CITY OF FAIRVIEW HEIGHTS, ILLINOIS
PLANNING COMMISSION
MEETING MINUTES
September 08, 2026

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, Pat Wesemann, Linda Hoppe, Kelly Smith, Rich Baldwin, and Bill Hopkins. Also in attendance were Dallas Alley (Director of Land Use & Development), Madison Martindale (Recording Secretary), and Andrew Hoerner (Attorney). Absent was Janice Petroff and Ashley Hutchison

1. CITIZENS' COMMENTS

None

2. APPROVAL OF MINUTES

The minutes of September 09, 2026 minutes were approved as written

3. PC CASES/PUBLIC HEARINGS

a. PC 10-26, Special Use Permit for a Fence and Deck Depot, also identified by St. Clair County PIN(s) 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004

b. PC 11-26, Preliminary Plat for a Fence and Deck Depot, also identified by St. Clair County PIN(s) 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004

c. PC 12-26, Special Use Permit for a SAV-ON Phillips 66 Fuel Station/Convenience Store and Champs Chicken, also identified by St. Clair County PIN(s) 03-22.0-300-024, and 03-22.0-300-025

Director Alley began by stating notice was published as required to the newspaper, surrounding property owners, and the agenda had been posted on the City website. Director Alley stated two applications were for the same address, located at 5515 Old Collinsville Rd. Director Alley stated the property was previously Scott's Landscaping and had been a plant nursery for a long time. Director Alley stated the Bank of O'Fallon took over ownership through foreclosure. Director Alley noted he previously addressed concerns regarding the upkeep of the property with the new owners prior to the meeting. Director Alley reviewed the site plan, noting the property consisted of four parcels the new owners intended to merge into a singular parcel. Director Alley noted the building in the rear that faces Enos Dr was not part of the transaction and is still owned by the Bank of O'Fallon. Director Alley requested if the Commission approves the application, they correct the zoning designations of the parcels, changing the smaller of the two to R2 – Single Family Residential and the larger parcel to B3 – Community Business. Director Alley addressed several other items on the site plan and noted the brush

on the property would be cleared away and replaced with displays of fences and decks. Director Alley stated the business was a relocation from another city and will mainly consist of retail sales, taking orders, and onsite installations.

Commissioner Weseman asked about the brush at the end of the lot. Director Alley stated it would be cleaned up. Commissioner Weseman asked what type of buffer will replace it. Director Alley stated the brush would be replaced by a privacy fence.

The Applicants Clayton Daniels of Cochran Engineering and Sean Nesbit of 16 Fairway Dr, Edwardsville, IL 62025 were sworn in.

Mr. Daniels stated of the four parcels on the property, half were zoned commercial and half were zoned residential. Mr. Daniels stated the lot consisted of 4.13 acres and was previously Scott's Landscaping. Mr. Daniels reviewed the site plan, stating the main area of focus for cleanup was the Southern end of the property. Mr. Daniels stated the existing warehouse will remain as a property and continue to be used as a warehouse along with the pre-existing house, which will be used as office space. Mr. Daniels stated the parking lot will be repaved and the parking stalls will be restriped.

Mr. Nesbit stated he was born and raised in Belleville, IL and used to do small labor for Scott when Scott's Landscaping first opened. Mr. Nesbit stated the building was dilapidated now and he intended to revive it. Mr. Nesbit stated the home on the property would be used as an administrative office, and the outer deck on the home would be replaced with the company's own work. Mr. Nesbit stated the company's philosophy when visiting customer homes was, "If we can't take care of our own home, what impression does that give to our customers". Mr. Nesbit stated his company takes pride in presentation. Mr. Nesbit stated there will not be any new construction on the property, and only the existing structures will be used.

Commissioner Wesemann asked what the hours of operation for the business were. Mr. Nesbit stated the business would mainly operate Monday through Friday from around 6 a.m. till approximately 5 p.m. with occasional weekend. Commissioner Weseman asked if trucks would be parked on the property overnight and what the business intended to do for lighting. Mr. Nesbit stated trucks would remain on site, and the business would be sensitive to the community regarding lighting.

Steve Amancio, who lives on the corner of Enos Dr. and Perrin Rd. was sworn in.

Mr. Amancio stated he was in favor of the project; however, he had some concerns. Mr. Amancio stated he has lived at his property for thirty years and has watched the proposed property fall apart over the course of that time. Mr. Amancio requested a larger buffer between the business and the smaller residential property that would remain, and mentioned several rumors regarding changes to the size of the property that concerned him.

Director Alley noted the Land Use and Development Department was working with Code Enforcement as well as the Bank of O'Fallon to maintain the property's appearance.

Mr. Nesbit clarified the residential property Mr. Amancio was concerned about was not a part of the transaction with the Bank of O'Fallon and the size of the property would not be affected by the business proposal.

General discussion was held among the commission.

Planning Commissioner Baldwin introduced the following resolution and

moved for its adoption:

RESOLUTION PC 10-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A SPECIAL USE PERMIT FOR A FENCE AND DECK DEPOT, LOCATED AT 5515 OLD COLLINSVILLE RD

WHERE AS, Sean Nesbit, hereinafter referred to as the "Applicant," applied for a Special Use Permit for a fence and deck depot at parcel number 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004; commonly known as 5515 Old Collinsville Rd; and

WHEREAS, the Fairview Heights Development Code requires that an outdoor storage area or lumber yard 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:

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 October 13,2026, and that said public hearing was properly advertised, both of which are incorporated by reference.

2. That the subject property is zoned B3- Community Business.

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 Smith.

Upon vote being taken thereon, the following voted in favor thereof: Herrington, Fowler, Wesemann,
Hoppe, Smith, Baldwin, Hutchison

And the following voted against the same:

And the following abstained:

And the following were absent: Janice Petroff, Bill Hopkins, Sunyatta McDermott

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 13th day of October, 2026.

Pat Herrington

Planning Commission Chairman (Pro Tempore)

ATTEST:

Dallas Alley

Land Use Director

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

RESOLUTION PC 11-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A PRELIMINARY PLAT FOR A FENCE AND DECK DEPOT, LOCATED AT 5515 OLD COLLINSVILLE RD

WHERE AS, Sean Nesbit, hereinafter referred to as the "Applicant," applied for a Minor Subdivision Plat for a fence and deck depot at parcel number 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004; commonly known as 5515 Old Collinsville Rd; and

WHEREAS, the Fairview Heights Development Code requires that subdivision plats be approved pursuant to 14-13-26 of the Fairview Heights Code of Ordinances.

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

7. 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 October 13, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.

8. That the subject property is zoned B3- Community Business and the proposed improvements comply with the subdivision requirements outlined with in the Fairview Heights Development Code.

9. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.

10. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.

11. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.

12. 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 Hoppe.

Upon vote being taken thereon, the following voted in favor thereof: Herrington, Fowler, Wesemann,
Hoppe, Smith, Baldwin, Hutchison

And the following voted against the same:

And the following abstained:

And the following was absent: Janice Petroff, Bill Hopkins, Sunyatta McDermott

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 13th day of October, 2026.

Pat Herrington

Planning Commission Chairman (Pro Tempore)

ATTEST:

Dallas Alley

Land Use Director

Director Alley presented the next agenda item, stating proper notice had been given to the surrounding properties. Director Alley noted due to the size of the parcel, the area of notification had been expanded. Director Alley stated the owner for a nearby property requested a copy of the meeting packet and asked a few questions relating to the proposal. Director Alley stated the address was previously used as a Lotawata Creek restaurant and the new owner intended to convert the property into a gas station, convenience store and restaurant. Director Alley noted the business would share an ingress and egress with the Holiday Inn, however, the ingress and egress were designed for multiple business usage. Director Alley noted the proposal was not a truck stop and there would not be standalone diesel pumps on the property.

Commissioner Wesemann asked if there was a problem with traffic and the ingress/egress when the restaurant was still in business. Director Alley stated the only issue with the corridor was where Planned Parenthood was located, however, the issue has already been addressed. Director Alley directed the Commissioners to page four of the staff advisory where the applicant requested a taller sign to exceed the sign code for visibility purposes. Director Alley compared the planned development was similar to a Love's Travel Stop. Director Alley stated the hours of operation would be Sunday through Saturday from 6 a.m. to 11 p.m. for the convenience store and 24 hours for the gas station. Director Alley stated the Applicant has developed several other businesses in town and noted he has asked the Applicant for donations on behalf of the city for services for City events, to which the Applicant obliged.

Commissioner Herrington asked if the delivery lane marked in the application belonged to the Applicant or the Holiday in. Director Alley stated the delivery lane belonged to the Applicant. Commissioner Herrington asked what barriers existed between the planned development and the pre-existing businesses. Director Alley stated there was a fence between the business and the Holiday Inn, and a fence between the business and the Antique Mall.

The Applicant, Nick Patel of 904 Spyglass Hill Ct, Caseyville, IL was sworn in along with Justin Eihlerman of 254 Hanley Industrial Ct, Brentwood, MO.

Mr. Patel stated he previously attempted to put the business in a different location, however, he decided to wait and see if a better opportunity arose. Mr. Eihlerman stated they heard several complaints against the previously location and stated they were grateful for the new location.

Commissioner Herrington voiced concerns regarding the ingress and egress on the property. Commissioner Herrington stated there was a large volume of traffic entering and exiting the location, and the curve along the road could be difficult to navigate. Commissioner Herrington stated he was also concerned the establishment was too close to a similar business.

Mr. Eihlerman stated they were leaving the traffic concerns to the engineers and the Illinois Department of Transportation to review and address.

General discussion was held regarding the proposal.

While voting on the adoption of the proposal, it was noted Commissioner Baldwin was related to the real-estate developer as cousins.

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

RESOLUTION PC 12-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A SPECIAL USE PERMIT FOR A SAV-ON PHILLIPS 66 FUEL STATION/ CONVENIENCE STORE AND CHAMPS CHICKEN, LOCATED AT 311 SALEM PL

WHERE AS, Nitesh Patel, hereinafter referred to as the "Applicant," applied for a Special Use Permit for a SAV-ON Phillips 66 Fuel Station/Convenience Store and Champs Chicken at parcel number 03-22.0-300-024, 03-22.0-300-025; commonly known as 311 Salem Pl; and

WHEREAS, the Fairview Heights Development Code requires that automobile service station with a convenience store in the B-4 Retail Business 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:

13. 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 October 13, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.

14. That the subject property is zoned B-4 Retail Business.

15. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.

16. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.

17. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.

18. 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, Smith, Baldwin, Hutchison

And the following voted against the same:

And the following abstained:

And the following was absent: Janice Petroff, Bill Hopkins, Sunyatta McDermott

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the October 13, 2026.

Pat Herrington

Planning Commission Chairman (Pro Tempore)

ATTEST:

Dallas Alley

Land Use Director

4. **OLD BUSINESS**
   None

5. **NEW BUSINESS**

   None

6. **ANNOUNCEMENTS**
   Director Alley mentioned new businesses now opened along with recent ribbon cuttings in the City. Director Alley stated the Lincoln Trail Great Streets Plan won the award for the East West Gateway Leadership and Planning out of 29 counties. Director Alley stated there would be one hearing in December.

7. **ADJOURNMENT** – The meeting was adjourned at 7:40 p.m.

Respectfully,

Dallas Alley
Director of Land Use and Development
DA/MM

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be on October 13, 2026, at 7:00 p.m. in the basement of the Fairview Heights Public Library, 10017 Bunkum Rd, Fairview Heights, Illinois.