, McCarthy, & Bramstedt

and the following voted against the same: None

and the following abstained: None

and the following were absent: None

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 13th day of March, 2018.

6. NEW BUSINESS

None

7. ANNOUNCEMENTS

Development Code will meet on Wednesday, March 21st at 10 AM in the Mayor's Conference Room.

Tolliver announced that Corey Sudja was no longer serving as a member of the Planning Commission and that a new member would be starting at the next meeting.

Tolliver announced his retirement date has been changed to April 15th and the new director would be present at the next meeting.

- 8. ADJOURNMENT** – Meeting adjourned at approximately 8:30 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be April 10, 2018 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,



Timothy Tolliver
Director of Land Use and Development
TT/kt

