



# CITY OF FAIRVIEW HEIGHTS

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

## PLANNING COMMISSION MINUTES May 8, 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, Gregory Coleman, Greg Moats, Larry Mensing, Don Barkley, Pat Wesemann, Clarence Carthen, Kelly Smith, and Linda Hoppe. Also in attendance were Andrea Riganti (Director of Land Use), Jim Gehrs(Attorney), and Kelly Youngman (Secretary).

### 2. APPROVAL OF MINUTES

Commissioner Coleman made a motion to approve the minutes from April 10, 2018. Commissioner Barkley seconded and the minutes were approved by voice vote.

### 3. CITIZENS COMMENTS

None

### 4. PC10-18, Development Plan- Lucy's Place, LLC., 823 Lincoln Highway, Suite 104, Fairview Heights, IL.

Director Riganti presented the staff advisory for PC10-18 to the commission.

The commission reviewed the application materials provided. Bramstedt asked if the commission had any questions for the director and then called for the applicant to address the commission.

Applicant was present.

Chelsea Allen of 202 East St. Maria Avenue, Effingham, IL was sworn in.

Chelsea explained her request to the commission. The commission discussed with the applicant the anticipated business's hours of operation. The commission also discussed the amount of businesses currently operating in the city by this company.

Bramstedt called for proponents and opponents of the application to speak.

There were 0 to speak in favor of the application.

There were 1 to speak in opposition of the application.

Larry Miller of Larry's Hairy Business on 812 Lincoln Highway, Fairview Heights, IL was sworn in. Miller stated his concern with the number of this type of business in the city.

The commission then discussed the application and their concerns for the amount of these types of establishments in the city. The commission also discusses that the number of these businesses is limited by the amount of liquor licenses available in the city. The applicant and the attorney help clarify the types of liquor licenses for the commission.

The applicant stated that the commission would be able to make changes to the hours of operation. The commission then discussed how the hours of operation could be changed to Monday through Thursday: 8:00 a.m. – 11:00 p.m., Friday and Saturday 8:00 a.m.-12:00 a.m., and Sunday: 10 a.m. – 11:00 p.m.

Commissioner Moats makes a motion to approve the application.

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

**RESOLUTION PC 10-18**

**A RESOLUTION ADOPTING FINDINGS OF FACT PC10-18 RELATING TO A REQUEST FROM MATTHEW HORTENSTINE TO APPROVE A DEVELOPMENT PLAN WITHIN "PB" PLANNED BUSINESS ZONED PROPERTY FOR BAR/TAVERN ESTABLISHMENT WITHIN LINCOLN PLACE CENTER 823 #2 LINCOLN HIGHWAY**

**WHEREAS**, Matthew Hortenstine, hereinafter referred to as the "Applicant," has properly applied for a Development Plan approval for bar/tavern establishment within the "PB" Planned Business District located at 823 Lincoln Highway, PIN # 03-27.0-215-027.

**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 May 8, 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, 823 Lincoln Highway, is zoned PB Planned Business District. The parcel of land is approximately 1.7 acre in size containing two buildings of 10,000 and 7,000 square feet. The center is occupied by uses including retail, service and office. Suite #2 is located in the 7,000 square foot building on the west side of the parcel.
3. That this permit will not require any changes to traffic circulation and ingress/egress.
4. That this permit will not 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 Development Plan approval will allow for the applicant's use of business zoned property for a 1,000 square foot bar/tavern at the property as it is proposed per the Development Plan by the Applicant.
13. That the bar/tavern will be limited to 13 number of seats.
14. That the hours of operation shall be: Monday through Thursday: 8:00 a.m. – 11:00 p.m., Friday and Saturday 8:00 a.m.-12:00 a.m., and Sunday: 10 a.m. – 11:00 p.m.
15. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
16. 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.
17. That the Applicant will obtain all building, sign, business license, and other permits and licenses required for this development.
18. That the Applicant shall adhere to all performance standards outlined in Section 14-3-20 of the Development Code.
19. That this Development Plan Approval shall automatically expire if the use is not initiated

within one year of City Council approval.

The motion for the adoption of the foregoing resolution was duly seconded by; Hoppe upon vote being taken thereon, the following voted in favor thereof: Moats, Mensing, Barkley, Carthen, Coleman, and Bramstedt.

and the following voted against the same: Herrington, Wesemann, Hoppe, and Smith.

and the following abstained: None

and the following were absent: McCarthy

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of May 2018.

**5. NEW BUSINESS**

**6. ANNOUNCEMENTS**

Director Riganti stated that there had been a Planning Commission orientation session prior to tonight's meeting and that anyone not in attendance could arrange a time to meet to receive the information provided.

- 7. ADJOURNMENT** – Meeting adjourned at approximately 9:30 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be June 12, 2018 at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois.

Respectfully,



Andrea Riganti  
Director of Land Use and Development  
AR/ky/kt