



CITY OF FAIRVIEW HEIGHTS

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

PLANNING COMMISSION MINUTES July 10, 2018

1. CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Jim Bramstedt with (8 members) in attendance: Pat Herrington, Greg Moats, Larry Mensing, Don Barkley, Pat Wesemann, Clarence Carthen, Kelly Smith, and Patrick McCarthy. Also in attendance were Andrea Riganti(Director of Land Use), Jim Gehrs(Attorney), and Kendra Tucker(Secretary).

2. APPROVAL OF MINUTES

Commissioner Moats made a motion to approve the minutes from May 8, 2018. The minutes were approved by voice vote.

3. CITIZENS COMMENTS

None

4. PC12-18, Zoning Amendment and Redevelopment Plan- Longacre and Pontiac Drives, Helen Suzanne Edith

Director Riganti presented the staff advisory for PC12-18 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.

Helen Suzanne Edith of 4039 State Route 160, Highland, IL 62249 was sworn in.

Edith explained her request to the commission.

The commission discussed potential parking issues that could arise from business being located next to a residential neighborhood.

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

There were 0 to speak in favor of the application.

There were 0 to speak in opposition of the application.

Neutral Seeking Clarification: 2

The applicant clarified her request stating that the employees at the salon would be certified professionals. The types of services provided would be massage therapist, hair stylist, nail technicians, and estheticians. There would not be any chemical smells coming from the business and the trash would be located in an enclosure per city code.

Commissioner Moats makes a motion to approve PC12-18(A).

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

RESOLUTION PC12-18 (A)

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC12-18(A) RECOMMENDING APPROVAL OF A REQUEST FROM HELEN SUZANNE EDITH FOR ZONING MAP AMENDMENT FOR PROPERTY CURRENTLY ZONED R-4 SINGLE FAMILY DWELLING TO PB PLANNED BUSINESS DISTRICT.

WHEREAS, Helen Suzanne Edith, hereinafter referred to as the “Applicant,” has properly applied for a Zoning Map Amendment from R-4 Single Family Dwelling District to PB Planned Business District for real property located at PIN # 03-33.0-205-069.

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 July 10, 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 is zoned R-4 Single Family Residential and proposed to be zoned PB Planned Business District. The subject property is situated on one parcel, PIN # 03-33.0-205-069 which is approximately .59 acres.
3. That this permit will require any changes to traffic circulation and ingress/egress.
4. 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.
5. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
6. That the proposed use will not be hazardous or disturbing to existing neighboring uses.

7. That the proposed use will be served adequately by public facilities and services such as highways and streets.
8. 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.
9. 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.
10. 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, Barkley, Carthen, Smith, McCarthy, & Bramstedt

and the following voted against the same: None

and the following abstained: None

and the following were absent: Hoppe & Coleman

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 10th day of July, 2018.

Commissioner McCarthy makes a motion to approve PC12-18(A).

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

RESOLUTION PC12-18 (B)

A RESOLUTION ADOPTING FINDINGS OF FACT FOR PC12-18 (B) RECOMMENDING APPROVAL OF A REQUEST FROM HELEN SUZANNE EDITH FOR A SITE DEVELOPMENT PLAN FOR REAL PROPERTY LOCATED AT PIN # 03- 33.0-205-069.

WHEREAS, Helen Suzanne Edith, hereinafter referred to as the “Applicant,” has properly applied for a Zoning Map Amendment from R-4 Single Family Dwelling District to PB Planned Business District for real property located at PIN # 03-33.0-205-069.

WHEREAS, the Planning Commission of the City of Fairview Heights, St. Clair County, State of Illinois (“Planning Commission”), properly conducted a public hearing and heard the Zoning Map Amendment request from the applicant on July 10, 2018; and

WHEREAS, the Planning Commission adopted Resolution PC12-18 (A), which recommends a Zoning Map Amendment to PB Planned Business District for above referenced parcel be forwarded to City Council for consideration.

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 July 10, 2018 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the Site Development Plan approval is contingent upon City Council approval of PC12-18 (A), the Zoning Map Amendment recommendation to PB Planned Business District.
3. That the Development Plan proposes to allow for the construction of a +/-5,100 square foot building at the southeast corner of Longacre and Pontiac drives to be used as a salon.
4. That this permit will require any changes to traffic circulation and ingress/egress.
5. That this permit will require any changes to lighting, landscaping, or the existing site usage.
6. 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.
7. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
8. That the proposed use will not be hazardous or disturbing to existing neighboring uses.
9. That the proposed use will be served adequately by public facilities and services such as highways and streets.
10. 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.
11. 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.

12. The proposed use will be consistent with the Comprehensive Plan.
13. That the Site Development Plan approval shall be contingent upon the Department of Public Works approval of the drainage and grading plan, the storm water management plan, the erosion control plan and other relevant planning design documents.
14. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
15. 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.
16. That this Site Development Plan approval shall automatically expire if the use is not initiated within one year of City Council approval.
17. That this Site Development Plan approval allows for the site plan as presented. 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 review and approval by the City Council.

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

and the following voted against the same: None

and the following abstained: None

and the following were absent: Hoppe & Coleman

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 10th day of July, 2018.

5. NEW BUSINESS

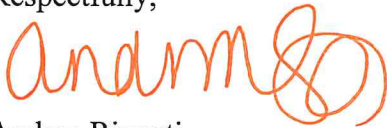
None

6. ANNOUNCEMENTS

Director Rigante informed the commission that PC13-18 has been delayed until the August 2018 meeting.

7. **ADJOURNMENT** – Meeting adjourned at approximately 8:00 p.m. The next regularly scheduled meeting of the Fairview Heights Planning Commission will be August 14, 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/kt