



City of Fairview Heights

CITY COUNCIL MEETING AGENDA
10025 BUNKUM ROAD
FAIRVIEW HEIGHTS, IL 62208
May 05, 2026
7:00 P.M.

The City Council meeting will be held in the Council Chambers. Participation (only) join at <https://meet.goto.com/COFH> or dial in at 1 (786) 535-3211 - Access Code: 808-004-661 - Please mute your phone during the meeting. To install the application: <https://meet.goto.com/install>

A. Pledge of Allegiance

F. Consent Agenda:

City Council Minutes – April 21, 2026

B. Invocation

C. Call to Order

G. Committee Reports

D. Roll Call

H. Communications from Mayor

E. Public Participation

I. Communication from Elected Officials

J. UNFINISHED BUSINESS

None

K. NEW BUSINESS

Proposed Ordinance No. 37-'26 an Ordinance Amending Ordinance No. 190 "The Revised Code", Chapter 14, "The Development Code", Section 14-2-2, "Zone District Map and Boundaries" by changing the Zone District of certain real property numbers known as Parcel Identification Numbers 03-28.0-106-009 from B3 – Community Business to B-4 – Retail Business. (Community Committee)

Proposed Ordinance No. 38-'26 an Ordinance granting an Area Bulk Variance to allow a detached carport to be 17' from the front property line at 9745 Ridge Heights Rd, Fairview Heights, PIN # 03-30.0-401-053. (Community Committee)

Proposed Resolution No. 32-'26 a Resolution authorizing the Mayor to enter into an Agreement for Professional Services with Farnsworth Group for Re-Design Services related to conversion from septic to sewer for the Pleasant Ridge Park Renovation Project in the amount of \$7,500. (Community Committee)

L. MOTION

Motion for the City of Fairview Heights in Support of Municipal Housing Authority.

M. ADJOURNMENT

**CITY OF FAIRVIEW HEIGHTS
CITY COUNCIL MINUTES
April 21, 2026**

The regular meeting of the Fairview Heights City Council was called to order at 7:00 p.m. by Mayor Mark T. Kupsky in the City Council Chambers, 10025 Bunkum Road, Fairview Heights, IL and also conducted virtually for guest attendees and City Council members per Resolution 4391-2021 with the Pledge of Allegiance and Invocation by City Clerk Karen Kaufhold.

ROLL CALL

Roll call of Aldermen present: Anthony LeFlore, Bill Poletti, Frank Menn, Derrick King, James Winkeler, Barbara Brumfield, Jeff Harris, Brenda Wagner and Pat Peck. Alderman Josh Frawley was absent – excused to attend virtually. City Clerk Karen Kaufhold and Attorney Andrew Hoerner were present.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

Alderman Poletti moved to approve the April 07, 2026 City Council Amended Meeting Minutes, April 07, 2026 Public Hearing Minutes and Finance Director's Report and the bills and invoices presented for payment in the amount of \$2,769,862.07. Seconded by Alderman Bill Peck.

Roll call on the April 07, 2026 City Council Amended Meeting Minutes, April 07, 2026 Public Hearing Minutes and Finance Director's Report and the bills and invoices presented for payment in the amount of \$2,769,862.07 showed Alderman LeFlore, Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner and Peck voting "Yea". Motion passes with 10 yeas.

COMMITTEE REPORTS

The Mayor announced that the Community Committee will be tomorrow on April 22, 2026 at 7:00 P.M.

COMMUNICATIONS FROM THE MAYOR

The Mayor informed everyone The Salute to the Arts is hosting a Trivia Night, this Saturday at 6:00 P.M. at the Knights of Columbus on Old Collinsville Road. Mayor Mark notified us that work is progressing on the Temporary Open Run Dog Park and announcements will be made once it is completed. The Temporary Dog Park will be on the former Ice Rink Property on South Ruby Lane and will be available for use until construction on Pleasant Ridge Park is completed. Mayor announced Ryan Jenkins, Economic Development Coordinator, will be soon be sharing details for the event, America250, in partnership with Caseyville Township, being held on June 27th, 2026. Flags were ordered for the Event and will be flown as soon as we receive them. Yard Signs for America250 will be available to the public soon. Mayor thanked Troop Leader Amanda Schwartz, Clerk 1, Finance Department (no longer in Land Use Department as stated), for arranging the Boy Scouts Troop 585 to help assemble the Yard Signs.

COMMUNICATIONS FROM ELECTED OFFICIALS

Alderman Pat Peck announced she was invited last week to meet with the Philanthropy Director and Marketing Director from Hoyleton Ministries. During Alderman Peck's visit to Hoyleton Ministries, she learned about services offered to the Residents and how the Ministry would like to explore ways to increase community involvement.

Mayor Mark mentioned that Ryan Jenkins, Economic Development Coordinator, is in the process of preparing Sponsorship packets for local businesses that want to participate and/or donate for the America250th Event.

UNFINISHED BUSINESS

None

NEW BUSINESS

Proposed Ordinance No. 36-'26 an Ordinance amending Article IV of Chapter 8 (Business Regulations) – Raffle – of The Revised Code of Ordinances of the City of Fairview Heights, Illinois as amended. Motion by Alderman Wagner. Seconded by Alderman Poletti. Proposed Ordinance No. 36-'26 was read for the first time.

Motion by Alderman Frank Menn to advance Proposed Ordinance No. 36-'26 to the second reading. Seconded by Alderman LeFlore.

Roll call to advance Proposed Ordinance No. 36-'26 to the second reading showed LeFlore, Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner and Peck voting "Yea". Motion passes with 10 yeas.

Roll call on Proposed Ordinance No. 36-'26 showed LeFlore, Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner and Peck voting "Yea". Motion passes with 10 yeas.

Proposed Ordinance No. 36-'26 passed on 10 yeas.

Proposed Ordinance No. 36-'26 now becomes **ORDINANCE NO. 2023-2026**

Proposed Resolution No. 29-'26 a Resolution authorizing the Mayor to enter into an agreement for the Participation as a Member in the Illinois Emergency Management Mutual Aid System Response pursuant to an Intergovernmental Agreement for the establishment of a Mutual Aid Intergovernmental Service Agreement. Motion was made by Alderman Winkeler. Seconded by Alderman LeFlore.

Roll call on Proposed Resolution No. 29-'26 showed LeFlore, Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner and Peck voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 29-'26 passed on 10 yeas.

Proposed Resolution No. 29-'26 now becomes **RESOLUTION NO. 4710-2026**

Proposed Resolution No. 30-'26 a Resolution authorizing the Mayor to enter into a contract on behalf of the City of Fairview Heights with Mayer Landscaping, Inc. for the Pearson Drive and Walter Avenue Roadway Improvements. Motion was made by Alderman LeFlore. Seconded by Alderman Winkeler.

Roll call on Proposed Resolution No. 30-'26 showed LeFlore, Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner and Peck voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 30-'26 passed on 10 yeas.

Proposed Resolution No. 30-'26 now becomes **RESOLUTION NO. 4711-2026**

NEW BUSINESS - CONTINUED

Proposed Resolution No. 31-'26 a Resolution authorizing the Mayor to enter into a purchase agreements for various materials and services for Public Right-of-Way maintenance purposes for use by the Public Works Department. Motion was made by Alderman Brumfield. Seconded by Alderman LeFlore.

Roll call on Proposed Resolution No. 31-'26 showed LeFlore, Poletti, Menn, Frawley, King, Winkeler, Brumfield, Harris, Wagner and Peck voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 31-'26 passed on 10 yeas.

Proposed Resolution No. 31-'26 now becomes **RESOLUTION NO. 4712-2026**

Motion made by Alderman Peck moved to adjourn. Seconded by Alderman Poletti. Motion carried.

Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Karen Kaufhold
CITY CLERK

PROPOSED ORDINANCE NO. 37-'26

AN ORDINANCE AMENDING ORDINANCE NO. 190, "THE REVISED CODE", CHAPTER 14, "THE DEVELOPMENT CODE", SECTION 14-2-2, "ZONE DISTRICT MAP AND BOUNDARIES" BY CHANGING THE ZONE DISTRICT OF CERTAIN REAL PROPERTY KNOWN AS PARCEL IDENTIFICATION NUMBERS 03-28.0-106-009 FROM B3 – COMMUNITY BUSINESS TO B-4 – RETAIL BUSINESS.

Whereas, the Planning Commission on April 14, 2026 held the necessary Public Hearing and reviewed the Zoning Map Amendment and transmitted its Advisory Report to the Community Committee of the City Council.

Whereas, the Community Committee met on April 22, 2026 to review the Planning Commission Advisory Report.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS THAT:

Section 1: Amendment. Amendment of Ordinance No. 190 "The Revised Code", Chapter 14, "Development Code", Section 14-2-2, "Zone District Map and Boundaries" by changing the zone district of certain described real property known as Parcel Identification Number 03-28.0-106-009 from B3 Community Business District to B-4 Retail Business District is approved.

Section 2. Supporting Documents. A copy of the Planning Commission Resolution PC 01-26 recommending approval is attached hereto as "Exhibit A". A copy of the Planning Commission's Advisory Report is attached hereto, made a part hereof and marked "EXHIBIT B." A copy of the application documents are attached hereto made a part hereof and marked "EXHIBIT C."

Section 3. Passage. This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

READ FOR THE FIRST TIME:

READ FOR THE SECOND TIME:

PASSED:

APPROVED:

MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEWHEIGHTS

ATTEST:

KAREN KAUFHOLD – CITY CLERK

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

RESOLUTION PC 01-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A ZONING AMENDMENT FOR SPORTS COMPLEX ON EMPTY LOT AT 114 N RUBY LN

WHERE AS, Anthony Meluso, hereinafter referred to as the "Applicant," applied for a Zoning Amendment for approval for Sport's Complex on empty lot at parcel number 03-28.0-106-009, commonly known as 114 N Ruby Ln; and

WHEREAS, the Fairview Heights Development Code requires that a zoning modification be considered by the Planning Commission and approved by City Council;

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 April 14, 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 District and the applicant is requesting a modification to "B4" Retail Business 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 Ashley Hutchison upon vote being taken thereon, the following voted in favor thereof: Pat Herrington, Terry Fowler, Pat Weseman, Linda Hoppe, Sunyatta McDermott, Kelly Smith, Rich Baldwin, Ashley Hutchison, Bill 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 14th day of April 2026.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 01-26

REQUEST: Zoning Amendment to change zoning designation from "B3" Community Business District to "B4" Retail Business District. Also identified by St. Clair County PIN(s) 03-28.0-106-009. *VOTE REQUESTED.*

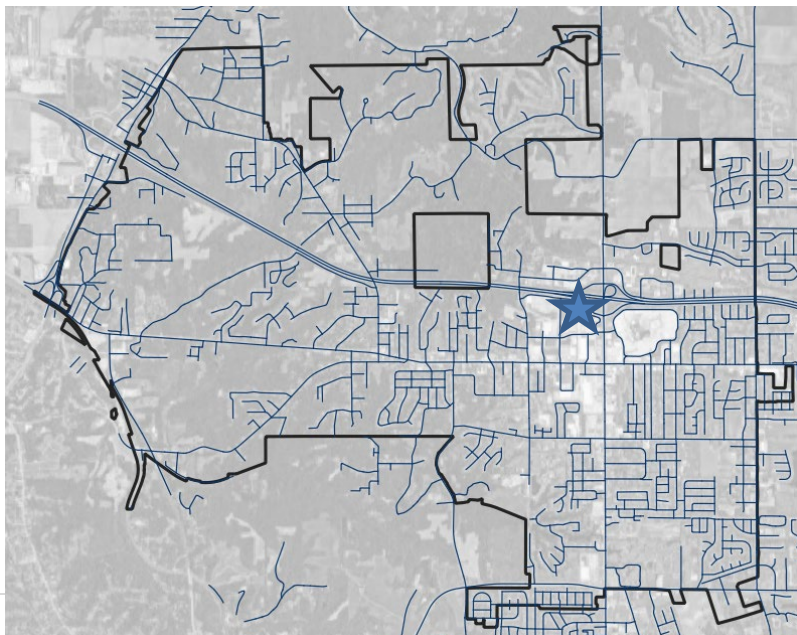
APPLICANT NAME: Anthony Meluso

MEETING DATE: April 14, 2026

ZONING: B3 –Community Business 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.

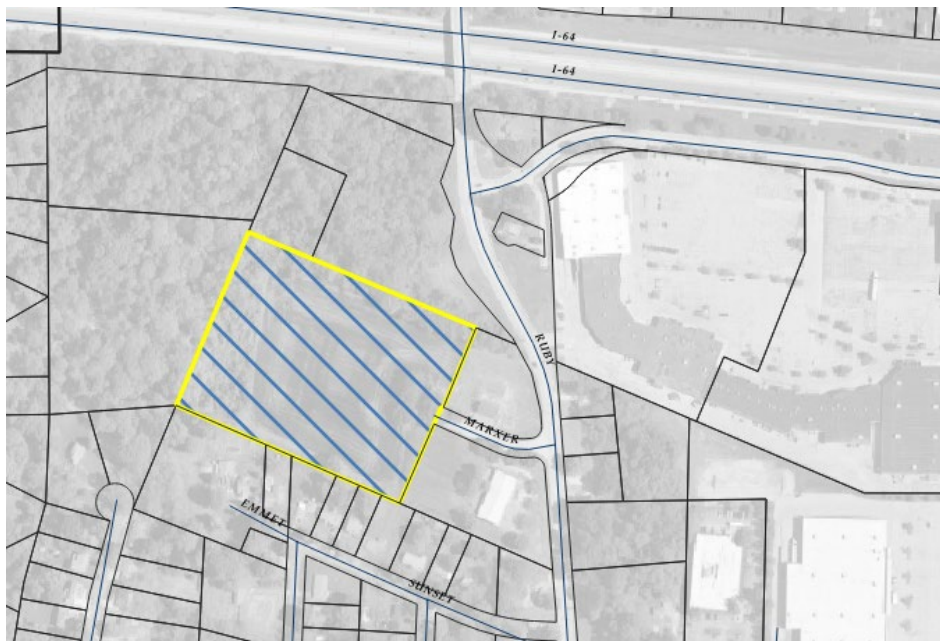
GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

The subject property is located in the west part of the City, south of Interstate 64 and west of Ruby Ln. The parcels consist of 7.4 acres and includes farmland.



The property is zoned “B3” Community Business, which is intended to provide for a mix of standalone development, community-scale retail centers, and professional office space. Community Business District properties frequently abut residential areas and appropriate setbacks, screening, and landscaped buffers are required to minimize disruption and undesirable impact upon the adjacent residential uses. Community Business areas must be carefully located so as not to constrict, impede or reduce the normal flow of traffic, provide for safe access and egress, and safe and convenient pedestrian travel.

The applicant is seeking an amendment to the zoning map to change the zoning designation to “B4” Retail Business. This district is intended to provide for a mix of standalone development, community-scale retail centers, and professional office space reflecting the highest standards of the community and backbone of the City’s history and development. The Retail Business District areas must be carefully located so as not to construct, impede or reduce the normal flow of traffic, and to provide for safe access and egress, and safe and convenient pedestrian travel.

The applicant submitted this petition in order to facilitate a plan for the property. Specifically, the applicant seeks to construct an indoor sports facility. These actions cannot be accomplished under the current “B3” zoning designation, which does not permit buildings of a sufficient height for the proposed use. The B4 zoning district would permit the proposed use.

2. DISCUSSION

Context

The zoning designation for the subject parcels is B-3 – Community Business District. This zoning district is intended as a mixed commercial 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

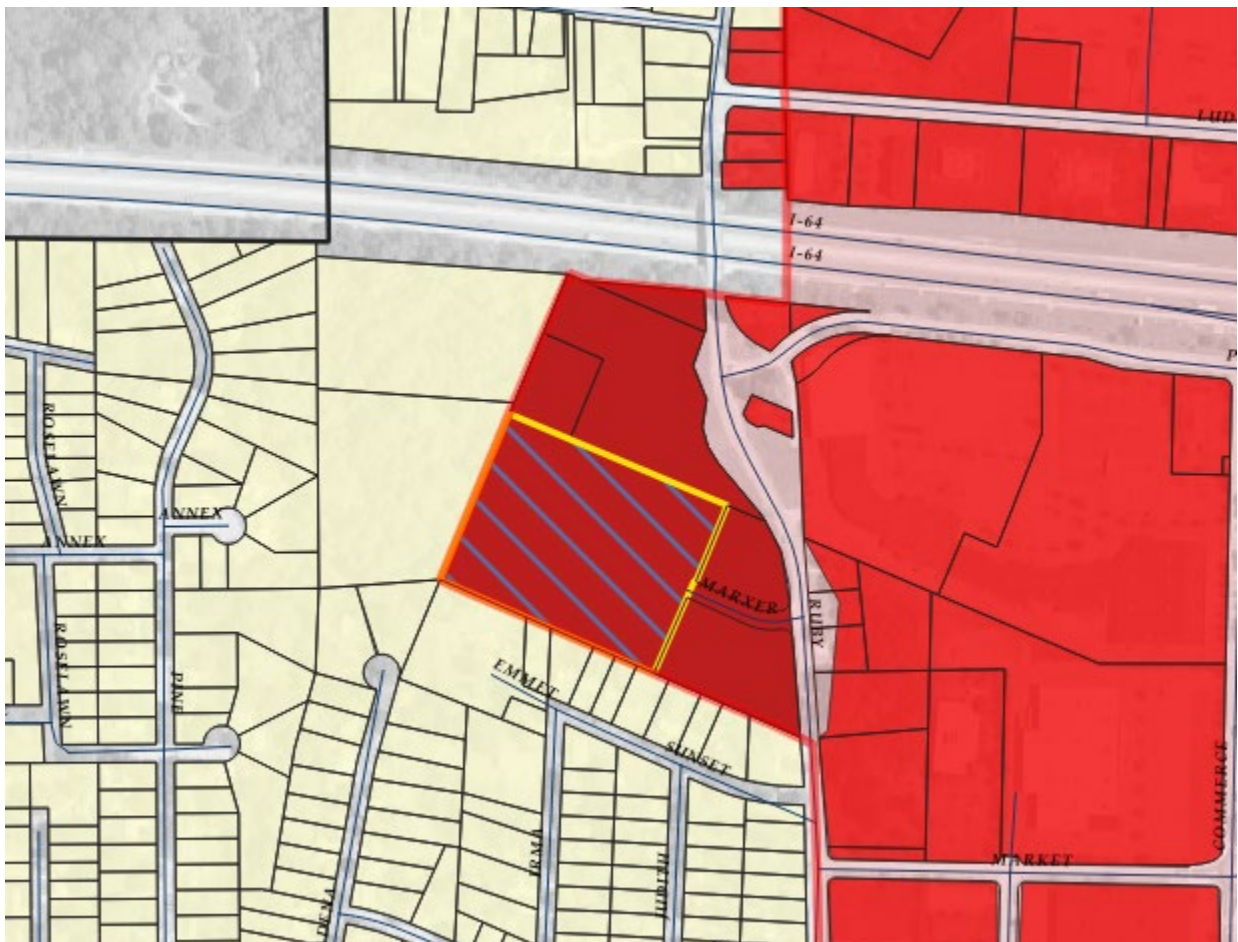
The zoning and land uses of adjoining and surrounding properties are as follows:

North: R-3 and B-3 – Single Family Residential and Community Business District;

South: R-3 – Single Family Residential;

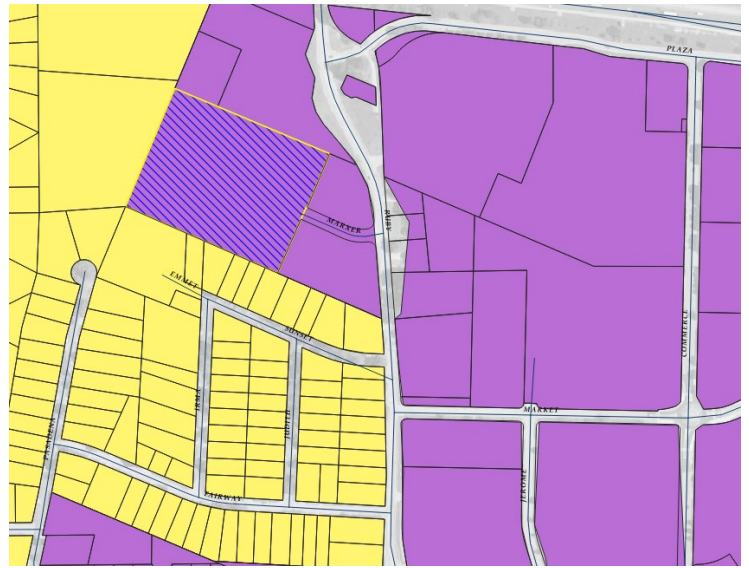
West: R-3 – Single Family Residential;

East: B-4 – Retail Business.

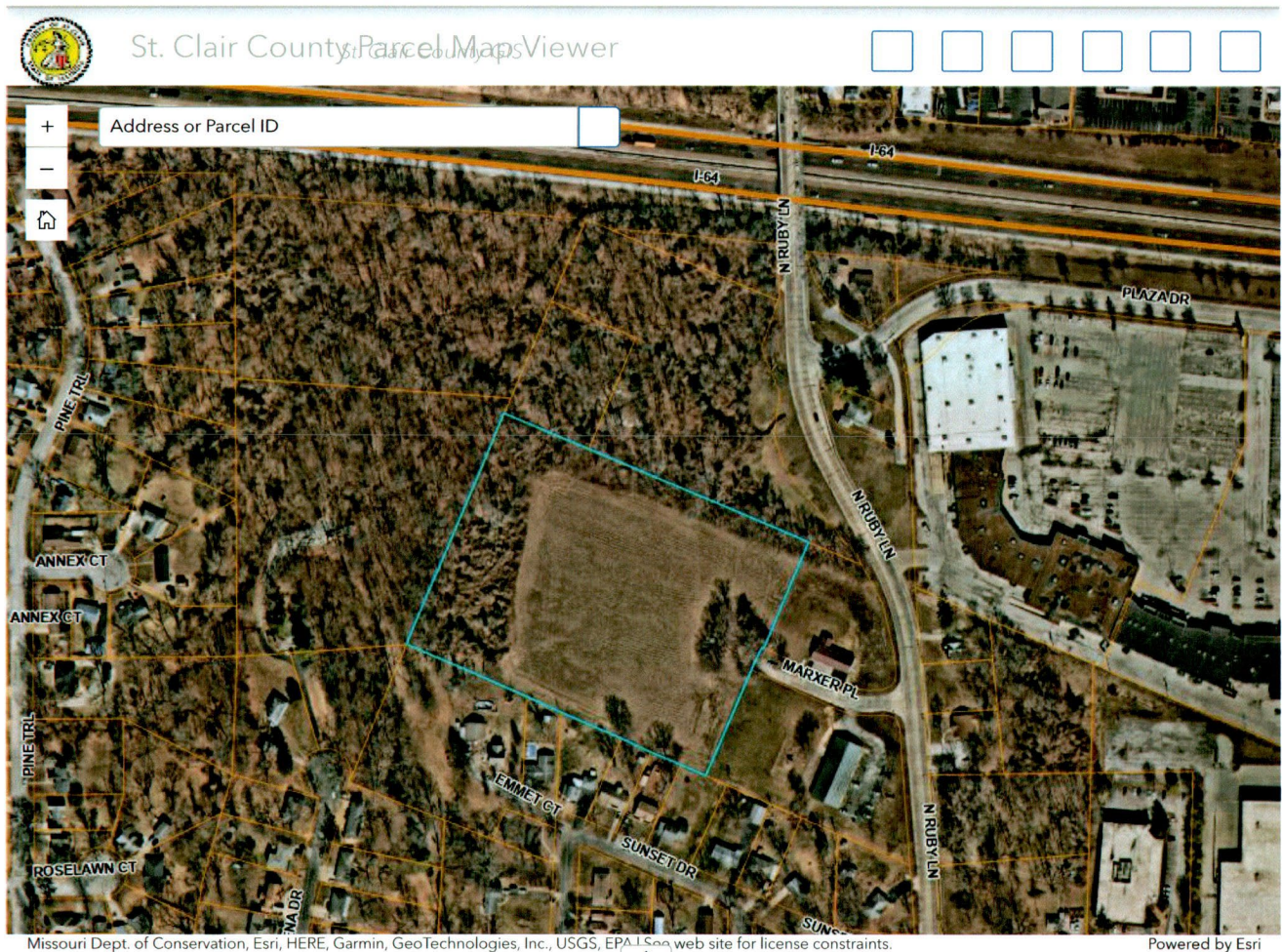


Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Regional Commercial. This designation includes areas intended to accommodate larger commercial shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. Regional commercial development should be located on major roadways with good visibility and easy access to those roadways. The proposed use conforms with the Comprehensive Plan.

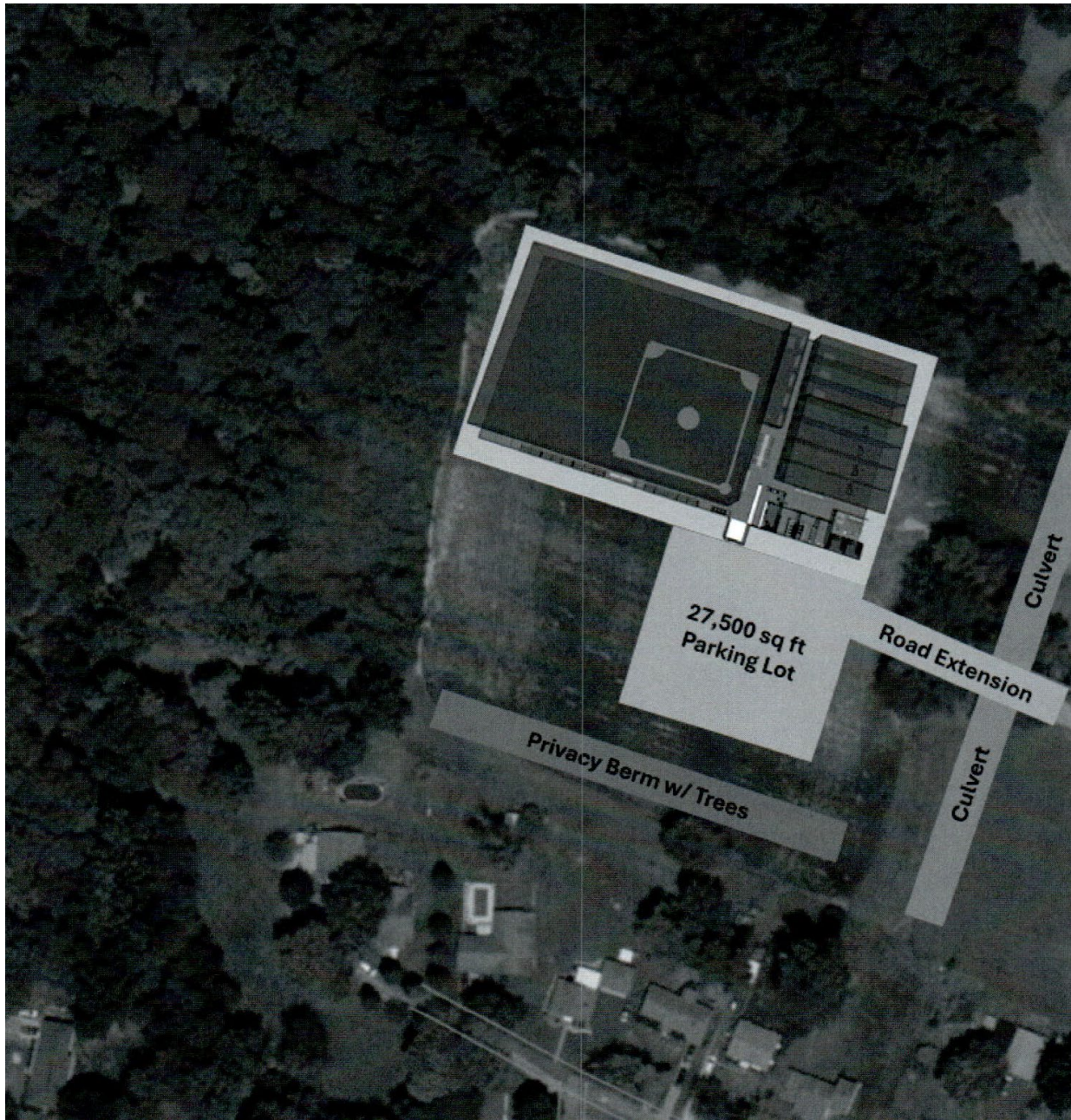


Site Photograph



Potential Site Photograph





Planning Considerations

I. Analysis: Site Development

The applicant is seeking to rezone the subject site to allow an indoor sports facility. 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. PC-01-26
Date: _____

Date of Hearing: April 14
Notice Published on: _____
Newspaper: FVHS Tribune

(Do not write in this space. For office use only)
Perm Parcel #: 03-280-106-009
Zone District: B4
Fee Paid \$ 150 Date: ✓ # 1901 p2/18/24

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 Lane Use for any assistance needed in completing this application.

1) Name of Applicant: Anthony Meluso Phone # 732-500-6509
Address: 358 Stanton Lane, O'Fallon, IL, 62269

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

3) Name of Owner (s): MNM Ventures LLC
(If other than applicant): _____ Phone # _____
Address: 114 N. Ruby Lane

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 B-3 to B-4

Address of property: 114 N. Ruby Lane

Legal description of property (lot/block/subdivision or metes & bounds; attach additional sheets if necessary): Empty Lot

Present use of property: Empty lot

Proposed use of Property: Sports Complex

Reason for amendment: Needing maximum building height of 45' as opposed to current . height restriction of 35' to conduct intended operations on indoor turf field.

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

Trena T. McCoy & Danie Meilahn - 125 N. Ruby Lane - Business

Teat Group PC - 27 Marxer Place - Business , James & Erica Lemansky- 3 Emmet Court-Home

City of Fairview Heights - 135 N. Ruby Lane - Empty lot, Quntrell Patterson-4 Sunset Drive- Home

Charles B. Schreiber (Trustee) - 78 Pasadena Dr. - Empty Lot

Bryan & Erica Howard- 5 Emmet Court- Home, Terry & Angela Boltz-2 Sunset Drive- Home

Lisa & Judith Boerm-1 Sunset Drive- Home, Riley Bown-3 Sunset Drive-Home

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: 9 FEB 2026

Applicant:  Anthony G. Meluso

Date: 9 FEB 2026

Owner(s):  Anthony G. Meluso

Member, MNM Ventures, LLC



Parcels:03280106009

Parcel Number:	03280106009
Acreage:	7.40
Assessor ID:	03-28.0-106-009
Site Address:	114 N RUBY LN
site City Zip:	FAIRVIEW HEIGHTS, IL 6220
Subdivision:	CASEYVILLE TWP SEC 28

Amanda Schwartz

From: Anthony Meluso <melusoag@yahoo.com>
Sent: Tuesday, February 10, 2026 2:32 PM
To: Amanda Schwartz
Subject: Fwd: Zoning Amendment Application - 114 N Ruby Ln
Attachments: Zoning Amendments Application - MNM Ventures - Ruby Ln.pdf

Notice: This email was sent from an outside address.

Thanks!

Best Regards,
Anthony G. Meluso
732-500-6509
melusoag@yahoo.com

Begin forwarded message:

From: Anthony Meluso <melusoag@yahoo.com>
Date: February 10, 2026 at 10:30:40 CST
To: Dallas Alley <Alley@cofh.org>, Tom Green <greent@cofh.org>
Cc: Amber Meluso <ameluso333@gmail.com>, Phillip Neal <pneal@bths201.org>, Chantelle Neal <chantelleneal7@gmail.com>, Mark Morton <morton1228@gmail.com>, lauren.morton315@gmail.com, Dan.thouvenot@gmail.com, Mia Thouvenot <Mia.thouvenot@gmail.com>, Brad Thompson <Bthompson2525@yahoo.com>, Andrea Thompson <kotysal@hotmail.com>
Subject: Zoning Amendment Application - 114 N Ruby Ln

Good Morning Gentlemen,

Dallas, thanks so much for taking the time to walk me through what to expect and how to go about the application for re-zoning us to B4 from B3.

Attached is a copy of our Zoning Amendment Application.

I have also attached a copy of the rough site plan for reference. We have re-engaged our architect and civil/structural engineers to see if they can continue planning to the 45' max building height for the time being.

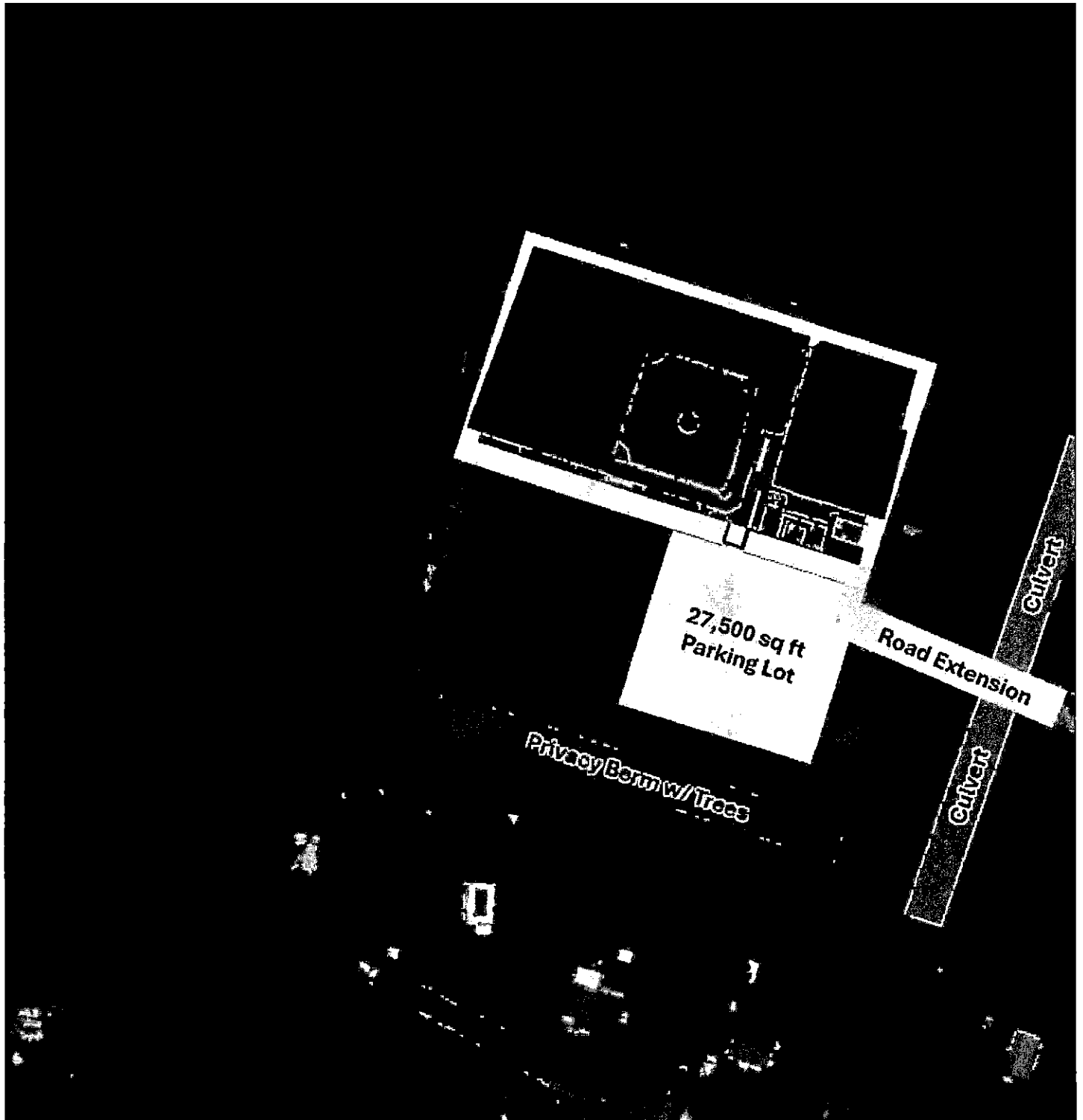
35' would drastically reduce our ability to conduct intended business operations, but the real-zoning to B4 with the associated bump in maximum structure height from 35' to 45' would help us immensely.

I plan to come by city hall to deliver payment today for the re-zoning application.

As of now our structure is planned to be 300'x150'x40' with a 1/12 pitch roof, keeping us under the maximum height of 45' for B4 zoning.

Please let me know if there is anything you'll need from us in addition to move things along.

Thanks very much again for your time and guidance, as they are genuinely appreciated!



Best Regards,
Anthony G. Meluso
732-500-6509
melusoag@yahoo.com



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, April 14, 2026, 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 "B3" Community Business District for a Sports Complex in empty lot at 114 N Ruby Ln, also identified by St. Clair County PIN(s) 03-28.0-106-009.

Request was made by Anthony Meluso, 358 Stanton Lane, O'Fallon, IL 62269.

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

Dated this 30th day of March 2026.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 01-26

PROPOSED ORDINANCE NO. 38-'26

**AN ORDINANCE GRANTING AN AREA BULK
VARIANCE TO ALLOW A DETACHED CARPORT TO
BE 17' FROM THE FRONT PROPERTY LINE AT 9745
RIDGE HEIGHTS RD, FAIRVIEW HEIGHTS, PIN #03-
30.0-401-053.**

WHEREAS, the Zoning Board of Appeals on April 2, 2026 held the necessary Public Hearing and reviewed the requested Area Bulk Variance for 9745 Ridge Heights Road, Fairview Heights.

WHEREAS, the Community Committee reviewed the recommendation of the Zoning Board of Appeals on April 22, 2026 and has transmitted the Findings of Fact to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF FAIRVIEW HEIGHTS, ILLINOIS:

SECTION 1. APPROVAL. The Area/Bulk Variance requested for Section 14-08-24 (D) pertaining to accessory structure setbacks was recommended for approval by the Zoning Board of Appeals.

SECTION 2. ADVISORY. The Findings of Fact and conditions of this variance from the Zoning Board of Appeals is attached hereto, made a part hereof and marked "EXHIBIT A."

SECTION 3. PASSAGE. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

READ FIRST TIME:

READ SECOND TIME:

PASSED:

APPROVED:

MARK T. KUPSKY- MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD - CITY CLERK

“EXHIBIT A”

FINDINGS

ZBA-01-26

Board member Peterson moves to recommend approval of ZBA-01-25, an Area Bulk Variance to allow a variance from Section 14-8-24 (D) to allow a carport to be 17' from the front property line rather than the 60' required. The property is addressed as 8 Spivey Ln, St. Clair County PIN 03-30.0-401-053.

Area Bulk Variance

1. The request will not be injurious or detrimental to the public health, safety and welfare.
2. The applicant is requesting a variance due to geographic constraints of the parcel.
3. Strict application of the Code would deprive the applicant of reasonable use of the property.
4. The request will not alter the essential character of the area.

PROPOSED RESOLUTION NO. 32-'26

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH FARNSWORTH GROUP FOR RE-DESIGN SERVICES RELATED TO CONVERSION FROM SEPTIC TO SEWER FOR THE PLEASANT RIDGE PARK RENOVATION PROJECT IN THE AMOUNT OF \$7,500

WHEREAS, the City of Fairview Heights is in need of additional architectural and engineering design services related to the Pleasant Ridge Park Renovation Project due to the discovery that existing survey information did not accurately reflect site conditions, resulting in the need to convert the originally planned septic system to a sewer connection; and

WHEREAS, Farnsworth Group, located at 300 East Main Street, Suite 101, Belleville, Illinois 62220, has been selected to provide the necessary professional services, including re-design, drawing revisions, new specifications, and coordination with Holland Construction Services related to said project modifications; and

WHEREAS, the additional services will result in a total fee not to exceed \$7,500 and a schedule adjustment of approximately one to two weeks.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS:

That the Mayor be, and is hereby, authorized to enter into and execute an Agreement with Farnsworth Group, 300 East Main Street, Suite 101, Belleville, Illinois 62220, for architectural and engineering design services related to the re-design required to convert from septic to sewer at the Pleasant Ridge Park Renovation Project, in an amount not to exceed \$7,500.

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED

APPROVED:

MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN KAUFHOLD, CITY CLERK

SPONSORED BY: Community Committee



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

REC Complex Expansion and Pleasant
Ridge Park Renovation
9950 Bunkum Rd.
Fairview, IL 62208

AGREEMENT INFORMATION:

Date:
12-18-2024

AMENDMENT INFORMATION:

Amendment Number:
05
Date:
04-16-2026

OWNER: *(name and address)*

City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208

ARCHITECT: *(name and address)*

Farnsworth Group Inc.
300 E. Main Street, Suite 101
Belleville, IL 62220

The Owner and Architect amend the Agreement as follows:

Additional scope consisting of re-design services for the purpose of changing proposed waste systems from septic to sewer at Pleasant Ridge Park. It was discovered that existing survey information did not accurately describe existing conditions and upon discovery, it was determined a new sewer connection would be more feasible than originally anticipated. Farnsworth Group is to provide additional services associated with the management and re-design from septic to sewer, include drawing revisions and new specifications, and additional coordination with Holland Construction Services.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Total Fee: \$7,500.00 (seven thousand five hundred dollars)

Schedule Adjustment:

Total schedule adjustment: 1-2 weeks



ARCHITECT *(Signature)*

Patricia McKissack, Sr. Project Architect

(Printed name, title, and license number if required)

April 16th 2026

Date

OWNER *(Signature)*

(Printed name and title)

Date

PROPOSED ORDINANCE NO. 38-'26

**AN ORDINANCE GRANTING AN AREA BULK
VARIANCE TO ALLOW A DETACHED CARPORT TO
BE 17' FROM THE FRONT PROPERTY LINE AT 9745
RIDGE HEIGHTS RD, FAIRVIEW HEIGHTS, PIN #03-
30.0-401-053.**

WHEREAS, the Zoning Board of Appeals on April 2, 2026 held the necessary Public Hearing and reviewed the requested Area Bulk Variance for 9745 Ridge Heights Road, Fairview Heights.

WHEREAS, the Community Committee reviewed the recommendation of the Zoning Board of Appeals on April 22, 2026 and has transmitted the Findings of Fact to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF FAIRVIEW HEIGHTS, ILLINOIS:

SECTION 1. APPROVAL. The Area/Bulk Variance requested for Section 14-08-24 (D) pertaining to accessory structure setbacks was recommended for approval by the Zoning Board of Appeals.

SECTION 2. ADVISORY. The Findings of Fact and conditions of this variance from the Zoning Board of Appeals is attached hereto, made a part hereof and marked "EXHIBIT A."

SECTION 3. PASSAGE. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

READ FIRST TIME:

READ SECOND TIME:

PASSED:

APPROVED:

MARK T. KUPSKY- MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD - CITY CLERK

“EXHIBIT A”

FINDINGS

ZBA-01-26

Board member Peterson moves to recommend approval of ZBA-01-25, an Area Bulk Variance to allow a variance from Section 14-8-24 (D) to allow a carport to be 17' from the front property line rather than the 60' required. The property is addressed as 8 Spivey Ln, St. Clair County PIN 03-30.0-401-053.

Area Bulk Variance

1. The request will not be injurious or detrimental to the public health, safety and welfare.
2. The applicant is requesting a variance due to geographic constraints of the parcel.
3. Strict application of the Code would deprive the applicant of reasonable use of the property.
4. The request will not alter the essential character of the area.