



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

AGENDA

PLANNING COMMISSION

September 9, 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 August 12, 2025
4. **PC CASES/PUBLIC HEARINGS**
 - a. None
5. **OLD BUSINESS**
 - 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**



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

6. NEW BUSINESS

- a. None

7. ANNOUNCEMENTS

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

8. ADJOURNMENT

The next regularly scheduled meeting is October 14th, 2025; it may be canceled if there is no business to conduct.

CITY OF FAIRVIEW HEIGHTS, ILLINOIS
PLANNING COMMISSION
MEETING MINUTES
August 12, 2025

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Sunyatta McDermott with (8 members) in physical attendance: Pat Herrington, Terry Fowler, Pat Wesemann, Linda Hoppe, 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 were Kelly Smith and Janice Petroff.

1. CITIZENS' COMMENTS

Citizen, George Croissant of 9213 Highland Park Rd, Fairview Heights, IL, addresses the commissioners and Director Alley. Mr. Croissant brought up concerns that he noticed that the road over by the Metrolink, on St Clair Rd, is horrible. Mr. Croissant states that a section 40 ft long has a 7-inch-wide divot in the road and is 3 inches deep. Mr. Croissant states that he has run into this section of road with his motorcycle. Director Alley asks the citizen if it is the actual road in front of the Metrolink. Mr. Alley states that he will forward his comments to public works; however, it is a state route, so they will have to forward the request to IDOT, but we will get you a contact to whom you can reach out at IDOT as well.

Citizen, Robert Savage of 112 Lakeland Hills Dr, Fairview Heights, IL addresses the commissioners and Director Alley. Mr. Savage asked who said Mayor Mark Kupsky is. Director Alley states that this meeting is the Planning Commission, not the City Council. Mr. Savage states that for 40 years, he has been a resident of Fairview Heights. He states that since this past November 2024, he has been struggling to get solar panels. He mentions that 2 weeks ago, he was told that Ameren wanted one more piece of paperwork, and that it had 4 names. The top name is the contractor, and the bottom name is the city electrician, and it was all for Sam in the Land Use department to handle. Mr. Savage states that Sam took off, a vacation without passing it back to Ameren, leaving it to no one to help me. Mr. Savage states that he could not even get onto the ticketing system, MyGov, to see what was going on because whenever he selects anything, it gives him a 403 forbidden error. Mr. Savage states that he believes, as a 40-year resident, he should receive better customer service than he is getting from the city. The Chairman advised Mr. Savage that he only had 30 seconds left, and Mr. Savage stated that he had told the individuals at his house that he did not care if he needed "Bail" money after this meeting tonight, and that he needed to get something rolling here. Mr. Savage then asked the commissioners who is in Ward 5. Director Alley advised that these are not Aldermen, but planning commissioners, and Chairman McDermott replied that we are just

volunteers and residents of Fairview Heights as well. Mr. Savage states that he wishes someone would do something about these issues. Chairman McDermott states that it will be addressed with the appropriate city staff.

2. APPROVAL OF MINUTES

The minutes of July 8, 2025, were approved as written.

Rich Baldwin 1st to motion, and Ashley Hutchison 2nd to motion to approve last month's minutes.

3. NEW BUSINESS

PC 16-25, Zoning Amendment, 9103 Hillside Ave, Fairview Heights, Brian Kniffin.

Director Dallas Alley states that this is a request for rezoning from R3-Single Family Residential to Conservation on the mentioned parcels. Mr. Alley states that the applicant owns the majority of the parcels, and 3 parcels are owned by the city. Mr. Alley states that these 3 parcels owned by the city are a city park and were zoned as Conservation before we redid the Comprehensive Plan and the update to the zoning code. Mr. Alley states that the reason they were pulled out of Conservation is that they did not encompass 5 acres by themselves, and anything under 5 acres would be spot zoning. Mr. Alley states that the city does not have an opinion one way or another on the zoning of these; however, with the applicant requesting it to be conservation, it does not affect the city's ability to use it as a park still. Mr. Alley mentions that with their application, they needed at least 5 acres of contiguous parcels. By including the parkland in the application, they would have at least 5 acres to request, ensuring it would not be considered spot zoning. Mr. Alley mentions that one of the main reasons we updated the zoning code was to get rid of spot zoning parcels. Mr. Alley states that the applicant is currently operating a Hosta's Farm, and at their other location, they went before the planning commission and city council and received approval to operate there. What they were doing at the other site, and their wanting to expand to include the Wine Garden, makes it appropriate for them to rezone to be in conformant with the city. Mr. Alley mentions that we do have a liquor license to have a Wine Garden, and the only place that will not allow a Wine Garden is in residential districts. All other zoning districts allow a Wine Garden, and there are pretty strict rules written into the liquor code about Wine Gardens, which are not considered Bars but Wine Gardens.

The applicant, Brian Kniffin of 1601 Pleasant View Dr, Fairview Heights, IL, was sworn in. Mr. Kniffin states that they currently own and operate Hosta's on the Bluff. Mr. Kniffin states that the Wine Garden is not the main focus or concern to us, and if that part were to drop, it wouldn't be a huge issue. It is not our main goal that we are trying to achieve. Mr. Kniffin states that what they are trying to do is make this more of a place to host events and small weddings. We have had multiple people reach out

to us to have these small events and weddings. We have had a bunch of customers reach out and ask if there is a Wine Garden while I'm shopping and looking in the garden, and I thought that would be a neat add-on feature. Mr. Kniffin does mention that a lot of this comes from comments and the public reaching out to us, and that it would be a neat thing to add to the current offerings that we have. Mr. Kniffin states that a lot of what we are trying to do is with the new parcels going into conservation. I am trying to relieve a little pressure from Pleasant View Dr, as it is a small, probably a one-lane road that we all use as a two-lane road, so we are trying to pull a little bit of traffic from there and go towards to other part of the neighborhood, which already includes a very historic and neat school building that we have owned for over 15 years. We have pushed and pushed to see if there is some kind of idea to use as a business or something other than a dilapidated building. Mr. Kniffin mentions that one of the main reasons they purchased the schoolhouse was that they noticed a lot of drug deals, people squatting in it, and fires being lit inside. So, we were forward with purchasing it from the East Saint Louis school district about 15 years ago. He mentions that other events have happened recently with the passing of the neighbor who owned the farm across from the school. The neighbor liked what we were doing to the property, and his family offered to sell their property to us at a price that we could not pass. Mr. Kniffin states that the 2nd part of this is that there was another dilapidated house next to the school, across from the farm, and that the owner, who was fixing the house up, saw what we were doing, and he did not have enough income or energy to finish, so he wanted us to take over that project too. All said and done, over the last year, the pieces just fell into place, and we ended up with the farm, the house next to the school, and the school property itself, which we have slowly been rehabbing. Mr. Kniffin mentions that the main hope is to try and switch the land so that we can create another environment where we can build gardens, have a new place that people can come shop for a very unique plant that people come from all over to find us, from all over our surrounding states. Mr. Kniffin also mentions that they do have a shipping presence, that we ship all over the country, and that we have a name for ourselves all over the community. Mr. Kniffin states that this was not the original intent, and we were just going to do a small backyard garden center; however, people could not just get enough of it, and it has grown into something bigger with the drive to do more.

Chairman McDermott asks Commissioners if they have any questions or comments that they would like to direct to the applicant.

Commissioner Hutchison asks the applicant if they move to make it into a conservation space, do you believe that it will increase traffic? Mr. Kniffin replies that he does not believe so, but that it will help revert. Some of the goals are to try to use the school more as a traditional retail spot where people could purchase their plants and do more of their shopping. Mr. Kniffin states that with the two locations, it will spread out the traffic as everyone is not going to go to one location at the same time, lightening the load at both locations. He mentions that he has surveyed other Hosta

farms, and unlike ours, they are mostly shipping with little local traffic, as we are the opposite; however, our local traffic did not increase this year, but our shipping did.

Commissioner Hopkins asked the applicant that it is mention in his application that they will use animals to control vegetation. Commissioner Hopkins asked if he could give some clarification on that. Mr. Kniffin replies that they currently have two pins that started on our property, where we have about an acre of land on the hillside, and have a couple of goats. Mr. Kniffin states that moving into the neighborhood, one of the first conversations I had with a neighbor was the impossible task of controlling the honeysuckle on the cliffs and hillsides. We figured since it worked on our property, we would also make a small pin over on the farm property across from the schoolhouse to do the same type of work by maintaining the vegetation control. Mr. Kniffin mentions that as far as the future with animals goes, it could be a part of what we do. We like seeing the kids get excited and be able to feed them, but again, these are add-ons that could come at a later time. Our main goal is still the gardens and plants.

Chairman McDermott states that she also has a few comments to add for Mr. Kniffin. She asked the applicant if the park would remain a public park and is only being deemed a conservation so that the rest of the project could go through? Mr. Kniffin confirms that it is correct. Chairman McDermott also states that you also mentioned that one of these spots has a dilapidated home, she asks the applicant if this is the only parcel that has a home on it. Mr. Kniffin replied that no, the farm is a home from 1893, maybe one of the oldest in the area. Chairman McDermott states that out of the 11 parcels, they would include 2 homes, and 2 dilapidated homes. Director Alley mentions that he will note that he did give everyone a copy of the permitted uses in "Conservation", and single-family dwellings are an approved use. This will not create a non-conformant issue for any houses. Chairman McDermott asks if he plans on having public events for the residents of Fairview Heights, to include small concerts or anything of that nature. Mr. Kniffin replies that he would love to host different things. He mentions that they have had some city officials on things at the property in the past, and have hosted a couple of neighborhood BBQs, where we have a neighbor cookout. He mentions it's not one of the main goals; however, the goal is to try to utilize the best of our ability, the land and area around us.

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

Gary Peel of 9705 Fairmont Rd, Fairview Heights, IL was sworn in. Mr. Peel states that he has no objection to re-zoning; however, his main concerns are two safety issues. There are the large containers parked on the street, tractors, and more, so it forces the east-bound traffic over into the west-bound traffic lane. He mentions that he would like to see No Parking Signs put up on both sides of the road. Mr. Peel also mentions that the intersection of Sycamore and Hillside. He states that they only have 1 stop

sign on Hillside and is in violation of the Illinois Vehicle Code. Chairman McDermott asks Mr. Peel does he believes a Stop Sign there would remedy this, to which Mr. Peel replies yes. Director Alley states that he will address his concerns with the Police Department since they are the department that makes those determinations, because it is public safety; however, I will ask the police chief to review this and have a recommendation on what could and could not be done when this goes to the committee.

Dennis Fulton of 9301 Richfield Rd, Fairview Heights, IL was sworn in. Mr. Fulton states I understand conservation, I understand rules and regulations, because that is what I do for a living. He states that he is a certified safety professional and states that we are going after a segregated property that is 11 different parcels and are not adjacent. Mr. Fulton states that the parcels are on multiple different streets, and there are more than 2 buildings at these locations. Mr. Fulton mentions that David, the neighbor, passed and lived there for 95 years. Mr. Fulton states that Mr. Kniffin has removed 40-50 % of the trees across the street from the property in question, which is my direct neighbor, and I share a property line with that property is about 3 acres. The property next to that is approximately 1.5, and if you add those two together, you do not meet what is needed to make this conservation. Mr. Fulton states that you should be going for Commercial, not Conservation, because you want to put an establishment there, and he states that there is a working greenhouse now at this point. The greenhouse is approximately 75 ft X 150 ft and is currently operating with water and power to the greenhouse. Mr. Fulton questions if permitting is required and if a permit was pulled, but it is within 50 feet of the lane of the road. Mr. Fulton states that he loved the idea of what Mr. Kniffin is trying to do; however, unfortunately, it happens to be in a quiet neighborhood, trees are now being cut down, and we are bringing people in by carts and pulling tractors along carts, and transporting people from one property to the next. He mentions that he has had several individuals coming onto his property, appearing to be lost. This was a peaceful neighborhood for a long time.

George Croissant of 9213 Highland Park Rd, Fairview Heights, IL was sworn in. Mr. Croissant states that his family has owned the property since 1912, 113 years. Mr. Croissant mentions that he is concerned about the increase in traffic. Traffic will be moving from Hillside over to Sycamore, and he has seen it increase a lot over the years. Mr. Croissant states that his mailbox and the neighbors' mailboxes have been hit due to the speeding on this road. He also mentions that he would like to see the neighborhood kept as a neighborhood and not a commercial space. He has noticed a house across the street from him that recently sold, and they have a business, but they have turned their front yard into a parking lot for their business vehicles. Director Alley asks Mr. Croissant for the address next to him, whether it is related to the applicant or if it is a different business. Mr. Croissant states it's Angela's Outdoors. Mr. Alley states that we will look into this business and follow up on it.

Karen Oplt of 1614 Pontiac Rd, Fairview Heights, IL was sworn in. Mrs. Oplt states

that she attended this school, and currently, it has bricks falling from the top building, making it unsafe. Mr. Kniffin and many people in the audience stated that it had been redone and the bricks had been taken care of just a little over a month ago. Mrs. Oplt states that everyone keeps talking about across from the school being a farm, and she mentions that it has never been a farm in her lifetime. She states that it has been a house with a big yard, but it has never been a farm. She also mentions that she worries about where this Wine Garden is going to be. She states that she does not want a Wine Garden in her neighborhood. Mrs. Oplt asks if business permits are required and if they have one. She mentions that she thought if you have a swimming pool, it is required by law to have a fence around it. Director Alley does state that one of the requirements for the applicant to go forward with the hearing was that the fence had to be removed unless it was being occupied. Mr. Alley states that he asked to make sure that was being done. He mentions that under the Illinois state laws, if you have an above-ground pool that is a height of at least 44 inches, which that one it a fence is not required. He states that he does not agree with the law; however, that is the law. Mr. Alley also addresses the it business license, and states that they do have a license through the city and also with the state for operations.

Chairman McDermott asks Commissioners if they have any questions or comments regarding this application.

Commissioner Herington mentions that he keeps hearing the word "business". Putting a business into the school, plans for what he is going to do in the future. My question is, if we approve this, we would have no control over what he might or might not want to do. Director Alley states that you do, in fact that everything that the applicant is proposing to do when you look at the approved uses; those are the items that he is proposing to do. Commissioner Herington asks what about putting something in the school building that would be a business. Mr. Alley states he is not proposing that at this time. Both the Mayor, Heather, and I have met with him, and everything that he has talked about fits into agribusiness. Mr. Alley states that the applicant is using the word "business" because it is his business, but it is all related to agribusiness.

Commissioner Herington questions why, if that school is that old, it is not designated as a historical site. Mr. Alley asks Mr. Kniffin if they are still in the process of trying to make that building a historical site. Mr. Kniffin replies that he has brought in the St. Louis Historical Society, and they were on the fence with it. Mr. Kniffin states that there are 6 plus months of paperwork, hearings in Springfield; however, I do believe it deserves to be a historical building. He mentions that this building was built in the 1920s as part of the government education expansion, where they built these structures across the country to help neighborhoods that only had single, little 1-room classrooms, helping to standardize education. Director Alley does mention that he believes that he can pursue this locally through the Saint Clair County Historical Society. He does mention it is not the same designation, but this building is on the Saint Clair Historical Society map.

Commissioner Herington also states that another concern is what everyone who lives in this neighborhood has brought up: the concern for traffic. The ingress/egress issue with roads, bringing more traffic into the neighborhood, and he states that he feels like there is a lot of residential property, and re-zoning is doing the residents a disservice. Commissioner Herington mentions that it seems the city wants to cooperate with this individual by giving him property so that we do not have spot zoning. Mr. Alley states he does not want to use the word "give" because the city is allowing parcels that the city owns to be rezoned. Mr. Alley states that we are being accommodating, and as far as traffic goes, and hearing these comments, he states that he would like to meet with the police chief and have a discussion about some solutions. Mr. Alley states that he believes he already has a couple in mind, with one mainly being to do everything possible to have people come in instead of using Highland and Sycamore, and have them come off of Hillside. Mr. Alley states it is a wider road, you are not going by as many residential properties, and would be going 157 to 89th street up Hillside, and would have a lot less impact on the residents. Mr. Alley states that the police chief is going to really be the one to make that determination. A general discussion was held with the commissioners and Director Alley to have directional signs, no access signs, and more.

Chairman McDermott for a motion and a second to approve he application. Planning Commissioner Hutchison motioned to approve PC 16-25 Zoning Amendment for 9103 Hillside Ave, and was seconded by Commissioner Baldwin.

Commissioner Wesemann states that if Mr. Alley is going to talk to the chief of police for solutions, is it possible to "Table" this and find out what the resolution is for solutions to the traffic? Would the neighbors then be able to be aware of this and then reconvene? Director Alley states that you would have to withdraw your motion and then make a different motion.

Planning Commissioner Wesemann made a motion to Table PC 16-25 Zoning Amendment for 9103 Hillside Ave, and was seconded by Commissioner Herington. A general discussion was held with the commissioners.

Planning Commissioner Hutchison motioned to withdraw her vote, and was seconded by Commissioner Baldwin to withdraw his vote as well.

Roll Call: Pat Herington, Terry Fowler, Pat Wesemann, Linda Hoppe, Rich Baldwin, Ashley Hutchison, Bill Hopkins, and Sunyatta McDermott. Motion carried on 6 Yeas, and 2 Nays.

The following were absent: Kelly Smith and Janice Petroff.

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

Chairman McDermott asks Commissioners if they have any questions or comments that they would like to discuss. Commissioner Wesemann mentions that we were very sad to hear about the passing of Alderman Harry Zimmerman. A general discussion was held with Chairman McDermott, the commissioners, and Director Alley.

4. OLD BUSINESS

None

5. NEW BUSINESS

None

6. ANNOUNCEMENTS

Director Alley wants everyone to mark their calendars for September 23rd, and this will be the final meeting for the Great Streets Project. This will be the open house where you will see a draft plan. In October, you will have the draft plan in front of you, and it is a big plan. What I ask everyone to do is read it ahead of time and have your questions ready. A general discussion was held with the commissioners and Director Alley. Director Alley also mentions that the city has finished finalizing the TIF districts for the mall, Lincoln Hwy, and 159 corridors. Expect to have some hearing in the next year and some significant new projects.

7. ADJOURNMENT – The meeting was adjourned at 8:12 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 September 9th, 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.*

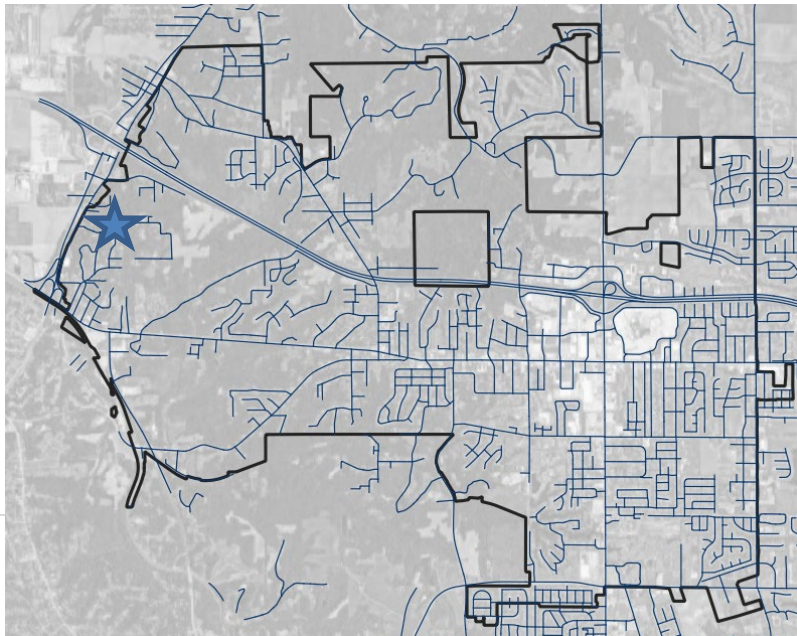
APPLICANT NAME: Brian Kniffin

MEETING DATE: September 9, 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

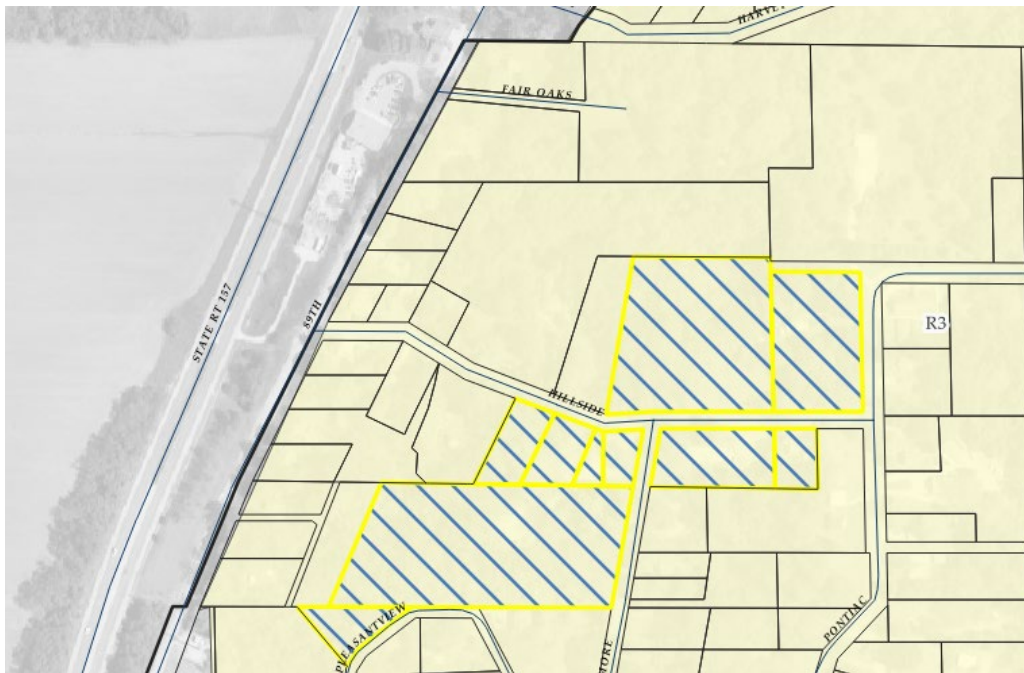
The zoning and land uses of adjoining and surrounding properties are as follows:

North: R-3 – Single Family Residential;

South: R-3 – Single Family Residential;

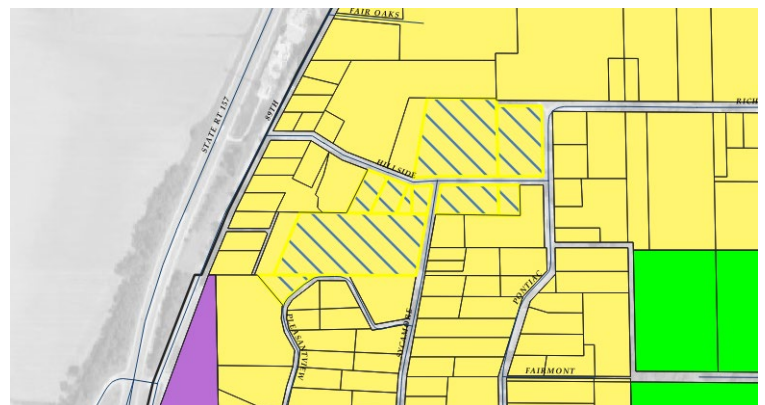
West: R-3 – Single Family Residential;

East: R-3 – Single Family Residential.



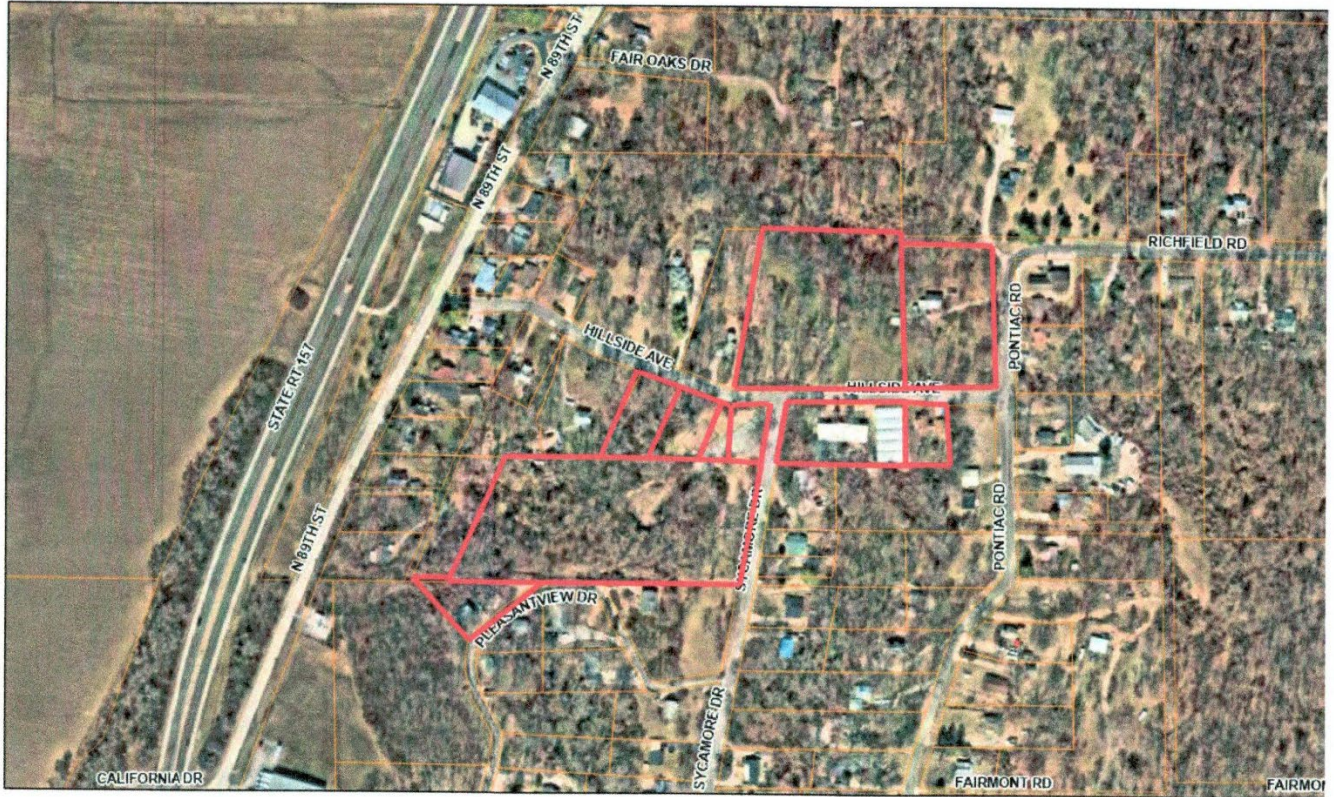
Future Land Use: Site and Surrounding Areas

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.



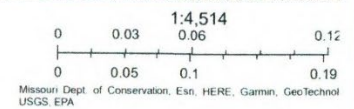
Site Photograph

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): _____

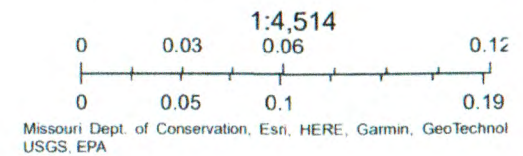
1	02-24.0-301-017	KNIFFIN, BRIAN	9103 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	3.03
2	02-24.0-401-001	KNIFFIN, BRIAN	9207 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	1.6
3	02-24.0-302-013	CITY OF FAIRVIEW HEIGHTS	9102 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	0.47
4	02-24.0-302-014	CITY OF FAIRVIEW HEIGHTS	9102 HILLSIDE 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