



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

AGENDA PLANNING COMMISSION August 12, 2025 7:00 P.M.

IN PERSON: CITY HALL, 10025 BUNKUM ROAD.

VIRTUAL: BY COMPUTER, TABLET OR SMARTPHONE.

[HTTPS://WWW.GOTOMEET.ME/COFH_LUD/PLANNING_COMMISSION](https://www.gotomeet.me/cofh_lud/planning_commission)

PHONE: +1 (408) 650-3123 ACCESS CODE: 739-271-573

ONE-TOUCH: TEL: +14086503123, 739271573#

1. CALL TO ORDER AND ROLL CALL
2. **CITIZENS COMMENTS-** *This is an opportunity for the public to address the Planning Commission on non-agenda related items. Comments made during this section of the agenda that require a response will be referred to the appropriate City staff member or official for follow-up at a later date.*
3. **MINUTES:**
 - a. Regular meeting of July 8, 2025
4. **PC CASES/PUBLIC HEARINGS**
 - a. PC 16-25, Zoning Amendment for 9103 Hillside Ave, Fairview Heights. Also identified by St Clair County PIN(s) 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050. *VOTE REQUESTED*
5. **OLD BUSINESS**
 - a. None
6. **NEW BUSINESS**



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

- a. None

7. ANNOUNCEMENTS

- a. Chair/Plan Commission Member Comments
- b. Director's Report

8. ADJOURNMENT

The next regularly scheduled meeting is September 9th, 2025; it may be canceled if there is no business to conduct.

CITY OF FAIRVIEW HEIGHTS, ILLINOIS
PLANNING COMMISSION
MEETING MINUTES
July 8, 2025

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Sunyatta McDermott with (9 members) in physical attendance: Pat Herrington, Terry Fowler, Pat Wesemann, Linda Hoppe, Kelly Smith, Rich Baldwin, Ashley Hutchison, Bill Hopkins, and Sunyatta McDermott. Also in attendance were Dallas Alley (Director of Land Use & Development), Amanda Schwartz (Recording Secretary), and Andrew Hoerner (Attorney). Absent was Janice Petroff.

1. CITIZENS' COMMENTS

Citizen, Carl Freeman of 100 Huntleigh Dr, Fairview Heights, IL addresses the commissioners and Director Alley. Mr. Freeman brought up concerns that they recently extended Huntleigh Dr with new pavement and concrete, extending it out to my back driveway. Mr. Freeman states that he has a problem with how the engineers designed this, because they did not have it level to his driveway, causing lots of runoff to his gravel driveway. Mr. Freeman did state that they did add side drainage, but because it is paved, the runoff of water is now coming down the hill so fast that it is dumping down into his driveway. Mr. Freeman states that he was not sure who to address his concerns with. Director Alley asked Mr. Freeman to please fill out a speaker card, and that he would get it to the head of public works in the morning, along with his concerns.

2. APPROVAL OF MINUTES

The minutes of June 10, 2025, were approved as written with the Amendment to the verbiage "Mega Church".

Rich Baldwin 1st to motion and Linda Hoppe 2nd to motion to approve last month's minutes.

3. NEW BUSINESS

PC 12-25, Preliminary Plat, Coventry Ct, Fairview Heights, Jon Poetker- JPL Design & Build LLC.

Director Dallas Alley states that he would like to draw everyone's attention to page 5 of the staff report. He states, as you can see, there is a site plan with a hand drawing and a surveyor drawing as a proposal to split the lot into two lots. Mr. Alley mentioned that with a proposed slit, this would create two houses instead of one. He also mentions that one of the lots would face Huntleigh Dr, as the other lot being on the cover could choose to face the house in either direction of either Huntleigh or Coventry. Mr. Alley states that both lots would meet the minimum lot square footage and frontage for that zone district and exceed it by a couple of thousand square feet. Mr. Alley states that the smaller rectangular one is the buildable lot area where the house can be placed, which takes into consideration all of the easements and

such. This meets all of the requirements, and the applicant is here if you would like to ask him any additional questions.

Commissioner Herrington lets Dallas know that he has a typo on page 2. Commissioner Herrington states that it says B-2 Community Business, and Dallas replies that he sees the error and it should read R-3 Single Family Residential.

The applicant, Jon Poetker with JLP Design & Build LLC of PO Box 10, Waterloo, IL, was sworn in. Mr. Poetker states that the only additional item he would like to address is that on the west side of the property, he states that they did keep an additional easement line so that it's available for future utility extensions. Mr. Poetker states that it would serve towards the interstate, that way, if any of that property is developed in that direction, because I believe there was a utility easement there before, so we are trying to keep that additional space if needed. Mr. Poetker states that the lots are greater than the required zoning district, and the buildable areas are adequate, as noted.

Chairman McDermott asks Commissioners if they have any questions or comments that they would like to direct to the applicant. Commissioner Hopkins asks Mr. Poetker what the square footage of the existing lots is. Mr. Poetker replies that he is not 100 % sure on the average, but we are building on a couple of them now, and I would say they are close. Commissioner Hopkins states that he did a quick calculation, and one of them was almost 19,000 square feet. Director Alley states that when he was looking at comparisons in the zoning district, when this road was done, it was not done in what we would call a conventional manner, so he would look more at Summit Springs, which is directly to the northwest. Director Alley looks up what a typical lot size would be. Director Alley states that this is just an average, but 3 Coventry and 4 Coventry are .29 and .26, and would be the smallest on that street. He mentions that when you look at Summit Springs, the average is .22 for a typical lot size. Director Alley just mentioned that the proposed lots are .39 and .27.

Chairman McDermott then states that she will recognize anyone who would like to address the commissioners regarding this issue. William Kregeloh of 28 Coventry Ct, Fairview Heights, IL, was sworn in. Mr. Kregeloh mentions that he is in the lot right next to the proposed lot to be split, and he states that you are comparing two different subdivisions. He states that Summit Springs subdivision has smaller lots, and if you look at ours, all of the lots average about a ½ on acer a lot. Mr. Kregeloh states that he would not have bought his house if he had known that they were going to split the lot right next to him and build two houses. Mr. Kregeloh states that he has been at this address for 18 years, and this guy came in and bought these lots, 4 lots, 8 months ago. Mr. Kregeloh states that Mr. Poetker has no vested interest in our subdivision and is only there to make a profit. He also mentions that Mr. Poetker has already built two houses that do not have basements, which are small houses. All of the houses in the subdivision have basements and are big houses. Mr. Kregeloh believes that he is already depreciating the value of my house, and now he is going to depreciate the value of my house more by trying to split the lot right next to it. Mr. Kregeloh states he does not see how that is "fair" and that this subdivision has been established for a long time. He states that when he bought these lots, he knew that there were 4 lots, and he

knew he could build 4 houses. If he wanted to buy 5 lots, he should have bought 5 lots to build 5 houses on, and there are plenty for sale at the back of the subdivision. Mr. Kregeloh again states that he does not understand how he can simply split the lot right next to me and turn it into two houses on two tiny lots that are less than half the size of mine. Mr. Kregeloh also mentions that the applicant has not been maintaining the lot and is out of compliance with Fairview Heights and is in violation of Chapter 15 of the property maintenance code.

Chairman McDermott closed the public hearing. Chairman McDermott then asked Commissioners if they had any additional comments. Commissioner Herrington mentioned to Dallas that if we let the applicant split this lot, then there would only be one house that would face Huntleigh. Dallas replied that he would agree that conventionally, if you have a corner lot, you could choose with direction. General discussion was held between the commissioners.

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

RESOLUTION PC 12-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO DENIAL OF A PRELIMINARY PLAT FOR 29 FAIRVIEW HILLS AT Coventry Ct

WHERE AS, Jon Poetker -JLP Design, hereinafter referred to as the "Applicant," applied for a Preliminary Plat for approval of 29 Fairview Hills at parcel number 03-19.0-207-015, commonly known as Coventry Ct; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in R3 Single Family Residential District be approved as a special use;

WHEREAS, the Applicant has properly applied for a Preliminary Plat.

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 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 8, 2025, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "R3" Single Family Residential District.
3. That the Applicant's special use permit for 29 Fairview Hills shall be denied, based on the

following criteria.

- That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Smith upon vote being taken thereon, the following voted in favor thereof: None

and the following voted against the same: Herrington, Fowler, Wesemann, Hoppe, McDermott, Smith, Baldwin, Hutchison, and Hopkins.

and the following abstained: None

and the following were absent: Janice Petroff

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of July 2025.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director

PC 13-25, Special Use Permit, 1807 W Hwy 50, O'Fallon, Robert McAlexander.

Director Alley states that this is the former Insta Credit Auto Mart. Director Alley states that the reason for the request is that they are proposing auto repair, for which a special use is needed in B3. Insta Credit Auto Mart has been on this property for a very long time, and during the economic downturn, "COVID," they ceased operation. Mr. Alley states that because it has been longer than a year since the property has been vacant, anything that happens at this property would have to go back through the special use process for a hearing. They are proposing to have this be a private auto repair for their vehicles only. Director Alley states that they would bring their vehicles, repair them, and then take them to their other dealerships in the surrounding area to sell.

The applicant, Robert McAlexander of 910 N Bluff, Collinsville, IL, was sworn in. Mr. McAlexander states that it is going to be a really simple operation. He states that they need space to work and repair their vehicles. He plans to open the 4 back bays to mechanics back there to allow the repair of our vehicles to be shipped out and sold at the other dealerships. Mr. McAlexander mentions that there would be no vehicles in the front, just the ones in the back that we bring in to repair, fix them.

Chairman McDermott asks Commissioners if they have any questions or comments that they would like to direct to the applicant. Commissioner Wesemann asks the applicant what the hours of operation would be. Mr. McAlexander replies that the hours would more than likely be somewhere from 8:00 am til 6:00 pm. Commissioner Hopkins states that in the narrative, it states that it is planning to use part of the building. he asked if there are plans to do something else at a later time with the rest of the building. Mr. McAlexander replies that at this point, they do not plan to do anything else.

Chairman McDermott then states that she will recognize anyone who would like to address the commissioners regarding this issue. McDermott closed the public hearing.

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

RESOLUTION PC 13-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A SPECIAL USE PERMIT FOR INSTA CREDIT AUTO MART AT 1807 W Hwy 50

WHEREAS, Robert McAlexander, hereinafter referred to as the "Applicant," applied for a Special Use permit for approval of Insta Credit Auto Mart at parcel numbers 03-26.0-302-064, 03-26.0-302-065, and 03-26.0-302-063, commonly known as 1807 W Hwy 50; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in the B3 Community Business District be approved as a special use.

WHEREAS, the Applicant has properly applied for a special use permit.

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 as follows:

4. 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 8, 2025, and that said public hearing was properly advertised, both of which are incorporated by reference.
5. That the subject property is zoned "B3" Community Business District.
6. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
7. That the Director of Land Use and Development, and his designee, shall have the right to

inspect the premises for compliance and safety purposes.

8. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
9. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Fowler upon vote being taken thereon, the following voted in favor thereof: Herrington, Fowler, Wesemann, Hoppe, McDermott, Smith, Baldwin, Hutchison, Hopkins.
And the following voted against the same: None

And the following abstained: None

And the following were absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 8th day of July 2025.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director

PC 15-25, Special Use Permit, 5520 N Illinois St, Fairview Heights, Carla Niederbrach.

Director Alley states this is the former Lumber Liquidators Flooring building, and this business is already and currently in Fairview Heights. This business has been in Fairview Heights for a very long time, and they have outgrown their current location. Mr. Alley states that since this is considered auto repair, a special-use hearing is required. Mr. Alley states that, as you can see in the diagram, no changes to the exterior of the building will be made, and he will work on the vehicles on the inside in the warehouse portion of the building. They will be able to open up the bay door, pull cars in, and work on the vehicles inside the building. Mr. Alley mentions that they will have work vehicles similar to what they have at the current location, and will have them parked outside. Mr. Alley states that we have never had any issues with them at the current location, and they have been a good business here in town. Mr. Alley states that there are no concerns with the city. He does make mention of page 5. The Racal machine is simply a recalibration machine for cameras on newer vehicles. Mr. Alley states that the applicant is online.

The applicant, Carla Niederbrach of 520 Lincoln Hwy, Fairview Heights, IL, was sworn in. Ms. Niederbrach states that Director Alley pretty much said everything. She mentions that they have currently outgrown their current location and the landlord does not provide things that we need, so we are going to just move to a bigger and better building on a more populated strip of the street Ms.

Niederbrach states that there will be no change to the outside of the building and that they simply just want to move over there and do exactly what we are doing now.

Chairman McDermott asks Commissioners if they have any questions or comments that they would like to direct to the applicant. Chairman McDermott then states that she will recognize anyone who would like to address the commissioners regarding this issue. McDermott closed the public hearing.

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

RESOLUTION PC 15-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A
SPECIAL USE PERMIT FOR GLASS AMERICA AT
5520 N Illinois St

WHERE AS, Carla Niederbrach, hereinafter referred to as the "Applicant," applied for a Special Use permit for approval for Glass America at parcel numbers 03-34.0-102-053, commonly known as 5520 N Illinois St; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in the B4 Retail Business District be approved as a special use;

WHEREAS, the Applicant has properly applied for a special use permit.

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 as follows:

10. 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 8, 2025, and that said public hearing was properly advertised, both of which are incorporated by reference.
11. That the subject property is zoned "B4" Retail Business District.
12. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
13. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.

14. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
15. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Hutchison upon vote being taken thereon, the following voted in favor thereof: Herrington, Fowler, Wesemann, Hoppe, McDermott, Smith, Baldwin, Hutchison, Hopkins.

And the following voted against the same: None

And the following abstained: None

And the following were absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 8th day of July 2025.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director

4. OLD BUSINESS

None

5. NEW BUSINESS

None

6. ANNOUNCEMENTS

Director Alley asks commissioners if they have been to all of the wonderful businesses that opened in June. He states it was an extremely busy month and named all of the new businesses. Director Alley states that the construction of the auto zone and auto tire is moving along very well, and can really get a good idea of how big that expansion is with the sign-up now. Mr. Alley says to expect to see plans in the next month or so for

Old Collinsville Rd and Milburn School Rd. Mr. Alley mentions that Smoothy King has closed, and Dutch Brothers will be moving in and doing a major remodel of the existing building. He mentions that this did not have to go through a hearing because even though it's a drive-thru it's still going to be operating as a drive-thru, and they plan to make a lot of exterior improvements like storm water improvements. Mr. Alley mentions that we will have another Great Streets open house coming up, and everyone is welcome. General discussion was held between the commissioners and Director Alley.

7. ADJOURNMENT – The meeting was adjourned at 7:34 p.m.

Respectfully,

Dallas Alley
Director of Land Use and Development
DA/as

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be on August 12th, 2025, at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 16-25

REQUEST: Zoning Amendment to change zoning designation from "R-3" Single Family Residential to "C" Conservation district several parcels of land identified by St. Clair County PIN(s) 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050. *VOTE REQUESTED.*

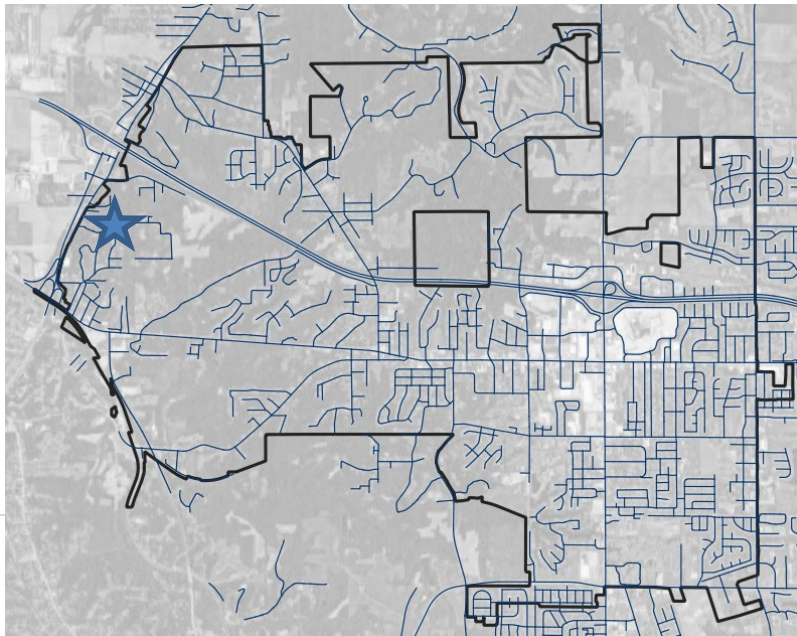
APPLICANT NAME: Brian Kniffin

MEETING DATE: August 12, 2025

ZONING: R3 – Single Family Residential District

PLANNING COMMISSION ACTION: Consideration of the rezoning application, make recommendation to the Community Committee and City Council, which has final authority to approve or deny the request.

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

The subject property is located in the west part of the City, west of IL Rte 157 and south of Interstate 64. The parcels consist of 11.76 acres and includes greenspace, single family residences, a former school, and greenhouses.

The property is zoned “R3” Single Family Residential, which is designed as an exclusive single-family district.

The applicant is seeking an amendment to the zoning map to change the zoning designation to “C” Conservation. The purpose of this district is to encompass areas that are presently undeveloped or sparsely developed and that, for various reasons, should remain so for the foreseeable future. Tracts of land in this district, which provide the city with valuable natural resources, open space and aid in maintaining the stability of the natural environment, should be preserved and protected.

The applicant submitted this petition in order to facilitate a plan for the property. Specifically, the applicant seeks to continue agricultural activities and to create a wine garden for customers. These actions cannot be accomplished under the current “R3” zoning designation, which does not permit agricultural activities or a wine garden. The C zoning district would permit the proposed use.

2. DISCUSSION

Context

The subject site is located in the western portion of the City, west of IL Rte 157, and south of Interstate 64. It is comprised of ten parcels.

The zoning designation for these parcels is R-3 – Single Family Residential District. This zoning district is intended as an exclusive single-family district. Zoning Amendments must be approved by the Planning Commission as established in Development Code Section 14-14-07, Map (Rezoning) and Text Amendment Procedure.



Zoning: Site and Surrounding Areas

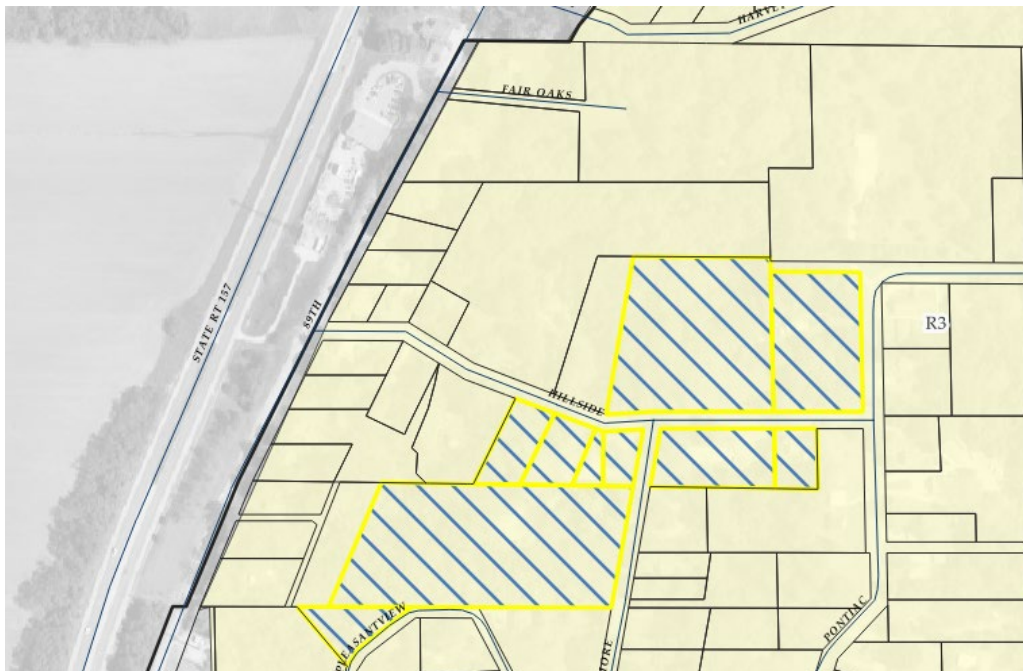
The zoning and land uses of adjoining and surrounding properties are as follows:

North: R-3 – Single Family Residential;

South: R-3 – Single Family Residential;

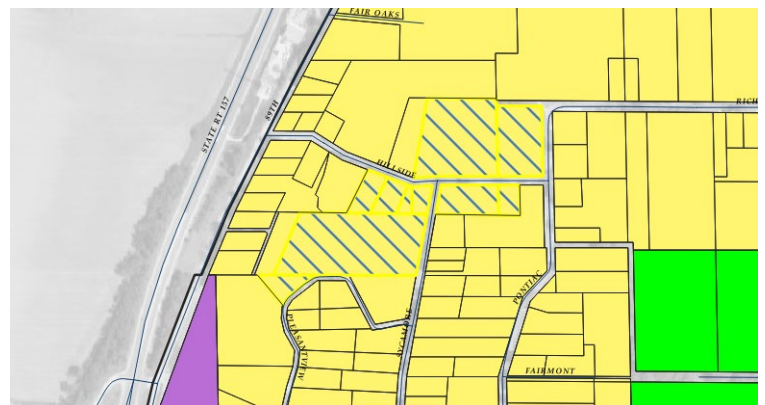
West: R-3 – Single Family Residential;

East: R-3 – Single Family Residential.



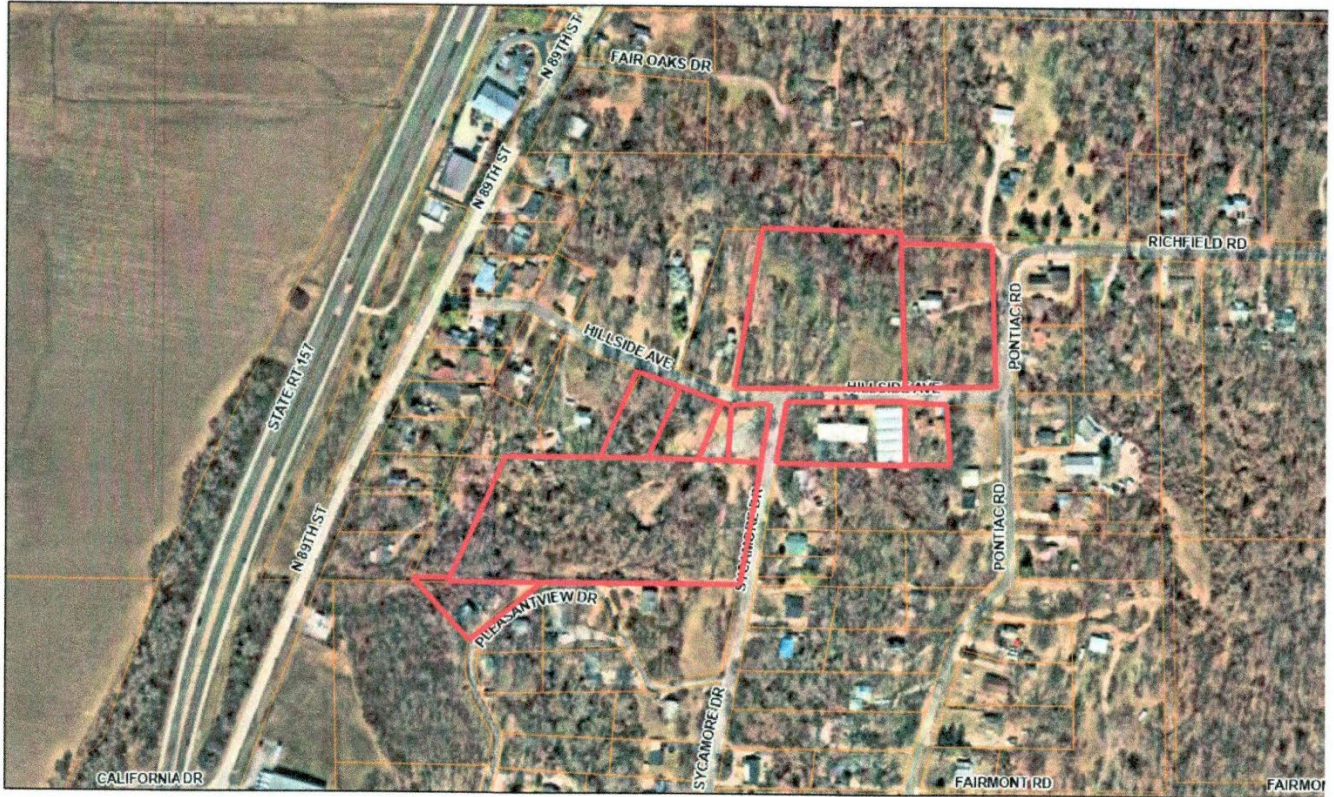
Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Single-Family Detached Residential. This designation includes areas designated exclusively or primarily for single family detached residential structures. Some single-family residential areas may contain a small number of duplexes or other single family attached dwelling, but single family detached dwellings should be the predominant housing type and characterize these areas of the community.



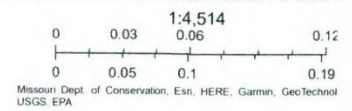
Site Photograph

St Clair County Parcel Map



7/7/2025, 11:05:18 AM

Roads Township Boundary Major Highways
Parcels 30



St Clair
Esri, HERE, Garmin, USGS.

Planning Considerations

I. Analysis: Site Development

The applicant is seeking to rezone the subject site to allow agricultural activities and to operate a wine garden. In deliberations the Planning Commission shall consider if the rezoning is in the best interest for the community and serves as the highest and best use of the subject site.

Exhibits

1. Applicant's Narrative and Excerpted Supporting Documents
2. Resolution and Findings of Fact
3. Public notice



CITY OF FAIRVIEW HEIGHTS

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

Dear Applicant:

All Zoning Amendment Applications will be reviewed by the Fairview Heights Planning Commission on the second Tuesday of each month. As an applicant, you will be responsible for filling out an application and submitting 27 copies of any site plan or plats larger than 8 1/2" x 11" pertaining to your request, collated and folded. Applications must contain all required information and be reviewed by the Department of Land Use and Development no later than 30 days before the Planning Commission meeting in order to be put on the agenda. All applicable application fees must be paid at the time of submission (\$150.00 plus \$25.00 per acre over the first acre).

Your application will be reviewed by the Planning Commission, Planning Committee, and City Council. The Planning Commission meets the second Tuesday of each month, the Planning Committee meets the third Wednesday, and City Council meets the first and third Tuesday of each month. Legislation to approve a Zoning Amendment is in the form of an Ordinance, which requires three readings (meetings) by the City Council. Representation is required at meetings in which your case will be discussed.

After the City Council meeting, you will receive a letter informing you of their decision.

Also attached please find a copy of the application and associated requirements.

(SEE ATTACHED SCHEDULE OF SUBMISSION DEADLINES AND MEETING DATES)

REQUEST FOR ZONING AMENDMENT

Planning Commission
Fairview Heights, Illinois

Special Permit No. _____
Date: _____

(Do not write in this space. For office use only)

Date of Hearing: _____
Notice Published on: _____
Newspaper: _____

Perm Parcel #: _____
Zone District: _____
Fee Paid \$ _____ Date: _____

Recommendation of Planning Commission

- ☐ Denied
☐ Approved
☐ Approved with modification

Date: _____

Action by City Council

- ☐ Denied
☐ Approved
☐ Approved with modification

Date: _____

INSTRUCTIONS TO APPLICANTS: To request a change in either the zoning map or text, this application for a zoning amendment must be completed and a public hearing held. If the applicant is requesting that this property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet. Normally there are only two primary reasons for change in zoning: (1) the original zoning was in error; (2) the character of the area has changed to such an extent as to warrant rezoning. The burden of providing substantiating evidence rests with the applicant.

A notice of the hearing must be published in a newspaper or general circulation in the local area at least 15 days before the hearing. The publication cost **must** be paid by the applicant prior to the hearing. The applicant will be notified by mail of the time and place of the hearing at least six days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present his case to the Planning Commission. All information requested below must be provided before a hearing will be scheduled. Applicants are encouraged to visit the Director of Land Use for any assistance needed in completing this application.

1) Name of Applicant: Brian Kniffin Phone # 618-567-1522

Address: 1601 Pleasant View Dr Fairview Heights IL 62208

2) Property Interest of Applicant:
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other

3) Name of Owner
(s): _____ (If other

than applicant): _____ Phone # _____

Address: _____

4) An amendment to the Zoning Ordinance is requested as follows:

a. Amendment to Text: ()

It is requested that Section _____ of the Zoning Ordinance be amended as follows:

Reason for amendment: _____

b. Amendment to Map: (x)

It is requested that the property described below and shown on the attached site plan be rezoned from _____ R-3 Single Family _____ to _____ Conservation _____

Address of property: _____ 9103 Hillside Ave _____ (see attached) _____

Legal description of property (lot/block/subdivision or metes & bounds; attach additional sheets if necessary): _____ BLUFF VIEW LOT/SEC-18 EX SWLY 85FT A028113532 _____

Present use of property: _____ Hostas on the Bluff Garden and Retail _____

Proposed use of Property: _____ Hostas on the Bluff Garden and Retail _____

Reason for amendment: Host small private events, provide wine tastings and use of animals to control vegetation growth on the hillside.

5. Names and addresses of adjacent property owners and present use of their property:

James A Thomas Trustee 9103 & 9011 Hillside Ave Fairview Heights IL 62208 - Residential

Dennis & Karen Fulton 9301 Richfield Rd Fairview Heights IL 62208 - Residential

Prospect Park Church 9300 Richfield Rd Fairview Heights IL 62208 - Church

John & Brian Halwachs 1804 Pontiac Rd Fairview Heights IL 62208 - Residential

Steven & Linda Dominic 1715 Pontiac Rd Fairview Heights IL 62208 - Residential

Danville Sewell 1722 Sycamore Fairview Heights IL 62208 - Residential

Jaime Avalos 9008 Hillside Ave Fairview Heights IL 62208 - Residential

Karla Scott 1710 N 89th St Fairview Heights IL 62208 - Residential

Gerald & Linda Wyatt 1726 N 89th St Fairview Heights IL 62208 - Residential
Peoria and Company LLC 1615 Pleasant View Dr Fairview Heights IL 62208 - Business

Barrett Place Enterprises LLC 1710 Pleasant View Dr Fairview Heights IL 62208 - Residential

Nicholas Galanopoulos 1716 Pleasant View Dr Fairview Heights IL 62208 - Residential

Marrie Reynolds 1715 Pleasant View Dr Fairview Heights IL 62208 - Residential

Shane Hale 1713 & 1716 Sycamore Dr Fairview Heights IL 62208 - Residential

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

Date: 7/8/25

Applicant: Brian E. Hale

Date: _____

Owner(s): _____

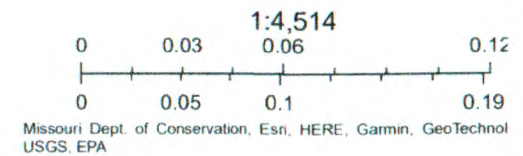
1	02-24.0-301-017	KNIFFIN, BRIAN	9103 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	3.03
2	02-24.0-401-001	KNIFFIN, BRIAN	9207 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	1.6
3	02-24.0-302-013	CITY OF FAIRVIEW HEIGHTS	9102 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	0.47
4	02-24.0-302-014	CITY OF FAIRVIEW HEIGHTS	9102 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	0.41
5	02-24.0-302-015	CITY OF FAIRVIEW HEIGHTS	HILLSIDE AVE	Parcel	0.14
6	02-24.0-302-016	CITY OF FAIRVIEW HEIGHTS	HILLSIDE AVE	Parcel	0.25
7	02-24.0-304-004	KNIFFIN, BRIAN	9206 HILLSIDE FAIRVIEW HEIGHTS	Parcel	0.9
8	02-24.0-402-001	KNIFFIN , BRIAN	9208 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	0.33
9	02-24.0-302-049	CITY OF FAIRVIEW HEIGHTS	PLEASANT VIEW	Parcel	4.22
10	02-24.0-302-050	KNIFFIN , BARBARA J	1703 PLEASANT VIEW DR FAIRVIEW HEIGHTS	Parcel	0.41
				Total	11.76 acres

St Clair County Parcel Map



7/7/2025, 11:05:18 AM

Roads
 Parcels
 Township Boundary
 Major Highways
30



Heather M. Hinson

From: noreply@collectorsolutions.com
Sent: Tuesday, July 8, 2025 2:27 AM
To: brian.kniffin@hostasonthebluff.com
Subject: Payment Receipt

Notice: This email was sent from an outside address.

Illinois: City of Fairview Heights

Payment Receipt

Thank You for Your Payment

Please save this Confirmation Number for your personal records.

Customer Name

Brian Kniffin

Effective Date

7/8/2025 2:26 AM Central Standard Time

Confirmation Number

20006677

Payment Method	Amount
Visa ***** 1597	\$281.33
Item	Payment
Zoning Map Amendment	\$275.00
Transaction Fee:	\$6.33
Total Amount Paid:	\$281.33

Payment Details

Zoning Map Amendment

Name: Brian Kniffin - Address: 1601 Pleasantview Drive - Brian Kniffin - \$275.00

A Transaction Fee has been included in the total amount paid for this transaction.

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

RESOLUTION PC 16-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A ZONING AMENDMENT FOR HOSTA'S ON THE BLUFF AT
9103 Hillside Ave

WHERE AS, Brian Kniffin, hereinafter referred to as the "Applicant," applied for a Zoning Amendment for approval for Hosta's on the Bluff at parcel number 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050 commonly known as 9103 Hillside Ave; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in the R3 Single Family Residential District be approved as a special use;

WHEREAS, the Applicant has properly applied for a zoning amendment.

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 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 August 12, 2025, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "R3" Single Family Residential District.
3. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
4. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.
5. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
6. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner upon vote being taken thereon, the following voted in favor thereof:

And the following voted against the same: None

And the following abstained: None

And the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 12th day of August 2025.

Planning Commission Chairman

ATTEST:

Land Use Director

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

RESOLUTION PC 16-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO DENIAL OF A
ZONING AMENDMENT FOR HOSTA'S ON THE BLUFF AT
9103 Hillside Ave

WHERE AS, Brian Kniffin, hereinafter referred to as the "Applicant," applied for a Zoning Amendment for approval for Hosta's on the Bluff at parcel number 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050 commonly known as 9103 Hillside Ave; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in the R3 Single Family Residential District be approved as a special use;

WHEREAS, the Applicant has properly applied for a zoning amendment.

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 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 August 12, 2025, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "R3" Single Family Residential District.
3. That the Applicant's special use permit for Hosta's on the Bluff shall be denied, based on the following criteria

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____ upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 12th day of August 2025.

Planning Commission Chairman

ATTEST:

Land Use Director



DEPARTMENT OF LAND USE AND DEVELOPMENT

PUBLIC HEARING NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, August 12, 2025, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

At this meeting, the Commission will consider a Zoning Amendment in the "R3" Single Family Residential zoning district for Hosta's on the Bluff at 9103 Hillside Ave, also identified by St. Clair County PIN(s) 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050.

Request was made by Brian Kniffin, 9103 Hillside Ave, Fairview Heights, IL 62208.

All persons desiring to be heard on this proposal may attend either in person or virtually.

Dated this 28th day of July 2025.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 16-25

10025 BUNKUM ROAD, FAIRVIEW HEIGHTS, IL 62208

P:618.489.2060

WWW.COFH.ORG