



City of Fairview Heights

CITY COUNCIL MEETING AGENDA
10025 BUNKUM ROAD
FAIRVIEW HEIGHTS, IL 62208
July 07, 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 – June 16, 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. 40-'26 a Ordinance adopting the Lincoln Trail Streetscape concepts for the Lincoln Trail Corridor within the City of Fairview Heights, Illinois. (Community Committee)

Proposed Resolution No. 39-'26 a Resolution authorizing the Mayor on behalf of the City to enter into a contract with Hanks Excavating for the demolition of 9401 Richfield Road, for a cost not to exceed \$26,000.00. (Community Committee)

Proposed Resolution No. 40-'26 a Resolution approving a Special Use Permit at 6211 North Illinois Street within the "B-4" Retail Business District to allow a quick service auto repair facility. (Community Committee)

Proposed Resolution No. 41-'26 a Resolution approving a minor subdivision plat for lot 2A of the minor subdivision of Lot 2 of Lincoln Place, St. Clair County PIN 03-28.0-405-055, in the B-4 Retail Business District. (Community Committee)

L. MOTION

M. ADJOURNMENT

**CITY OF FAIRVIEW HEIGHTS
CITY COUNCIL MINUTES
June 16, 2026**

The regular meeting of the Fairview Heights City Council was called to order at 7:00 p.m. by Mayor Mark T. Kupsy 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: Derrick King, Bill Poletti, Anthony LeFlore, Brenda Wagner, Barbara Brumfield, Pat Peck, Jeff Harris and Frank Menn. Alderman James Winkeler absent – excused to attend virtually. Alderman Josh Frawley – absent excused. City Clerk Karen Kaufhold and Attorney Andrew Hoerner were present.

PUBLIC PARTICIPATION

None

CONSENT AGENDA

Alderman Wagner moved to approve the June 2, 2026 City Council Meeting Minutes and Finance Director's Report and the bills and invoices presented for the payment in the amount of \$ 2,226,315.58. Seconded by Alderman LeFlore.

Roll call on the June 2, 2026 City Council Meeting Minutes and Finance Director's Report and the bills and invoices presented for the payment in the amount of \$ 2,226,315.58 showed Alderman King, Poletti, Winkeler, LeFlore, Wagner, Brumfield, Peck, Harris and Menn voting "Yea". Alderman Frawley was absent from the vote. Motion passes with 9 yeas.

COMMITTEE REPORTS

The Mayor announced that the Community Committee Meeting will be on Wednesday, June 17, 2026 at 7:00 P.M.

COMMUNICATIONS FROM THE MAYOR

Mayor Kupsy began the meeting by announcing the swearing in of three new Police Officers today. Mayor discussed the details of the 250th America celebration taking place on June 27th, 2026 at the City Hall Municipal Complex. American 250th signs are still available for anyone who wants one. Mayor stated registration for Illinois Municipal League is now open, Dena Wylder, Mayor's Administrative Assistant, will be sending information out to the all the Elected Officials.

COMMUNICATIONS FROM ELECTED OFFICIALS

Alderman Brenda Wagner discussed an Ice Cream Social event she attended along with Alderman Barbara Brumfield. Alderman Wagner expressed how nice she thought the event was.

COMMUNICATIONS FROM ELECTED OFFICIALS - CONTINUED

Alderman Jeff Harris introduced Andrew from Belize, who is here receiving medical treatment through a sponsored event from the Rotary Club. He wanted to thank the Rotary Club and all others who helped sponsor Andrew.

UNFINISHED BUSINESS

None

NEW BUSINESS

Proposed Ordinance No. 36-'26 an Ordinance repealing Chapter 16, of Ordinance No. 190. "The Revised Code, "Chapter 16, Fees and Salaries, Article I – an Ordinance establishing salary ranges of Non-Contractual, Full – Time Employees of the City of Fairview Heights, IL 2026-2027. Motion was made by Alderman Brumfield. Seconded by Alderman LeFlore.

Alderman LeFlore motioned to advance Proposed Ordinance No. 36-'26 to the second reading. Seconded by Alderman Poletti.

Roll call on the motion to advance Proposed Ordinance No. 36-'26 to the second reading showed Alderman King, Poletti, Winkeler, LeFlore, Wagner, Brumfield, Peck, Harris and Menn voting "Yea". Alderman Frawley was absent from the vote. Motion passes with 9 yeas.

Roll call on Proposed Ordinance No. 36-'26 showed Alderman King, Poletti, Winkeler, LeFlore, Wagner, Brumfield, Peck, Harris and Menn voting "Yea". Alderman Frawley was absent from the vote. Motion passes with 9 yeas.

Proposed Ordinance No. 36-'26 passed on 9 yeas.

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

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

Meeting adjourned at 7:09 P.M.

Respectfully submitted,

Karen Kaufhold
CITY CLERK

PROPOSED ORDINANCE NO. 40-‘26

**AN ORDINANCE ADOPTING THE LINCOLN TRAIL
STREETSCAPE CONCEPTS FOR THE LINCOLN TRAIL
CORRIDOR WITHIN THE CITY OF FAIRVIEW HEIGHTS,
ILLINOIS.**

WHEREAS, the City of Fairview Heights is committed to the revitalization of the Lincoln Trail Corridor; and

WHEREAS, on December 16, 2025 the City Council adopted the Lincoln Trail Great Streets Plan; and

WHEREAS, the City Council desires to adopt a formal plan for streetscape fixtures to be installed within the Lincoln Trail Corridor; and

WHEREAS, the Community Committee on June 17, 2026, reviewed the Lincoln Trail Streetscape Concepts Plan and recommended forwarding same to the full City Council for consideration recommending adoption of the plan.

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

SECTION 1. The Lincoln Trail Streetscape Concept Plan for the City of Fairview Heights is hereby approved. A copy of the aforementioned plan is attached hereto, made a part hereof, and marked “Exhibit A”.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3: This ordinance shall be in full force and effect from and following its passage, approval and publication as provided by law.

READ FIRST TIME:

READ SECOND TIME:

PASSED:

APPROVED:

PUBLISHED:

MARK T. KUPSKY - MAYOR

CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD - CITY CLERK

Sponsored by: Community Committee

Lincoln Trail Streetscape Concepts

July 6, 2026



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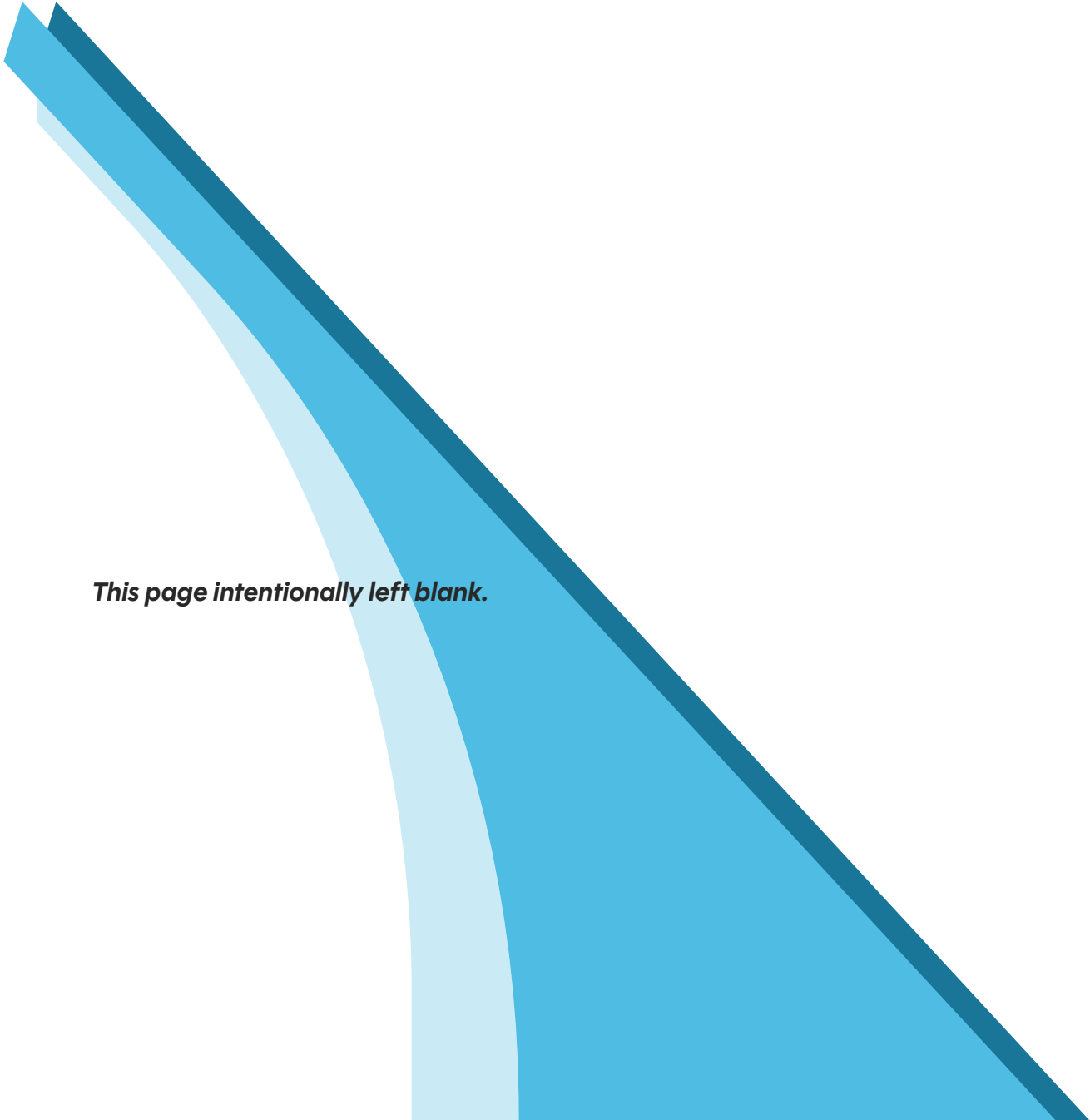
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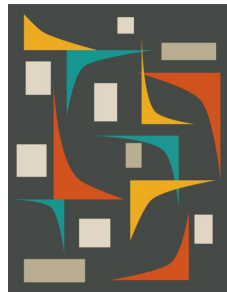
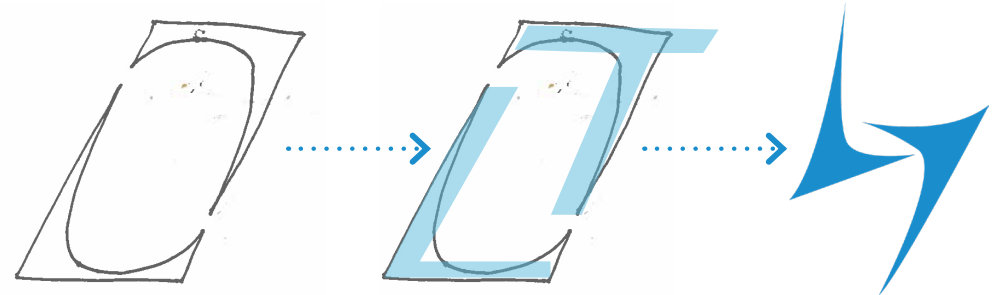


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District Branding

SUN CHASER

Where Lincoln Trail and Route 50 overlap, history and movement interlace to form a place defined by time and connection. Stretching from the East Coast to the West Coast across 12 states, Route 50 traces the sun's daily journey from east to west, marking twelve hours across the clock face. The design weaves this passage of time into form and meaning, using a sundial shaped by the letter L, and when inverted, forms the letter T, to symbolize the Lincoln Trail's enduring role in linking past and present. As visitors move from the eastern gateway toward the west, they become sun chasers themselves. The proposed district logo is influenced by the sundial and the geometries present in mid-century, Googie, architectural style, prevalent along Route 50 in its heyday.



DISTRICT LOGO

HORIZONTAL LOCKUP



STACKED LOCKUP



LINCOLN TRAIL
HORIZONTAL LOCKUP - BLACK

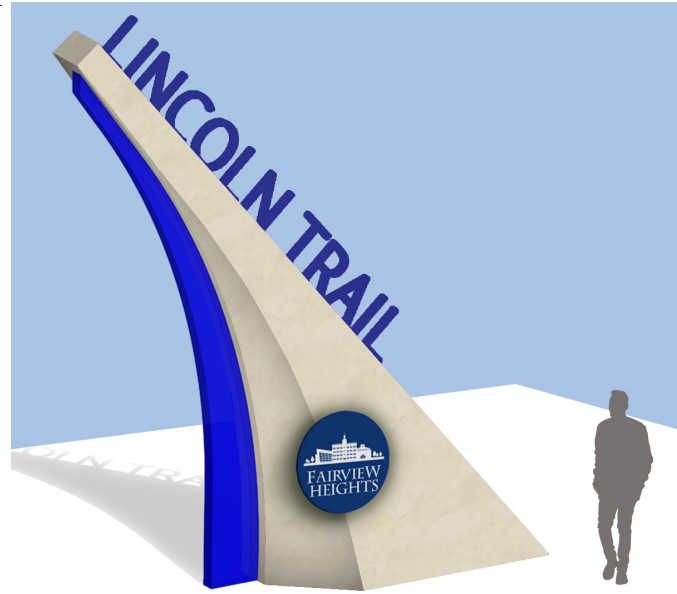
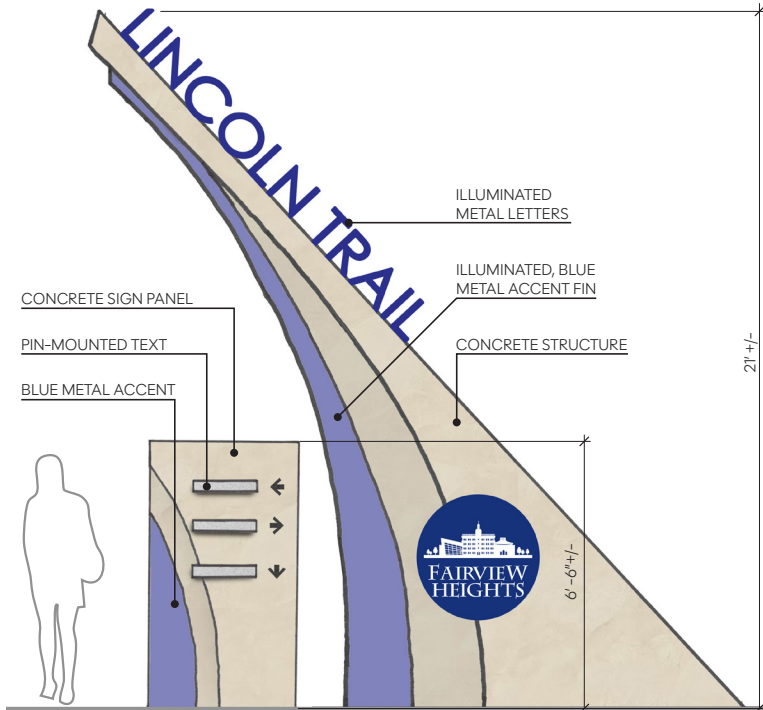


STACKED LOCKUP - BLACK



LINCOLN TRAIL

Gateway Monument and Neighborhood Marker



Gateway Monument and Neighborhood Marker

Gateway Monument

Neighborhood Marker



Gateway Monument Locations

East Gateway Monument

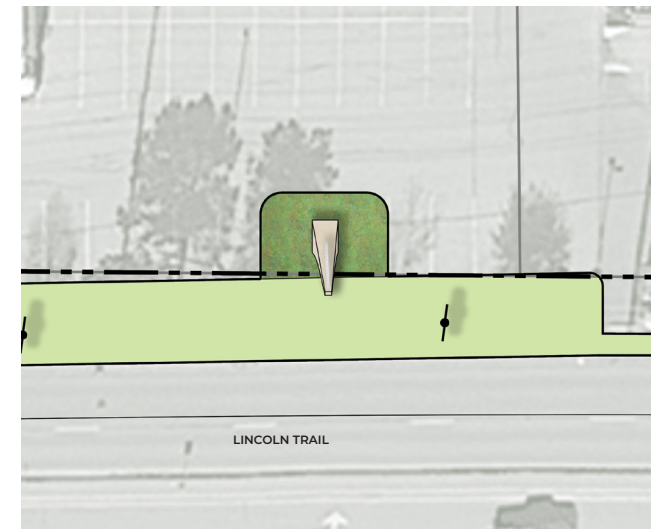


East Gateway Monument - Phase 1



East Gateway Monument - Location Plan

N.T.S. 



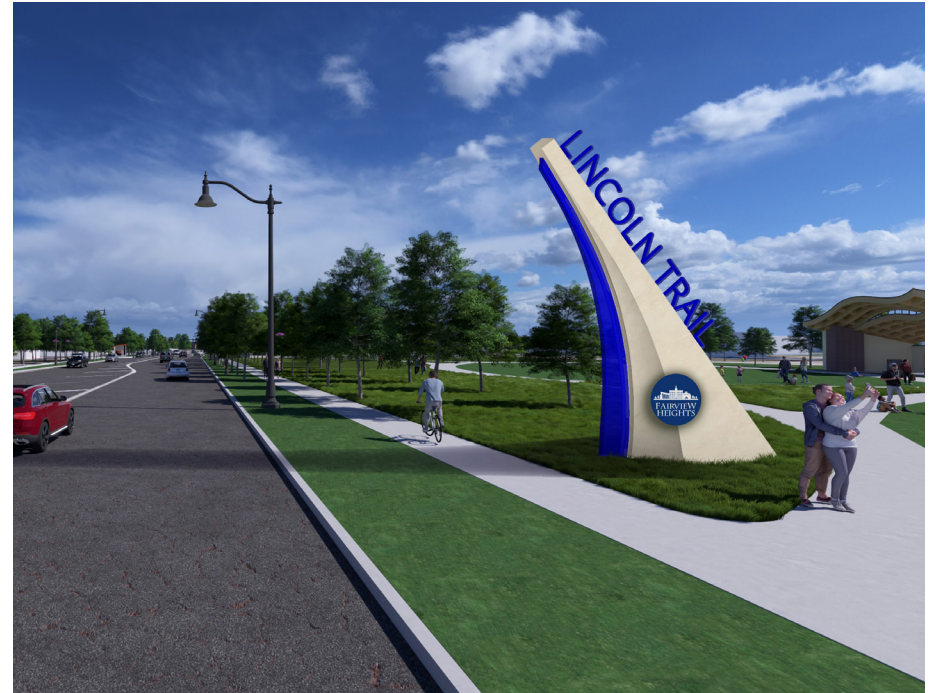
East Gateway Monument -
Phase 1 Enlargement Plan

N.T.S. 

West Gateway Monument



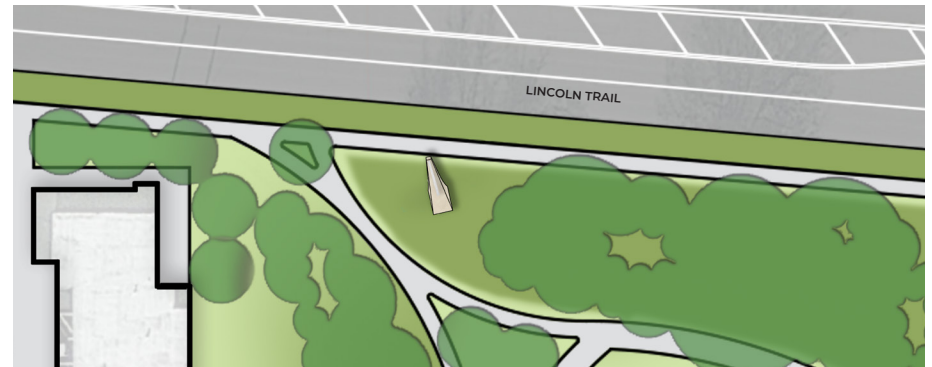
West Gateway Monument - Phase 1



West Gateway Monument - Future Phase



West Gateway Monument - Phase 1 Plan



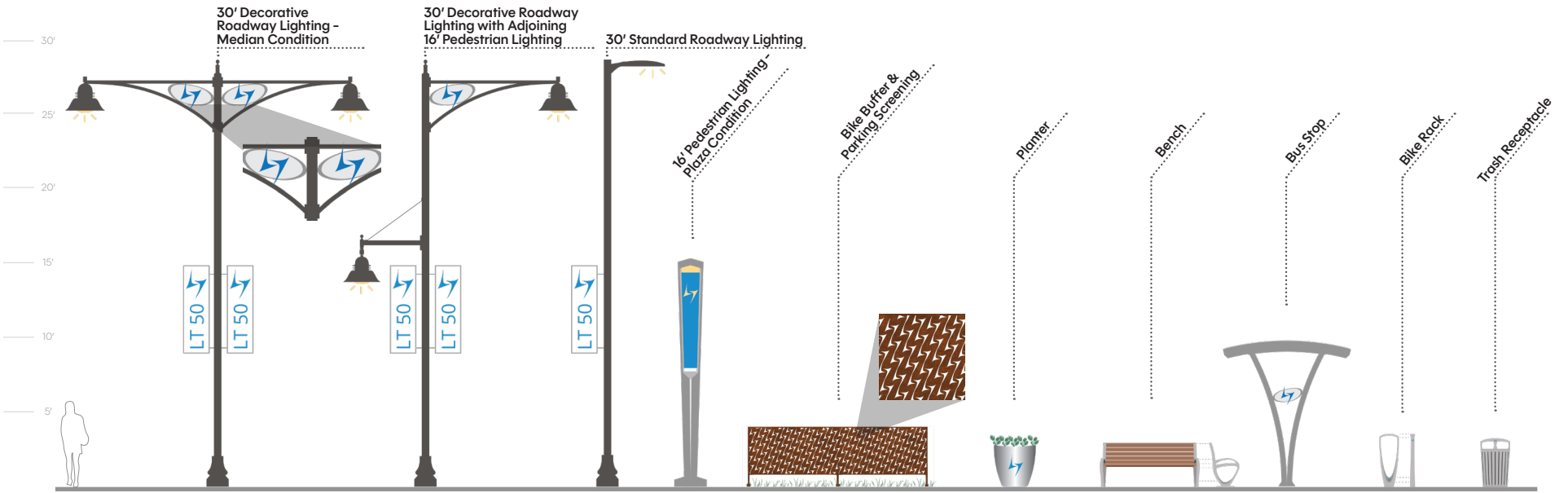
West Gateway Monument - Future Phase Enlargement Plan



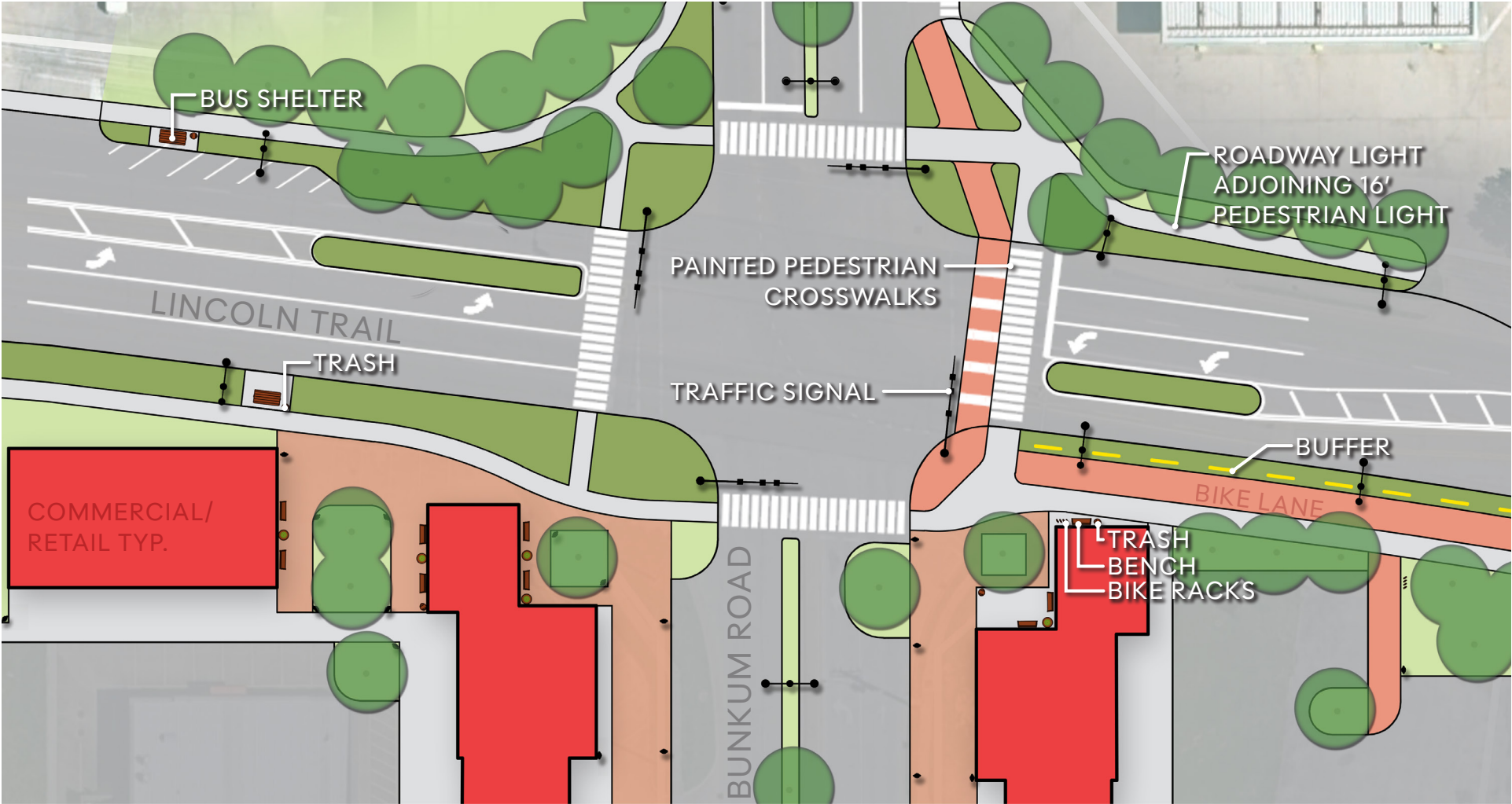
Streetscape Kit of Parts



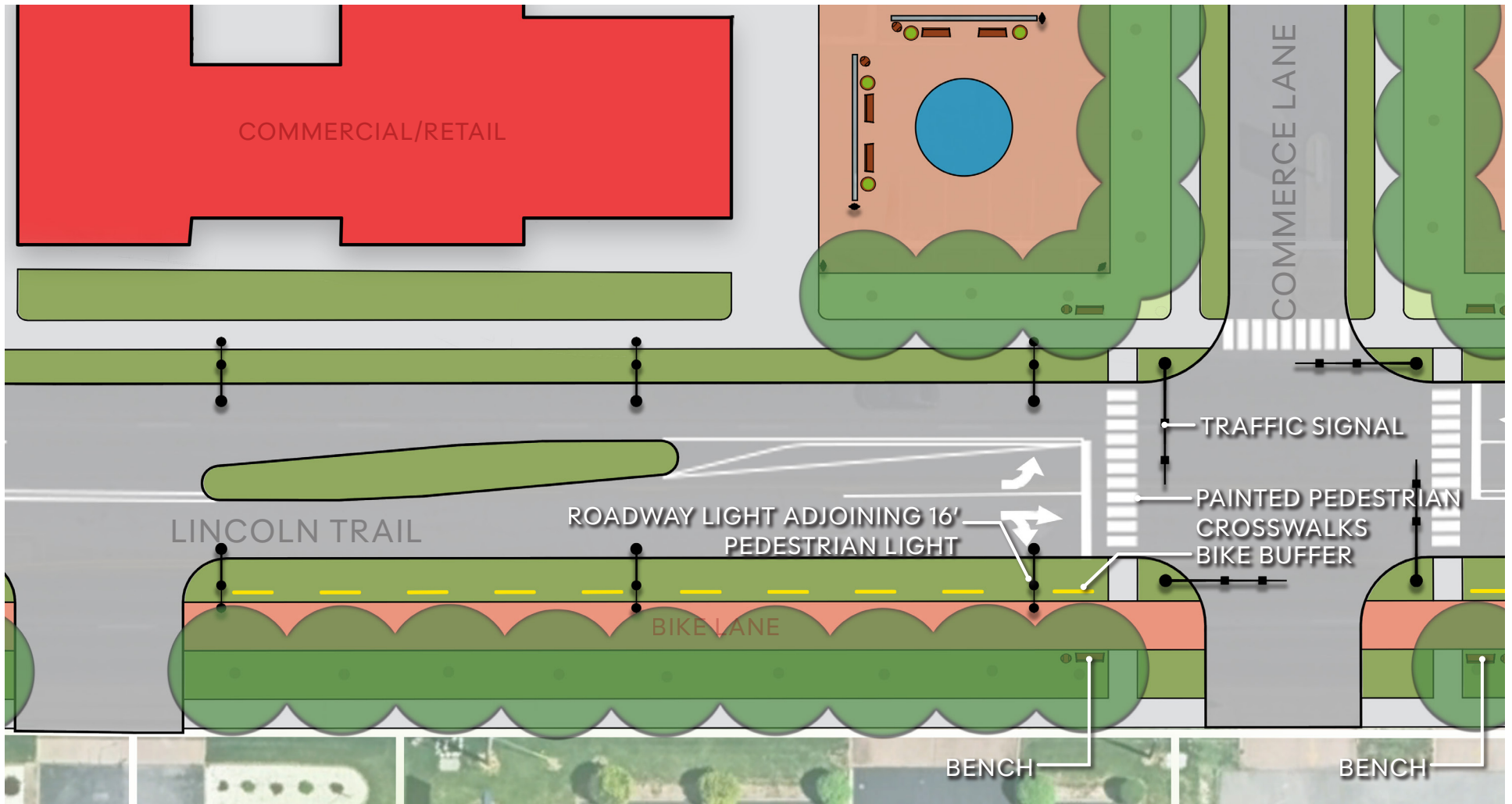
NOTE:
All furniture to have a matte black finish unless otherwise specified by City.



Typical Intersection



Typical Streetscape



Product Information

PRODUCT NUMBER: 2A-GL1970LED-F-GRS-16L27T3-MDL012-SA-HSHB/CBA8/1AM-GL1960-12L27T2-MDL006-SA-EZ/TRSPM/9330SRTS/BC/DBA/BKT

FINIAL

SCC Pole Cap

ROADWAY ARM

Model: CBA8

Mounting Configuration: 2' A - 2 Arm Mount @ 180°

FIXTURE

Model: GL1970LED

Fixture: Gallery Large, Top Mount

Shade Style: F: Flared Edge

Hangstraight: Ball Finial (HSHB)

SIDE ARM

Model: GL1960LED

Mounting Configuration 1AM: 1 Arm Mid Mount

Shade Style: F: Flared Edge

PEDESTRIAN FIXTURE

Model: GL1960LED

Fixture: Gallery Medium, Top Mount

Shade Style: F: Flared Edge

Hangstraight: Ball Finial (HSHB)

BANNER BRACKET ARM

Model: DBA at 180 degrees

Material: Heavy-wall aluminum

BASE AND POLE

Model: 9330SRTS

Overall Height: 30'

Overall Width: 6"

*Note: all finishes are black textured (BKT)

30' DECORATIVE ROADWAY LIGHT with Adjoining 16' Pedestrian Light
Sternberg 'Medium Gallery'

FIXTURE

Fixture: Lithonia DSX0

Color: Black

Mounting: Pole

BANNER BRACKET ARM

Model: DBA at 180 degrees

Material: Heavy-wall aluminum

BASE AND POLE

Model: Sternberg 9330SRTS

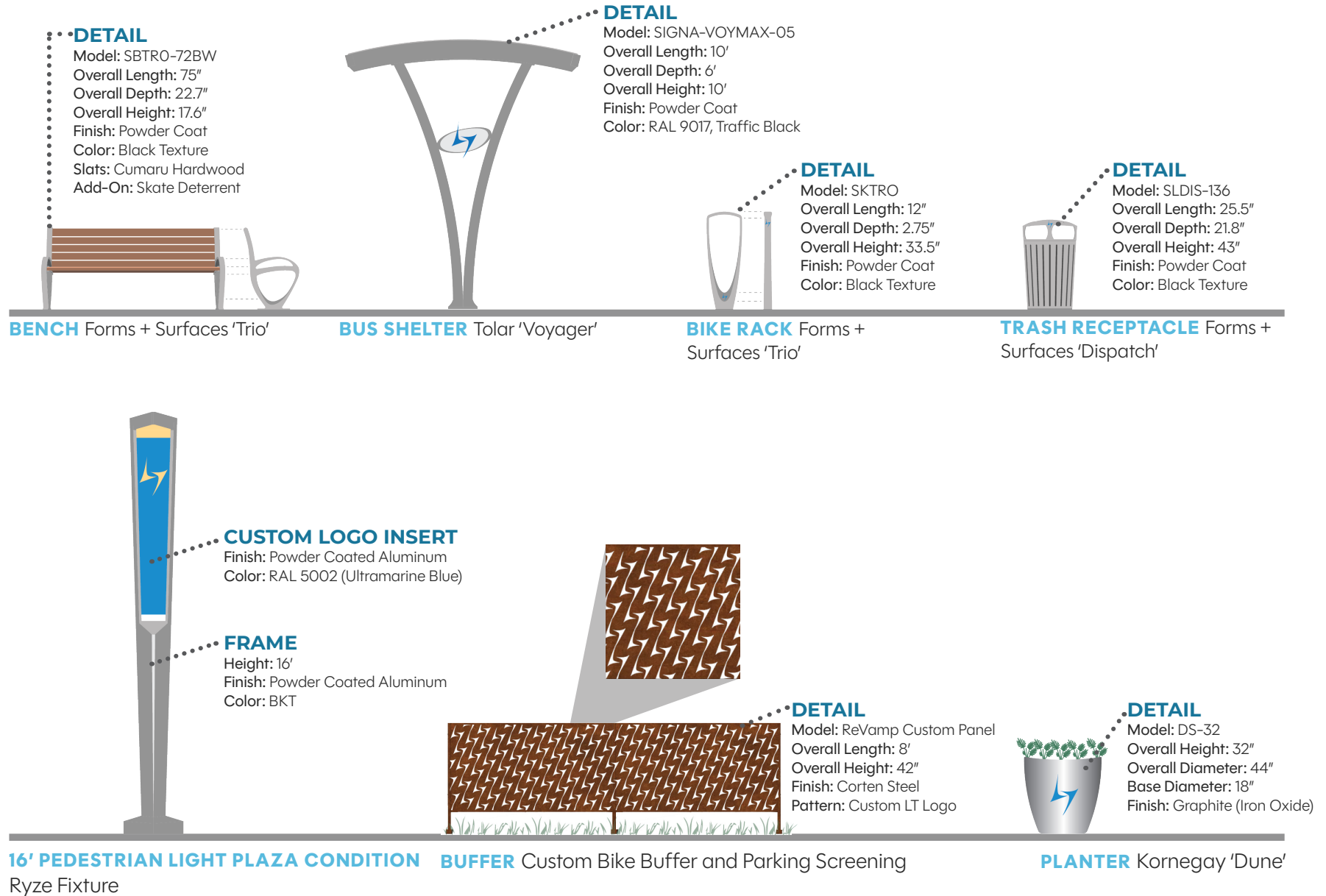
Overall Height: 30'

Overall Width: 6"

*Note: all finishes are black textured (BKT)

30' STANDARD ROADWAY LIGHT Lithonia 'D-Series Size O'

Product Information



[RETURN TO AGENDA](#)



PROPOSED RESOLUTION NO. 39-‘26

A RESOLUTION AUTHORIZING THE MAYOR ON BEHALF OF THE CITY TO ENTER INTO A CONTRACT WITH HANKS EXCAVATING FOR THE DEMOLITION OF 9401 RICHFIELD ROAD, FOR A COST NOT TO EXCEED \$26,000.00

WHEREAS, the City of Fairview Heights (“City”) has determined that the structure at 9401 Richfield Road is a unsafe and derelict structure and is a danger to public health and safety, and

WHEREAS, the City is in need of a demolition contractor for 9401 Richfield Road, unsafe and derelict property, and

WHEREAS, on May 4th, 2026 the City issued an Invitation to Bid seeking a qualified contractor for demolition services, and

WHEREAS, on the bid deadline of May 27th, 2026 the City received three responses, three of which were considered qualified bids, and

WHEREAS, Hanks Excavating submitted a proposal for said services in the amount of TWENTY SIX THOUSAND DOLLARS (\$26,000.00) and was the lowest qualified bidder for the work, and

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

That the Mayor be and is hereby authorized to enter into a contract with Hanks Excavating in the amount of \$26,000.00 as per the bid attached hereto, made a part of hereof and marked “Exhibit A”. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED:

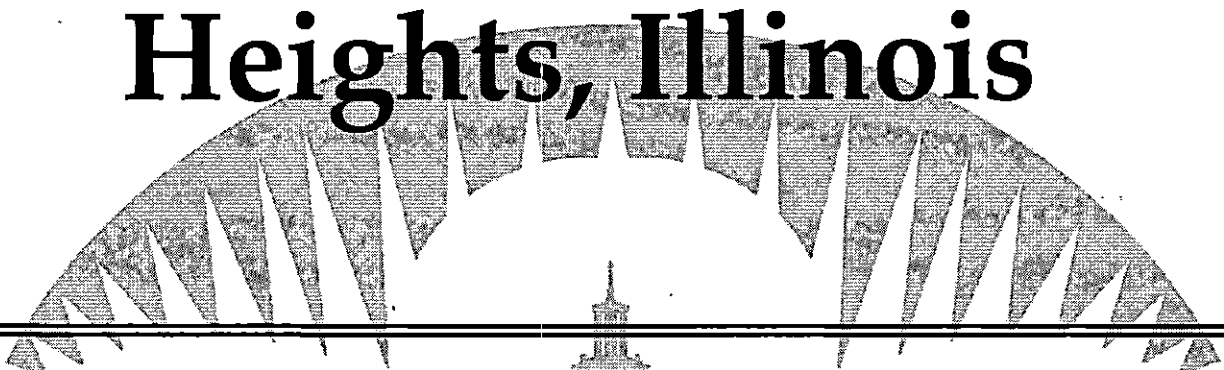
APPROVED:

ATTEST:

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

KAREN J. KAUFHOLD - CITY CLERK

The City of Fairview Heights, Illinois



2026-01-DP



Bid Opening May 27, 2026 @ 9:00 AM

Project by
Fairview Heights City Council
Mark Kupsky, Mayor

Project Manager
Dallas Alley, Director
Land Use and Economic Development
618-489-2061

IMPORTANT

BIDS WILL NOT BE REVIEWED WITHOUT THE FOLLOWING INFORMATION
FULLY COMPLETED AND SUBMITTED WITH THE BID PACKAGE:

CERTIFICATES OF INSURANCE

- ☒ Workmen's Compensation
 - ☒ Bodily Injury \$1,000,000.00
 - ☒ Property Damage..... \$1,000,000.00

BIDDING SHEETS

- ☒ Itemized Bid Sheet
- ☒ Bid Proposal
- ☒ Non-Collusion Affidavit
- ☒ Prevailing Wage Affidavit
- ☒ Apprenticeship and Training Program Affidavit
- ☒ Asbestos Abatement Affidavit
- ☒ Bidder's Qualification Affidavit

THERE WILL BE NO EXCEPTIONS!!
PHOTO COPIES WILL NOT BE ACCEPTED

For clarification of any content of this bid package contact the City of Fairview Heights Land Use and Economic Development Department at 618-489-2061

INVITATION TO BID

Sealed bids will be received at the City of Fairview Heights Land Use and Development Department, 10025 Bunkum Road Fairview Heights, Illinois, phone 618-489-2061, until 9:00 a.m., May 27, 2026 for the demolition and site clearing of the following:

1. 02-24.0-400-003 – 9401 Richfield Road

The bid package may be obtained from the Fairview Heights Land Use and Development Department from May 4, 2026 thru May 26, 2026 between the hours of 9:00 a.m. and 4:30 p.m. Monday through Friday. Bid proposals and all required documents must be submitted in a sealed envelope Marked: "Bid Proposal for Demolition DO NOT OPEN".

Specifications and full information may be obtained from the Fairview Heights Land Use and Economic Development Department, 618-489-2061. Sealed bid must be returned to City of Fairview Heights Land Use and Development Department, 10025 Bunkum Road Fairview Heights, Illinois 62208 by 9:00 a.m. on May 27, 2026.

Bid opening will be on May 27, 2026 at 9:00 a.m. in the Fairview Heights Land Use and Development Conference Room, 10025 Bunkum Road Fairview Heights, Illinois 62208.

DETAILED INSTUCTIONS TO CONTRACTOR

SCOPE:

It is the intent of these instructions to provide for the demolition and site clearance of structures identified for demolition. These instructions are a guide only. Clarification of any content of this package, as well as any questions should be obtained from the City of Fairview Heights Land Use and Development Department.

BIDDER RESPONSIBILITY:

- a. Each Bidder must demonstrate to the satisfaction of the City of Fairview Heights that it is responsible, capable of performing the work under the Contract, and has successfully completed contracts equivalent in scope and nature, and comparable in magnitude. Bidder must further demonstrate that it has the necessary financial and technical resources, equipment and workforce to perform the work under the Contract in a proper and satisfactory manner, in accordance with all local, State, and Federal laws, and within the time specified. Unless otherwise specified, after bids are opened, the Land Use and Development Department and other City departments or agencies where appropriate or specified, shall review and may investigate the lowest responsive bidder's responsibility, including, but not limited to, its integrity, qualifications, references, capacity and ability to perform the Contract in accordance with its terms. All determinations of bidder responsibility shall be vested in the sole discretion of the Land Use and Development Director and other City officials. Any bidder who is deemed not responsible shall be ineligible for award of the Contract. Bidders deemed not responsible will be notified of such determination and the reasons therefore in writing by the Land Use and Development Department, and shall have the right to contest the determination by submitting to the Department, within forty-eight (48) hours after receipt of its written determination, a written request for reconsideration that includes information relating to the bidder's qualifications and responsibility and demonstrating the insufficiency of the reasons stated in the written determination for finding the bidder not responsible. Any further determination of a contesting bidder's responsibility shall be vested in the sole discretion of the Land Use and Development Director and other City officials.
- b. In the event that Bidder has been declared by the City in default under a contract for demolition work and has been directed to remediate a demolition site because of the use of improper and/or unacceptable backfill, Bidder agrees not to bid for any contracts for demolition projects until such time as a full and complete remediation has been completed to the satisfaction of the Land Use and Development Director or until such other time as the Land Use and Development Director shall determine. Bidder acknowledges and understands that its agreement not to bid is without waiver of the City's right to otherwise determine its responsibility or to disqualify, suspend, or debar the Bidder. Similarly, Bidder agrees not to use any Subcontractor that has been declared by City in default under a contract for demolition unless and until the Land Use and Development Director determines that the Subcontractor is Responsible.

EXTENT OF CONTRACT:

The CONTRACTOR shall provide all supervision, labor, tools, equipment, and local permits necessary to complete the project to the satisfaction of the CITY OF FAIRVIEW HEIGHTS. CONTRACTOR should visit the job site, inspect aerial maps, and review the provided asbestos inspection report(s) to familiarize themselves with the job prior to bidding.

TERMS DEFINED:

Whenever in these specifications the term "CITY" is employed, it is understood to refer to the City of Fairview Heights, Illinois. Whenever the term "CONTRACTOR" is employed, it is understood to refer to the person, partnership, or corporation that may contract with the City to furnish the equipment, material, and/or labor specified herein.

INSURANCE:

Contractor and all tiers of Subcontractors shall at all times during the period in which the Contract is in force and effect, provide and maintain the following insurance at their own expense. All insurance shall be procured from "A-; Class VII" or better rated insurance carriers by AM Best and authorized to do business in the State of Illinois. All insurance required herein shall be written on an "occurrence" basis and not a "claims-made" basis. In no event shall work be performed until the required evidence of insurance has been furnished. If Contractor fails to obtain or maintain the required insurance, the City shall have the right to treat such failure as a material breach of contract and to exercise all appropriate rights and remedies. The insurance shall provide for at least thirty (30) days prior written notice to be given to the City in the event coverage is materially changed, canceled or non-renewed:

- a. Automobile Liability Insurance covering all owned, non-owned, and hired automobiles. Such insurance shall provide coverage not less than that of the Standard Comprehensive Automobile Liability policy (or Business Auto Policy) with limits not less than \$1,000,000 Per Accident for Bodily Injury and Property Damage.
- b. Commercial General Liability Insurance for Operations including products liability coverage for any product manufactured, assembled or otherwise worked upon. Coverage is to be provided in a form not less than the ISO 1998 standard Commercial General Liability Insurance Policy ("Occurrence Form") including hazards of premises/operations (including explosion, collapse and underground coverage), independent contractors, products and completed operations, contractual liability coverage (for any contracts related to the Work) and personal injury. Coverage is to be provided at the following minimum Limits of Liability: \$1,000,000 Per Occurrence \$2,000,000 Completed Operations Aggregate (Annual Limits) \$1,000,000 Personal Injury and Advertising Injury \$2,000,000 General Aggregate (Annual Limits)
- c. Workers' Compensation Insurance for all operations: In statutory limits of the Workers' Compensation Law of the State of Illinois and having Employers Liability Limits: \$500,000 Each Accident \$500,000 Disease - Policy Limit \$500,000 Disease Each Employee for all Work. The Limits of Liability in Paragraph a., b., and c. above can be met by combining the Contractor's Individual Policy Limits of Liability with their Umbrella Liability Policy Limits.
- d. Owned or Leased Equipment/Tools: Contractor and all tiers of Subcontractors shall maintain insurance on their owned or leased equipment, tools, trailers, etc.

- e. Additional Insured Provision: The insurance policies identified in paragraph's a. and b. above shall include an endorsement naming the City of Fairview Heights, and its officers, employees and agents as additional insured's including Excess or Umbrella Liability Policies if applicable.
- f. Primary Insurance: The insurance policy identified in paragraph b. above shall include an endorsement stating that the coverage afforded the Additional Insured's described in e. above will be primary and non-contributory to any other coverage available to them.
- g. Certificate of Insurance: Contractor shall furnish to the City copies of Certificates of Insurance with Sealed Bidding Documents. All Certificates of Insurance shall indicate, in the Special Items Section, that all policies will contain (1) Additional Insured Endorsement (except for the Workers Compensation and Property Policies) and (2) Primary Insurance Endorsement (except for the Business Automobile, Workers Compensation and Property Policies) as outlined above. In addition, all policies of insurance that are required by the City shall be endorsed to provide that the insurance company must notify the City at least thirty (30) days prior to the effective date of cancellation or modification that reduces coverage of such policies.

THE CERTIFICATE OF INSURANCE MUST BE PROVIDED WITH SEALED BIDDING DOCUMENTS AND THE CITY OF FAIRVIEW HEIGHTS MUST BE LISTED AS THE CERTIFICATE HOLDER.

(SEE SAMPLE "A" ON NEXT PAGE)

The above insurance requirements are mandatory.



RETURN TO AGENDA

MM/DD/YYYY)

05/26/2026

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
FEDERATED MUTUAL INSURANCE COMPANY
HOME OFFICE: P.O. BOX 328
OWATONNA, MN 55060

CONTACT
NAME: CLIENT CONTACT CENTER

PHONE
(A/C, No, Ext): 888-333-4949

FAX
(A/C, No): 507-446-4664

E-MAIL
ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: FEDERATED MUTUAL INSURANCE COMPANY

13935

INSURED
HANK'S EXCAVATING & LANDSCAPING, INC.
5825 W STATE ROUTE 161
BELLEVILLE, IL 62223-7917

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER: 144

REVISION NUMBER: 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

IF ANY CREDITORS' CLAIMS AGAINST THE COMPANY HAVE BEEN REDUCED BY PAID CLAIMS,

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC ☐ OTHER:	Y	Y	1961324	03/31/2026	03/31/2027	EACH OCCURRENCE	\$1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)						\$100,000	
	MED EXP (Any one person)						EXCLUDED	
	PERSONAL & ADV INJURY						\$1,000,000	
	GENERAL AGGREGATE						\$2,000,000	
	PRODUCTS & COMPI/OP ACC						\$2,000,000	
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	Y	Y	1961324	03/31/2026	03/31/2027	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
	BODILY INJURY (Per Person)							
	BODILY INJURY (Per Accident)							
	PROPERTY DAMAGE (Per Accident)							
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION	Y	Y	1961325	03/31/2026	03/31/2027	EACH OCCURRENCE	\$5,000,000
	AGGREGATE						\$5,000,000	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	Y	1961327	03/31/2026	03/31/2027	☒ PER STATUTE ☐ OTHER
	E.I. EACH ACCIDENT	\$1,000,000						
	E.I. DISEASE -EA EMPLOYEE	\$1,000,000						
	E.I. DISEASE - POLICY LIMIT	\$1,000,000						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
SEE ATTACHED PAGE

CERTIFICATE HOLDER

CITY OF FAIRVIEW HEIGHTS
10025 BUNKUM RD
FAIRVIEW HEIGHTS, IL 62208-1703

144 0

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nicholas R. Zewer



AGENCY CUSTOMER ID: _____

RETURN TO AGENDA

LOC #: _____

ADDITIONAL REMARKS SCHEDULEPage 1 of 1

AGENCY FEDERATED MUTUAL INSURANCE COMPANY		NAMED INSURED HANK'S EXCAVATING & LANDSCAPING, INC. 5825 W STATE ROUTE 161 BELLEVILLE, IL 62223-7917	
POLICY NUMBER SEE CERTIFICATE # 144.0			
CARRIER SEE CERTIFICATE # 144.0	NAIC CODE	EFFECTIVE DATE: SEE CERTIFICATE # 144.0	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

PROJECT NUMBER 2026M01 ~DP

RE: DEMOLITION BID, CITY OF FAIRVIEW HEIGHTS, ILLINOIS

SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, ADDITIONAL INSURED ALSO INCLUDES THE CITY OF FAIRVIEW HEIGHTS, AND ITS OFFICERS, EMPLOYEES, AND AGENTS.

THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN A WRITTEN CONSTRUCTION AGREEMENT WITH YOU ENDORSEMENT FOR GENERAL LIABILITY.

THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED BY CONTRACT ENDORSEMENT FOR BUSINESS AUTO LIABILITY.

INSURANCE PROVIDED BY THE GENERAL LIABILITY COVERAGE IS PRIMARY AND NONCONTRIBUTORY OVER OTHER INSURANCE SUBJECT TO THE CONDITIONS OF THE PRIMARY AND NONCONTRIBUTORY CLAUSE- OTHER INSURANCE CONDITION.

INSURANCE PROVIDED BY THE BUSINESS AUTO LIABILITY IS PRIMARY AND NONCONTRIBUTORY OVER OTHER INSURANCE SUBJECT TO THE CONDITIONS OF THE PRIMARY AND NONCONTRIBUTORY CLAUSE- OTHER INSURANCE CONDITION.

GENERAL LIABILITY CONTAINS A WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC ENDORSEMENT

BUSINESS AUTO LIABILITY CONTAINS A WAIVER OF SUBROGATION IN FAVOR OF THE CERTIFICATE HOLDER SUBJECT TO THE CONDITIONS OF THE WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC WHEN REQUIRED BY WRITTEN CONTRACT ENDORSEMENT.

WORKERS COMPENSATION CONTAINS A WAIVER OF SUBROGATION IN FAVOR OF THE CERTIFICATE HOLDER WHERE PERMITTED BY STATE STATUTE SUBJECT TO THE CONDITIONS OF THE WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT.

GENERAL LIABILITY COVERAGE CONTAINS CG 25 03 DESIGNATED CONSTRUCTION GENERAL AGGREGATE LIMIT ENDORSEMENT APPLICABLE TO EACH CONSTRUCTION PROJECT AS REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT.

COMMERCIAL UMBRELLA FOLLOWS FORM ACCORDING TO THE TERMS, CONDITIONS, AND ENDORSEMENTS FOUND IN THE COMMERCIAL UMBRELLA POLICY.

FOR REASONS OTHER THAN NON-PAYMENT OF PREMIUM, 60 DAYS NOTICE WILL BE PROVIDED TO THE CERTIFICATE HOLDER IN THE EVENT THAT THE ISSUING COMPANY CANCELS THE POLICY BEFORE THE EXPIRATION DATE OF THE POLICY.

INDEMNITY CLAUSE

Contractor shall indemnify, defend and hold harmless the City of Fairview Heights, its officers, employees and agents, the Fairview Heights Land Use and Development Department, and the Fairview Heights City Council, from and against any and all losses, costs and expenses, including, but not limited to, litigation costs, settlement costs and expenses and counsel fees and expenses, claims, suits, actions, damages, liability and expenses, arising out of or resulting in whole or in part from the performance of the services or the provision or installation of materials under the Contract, including, but not limited to, those in connection with loss of life, bodily injury, personal injury, damage to property, contamination or adverse effects on the environment, the Contractor's default under the Contract, failure to pay Subcontractors and suppliers, any infringement or violation of any proprietary right (including, but not limited to, patent, copyright, trademark, service mark and trade secret) and any other breach of the Contract, regardless of the inherent nature of the services or material supply and regardless of whether or not such loss, cost, claim, suit, action, damage, liability, or expense is caused in whole or in part by the negligent act or omission of the City, its officers, employees and agents. Such obligation shall not be construed to negate, abridge or reduce other rights or obligations of indemnity which would otherwise exist as to a Party or Person described in this paragraph including without limitation, the City's statutory defenses and/or immunities. Claims against the City of Fairview Heights, its officers, employees and agents, the Fairview Heights Land Use and Development Department, and the Fairview Heights City Council, by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this paragraph shall not be limited by the provisions under any Workers Compensation acts, disability benefit acts or other employee benefit acts. This obligation to indemnify, defend and hold harmless the City of Fairview Heights, its officers, employees and agents, the Fairview Heights Land Use and Development Department, and the Fairview Heights City Council, shall survive the termination of this Contract.

PERFORMANCE BOND:

To ensure faithful performance of the services, compliance with the Contract Documents and the payment of Subcontractors and others furnishing labor and materials in the performance of the Contract, the successful Bidder shall be required at the time of Contract award to provide an individual performance bond, with a surety company in a sum equal to 100% of the amount of the awarded Contract.

APPRENTICESHIP AND TRAINING:

BIDDER, CONTRACTOR and SUB-CONTRACTOR participation in an apprenticeship and training program approved and registered with the United States Department of Labor's Bureau of Apprenticeship and Training is required and adequate documentation of participation in each bona fide apprentice training program shall be provided with bidding documents.

PREVAILING WAGE:

Fairview Heights Demolition Bid Packages are subject to the Prevailing Wage Rates for Residential Construction and Demolition as published by the Illinois Department of Labor.

NOTE:

1. Contractors are advised to contact the Illinois Department of Labor with any questions regarding job classification, prevailing wage rates, and fringe benefits.
2. Prior to employing apprentices on a public works project, the contractor is required to provide written evidence of employee's registration with a statewide training program recognized by the U.S. Bureau of Apprenticeship and Training (BAT).

DETAILED SCOPE OF WORK:

The CONTRACTOR shall completely dismantle or demolish all structures and existing buildings on the parcels listed on attachment "A" and properly remove all material and debris. All pavement and fencing shall be removed unless directed by the Fairview Heights Land Use and Development Director. For further clarification contact the Fairview Heights Land Use and Development Director.

REMOVAL OF DEBRIS:

All rubbish and debris found on each lot at the start of work as well as that resulting from the demolition activities or deposited on the site by others during the duration of the Contract shall be removed and legally disposed of by the CONTRACTOR who shall keep the lots and public right-of-ways reasonably clear at all times. Upon completion of the work, the CONTRACTOR shall remove any and all temporary construction equipment, salvaged materials, and debris of all kind leaving each lot in a neat condition. Trash burning is prohibited. Construction debris must not become a part of any fill placed or left on the site.

UTILITY NOTIFICATION:

The CONTRACTOR is responsible to first notify all utility companies of the demolition prior to beginning the project. All rules and regulations of the utility companies and the City codes must be complied with before, during, and after the demolition project.

CITY REVIEW AND INSPECTION:

The CITY, its authorized representatives and agents shall, at all times, have access to and be permitted to observe and review all work, materials, equipment, payroll records, employment conditions, and other relevant data pertaining to the contract.

COMPLETION TIME:

All work on each parcel must be completed within 60 calendar days from the date of CONTRACTOR'S receipt of Notice to Proceed. Failure to meet this requirement shall result in \$100.00 per day being assessed of liquidated damages. Delays due to weather will be considered for consideration of an extension of the completion time.

ACCIDENT PREVENTION:

The CONTRACTOR shall exercise proper precautions at all times for the protection of persons and property and shall be responsible for all damages to all persons or property, either on or off the site, which occur, whether by fault or negligence as a result of his or her activities in connection directly or indirectly with the contract. All dump truck beds and tractor trailer trailers must be covered by a

tarpaulin when traveling upon public roads, unless the contents are of a type and weight that would prevent said material from leaving the vehicle while traveling at highway speed (415 ILCS 5/9(a), 35 Ill. Adm. Code 212.301).

FILL:

All basements, excavations, or ruts, no matter how caused, shall be filled with earth; such earth fill is to be secured by the CONTRACTOR and is subject to the following:

- a. Concrete blocks, masonry or other rubble from the demolished structures or any organic materials may not be used as fill.
- b. All foundation/concrete must be removed completely. All lots will be graded level and seed/ straw the remaining lot area. All basement or other depressions, holes, excavations, or ruts shall be cleared of all debris before filling operations are undertaken and the floors of basements, wells, cisterns, septic tanks and laterals, or similar installations shall be removed. All structures of any nature shall be demolished on the sites and the rubbish and debris removed from the sites for legal disposal to an off-site location. Dump tickets from the approved EPA landfill shall be required as proof of legal dumping prior to contract payments being tendered. Removal of such demolition material, equipment, rubbish, and debris shall be done as orderly and rapidly as conditions will permit. All dump truck beds and tractor trailer trailers must be covered by a tarpaulin when traveling upon public roads, unless the contents are of a type and weight that would prevent said material from leaving the vehicle while traveling at highway speed (415 ILCS 5/9(a), 35 Ill. Adm. Code 212.301). The CONTRACTOR shall execute the work in such a manner as to avoid unnecessary interference with the general public, adjacent sidewalks, streets, alleys, and other public right-of-ways. When dust is raised by the demolition, water shall be sprayed on the structure(s). The CONTRACTOR shall be responsible for obtaining consent of the appropriate agency if a fire hydrant is utilized to supply water.

SANITARY SEWER:

Sanitary sewers laterals shall be removed to the edge of the right of way and sealed underground with concrete in a manner that will not obstruct the sewer main, will prevent the discharge of sanitary effluent, and will prevent the inundation of groundwater into the sanitary sewer system.

WORK TIME:

All work shall be performed during the hours of 7:00 a.m. - 5:00 p.m., Monday through Friday, unless approved in writing by the Land Use and Development Director. No work will be approved if conducted before 7:00 a.m., or after 5:00 p.m. or on weekends, or on the following holidays:

New Year's Day
Martin Luther King Day
President's Day
Good Friday
Memorial Day
Independence Day
Labor Day

Veterans Day
Thanksgiving Day
Friday Following Thanksgiving Day
Christmas Day

Contractor will not be compensated for any unapproved work.

CITY INSPECTOR:

CONTRACTOR is required to cooperate with City and/or state inspectors who may from time to time monitor site activities to enforce compliance with the contract provisions.

ASBESTOS IDENTIFICATION:

CONTRACTOR shall be responsible for identifying any asbestos containing materials and for sending proper Demolition Notice to the Illinois Environmental Protection Agency. CITY will supply CONTRACTOR with a Pre-Demolition Asbestos Assessment Report; however, this report shall not be used as an abatement bid specification. The results, findings, conclusions, and recommendations expressed in the report are based on conditions observed during the on-site services conducted at the site. Contractors and consultants reviewing the report must draw their own conclusions regarding the need for further investigation or any remediation or abatement activities deemed necessary. CONTRACTOR shall also send a copy of all documentation related to asbestos abatement to the Fairview Heights Land Use and Development Director.

ASBESTOS ABATEMENT:

CONTRACTOR shall be responsible for proper abatement including but not limited to adequately wetting and properly removing and disposing of all materials containing asbestos in compliance with the Federal regulations found at 40 CFR 763 et. seq. and 40 CFR 61 et. seq. and Illinois State Law.

PAYMENT:

It is further understood and agreed that the CITY will pay the CONTRACTOR directly, within thirty (30) working days after demolition completion. This payment or payments will be made and finalized only after inspection by the City to determine if said work has been completed according to CONTRACTOR'S work proposal/bid and in accordance with all special provisions and conditions. At this time a lien waiver showing payment to all sub-contractors will be required from the CONTRACTOR. Not less than the prevailing rate of wages established by the IL Dept. of Labor for St. Clair County shall be paid to all workmen performing work under any contract for this project.

Attachment "A"
BID SHEET
Individual Bid Price

1. 02-24.0-400-003 – 9401 Richfield Road \$ 26,000.00

Total Bid for Project \$ 26,000.00

SIGNED:



TITLE:

Henry H Rohwedder, President

DATE:

05/27/2026

COMPANY:

Hank's Excavating & Landscaping, Inc.

***PARCEL NUMBERS ARE SUBJECT TO CHANGE BASED ON
ACTUAL LAND SURVEY.**

**THE NUMBER OF HOUSES TO BE DEMOLISHED WILL BE
DETERMINED BY AVAILABLE FUNDING.**

PROPOSAL

FAIRVIEW HEIGHTS, ILLINOIS

To furnish as specified herein:

The demolition of structures and site clearance in Fairview Heights for Project # 02-24.0-400-003 – 9401 Richfield Road
2026-01-DP

For the City of Fairview Heights, State of Illinois.

Name of Bidder Hank's Excavating & Landscaping, Inc.

Street Address of Bidder 5825 West State Route 161; Belleville, IL 62223
(No P.O. Box)

To the City of Fairview Heights

Ladies and Gentlemen:

The undersigned as a bidder declares:

That he or she has been regularly engaged in contract work of the class required by the specifications for 48 years and hereby submits this proposal.

The undersigned submits with this proposal all information herein required. The Bidder, hereby declares that the only person or persons interested in the proposal as principal or principals is or are named therein and that only persons herein mentioned have any interest in this proposal of the Contract to be entered into; that this proposal is made connection with any other person, company, or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud.

If written notice of the acceptance of this bid is mailed, or hand delivered to the bidder within thirty (30) days after the date of opening the bids or any time thereafter before this bid is withdrawn, the undersigned will within ten (10) days after the date of such mailing, or delivering of such notice, execute and deliver the attached Contract.

The undersigned designates his/her office to which such notice of acceptance may be mailed, or delivered:

Hank's Excavating & Landscaping, Inc.

5825 West State Route 161

Belleville, IL 62223

This Bid may be withdrawn at any time prior to the scheduled time for the opening of the Bid or any authorized postponement thereof.

SIGNATURE OF BIDDER _____

BY Henry H Rohwedder

TITLE, President

STREET ADDRESS 5825 West State Route 161; Belleville, IL 62223
(NO P.O. BOXES)

DATED 05/27/2026

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

State of Illinois
County of St. Clair {SS.

Henry H Rohwedder, being first duly sworn, deposes and says that:

- 1). He/She is the President of Hank's Excavating & Landscaping, Inc. and the Bidder that has submitted the attached bid;
(Title) (Company Name)
- 2). He/She is fully informed regarding the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- 3). Such Bid is genuine and is not a collusive or sham Bid;
- 4). Neither the said bidders firm nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm, or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement, or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached bid or of any other Bidder, or to fix overhead, profit, or cost elements of the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Fairview Heights or any person interested in the proposed Contract; and
- 5). The price or prices quoted in the attached Bid are fair and proper and are not the result of any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owner's employees, or parties in interest, including this affidavit.

(Signed) [Signature] 5/27/26
(Contractor) Henry H Rohwedder, President

Subscribed and sworn to before me this 27th day of May, 2026.

Notary

My commission expires, Nov 4th 2029



PREVAILING WAGE AFFIDAVIT

State of Illinois

{SS.

County of St. ClairHenry H Rohwedder, being first duly sworn, deposes and says that:

1). He/She is the President of Hank's Excavating & Landscaping, Inc., and is duly authorized by
 (Title) (Company Name)
 the contractor and any subcontractor(s) used in the performance of any work included in this contract to execute
 the affidavit contained herein.

2) That the contractor or any subcontractor used in the performance of any work included in this contract has
 reviewed and shall comply with all provisions of the Illinois Prevailing Wage Act. (820 ILCS 130/1.01).

3) That the contractor or any subcontractor used in the performance of any work included in this contract shall
 provide, at the request of the City of Fairview Heights, evidence of compliance with the Act, including but not
 limited to documents required by the Illinois Prevailing Wage Act, prior to and as a condition of payment by
 the City of Fairview Heights of any funds for work performed pursuant to the contract.

(Signed) [Signature]
 (Contractor) Henry H Rohwedder, President

Subscribed and sworn to before me this 27th day of May, 2026.

Notary

[Signature]
 My commission expires, Nov 4th 2029



APPRENTICESHIP AND TRAINING PROGRAM AFFIDAVIT

State of Illinois

{SS.

County of St. Clair

Henry H Rohwedder, being first duly sworn, deposes and says that:

1). He/She is the President of Hank's Excavating & Landscaping, Inc. and is duly authorized by
(Title) (Company Name)

the contractor and subcontractor(s) used in the performance of any work included in this contract to make the affidavit contained herein.

2) That the contractor or any subcontractor used in the performance of any work included in this contract actively participates, through the use of apprentices, in an apprenticeship and training program(s) approved and registered with the United States Department of Labor's Bureau of Apprenticeship and Training for each of the trades of work contemplated under the awarded contract as further evidenced in item #3 below.

3) Registered Apprenticeship and Training Programs (Contractor must attach Certificate of Registration from Department of Labor for each program utilized and must attach a letter stating evidence proof on ongoing participation in the program): SEE ATTACHED SHEETS

Equipment Operators

(Program)

(Cert #)

Truck Drivers

(Program)

(Cert #)

Laborers

(Program)

(Cert #)

* Continue on separate page if necessary.

(Signed)

Henry H Rohwedder, President

Subscribed and sworn to before me this 27th day of May, 2026.

Notary

My commission expires, Nov 4th 2029



Seal

THE CITY OF FAIRVIEW HEIGHTS (PROJECT 2026-01-DP) APPRENTICESHIP AND TRAINING PROGRAM AFFIDAVIT

Page 16 of 18; 3) Registered Apprenticeship and Training Programs:

Laborers - Illinois Labor & Contractors Trust Fund

Equipment Operators - Local 520

Cement Masons - Local 90 & 143

Teamsters - Joint Council No. 25 Training Fund

Subcontracted Work – AC Environmental, Inc.; Abatement

ASBESTOS ABATEMENT AFFIDAVIT

State of Illinois

{SS.

County of St. Clair

Henry H Rohwedder, being first duly sworn, deposes and says that:

1). He/She is the President of Hank's Excavating & Landscaping, Inc. and is duly authorized by
(Title) (Company Name)
the contractor and subcontractor(s) used in the performance of any work included in this contract to make the affidavit contained herein.

2) That the contractor or any subcontractor used in the performance of the abatement of any and all asbestos containing materials included in this contract or discovered in the performance thereof shall be currently licensed with State of Illinois Department of Public Health. **(Contractor must attach copy of Asbestos License issued from the State of Illinois Department of Public Health.)**

(Signed)

[Signature] 5/27/26
(Contractor) Henry H Rohwedder, President

Subscribed and sworn to before me this 27th day of May, 2026.

Notary

[Signature]

My commission expires, Nov 4th 2029



STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered and the data given must be clear and comprehensive. **This statement must be notarized.** If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he or she desires. **CONSISTENT WITH ILLINOIS LAW, FAILURE TO ANSWER, OR INCOMPLETE ANSWERS MAY RESULT IN THE BIDDER'S DISQUALIFICATION.**

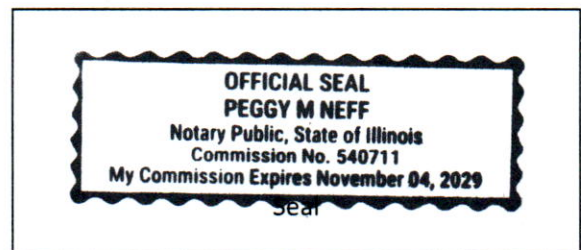
1. Name of Bidder including type of business entity. Hank's Excavating & Landscaping, Inc.
2. Permanent main office address, including City, State, and Zip Code. 5825 West State Route 161; Belleville, IL 62223
3. Date Company was organized or incorporated. June 1978
4. If a corporation, when and where incorporated. January 1991
5. How many years have you been engaged in demolition under your present firm or trade name? 48 years
6. List demolition contracts on hand at present time. 16
7. What type of work does your company most commonly perform? General Contractor
8. Have you ever failed to complete any work awarded to you? If so when, where and why? No
9. List your major equipment currently available for this Contract. Includes equipment that is owned outright or leased.
Excavators, backhoes, front end loader, dump trucks & skid steer.
10. List your demolition and site clearance experience. Please limit this list to projects of similar nature and scope which have been completed in the past (5) years. See attached sheet
11. Has bidder or any of its principals, owners, officers, agents, or employees, within seven (7) years prior to the date hereof, been found guilty or admitted culpability in any Court or administrative proceeding of any violation of any local, county, state or federal law, statute, rule, regulation or order prohibiting discrimination or involving or related to environmental protection. Is any proceeding now pending on any court or any governmental agency against bidder or any of its principals, owners, officers, agents, or employees on account of any thereof? If "yes" attach a separate page setting forth complete details for each offence listed including:
 - A. Date that charges or suit was brought.
 - B. Allegations contained in any actions or suit brought.
 - C. Disposition of each allegation including the date that the action was taken.
 - D. If legal or administrative action is still pending, describe the current status of the proceeding and when resolution is expected. No
12. Please list all sub-contractors and their proposed function within this project. If the sub-contractor is to perform a function that requires a permit with the State of Illinois, please list the permit number. AC Environmental, Inc.
13. Please list what apprenticeship and training program approved and registered with the United States department of Labor's Bureau of Apprenticeship and Training that Bidder, CONTRACTOR and subcontractors currently participate. See attached sheets

Please provide affidavit(s) stating that contractor and sub-contractors will comply with the Illinois Prevailing Wage Act.

(Signed) [Signature] 5/27/26
(Contractor) Henry H Rohwedder, President

Subscribed and sworn to before me this 27th day of May, 2026.

Notary [Signature]
My commission expires, Nov 4 2029



5825 W. STATE RTE. 161
BELLEVILLE, IL 62223



PHONE (618) 398-5556
FAX (618) 398-2729
www.hanksel.com

May 27, 2026

City of Fairview Heights
Land Use and Development Department
10025 Bunkum Road
Fairview Heights, IL 62208

Re: Demolition Bid 2026-01-DP

Dear Project Manager,

Hank's Excavating & Landscaping, Inc. will comply with the Illinois Prevailing Wage Act for this project.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Henry H. Rohwedder', is written over a horizontal line.

Henry H. Rohwedder
President
Hank's Excavating & Landscaping, Inc.

Summary of Demolition Projects for Hank's Excavating Landscaping, Inc.

Job Description	Contract Amount	Completion Date
JAMES MORRIS - BV'L, 618 S JACKSON ST - GARAGE DEMO	\$ 13,912.30	2020
PADGETT BLDG - BV'L, 100 N 16TH ST - HOUSE DEMO	\$ 14,675.00	2020
BRIA OF BELLEVILLE - BV'L, 130 & 134 N 28TH STR - DEMO	\$ 30,085.00	2020
CITY OF BELLEVILLE - BV'L, VARIOUS LOCATIONS - DEMO 20 PARCELS	\$ 188,700.00	2020
McKENDREE UNIVERSITY-LEBANON, 101 & 107 S ALTON, 216 N HORNER - HOUSE DEMOS	\$ 47,475.00	2020
DEPT OF THE AIR FORCE - SCOTT AFB, STORAGE WASTE TREATMENT BLDG B3290 - DEMO	\$ 74,200.00	2020
PADGETT BLDG - FREEBURG, 8900 FIVE FORK RD - HOUSE DEMOLITION & TREE CLEARING	\$ 19,100.00	2021
HOLLAND CONSTRUCTION-SWANSEA, 2601 N ILLINOIS - BUILDING DEMOLITION	\$ 15,000.00	2021
VILLAGE OF SWANSEA - SWANSEA, 202 E CAROLINE - HOUSE DEMO	\$ 8,500.00	2021
PAUL NEAL - BVL, 629 STROMBERG AVE - HOUSE DEMO	\$ 14,000.00	2021
SIGNAL HILL FIRT DEPT - BVL, 300 HAZEL AVE - HOUSE DEMO	\$ 9,500.00	2021
ST CLAIR CO - ESL, 1647 E BROADWAY & 720 MLK DR - DEMO	\$ 60,000.00	2021
ST CLAIR CO - ESL, 12 VARIOUS LOCATIONS - DEMO	\$ 117,500.00	2022
CITY OF FAIRVIEW HTS - FVH, 10319 LINCOLN TRAIL - DEMO	\$ 41,500.00	2022
VILLAGE OF SWANSEA - SWANSEA, 1105 N ILLINOIS - BUILDING DEMO	\$ 7,000.00	2022
CITY OF O'FALLON - O'FL, 114 WEST 4TH ST - DEMO	\$ 11,250.00	2022
MIKE TULLOCK - FVH, 9 EDDING LN - MOBILE HOME DEMO	\$ 6,800.00	2022
JOHN COBURN - BVL, 526 BENTON ST - GARAGE DEMO	\$ 4,895.00	2022
ST CLAIR CO - ESL, 23 VARIOUS LOCATIONS - DEMO	\$ 334,795.00	2023
CITY OF FAIRVIEW HTS - FVH, BUNKUM RD - DEMO OF GUARD HOUSE	\$ 6,000.00	2023
STEVE STRUBE-BVL, 2944 RENTCHLER RD-MOBILE HOME & PUMP HOUSE DEMO	\$ 8,750.00	2023
ST CLAIR CO - ESL, 30 VARIOUS LOCATIONS - DEMO	\$ 308,500.00	2023
ST CLAIR CO - ESL, 2600 KANSAS AVE - ATTUCKS SCHOOL DEMO	\$ 245,500.00	2023
CITY OF FAIRVIEW HTS - FVH, 9616 HOLDENER PL & 306 E LEXINGTON - DEMO	\$ 30,000.00	2024
GREG HAYDEN-MLSTD, 8618 LE PERE SCHOOL RD - HOUSE DEMO	\$ 16,000.00	2024
ST CLAIR CO - BVL,SWNS,CAHOKIA HTS,DUPO, E CARONDELET - 13 DEMOS	\$ 133,675.00	2024
ST CLAIR CO - BVL, BELLE CLAIR FAIRGROUNDS/RACETRACK/BLEACHERS/BLDGS - DEMO	\$ 85,000.00	2024
City of Belleville - Bvl, 14 Various Locations - DEMOS	\$ 245,000.00	2025
St Clair County - ESL - 22 Various Locations in ESL - DEMO	\$ 281,773.00	2025
City of Fairview Heights -FH's 9916, 9918 & 10025 Bunkum Rd - DEMOS	\$ 66,000.00	2025
Bvl Area Humane Society - Swansea, 23 Huntwood Rd - HOUSE DEMO	\$ 37,375.00	2025



LIUNA!

LOCAL #459, BELLEVILLE, IL

ERIC OLLER
Business Manager/
Secretary-Treasurer

100 North 17th Street, Belleville, IL 62226

Phone # 618-233-4121
Fax # 618-233-4737

DATE: March 13, 2026

TO: Whom it may concern

FROM: Eric Oller, Business Manager/Sec.-Treas.

SUBJECT: Apprenticeship and Training Fund Affiliate

Hank's Excavating and Landscaping, Inc. is currently participating and current with all obligations to the Illinois Laborers' & Contractors Joint Apprenticeship & Training Program.

Please contact this office if you have any questions.

Sincerely,

Eric Oller
Business Manager/Secretary-Treasurer
Local 459

Cc: Drew Denison, Apprenticeship Coordinator
Edwardsville, IL Location

The United States Department of Labor
Office of Apprenticeship
Certificate of Registration of Apprenticeship Program

IL TEAMSTERS/EMPLOYERS APPRENTICESHIP/TRAINING FUN

Joliet, IL

For the occupation of Construction Truck Driver/Traffic Safety Worker

*Registered as part of the National Apprenticeship System
in accordance with the basic standards of apprenticeship
established by the Secretary of Labor*

June 28, 2005

Date

IL015050004

Registration No.



John V. Ladd
Administrator, Office of Apprenticeship

The United States Department of Labor

Office of Apprenticeship Training, Employer and Labor Services
Bureau of Apprenticeship and Training

Certificate of Registration

Operating Engineers

Granite City, Illinois

For the Trade - Operating Engineer

*Registered as part of the National Apprenticeship Program
in accordance with the basic standards of apprenticeship
established by the Secretary of Labor*

December 31, 1978

Date Revised September 4, 2003

IL011780017

Registration No.



L. L. Chao

Secretary of Labor

Anthony Dunge

Administrator, Apprenticeship Training, Employer and Labor Services

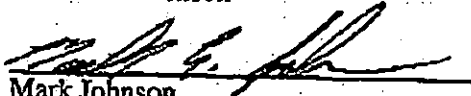
SECTION XXIV - OFFICIAL ADOPTION OF APPRENTICESHIP STANDARDS:

The Operating Engineers #520 Joint Apprenticeship Committee hereby adopts these Standards of Apprenticeship on this 26th Day of March, 2013.

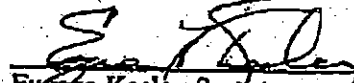
JOINT APPRENTICESHIP COMMITTEE**UNION:**

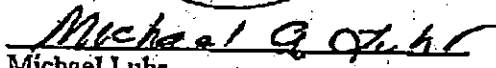

Ronald Johnson Chairman

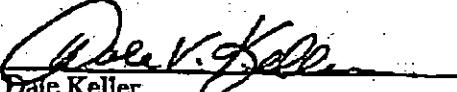

Michael Parkinson


Mark Johnson

CONTRACTORS:


Eugene Keeley Secretary


Michael Luhr


Dale Keller

Registered as incorporating the basic standards
of the United States Department of Labor,
Office of Apprenticeship



Regional Director, United States Department of Labor,
Office of Apprenticeship

Date of Revision JUL 15 2013
Date of Revision 05/13/2003
Date of Revision 12/2/1999
Date of Revision 10/05/1995
DATE OF REGISTRATION 12/31/78

REGISTRATION NO. IL011780017



AC Environmental, Inc.

P.O. Box 27 Wilsonville, IL 62093
(217) 710-5186

May 20, 2026

Re: City of Fairview Heights 2026-01-DP

To whom it may concern,

AC environmental, Inc. will comply with the Illinois Prevailing Wage Act for this project.

Dustin L. Calcari

Dustin Calcari- President
dustin@acenviro.com
217.710.5186

ASBESTOS ABATEMENT AFFIDAVIT

State of Illinois

{SS.

County of St. Clair

Dustin Calcar, being first duly sworn, deposes and says that:

1) He/She is the President of AC Environmental, Inc., and is duly authorized by
(Title) (Company Name)
the contractor and subcontractor(s) used in the performance of any work included in this contract to make the
affidavit contained herein.

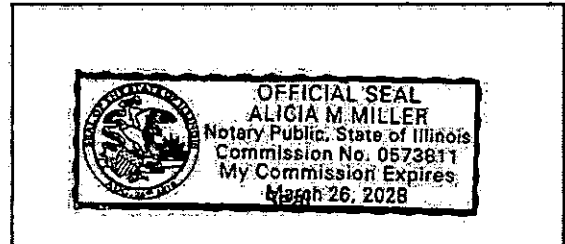
2) That the contractor or any subcontractor used in the performance of the abatement of any and all asbestos
containing materials included in this contract or discovered in the performance thereof shall be currently
licensed with State of Illinois Department of Public Health. (Contractor must attach copy of Asbestos License
issued from the State of Illinois Department of Public Health.)

(Signed) Dustin Calcar
(Contractor)

Subscribed and sworn to before me this 20th day of May, 2026

Alicia M. Miller
Notary

My commission expires, 3-26-28



APPRENTICESHIP AND TRAINING PROGRAM AFFIDAVIT

State of Illinois

[SS.

County of St Clair

Dustin Calcari, being first duly sworn, deposes and says that:

1) He/She is the President of AC Environmental, Inc., and is duly authorized by
(Title) (Company Name)
the contractor and subcontractor(s) used in the performance of any work included in this contract to make the affidavit contained herein.

2) That the contractor or any subcontractor used in the performance of any work included in this contract actively participates, through the use of apprentices, in an apprenticeship and training program(s) approved and registered with the United States Department of Labor's Bureau of Apprenticeship and Training for each of the trades of work contemplated under the awarded contract as further evidenced in item #3 below.

3) Registered Apprenticeship and Training Programs (Contractor must attach Certificate of Registration from Department of Labor for each program utilized and must attach a letter stating evidence proof on ongoing participation in the program):

<u>Equipment Operators</u>	<u>(Program)</u>	<u>(Cert #)</u>
<u>Truck Drivers</u>	<u>(Program)</u>	<u>(Cert #)</u>
<u>MO</u>	<u>Apprentice</u>	<u>MO-002-950002</u>
<u>Laborers</u>	<u>(Program)</u>	<u>(Cert #)</u>

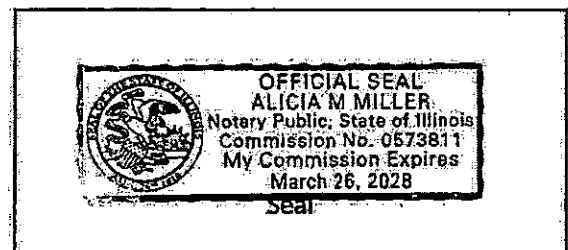
* Continue on separate page if necessary.

(Signed) Dustin Calcari
(Contractor)

Subscribed and sworn to before me this 20th day of May, 2026.

Alicia M. Miller
Notary

My commission expires 3-24-28



PREVAILING WAGE AFFIDAVIT

State of Illinois

{SS.

County of St Clair

Dustin Calcani, being first duly sworn, deposes and says that:

1). He/She is the President of AC Environmental, Inc., and is duly authorized by
(Title) (Company Name)
the contractor and any subcontractor(s) used in the performance of any work included in this contract to execute
the affidavit contained herein.

2) That the contractor or any subcontractor used in the performance of any work included in this contract has
reviewed and shall comply with all provisions of the Illinois Prevailing Wage Act. (820 ILCS 130/1.01).

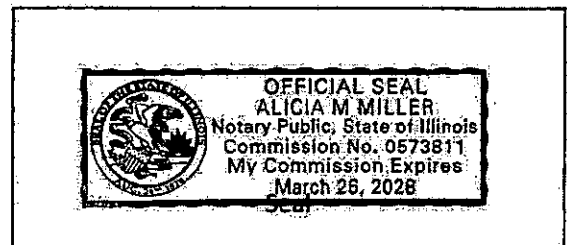
3) That the contractor or any subcontractor used in the performance of any work included in this contract shall
provide, at the request of the City of Fairview Heights, evidence of compliance with the Act, including but not
limited to documents required by the Illinois Prevailing Wage Act, prior to and as a condition of payment by
the City of Fairview Heights of any funds for work performed pursuant to the contract.

(Signed) Dustin Calcani
(Contractor)

Subscribed and sworn to before me this 20th day of May, 2026.

Alicia M. Miller
Notary

My commission expires, 3-26-28





Illinois Department of PUBLIC HEALTH

EH0204726

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

DIVISION OF ENVIRONMENTAL HEALTH

ASBESTOS PROGRAM

Issued under the authority of
the Illinois Department of
Public Health

5/15/2027

500

500-1883

AC ENVIRONMENTAL, INC
ASBESTOS CONTRACTOR LICENSE
THIS LICENSE IS INVALID IF YOUR
INSURANCE CERTIFICATE IS NOT CURRENT

05/02/2026

AC ENVIRONMENTAL, INC
P.O. BOX 27
WILSONVILLE, IL 62093

The face of this license has a colored background. Printed by Authority of the State of Illinois • P.O. #EH-21-044

← DISPLAY THIS PART IN A
CONSPICUOUS PLACE

AC ENVIRONMENTAL, INC

P.O. BOX 27
WILSONVILLE, IL 62093

FEE RECEIPT NO.

PROPOSED RESOLUTION NO. 40-26

A RESOLUTION APPROVING A SPECIAL USE PERMIT AT 6211 NORTH ILLINOIS STREET WITHIN THE "B-4" RETAIL BUSINESS DISTRICT TO ALLOW A QUICK SERVICE AUTO REPAIR FACILITY.

WHEREAS, the Planning Commission on June 9, 2026 held the necessary Public Hearing and reviewed the special use application and has transmitted its Advisory Report recommending approval of the application to the City Council.

WHEREAS, the Community Committee of City Council on June 17, 2026 reviewed the special use application and the Planning Commission Advisory Report and recommended forwarding same to the full City Council for consideration recommending approval of the application.

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

SECTION 1. APPROVAL. The special use permit for 6211 North Illinois Street within the "B-4" Retail Business District to allow a quick service auto repair is hereby approved.

SECTION 2. CONDITIONS. The conditions of this Special Use Permit are contained in the Findings of Fact adopted by Planning Commission Resolution PC 04-26 and attached hereto, made a part hereof and marked "EXHIBIT A."

SECTION 3. SUPPORTING DOCUMENTS. 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 4. PASSAGE. 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 J. KAUFHOLD - CITY CLERK

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

RESOLUTION PC 04-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A SPECIAL USE PERMIT FOR A TAKE 5 OIL CHANGE CENTER AT 6211 N IL ST

WHEREAS, Sean Ackley, hereinafter referred to as the "Applicant," applied for a Special Use Permit for approval of a quick service auto repair facility at parcel number 03-28-0-405-055; commonly known as 6211 North Illinois Street (a portion); and

WHEREAS, the Fairview Heights Development Code requires that auto repair facilities in the B4- Retail Business District be approved as a special use.

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

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS that the Findings of Fact relating to the request are as follows:

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 June 9, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "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 Baldwin.

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

And the following voted against the same: None

And the following abstained: None

And the following was absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 9th day of June 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 04-26

REQUEST: Special Use Permit to allow a rapid service light automotive repair facility in the "B4" Retail Business zoning district at 6211 North Illinois Street, Fairview Heights. Also identified by St. Clair County PIN(s) 03-28.0-405-055. *VOTE REQUESTED.*

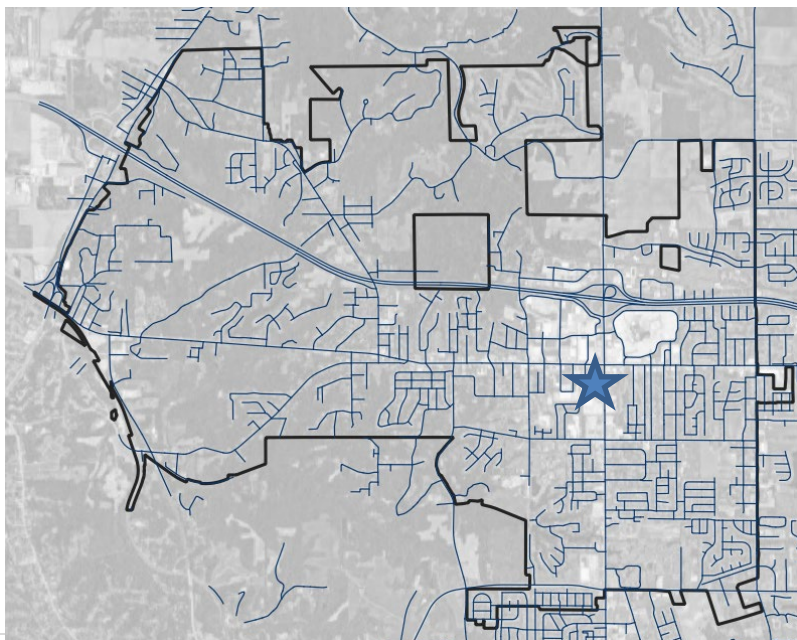
APPLICANT NAME: Sean Ackley- The Engenuity Engineer

MEETING DATE: June 9, 2026

ZONING: B4 – Retail Business

PLANNING COMMISSION ACTION: Consideration of the Special Use Permit, 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 City of Fairview Heights Development Code divides the City into districts and establishes a set of land uses that are either “permitted” or “special”. Permitted uses are compatible land uses authorized as a matter of right. Special uses are those that may cause potential conflict depending on the scope of the operation. A special use may be allowed after a review by Plan Commission and City Council, in accordance with Development Code section 14-14-09. Each special use is evaluated on its own merits.

The applicant is seeking approval for rapid service light automotive repair facility.

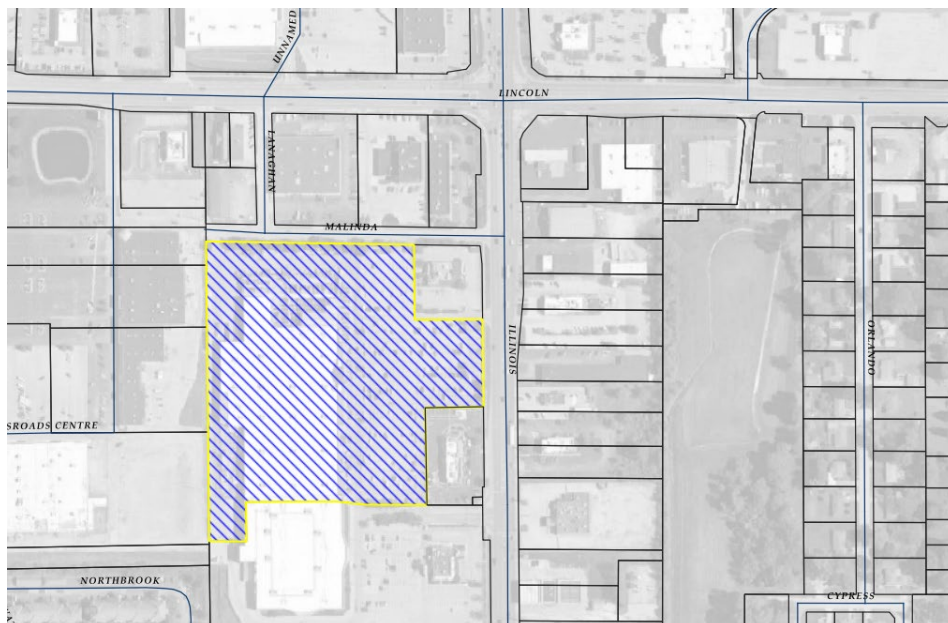
The subject property is located at 6211 N Illinois St, Fairview Heights, and is zoned B-4 - Retail Business District. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. A rapid service light automotive repair facility is permitted; however, a Special Use Permit is required.

2. DISCUSSION

Context

The subject site is located in the central portion of the city, south of Interstate 64, and west of Highway 159. It is comprised of one portion of a larger parcel, which is to be subdivided.

The zoning designation for these parcels is B-4 - Retail Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. Special Uses must be approved by the Planning Commission as established in Development Code Section 14-04-02, Permitted and Special Uses in Commercial Districts.



Zoning: Site and Surrounding Areas

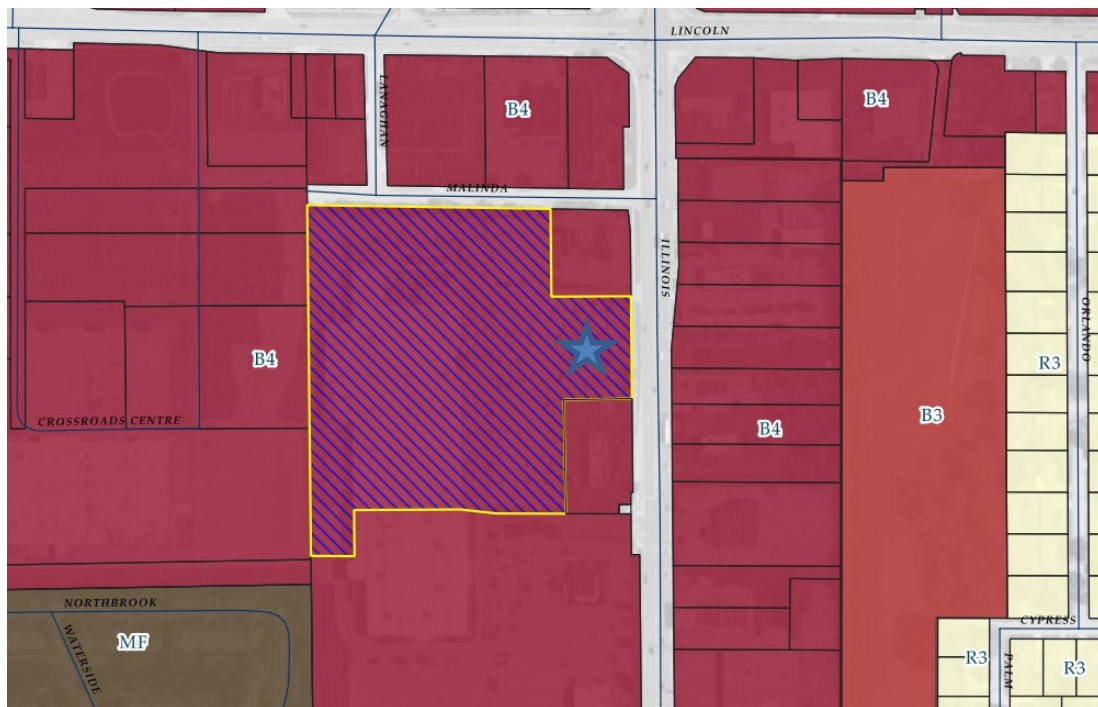
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: B4 – Retail Business;

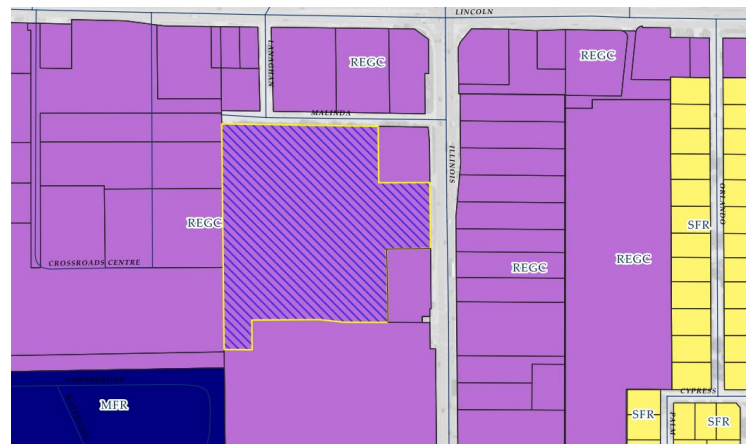
West: B4 – Retail Business and MF – Multi Family Residential;

East: B4 - Retail Business.

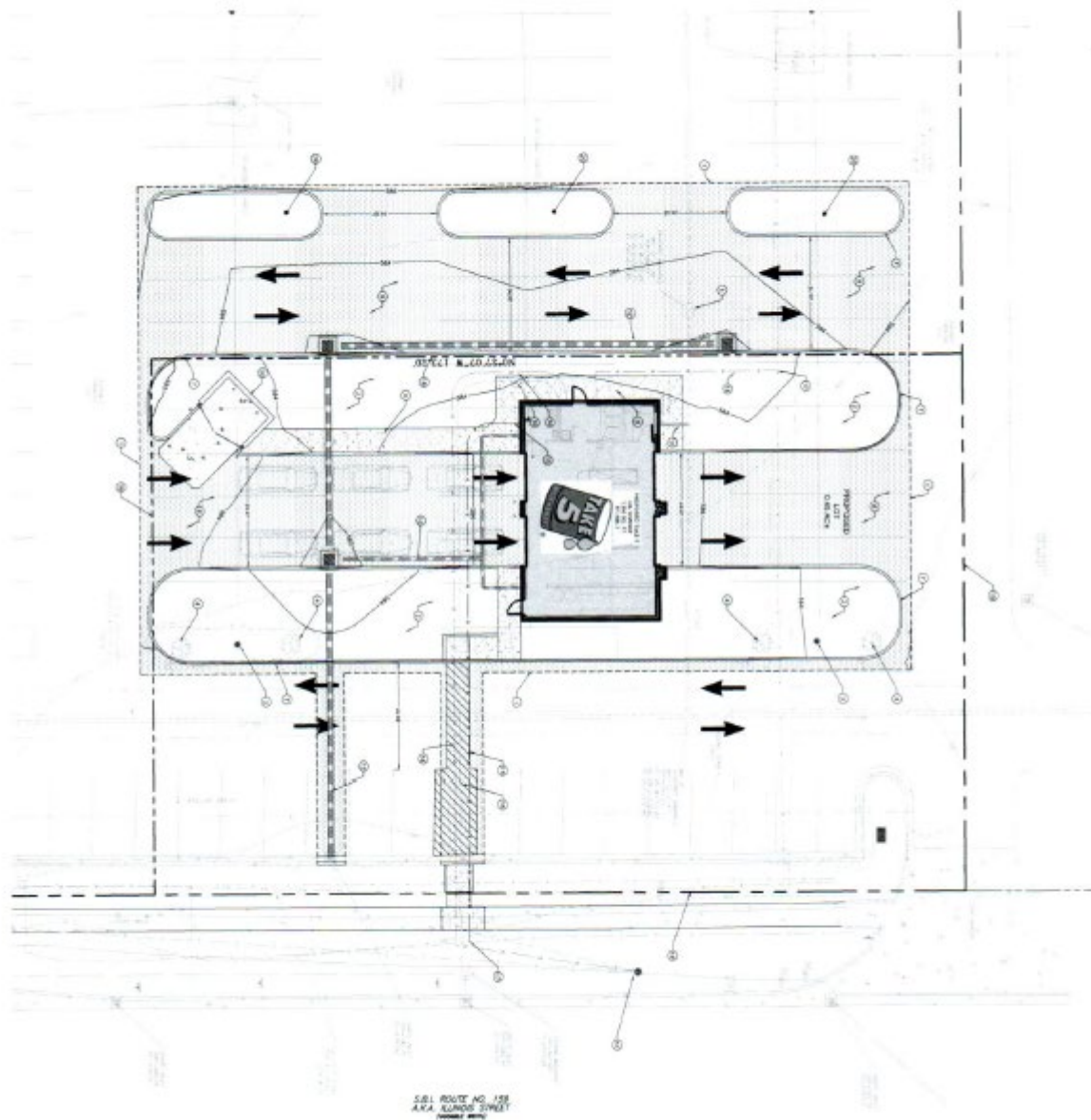


Future Land Use: Site and Surrounding Areas

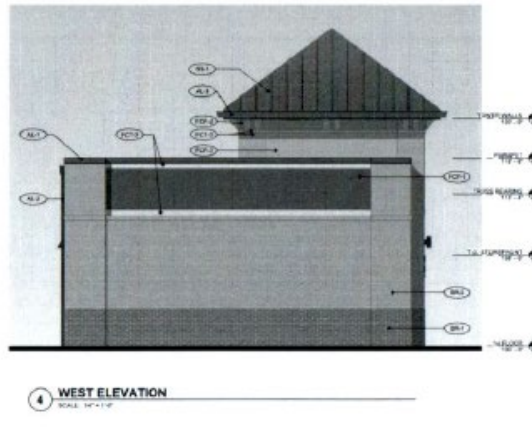
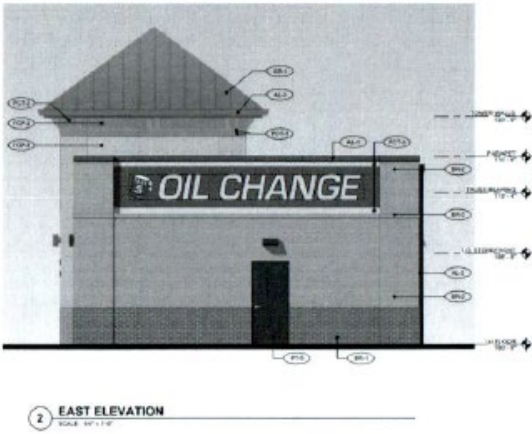
The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Regional Commercial. This designation includes areas intended to accommodate larger commercial shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. The proposed use does conform with the Fairview Heights Comprehensive Plan Future Land Use Map.



Site Plan



Exterior Elevations



Planning Considerations

I. Analysis: Site Development

The applicant is seeking approval for a quick service auto repair facility. In its deliberations, Planning Commission shall review general planning considerations and may impose conditions to the approval of this structure. Following are the criteria outlined in Chapter 14 of the Fairview Heights Code of Ordinances (Development Code) and proposed conditions, where applicable:

(a) Permitted uses, including maximum floor area.

The use of a rapid service light automotive repair facility is permitted as a special use in the B-4 Retail Business District.

b) Performance standards. (Performance standards regulate the intensity of land use to prevent adverse impact on abutting and nearby properties.)

The premises shall be maintained in good condition, free from trash and debris.

Noise emanating from the use shall not be of such volume or frequency as to be unreasonably offensive at or beyond the property line. Unreasonably offensive noises due to intermittence, beat frequency or shrillness shall be muffled so as not to become a nuisance to adjacent uses.

No obnoxious, toxic or corrosive matter, smoke, fumes or gases shall be discharged into the air or across the boundaries of any lot in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or to cause injury or damage to property or business.

(c) Height limitations.

The building height does not exceed the maximum height in the B-4 Retail Business District (45 ft).

(d) Minimum yard requirements.

n/a

(e) Off-street parking and loading requirements

The proposed parking and loading configuration is satisfactory to the zoning administrator.

(f) Sign regulations

The size and number of signs are prescribed in Article VII of the Development Code and will be reviewed during the permitting process. The location will also be determined at that time.

(g) Minimum requirements for site development plans.

Site development plans shall depict the proposed location of buildings, parking areas, traffic circulation, landscaping, utilities, and drainage. These requirements have been met.

(h) Time limitations for commencement of construction.

Within one (1) year of approval, construction shall commence. The applicant may apply for one (1) extension of time limitation from the City in writing explaining extenuating circumstances.

(i) *Trust funds, impact fees, surcharges and connection fees.*

The applicant will pay all applicable fees and meet all permitting requirements of any utility or other jurisdictional unit.

(j) *Rights of way dedication and road improvements.*

n/a

Exhibits

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



DEPARTMENT OF LAND USE AND DEVELOPMENT

10025 Bunkum Road, Fairview Heights, IL 62208. (618) 489-2060

APPLICATION FOR SPECIAL USE PERMIT GENERAL INFORMATION

The Development Code divides the City into zoning district and categorizes uses as either "permitted" or "special". *Permitted* uses are allowed as long as a property owner meets all requirements within the particular zoning category. *Special* uses are permitted upon with conditional requirements. With a special use, the property owner applies for the Special Use Permit (SUP), which is then reviewed by the City's Plan Commission, Community Committee, and City Council. If the permit is approved, there will be a list of conditions upon which the approval is granted. Those conditions become part of the permit and must be met in order for the "use" to be legal.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal. The attached SUP application and supporting documentation must be completed in its entirety and submitted to the Department of Land Use and Development at least thirty-six (36) days prior to a Plan Commission meeting. Deficient applications may delay consideration of the request. The Plan Commission meets at 7:00 p.m. on the second Tuesday of every month, unless noted otherwise. These meetings are held in the City Council Chambers of Fairview Heights City Hall, 10025 Bunkum Road.

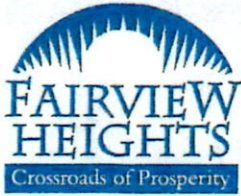
The applicant and/or his/her representation are required to appear at the scheduled public hearing. All persons testifying before the board will do so under oath, and must state their name and address for the record. The representative should be prepared to present his/her request to the Plan Commission and demonstrate how the proposal will be consistent with the general purpose and intent of the development code and City's Comprehensive Plan. Other parties interested in the application, who may speak for or against the request, will also be provided with an opportunity to speak at the public hearing.

The Plan Commission shall consider the following factors, and others as appropriate to the specific case, when evaluating a SUP:

- (1) The effect the proposal would have on the City's comprehensive plan;
- (2) The effect the development would have on schools, traffic, streets, shopping, public utilities and adjacent properties;
- (3) Is the application necessary for the public convenience at that location?;
- (4) In the case of an existing nonconforming use, will a special use permit make the use more compatible with its surroundings?;
- (5) Is the application so designed, located and proposed to be operated that the public health, safety, and welfare will be protected?;
- (6) Will the application cause injury to the value of other property in the neighborhood in which it is located?;
- (7) Will special use be detrimental to the essential character of the district in which it is located?

This information is intended as a brief guide and should not be relied upon for a thorough understanding of the hearing procedure or zoning laws as applicable.

APPLICATION FOR SPECIAL USE PERMIT



_____ DATE APPLICATION RECEIVED BY LUD

 Department of Land Use and Development
 10025 Bunkum Road
 Fairview Heights, IL 62208
 Phone (618) 489-2060

OFFICE USE ONLY	
DATE APPLICATION DEEMED COMPLETE:	CASE NUMBER ASSIGNED:
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (\$150 + \$25 per acre above one acre, + \$50 Publication fee):
ZONING DISTRICT:	DATE PUBLIC NOTICE SIGN POSTED BY STAFF:
DATE SET FOR HEARING:	NEWSPAPER NAME AND PUBLICATION DATE:
APPLICATION CIRCULATION DATE _____: Comments Received: ☐ Public Works ☐ Fire District ☐ Parks and Recreation ☐ Economic Development ☐ Police Department ☐ Finance Department ☐ Administration Department ☐ Other	AUTHORITY MEETING DATE/RECOMMENDATION: ☐ Planning Commission _____ / _____ ☐ Community Committee _____ / _____ ☐ City Council _____ / _____
	CITY COUNCIL RESOLUTION NUMBER: (Maintain copy with LUD file)

Applicants should submit two hard copies and one electronic version of the completed application and submittal requirements (attachments) to the Department of Land Use and Development at least thirty-six (36) days prior to the Plan Commission meeting. All application fees must be included in order for the application to be deemed complete.

The SUP procedures are found in Section 14-10-8 of the Development Code. Applicants should be aware that a public hearing will be conducted at Plan Commission. This hearing allows the applicant and any other person(s) with interest in the matter to provide comments for the official record. Public notification requirements include publishing a notice of hearing in a newspaper of general circulation at least 15 days prior to the hearing, placing a hearing sign on the property and notifying surrounding property owners (within 300 feet of the subject parcel) of the application. City staff will complete the public notification tasks.

PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name: Take 5 Oil Change
 Project Address: 6211 N. Illinois Street, Fairview Heights, IL 62208
 Parcel ID: 03280405055
 Current Use of Property: Retail
 Project Size/Acreage: 0.45 Acres
 Number of Lots: N/A
 Density: N/A

CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s): Bahn Realty (under contract)
 Mailing Address: 5024 Griffin Road, St. Louis, MO 63128
 Phone: 314-322-2020
 E-Mail: Nick@bahnrealty.com

Applicant/agent: Sean Ackley
 Relationship to owner: Engineer
 Mailing Address: 16305 Swingley Ridge Road #100
 Phone: 314-819-9189
 E-Mail: seana@theengenuity.com

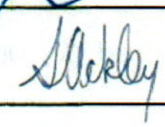
AUTHORIZATION

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and are consistent with the ordinances relating to this application. I also understand that as the applicant, it is my responsibility to obtain all additional approvals, permits or licenses required by any applicable regulatory agency for this project.

I consent that the entry upon the premises described in this application by an authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF THE OWNER OF RECORD OR AUTHORIZED APPLICANT/AGENT.

Signature of Owner:  Date: 5-11-26
 Printed Name: _____

Signature of Applicant:  Date: 5/12/26
 Printed Name: _____

SUBMITTAL REQUIREMENTS FOR SPECIAL USE PERMIT

The minimum standards for land subdivision and development are contained in Section 14-9-8 of the City's Development Code. Please consult this section, as well as the relevant zoning district regulations, when preparing the application. <http://www.cofh.org/DocumentCenter/View/298/COMPLETE-PDF-CODE>

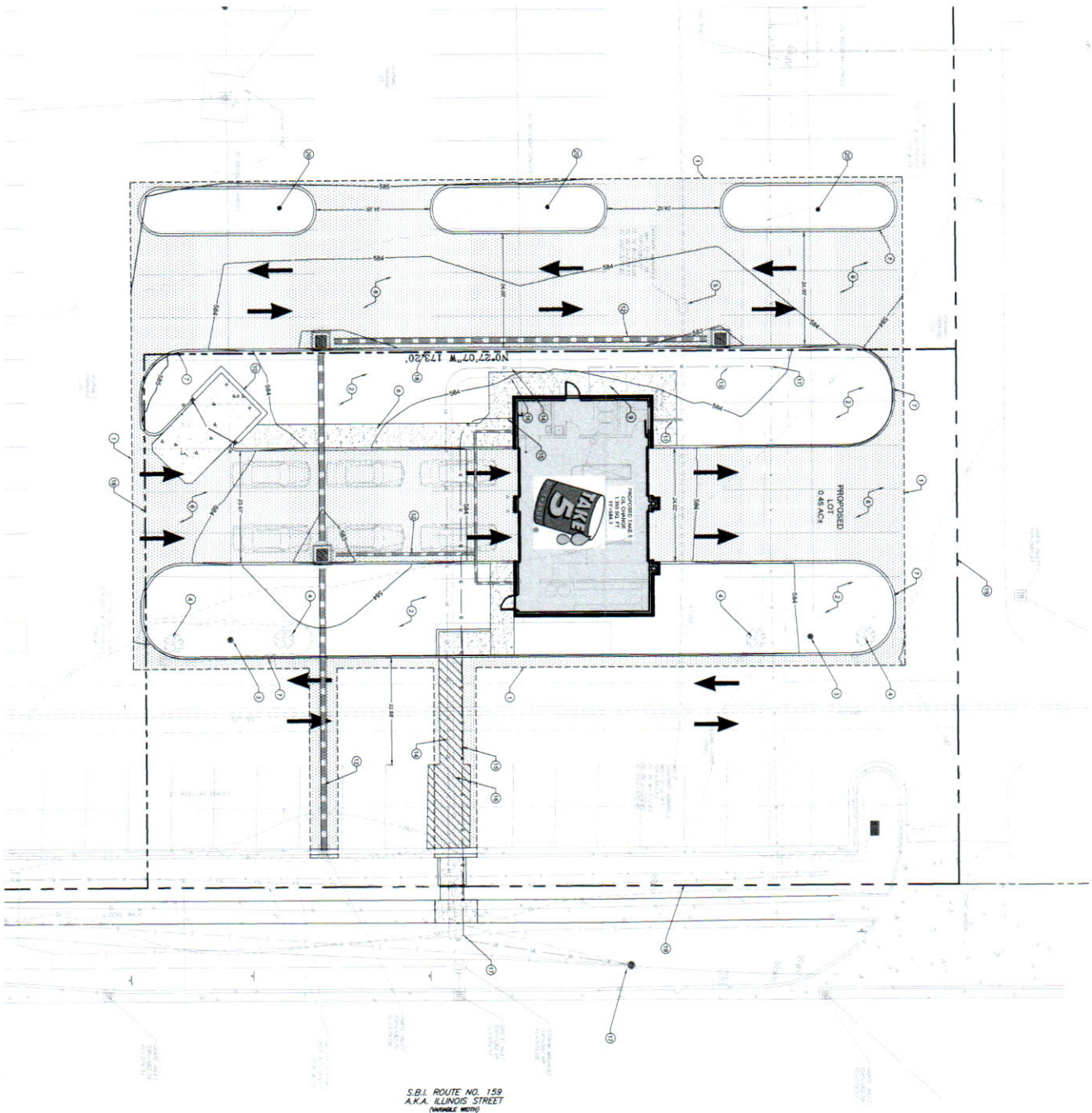
1. *Site plan- drawn to scale and includes the following information:
 - a. Location and dimensions of lot (boundary) and *adjacent* properties and right of way; note zoning designation of surrounding properties
 - b. Location and dimensions of existing and proposed buildings and structures
 - c. Location and size of proposed off-street parking, loading areas, pedestrian facilities, curbcuts/driveways and vehicular traffic circulation, and relationship to adjacent circulation systems (all curb cuts within 150' of property and road intersections)
 - d. Distances between buildings (front, side, and rear lot lines); principal building and accessory buildings; principal building and principal buildings on adjacent lots
 - e. Location of public and/or private utilities and facilities proposed to serve the subject area; including water supply, sewage, and drainage facilities
 - f. Location of light standards
 - g. Size and design of signs
 - h. Location and type of landscaping (of a sufficient detail to ensure parking lot landscaping and buffer requirements are met). Indicate existing and to be removed landscaping
 - i. Small key map
 - j. Any additional information as may be reasonably required by the Land Use and Development Department

NOTE: ALL INFORMATION SHALL BE PROVIDED ON A SINGLE SHEET, UNLESS OTHERWISE AGREED BY THE DIRECTOR OF LAND USE AND DEVELOPMENT. RE-OCCUPANCIES MAY NOT REQUIRE ALL INFORMATION; PLEASE CONSULT WITH LUD.

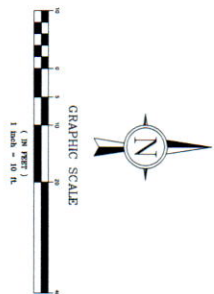
2. Narrative- statement describing the proposed project, estimated development schedule, economic viability of the project, extent of grading, anticipated traffic, impact upon community, and other information considered relevant to the project.
3. Photographs- aerial and/or ground-level photographs of the site
4. Buffered Parcel Report- listing of all property owners within 300 feet of the subject property. This information can be obtained through St. Clair County Mapping and Platting at 618-825-2527. Be sure to request that the list includes: name of owner, complete mailing address, and *parcel number*.
5. Building elevations or perspectives- to show compatibility with surrounding area and of sufficient detail to ensure building material requirements are met (*for new construction and significant rehabilitation only*)
6. Floor plan drawn to approximate scale and dimensioned (*for new construction, change of use and significant rehabilitation only*)
7. Legal description of the property

GRAPHIC SCALE
(IN FEET)

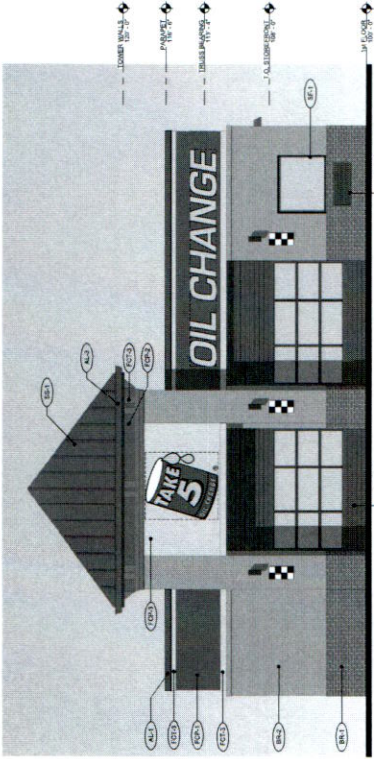
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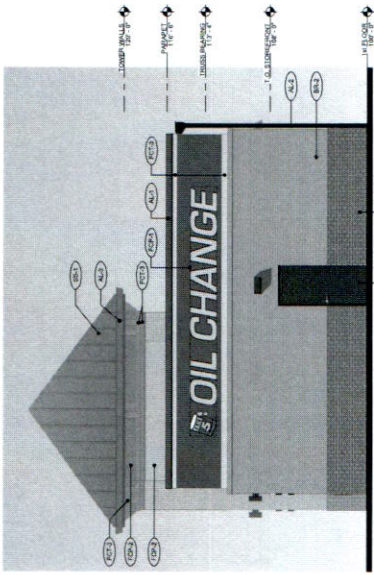
- REVISIONS:
- 1. REMOVED EX. PARKING LOT, 10' DEPTH
 - 2. REMOVED EX. PARKING LOT, 10' DEPTH
 - 3. USE EX. LIGHT IN PLACE
 - 4. USE EX. LANDSCAPING IN PLACE
 - 5. ADJUST TO GRADE
 - 6. ASPHALT PAVEMENT
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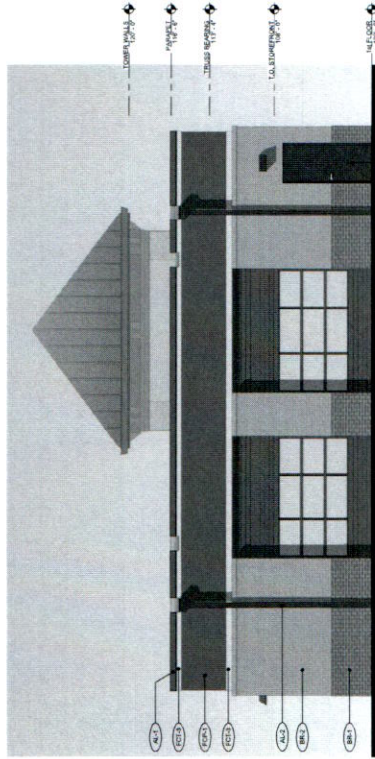
ENGINEERING LICENSED PROFESSIONAL ENGINEER JAMES A. ECKSTEIN NO. 001234567 STATE OF ILLINOIS		BAHN COMMERCIAL REAL ESTATE SERVICES CONTACT: NICK BAHN		ENGENUITY BUILDING VALUE BY DESIGN 16305 SWINGLEY RIDGE ROAD SUITE 100 CHESTERFIELD, MO 63017 P: 636-451-1941 WWW.ENGENUITY.COM	
PROJECT NO. 24-0118 NO. 1 CITY SUBMITTAL SHEETS		SITE PLAN TAKE 5 OIL CHANGE 6211 N. Illinois Street Fairview Heights, IL 62208		PREPARED BY: SEAN ACKLEY	



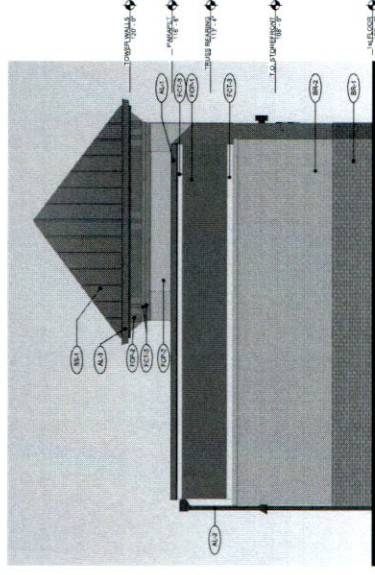
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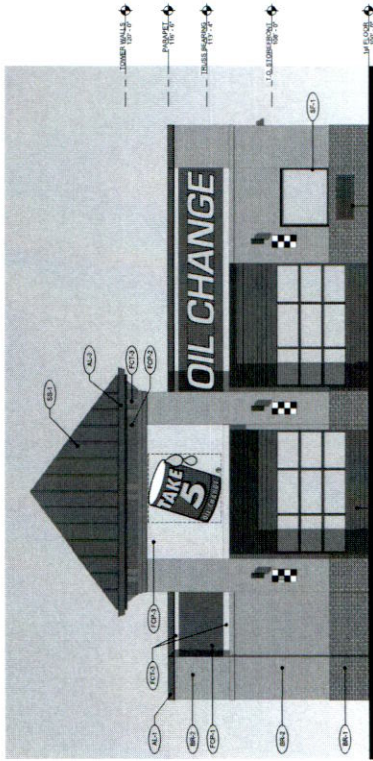


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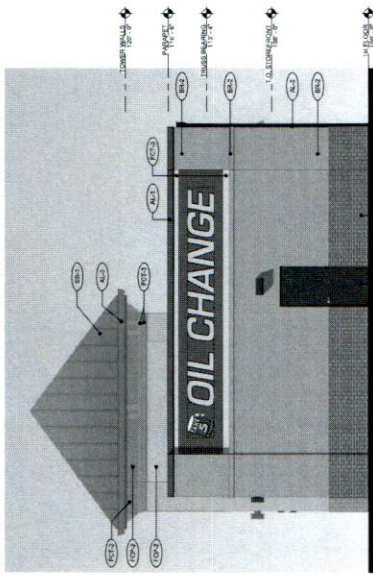
MATERIALS LEGEND

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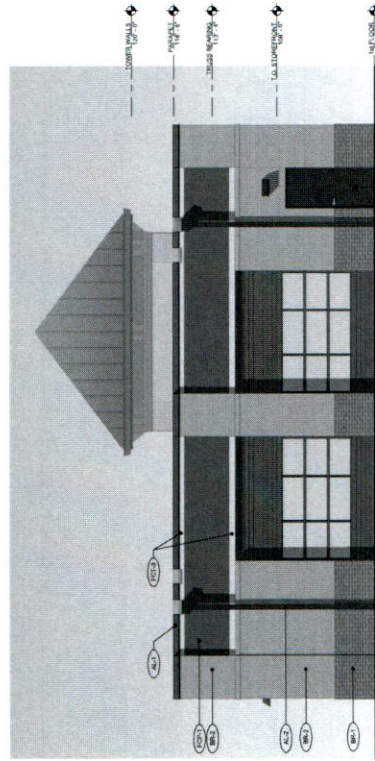
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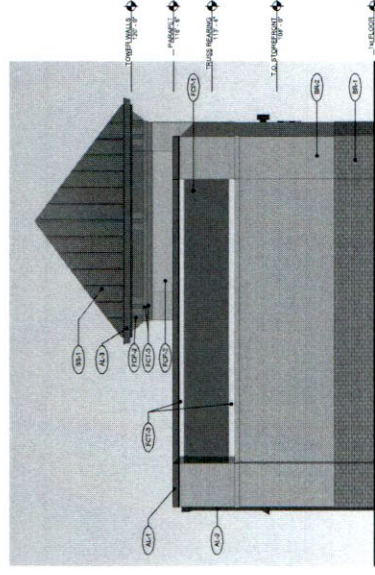
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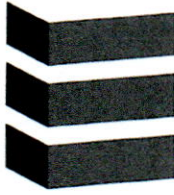


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MATERIALS LEGEND

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AL-100	ALUMINUM SIDING	ALUMINUM	WHITE

RETURN TO A

Letter of Transmittal**ENGENUITY**

**BUILDING VALUE
BY DESIGN**

16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
WWW.THEENGENUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY:
E-2021017534

Date: 5/12/2026

To: Land Use & Development Department
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208

Re: Take 5 Oil Change
Job No: 25-0128

Copies	Date	Description
4	5/12/2026	Preliminary Plat
1	5/12/2026	Architectural Elevations
1	5/12/2026	Preliminary Plat Application
1	5/12/2026	Special Use Permit Application

These are transmitted as checked

For Approval

X

For Review and Comment

For Your Use

As Requested

Remarks:

Signed

Legal Description:

Part of Lot 2A of the minor subdivision of Lot 2 of Lincoln Place; A subdivision according to the plat thereof recorded in Document No. A02297500, Southeast Fractional Section 28, Township 2 North, Range 8 West of the 3rd Principal Meridian, City of Fairview Heights, St. Clair County, Illinois.

Bahn Development Company
Nicholas Bahn
May 11, 2026

To Whom It May Concern:

Per your request, please accept this project narrative in support of the Special Use Permit application for our proposed Take 5 Oil Change location in Fairview Heights.

We are proposing the development of a two-bay Take 5 Oil Change facility. The general contractor for this project will be JE Foster, whom we have successfully partnered with on our previous five Missouri locations, including Rock Hill, Chesterfield, St. Peters, Ellisville, and Marlborough.

Construction is anticipated to take approximately four months from start to finish, weather permitting. Because the site is located within the existing Lowe's shopping center parking lot, grading and site work are expected to be minimal.

Based on performance at comparable locations, a typical Take 5 Oil Change facility services approximately 18 vehicles per day. As such, we anticipate the traffic impact to be minimal and largely unnoticeable to the surrounding area. Take 5's operational model emphasizes speed, efficiency, cleanliness, and customer service, with most vehicles serviced in approximately 10 minutes or less.

We believe this project will be a strong addition to the community and a valuable convenience for the residents of Fairview Heights.

Sincerely,

Nicholas Bahn
Bahn Development Company

Properties 300 Ft from Proposed Take 5 Parcel

Parcel Number	Owner	Owner Address	Owner City	ZIPCODE
3280402007	MAGNA BANK NA	4820 W MAIN ST	BELLEVILLE IL	62226
3280402008	FAIRVIEW HEIGHTS LM PROPERTIES	1401 S BRENTWOOD STE 520	SAINT LOUIS MO	63144
3270300005	BURNWORTH, WILLIAM B & JOHN N	6312 N ILLINOIS	FAIRVIEW HEIGHTS IL	62208
3270300006	6308 NORTH ILLINOIS SERIES PE	P O BOX 48	MARYVILLE IL	62062
3270300007	MCDONALD CORP/ARCHLAND PROPERT	110 N CARPENTER ST	CHICAGO IL	60607
3270300008	MCDONALD CORP/ARCHLAND PROPERT	110 N CARPENTER ST	CHICAGO IL	60607
3270300009	LATHAM PROPERTIES % DC FINANCI	250 DARDENNE FARMS DR	SAINT CHARLES MO	63304
3270300010	SCHNEIDER, JUDITH L FAMILY TR	208 BROCKMAN CT	LINCOLN CA	95648
3270300045	TREECE DAVID L & JAR INVEST &	ONE DAVE THOMAS BLVD	DUBLIN OH	43017
3270300046	TREECE DAVID L & JAR INVEST &	ONE DAVE THOMAS BLVD	DUBLIN OH	43017
3280405057	CHICK FIL A	5200 BUFFINGTON RD	ATLANTA GA	30349
3280405052	ERJ REAL ESTATE HOLDINGS LLC	3309 COLLINS LN	LOUISVILLE KY	40245
3280402007	MAGNA BANK NA	4820 W MAIN ST	BELLEVILLE IL	62226
3280402008	FAIRVIEW HEIGHTS LM PROPERTIES	1401 S BRENTWOOD STE 520	SAINT LOUIS MO	63144
3280405054	LINCOLN PLACE CAPITAL LLC % JE	275 MADISON AV STE 1100	NEW YORK NY	10016



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, June 9, 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 Special Use Permit in the "B4" Retail Business zoning district for a Take 5 Oil Change Center at 6211 North Illinois Street, also identified by St. Clair County PIN(s) 03-28-0-405-055.

Request was made by Sean Ackley- Engineer, 16305 Swingley Ridge Rd, Chesterfield, MO 63017.

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

Dated this 22nd day of May 2026.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 04-26

PROPOSED RESOLUTION NO. 41-26

A RESOLUTION APPROVING A MINOR SUBDIVISION PLAT FOR LOT 2A OF THE MINOR SUBDIVISION OF LOT 2 OF LINCOLN PLACE, ST. CLAIR COUNTY PIN 03-28.0-405-055, IN THE B-4 RETAIL BUSINESS DISTRICT.

WHEREAS, the Planning Commission on June 9, 2026 held the necessary Public Hearing and reviewed the minor subdivision plat application and has transmitted its Advisory Report recommending approval of the application to the City Council.

WHEREAS, the Community Committee of City Council on June 17, 2026 reviewed the Special Use Permit application and the Planning Commission Advisory Report and recommended forwarding same to the full City Council for consideration with the recommendation of approval.

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

SECTION 1. APPROVAL. The minor subdivision plat for Lot 2a of the Minor Subdivision of Lot 2 of Lincoln Place within the "B-4" Retail Business District is hereby approved.

SECTION 2. CONDITIONS. The conditions of this minor subdivision plat are contained in the Findings of Fact adopted by Planning Commission Resolution PC 05-26 and attached hereto, made a part hereof and marked "EXHIBIT A."

SECTION 3. SUPPORTING DOCUMENTS. 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 5. PASSAGE. 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 J. KAUFHOLD - CITY CLERK

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

RESOLUTION PC 05-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A PRELIMINARY PLAT FOR TAKE 5 OIL CHANGE AT 6211 NORTH ILLINOIS STREET

WHERE AS, Sean Ackley, hereinafter referred to as the "Applicant," applied for a Preliminary Plat for approval of a Take 5 Oil Change Center at parcel number 03-28-0-405-055; commonly known as 6211 North Illinois Street; 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:

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 June 9, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "B4" Retail Business District and the proposed improvements comply with the subdivision requirements outlined with in the Fairview Heights Development Code.
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 Fowler.

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

And the following voted against the same: None

And the following abstained: None

And the following was absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 9th day of June 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 05-26

REQUEST: Preliminary Plat to create two parcels from the one parcel located at 6211 North Illinois Street, Fairview Heights. Also identified by St. Clair County PIN(s) 03-28.0-405-055. *VOTE REQUESTED.*

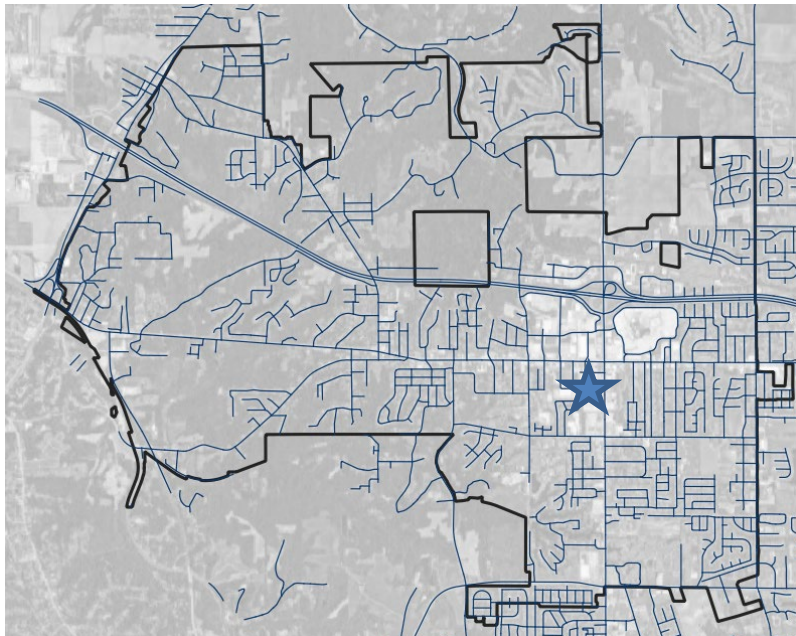
APPLICANT NAME: Sean Ackley- The Engenuity Engineer

MEETING DATE: June 9, 2026

ZONING: B4 – Retail Business

PLANNING COMMISSION ACTION: Consideration of the Preliminary Plat, 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 City of Fairview Heights Development Code establishes procedures for the division of land into two or more lots. A “Minor Subdivision” is the division of land into two (2), but not more than six (6) lots. The applicant is proposing to divide one lot into two, and is therefore defined as a “Minor Subdivision”. Development Code Section 14-13-26: Subdivision Application, Minor Subdivision exempts minor subdivisions from the preliminary plat procedures and requirements and permits the subdivider to proceed to the final plat review process. Subdivision procedures for a final plat include administrative review, consideration by Planning Commission and final action by City Council. In considering a Final Plat, the reviewing authorities are to ensure the submittal meets the technical requirements of the Development Code. If a Final Plat meets the criteria, it shall be recommended for approval.

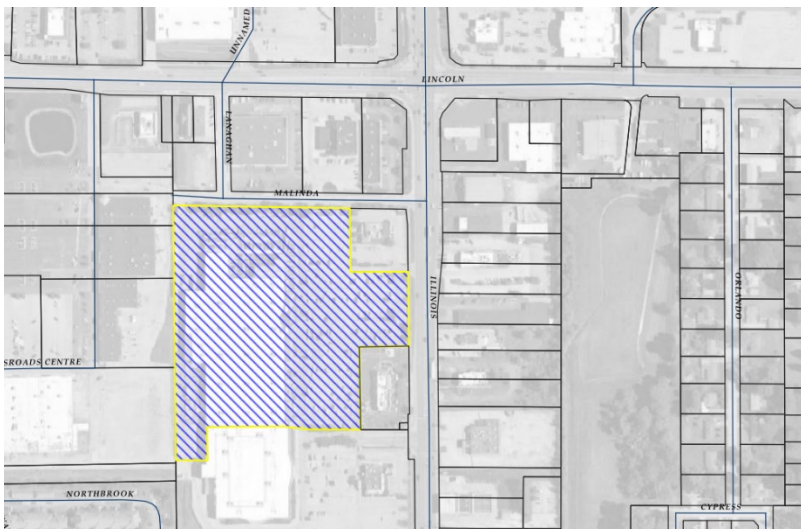
The subject property located at 6211 North Illinois Street is zoned B-4 Retail Business. This zoning district has a minimum lot size of 20,000 sq ft. The proposed plat would create one lot being 20,000 sq ft and one lot being 480,000 sq ft. Both lots would meet the minimum. Both lots meet the minimum lot width and depth requirements.

2. DISCUSSION

Context

The subject site is located in the central portion of the city, south of Interstate 64, and west of Highway 159. It is comprised of one portion of a larger parcel, which is to be subdivided.

The zoning designation for these parcels is B-4 - Retail Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. Special Uses must be approved by the Planning Commission as established in Development Code Section 14-04-02, Permitted and Special Uses in Commercial Districts.



Zoning: Site and Surrounding Areas

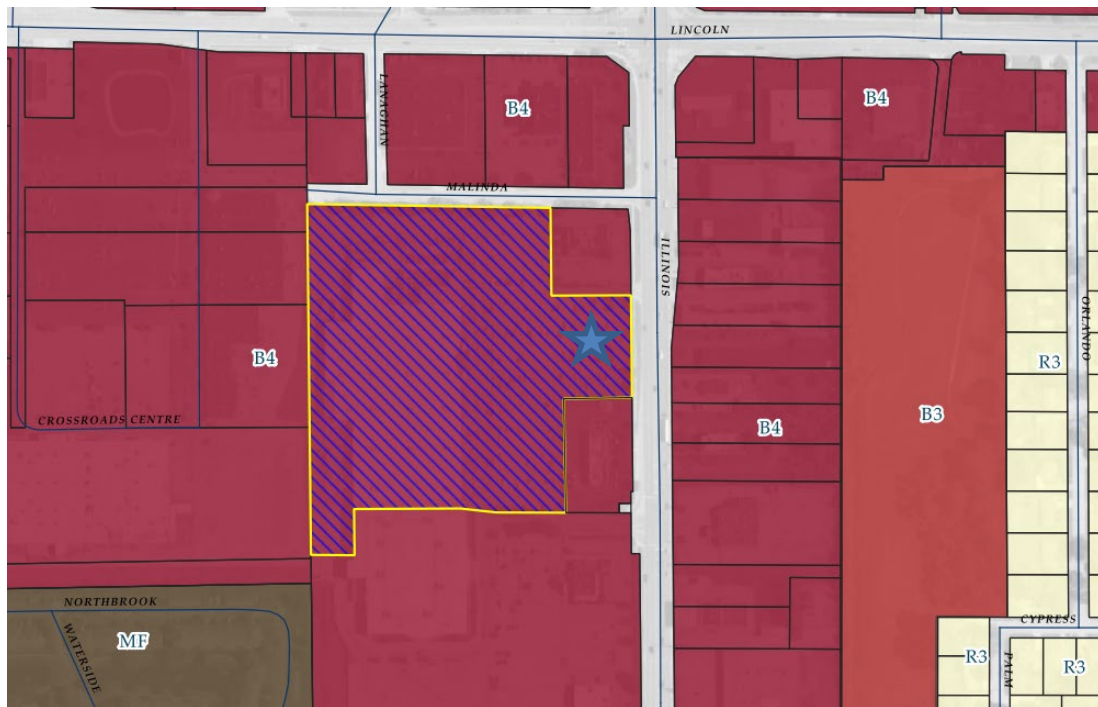
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: B4 – Retail Business;

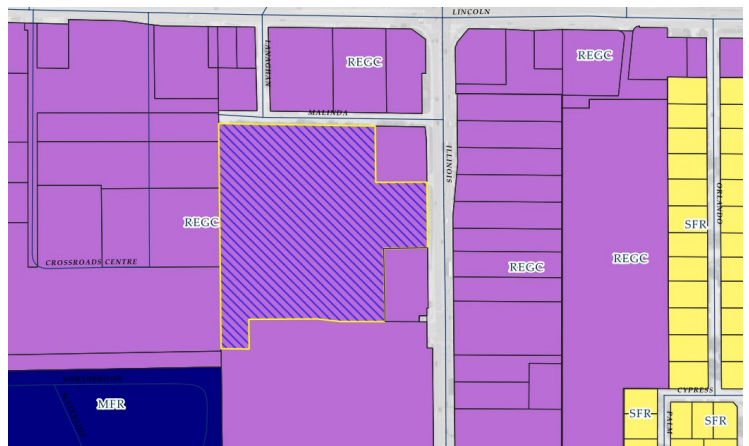
West: B4 – Retail Business and MF – Multi Family Residential;

East: B4 - Retail Business.

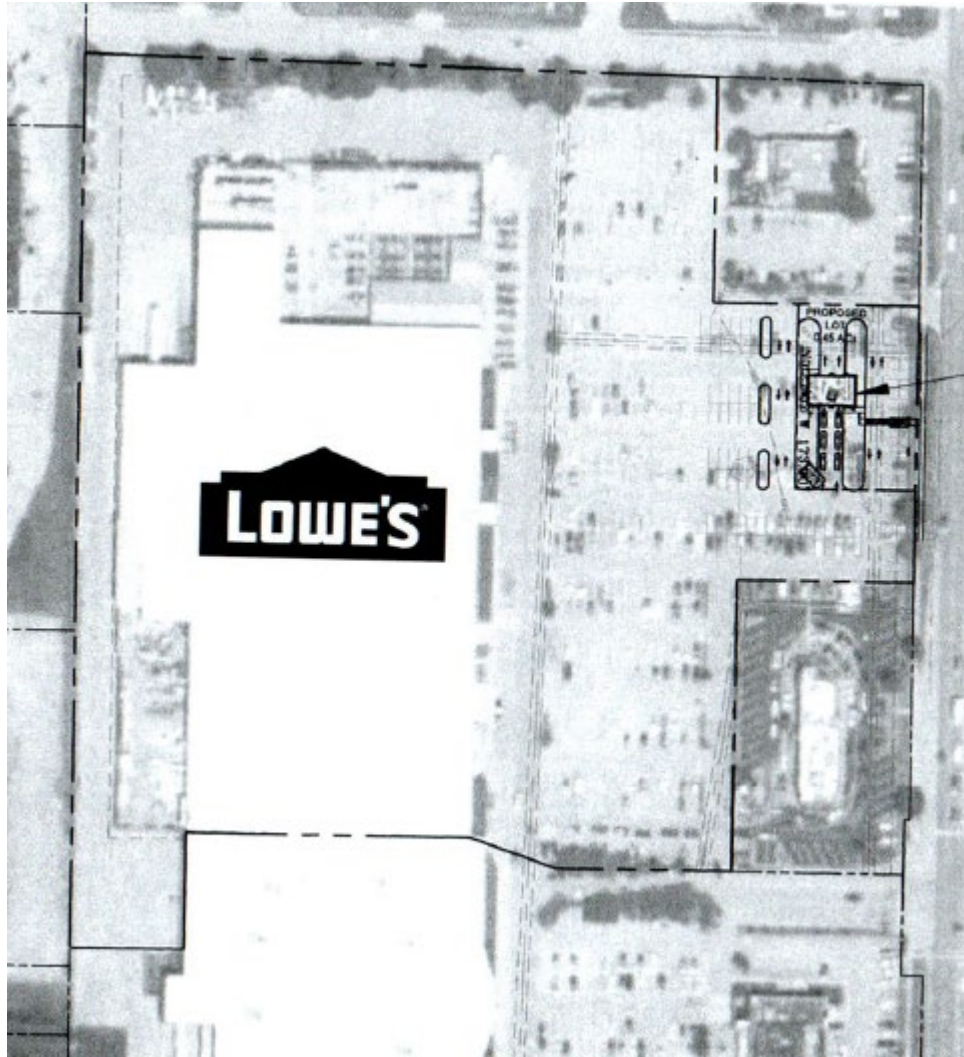


Future Land Use: Site and Surrounding Areas

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. The proposed use does conform with the Fairview Heights Comprehensive Plan Future Land Use Map.



Site Plan



The existing parcels within the subject site are comprised of one parcel of land comprising 11.46 acres. The proposed subdivision would create two lots ranging from 20,000 to 480,000 square feet. All lots meet the minimum requirement.

At issue is whether or not the proposed Final Plat meets the technical requirements of Development Code 14-13-28 Subdivision Application, Final Plat as below:

14-13-28 SUBDIVISION APPLICATION, FINAL PLAT.

A final plat to be provided by the subdivider shall meet the following specifications:

- (A) The final plat may include all or only a part of the preliminary plat which has received approval.
- (B) The plans of the final plat shall be drawn on new linen tracing cloth or polyester base film, with waterproof black ink to a scale not greater than one hundred feet to one inch (100' to 1"); provided that the resulting drawing would not be greater than thirty-six (36) inches square. Four (4) cloth or polyester base film positives of the final plat shall be provided to the City by the subdivider at the time of final plat application.
- (C) All dimensions shall be shown in feet and decimals of a foot.
- (D) All surveys for a final plat shall be made under the active and personal direction of a registered land surveyor of Illinois, and the following basic information shall be shown:
 - (1) Accurate boundary lines, with dimensions and bearings or angles, which provide a survey of the tract, closing with an error of closure of not more than one foot in five thousand feet (1' in 5,000').
 - (2) Accurate distances and directions to the nearest established quarter section corner monument. Reference corners shall be accurately described on the final plat.
 - (3) All elevations shall be referenced to the established datum and the said reference shall be clearly stated on any plans or drawings showing such datum, provided that bench marks are located within a reasonable distance. Where spot elevations are taken from USGS Map as the datum used for a bench mark, it shall be so shown on the plat.
 - (4) Accurate locations of all existing and recorded streets intersecting the boundaries of the tract, shown by heavy solid lines.
 - (5) Right-of-way line of streets, easements and other rights-of way and property lines and areas of lots and other tracts, with accurate dimensions, bearings and curve data, including radii, arcs and chords, points of tangency, and central angles.
 - (6) Name and right-of-way width for each street or other right of-way.
 - (7) Location, dimensions and purposes of any easement, shown by light, dashed lines.
 - (8) Number to identify each lot or site.
 - (9) Purpose for which sites, other than residential lots, are dedicated or reserved.
 - (10) Lot dimensions and areas of each lot and building setback lines and dimensions.
 - (11) Location, type, material, and size of all monuments and lot markers.
 - (12) Restrictions of all types which will run with the land and become covenants in the deeds for lots. Restriction lines should be shown by medium, dashed lines.
 - (13) Title or name of subdivision, Section, Township and Range numbers in which the subdivision is located; and north arrow, scale and date.
 - (14) Certification by registered Illinois Land Surveyor with registration numbers and seal affixed to all final documents of the final plat.
 - (15) Certificate of dedication of all public areas.

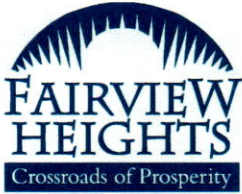
(16) Certificate that all taxes due have been paid

The proposed Minor Subdivision is in conformance with the requirements of 14-13-28.

Exhibits

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

APPLICATION FOR PRELIMINARY PLAT



Department of Land Use and Development
 10025 Bunkum Road
 Fairview Heights, IL 62208
 Phone (618) 489-2060

OFFICE USE ONLY

DATE COMPLETED APPLICATION RECEIVED:	CASE NUMBER ASSIGNED: <u>PC 05-26</u>
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (\$150 + \$5 per lot): <u>\$355 (combined w/ Sup fee for same address)</u>
ZONING DISTRICT: <u>B4 Retail Business</u>	DATE PUBLIC NOTICE SIGN POSTED:
APPLICATION CIRCULATION DATE ____: Comments Received: ☐ Public Works ☐ Fire District ☐ Parks and Recreation ☐ Economic Development ☐ Police Department ☐ Finance Department ☐ Administration Department ☐ Other	AUTHORITY MEETING DATE/RECOMMENDATION: ☐ Planning Commission <u>6/9</u> / ____ ☐ Community Committee <u>6/17</u> / ____ ☐ City Council <u>7/7</u> / ____
DATE OF MEETING: <u>6/9/26</u>	RESOLUTION NUMBER: (Attach resolution to preliminary plat. One copy to City Clerk, one with LUD/application, one copy to applicant)

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal.

As an applicant, **you are responsible for submitting:**

1. Completed application including submittal fees and all required attachments to the Department of Land Use and Development at least thirty-six (36) days prior to the Plan Commission meeting.
2. Photographs- aerial and/or ground-level photographs of the site.
3. Building elevations or perspectives- to show compatibility with surrounding area and of sufficient detail to ensure building material requirements are met.
4. Development schedule- a development schedule providing reasonable guarantees for the completion of the proposed development (*only when requested*).
5. Legal description of the property.
6. An electronic copy of all documents.

After the initial submission, **you will be required to post a sign on the subject property**. Shortly after your application is received, you will receive information from the Land Use and Development Department on how to purchase and properly locate the required sign. The applicant must provide photographic evidence that the sign is posted in the appropriate location no more than twenty-one (21) calendar days and no less than seven (7) calendar days prior to the date of the public hearing. The sign must be maintained and remain in place until the hearing is complete.

PROJECT INFORMATION FOR PRELIMINARY PLAT

Project Name: Take 5 Oil Change
 Project Address: 6211 N. Illinois Street, Fairview Heights, IL 62208
 Parcel ID: 03280405055
 Current Use of Property: Retail
 Project Size/Acreage: 0.45 Acres
 Number of Lots: N/A
 Density: N/A

CONTACT INFORMATION FOR PRELIMINARY PLAT

Property Owner(s): Bahn Realty (under contract)
 Mailing Address: 5024 Griffin Road, St. Louis, MO 63128
 Phone: 314-322-2020
 E-Mail: Nick@bahnrealty.com

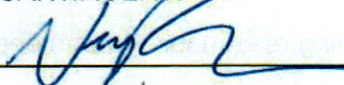
Applicant/agent: Sean Ackley
 Relationship to owner: Engineer
 Mailing Address: 16305 Swingley Ridge Road #100
 Phone: 314-819-9189
 E-Mail: seana@theengenuity.com

AUTHORIZATION

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and are consistent with the ordinances relating to this application. I also understand that as the applicant, it is my responsibility to obtain all additional approvals, permits or licenses required by any applicable regulatory agency for this project.

I consent that the entry upon the premises described in this application by an authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF THE OWNER OF RECORD OR AUTHORIZED APPLICANT/AGENT.

Signature of Owner:  Date: 5-11-26
 Printed Name: _____

Signature of Applicant:  Date: 5/12/2026
 Printed Name: _____

SUBMITTAL REQUIREMENTS – PRELIMINARY PLAT

The minimum standards for land subdivision and development are contained in Article VIII of the City's Development Code. Please consult this section, as well as the relevant zoning district regulations, when preparing the subdivision development plans. <http://www.cofh.org/DocumentCenter/View/298/COMPLETE-PDF-CODE>

14-9-5 SUBDIVISION APPLICATION PRELIMINARY PLAT.

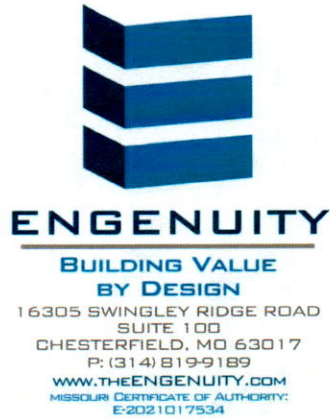
The preliminary plat to be provided by the subdivider shall meet and include the following specifications and shall supply all of the information requested in this section.

- (A) Four (4) copies of prints of the preliminary plat.
- (B) Proposed name of the subdivision and location.
- (C) Small key map showing the relation of the proposed subdivision to section or U. S. survey lines and to platted subdivisions and dedicated streets, including maps of adjacent properties, within three hundred (300) feet of the proposed subdivision.
- (D) Names and address of the owner, subdivider, land planning consultant, the licensed engineer and registered land surveyor of Illinois who prepared the preliminary plat. The plat shall be certified with registration numbers and seal affixed to the plat.
- (E) Streets and rights-of-way on and adjoining the site of the proposed subdivision; showing the names and including street roadway and right-of-way widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, planting strips and other pertinent data, including classification on all existing or proposed streets as to function, such as collector, arterial or local street.
- (F) All lot lines adjacent to and abutting the subdivision.
- (G) Layout of lots, showing approximate dimensions, numbers, lot area, and zone district classification(s). All lots shall meet the requirements of the zone district in which they are located.
- (H) Parcels of land, if any, proposed to be dedicated or reserved for schools, parks, playgrounds or other public, or community purposes and use(s) within the area to be subdivided in compliance with the Comprehensive Plan as adopted by the City, or as desired to be dedicated by the developer.
- (I) Easements, existing and proposed, showing locations, widths and purposes.
- (J) Building setback line and dimensions.
- (K) Location, accessibility and size of existing public utilities and drainageways or facilities within or adjoining the proposed subdivision and the location, accessibility and size of the nearest water trunk mains, interceptor sewer lines and other pertinent utilities.
- (L) Location, type and approximate size of utility improvements to be installed.
- (M) Tract boundary lines showing dimensions, bearings, angles and references to known land lines.
- (N) The gross area and net area acreage of the proposed subdivision, the acreage of streets, and of any areas reserved for the common use of the property owners within the subdivision and/or for public use.
- (O) Topography shall be shown by two (2) foot contour intervals on lands having slopes of zero to four percent (0% to 4%) at five (5) foot intervals on slopes of four to twelve percent (4% to 12%) at ten (10) foot intervals on slopes of twelve percent (12%) and above.
- (P) Location of major water courses, ponding area, natural drainageways and flood hazard areas.
- (Q) The preliminary plat shall be drawn to a scale necessary for clarity provided the resulting drawing would not be over thirty-six (36) inches square.
- (R) North arrow and date.

(S) Whenever a large tract is intended to be developed in stages, and only a part of that tract is to be submitted for final plat approval, a preliminary plat for subdivision of the entire tract shall be submitted.

(T) Additional requirements include:

- (1) general description of the location and size of the tract to be platted;
- (2) the intent as to character type and use of the property and structures to be developed;
- (3) the deed restrictions proposed, if any;
- (4) a statement of mineral rights;
- (5) the extent and character of the improvements to be made by the subdivider;
- (6) the zone district classification(s) of the territory and compliance of the proposed subdivision thereto;
- (7) if appropriate, a description of any unique hardship or difficulty limiting the physical development of the property under consideration and a description of any past history of the property under consideration which is pertinent thereto; and
- (8) an erosion and sedimentation control plan when applicable. (See Sections 14-2-18, 14-3-22 and 14-8-6)

Letter of Transmittal

Date: 5/12/2026

To: Land Use & Development Department
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208

Re: Take 5 Oil Change
Job No: 25-0128

Copies	Date	Description
4	5/12/2026	Preliminary Plat
1	5/12/2026	Architectural Elevations
1	5/12/2026	Preliminary Plat Application
1	5/12/2026	Special Use Permit Application

These are transmitted as checked

For Approval

X For Review and Comment

For Your Use

As Requested

Remarks:

Signed

Legal Description:

Part of Lot 2A of the minor subdivision of Lot 2 of Lincoln Place; A subdivision according to the plat thereof recorded in Document No. A02297500, Southeast Fractional Section 28, Township 2 North, Range 8 West of the 3rd Principal Meridian, City of Fairview Heights, St. Clair County, Illinois.

Bahn Development Company
Nicholas Bahn
May 11, 2026

To Whom It May Concern:

Per your request, please accept this project narrative in support of the Special Use Permit application for our proposed Take 5 Oil Change location in Fairview Heights.

We are proposing the development of a two-bay Take 5 Oil Change facility. The general contractor for this project will be JE Foster, whom we have successfully partnered with on our previous five Missouri locations, including Rock Hill, Chesterfield, St. Peters, Ellisville, and Marlborough.

Construction is anticipated to take approximately four months from start to finish, weather permitting. Because the site is located within the existing Lowe's shopping center parking lot, grading and site work are expected to be minimal.

Based on performance at comparable locations, a typical Take 5 Oil Change facility services approximately 18 vehicles per day. As such, we anticipate the traffic impact to be minimal and largely unnoticeable to the surrounding area. Take 5's operational model emphasizes speed, efficiency, cleanliness, and customer service, with most vehicles serviced in approximately 10 minutes or less.

We believe this project will be a strong addition to the community and a valuable convenience for the residents of Fairview Heights.

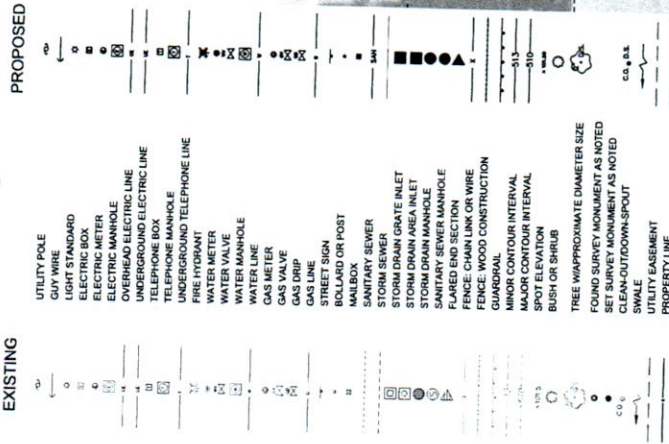
Sincerely,

Nicholas Bahn
Bahn Development Company

Properties 300 Ft from Proposed Take 5 Parcel

Parcel Number	Owner	Owner Address	Owner City	ZIPCODE
3280402007	MAGNA BANK NA	4820 W MAIN ST	BELLEVILLE IL	62226
3280402008	FAIRVIEW HEIGHTS LM PROPERTIES	1401 S BRENTWOOD STE 520	SAINT LOUIS MO	63144
3270300005	BURNWORTH, WILLIAM B & JOHN N	6312 N ILLINOIS	FAIRVIEW HEIGHTS IL	62208
3270300006	6308 NORTH ILLINOIS SERIES PE	P O BOX 48	MARYVILLE IL	62062
3270300007	MCDONALD CORP/ARCHLAND PROPERT	110 N CARPENTER ST	CHICAGO IL	60607
3270300008	MCDONALD CORP/ARCHLAND PROPERT	110 N CARPENTER ST	CHICAGO IL	60607
3270300009	LATHAM PROPERTIES % DC FINANCI	250 DARDENNE FARMS DR	SAINT CHARLES MO	63304
3270300010	SCHNEIDER, JUDITH L FAMILY TR	208 BROCKMAN CT	LINCOLN CA	95648
3270300045	TREECE DAVID L & JAR INVEST &	ONE DAVE THOMAS BLVD	DUBLIN OH	43017
3270300046	TREECE DAVID L & JAR INVEST &	ONE DAVE THOMAS BLVD	DUBLIN OH	43017
3280405057	CHICK FIL A	5200 BUFFINGTON RD	ATLANTA GA	30349
3280405052	ERJ REAL ESTATE HOLDINGS LLC	3309 COLLINS LN	LOUISVILLE KY	40245
3280402007	MAGNA BANK NA	4820 W MAIN ST	BELLEVILLE IL	62226
3280402008	FAIRVIEW HEIGHTS LM PROPERTIES	1401 S BRENTWOOD STE 520	SAINT LOUIS MO	63144
3280405054	LINCOLN PLACE CAPITAL LLC % JE	275 MADISON AV STE 1100	NEW YORK NY	10016

LEGEND



PRELIMINARY DEVELOPMENT PLAN
TAKE 5 OIL CHANGE

PART OF LOT 2A OF THE MINOR SUBDIVISION OF LOT 2 OF LINCOLN PLACE, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. A02297500, SOUTHEAST
FRACTIONAL SECTION 28, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN,
CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS
62211 N. ILLINOIS STREET
FAIRVIEW HEIGHTS, IL 62208

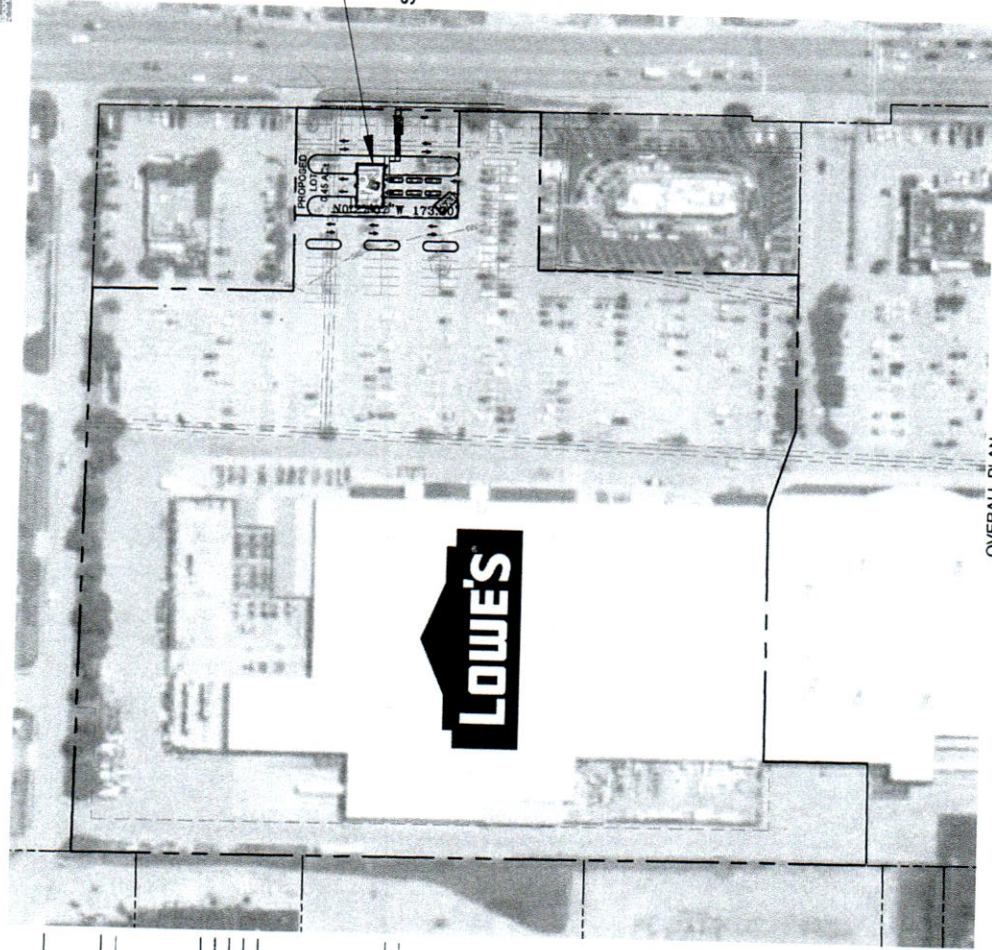
PARKING CALCULATIONS

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SHEET INDEX

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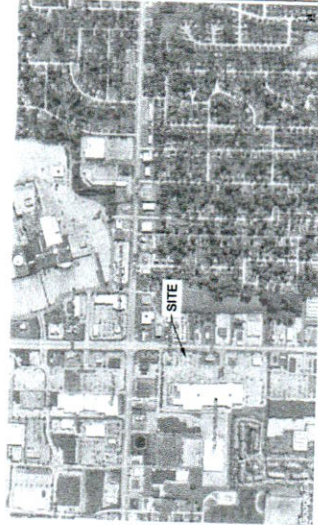


OVERALL PLAN

PERTINENT INFORMATION

OWNER: LOWE'S HOMES CENTERED INC.
SITE ADDRESS: 6211 N. ILLINOIS ST.
CITY: FAIRVIEW HEIGHTS, IL 62208
ZONING: P1 (PLANNED BUSINESS DISTRICT)
11.56 ACRES
FIRE DISTRICT: FAIRVIEW FIRE DEPARTMENT
WATER DISTRICT: FAIRVIEW WATER DEPARTMENT
GAS SERVICE: AMERICAN GAS SERVICE
PHONE SERVICE: AMERICAN TELEPHONE & TELEGRAPH CO.
PHONE SERVICE: AMERICAN TELEPHONE & TELEGRAPH CO.

LOCATION MAP
(NOT TO SCALE)



SITE PLAN

TAKE 5 OIL CHANGE
6211 N. ILLINOIS STREET
FAIRVIEW HEIGHTS, IL 62208

PREPARED FOR: STEPHEN F. BAHN
COMMERCIAL REAL ESTATE SERVICES
CONTACT: NICK BAHN

PREPARED BY: ENGINEERING
BUILDING VALUE
1400 S. BROADWAY, SUITE 100
CHICAGO, IL 60606
CONTACT: SEAN ACKLEY

Project No.	20-0112
Date	06/19/20
City	CITY OF FAIRVIEW HEIGHTS
Scale	1" = 40'
Sheet	1
Total Sheets	1

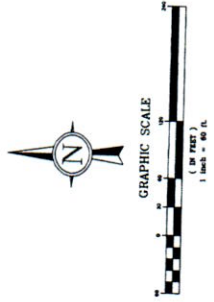
RETURN TO A

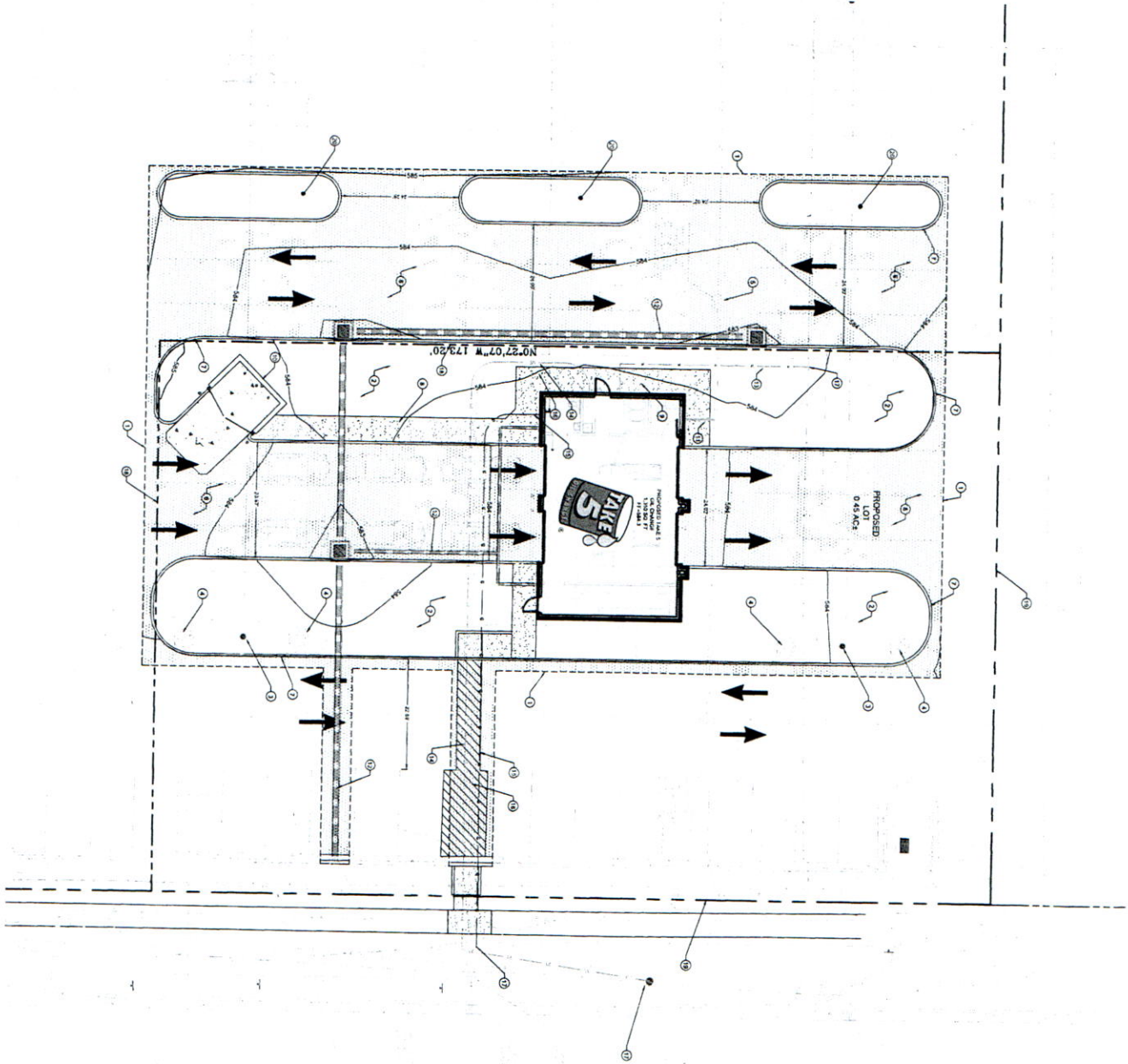
COVER SHEET
C000

DATE: 06/19/20
SCALE: 1" = 40'

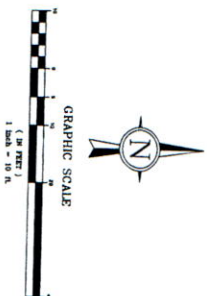
PROJECT NO.: 20-0112
SHEET NO.: 1

OWNER: LOWE'S HOMES CENTERED INC.
CONTACT: NICK BAHN
PHONE: 630-473-3445





S.B.I. ROUTE NO. 159
A.K.A. ILLINOIS STREET
(NORTH SIDE)



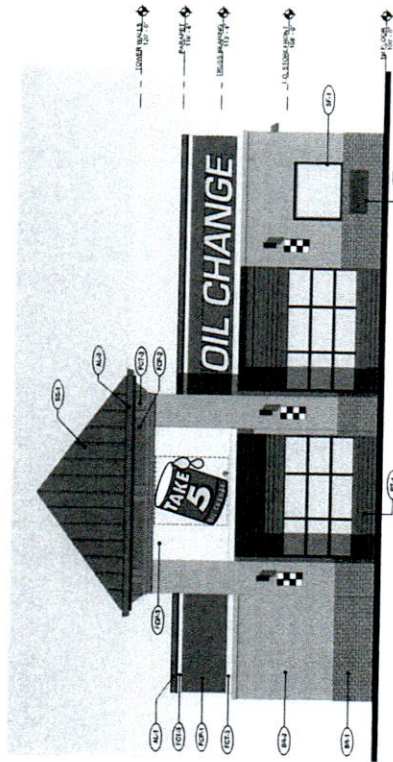
- 1. SANITARY EX. PAVEMENT FILL DEPTH
- 2. REMOVE EX. PAVEMENT/CURB
- 3. USE EX. LIGHT PAVEMENT
- 4. USE EX. LANDSCAPING IN PLACE
- 5. ASBESTOS REMOVAL
- 6. REPAIR/REPLACE EX. CURB
- 7. REPAIR/REPLACE EX. WALK
- 8. CONCRETE WALK
- 9. TRASH ENCLOSURE (SEE EACH DRIVE)
- 10. SANITARY LATERAL (IF PVC @ 2% MIN. SLOPE)
- 11. STORM SEWER
- 12. DOMESTIC WATER SERVICE
- 13. ELECTRIC SERVICE
- 14. COMMUNICATION LINE
- 15. COORDINATE THE UTILITIES WITH AUSTIN & SUTHER COMPANY
- 16. PROPOSED PROPERTY LINE
- 17. EXISTING PROPERTY LINE
- 18. LANDSCAPED ISLAND

	Project No.	25-0112
	Client	TAKE 5 OIL CHANGE
DATE: 04/20/20		
SCALE: AS SHOWN		
SITE PLAN		
C100		

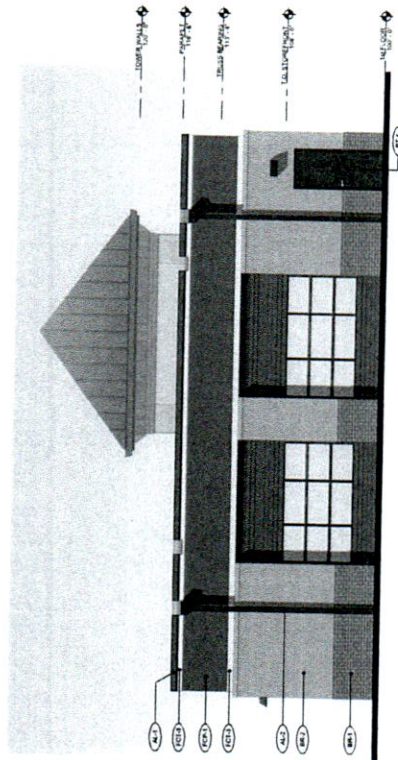
SITING PLAN	
TAKE 5 OIL CHANGE	
6211 N. Illinois Street	
Fairview Heights, IL 62208	

PREPARED FOR:	STEPHEN F. BAHN
COMMERCIAL REAL ESTATE SERVICES	
CONTACT: NICK BAHN	

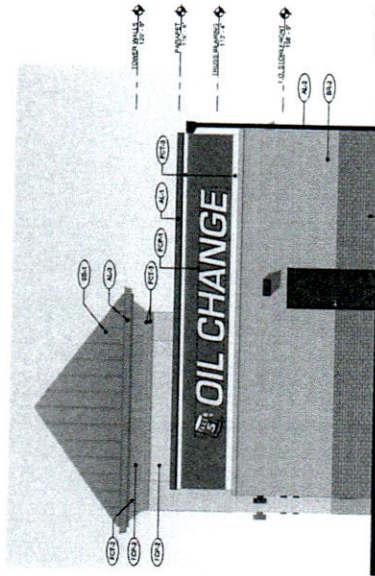
PREPARED BY:	ENGENUITY
BUILDING VALUE	
BY DESIGN	
16005 SWINGLEY RIDGE ROAD	
SUITE 100	
CHRYSLER, IL 60117	
PH: 312.619.9109	
WWW.ENGENUITY.COM	
CONTACT: SEAN ACKLEY	



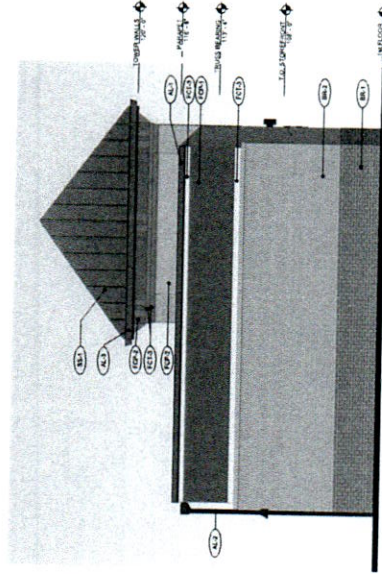
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

CODE	MATERIAL	TYPE / COLOR
AL-1	ALUMINUM SIDING	WHITE
AL-2	ALUMINUM SIDING	WHITE
AL-3	ALUMINUM SIDING	WHITE
AL-4	ALUMINUM SIDING	WHITE
AL-5	ALUMINUM SIDING	WHITE
AL-6	ALUMINUM SIDING	WHITE
AL-7	ALUMINUM SIDING	WHITE
AL-8	ALUMINUM SIDING	WHITE
AL-9	ALUMINUM SIDING	WHITE
AL-10	ALUMINUM SIDING	WHITE
AL-11	ALUMINUM SIDING	WHITE
AL-12	ALUMINUM SIDING	WHITE
AL-13	ALUMINUM SIDING	WHITE
AL-14	ALUMINUM SIDING	WHITE
AL-15	ALUMINUM SIDING	WHITE
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AL-23	ALUMINUM SIDING	WHITE
AL-24	ALUMINUM SIDING	WHITE
AL-25	ALUMINUM SIDING	WHITE
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AL-27	ALUMINUM SIDING	WHITE
AL-28	ALUMINUM SIDING	WHITE
AL-29	ALUMINUM SIDING	WHITE
AL-30	ALUMINUM SIDING	WHITE
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AL-39	ALUMINUM SIDING	WHITE
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AL-94	ALUMINUM SIDING	WHITE
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AL-100	ALUMINUM SIDING	WHITE

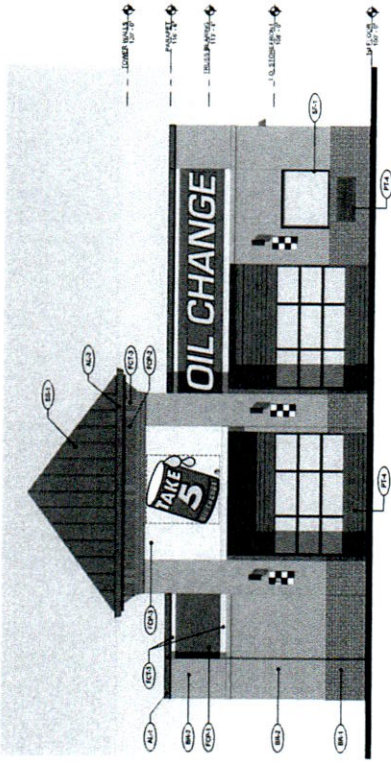
RETURN TO AGENDA

TAKE 5 OIL CHANGE

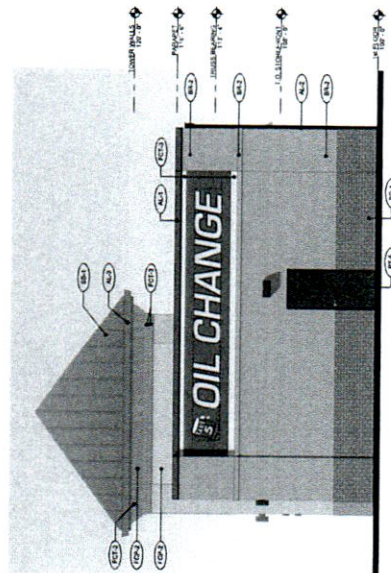
FAIRVIEW HEIGHTS
25-071

ILLINOIS
04-16-2026

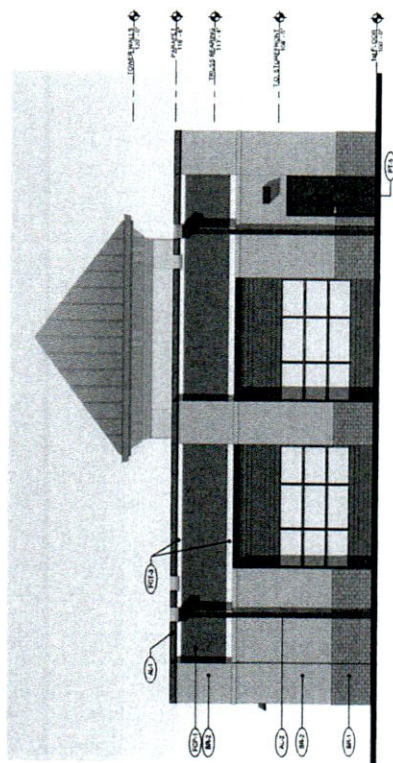
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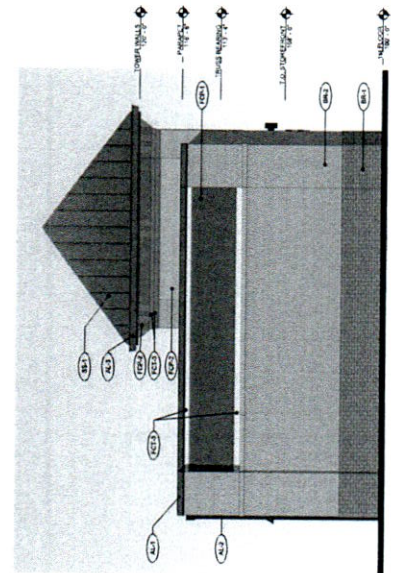
1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

MATERIALS LEGEND

CODE	MATERIAL	TYPE COLOR
1	ASPH/FLT	FLAT ROOF
2	ASPH/FLT	FLAT ROOF
3	ASPH/FLT	FLAT ROOF
4	ASPH/FLT	FLAT ROOF
5	ASPH/FLT	FLAT ROOF
6	ASPH/FLT	FLAT ROOF
7	ASPH/FLT	FLAT ROOF
8	ASPH/FLT	FLAT ROOF
9	ASPH/FLT	FLAT ROOF
10	ASPH/FLT	FLAT ROOF
11	ASPH/FLT	FLAT ROOF
12	ASPH/FLT	FLAT ROOF
13	ASPH/FLT	FLAT ROOF
14	ASPH/FLT	FLAT ROOF
15	ASPH/FLT	FLAT ROOF
16	ASPH/FLT	FLAT ROOF
17	ASPH/FLT	FLAT ROOF
18	ASPH/FLT	FLAT ROOF
19	ASPH/FLT	FLAT ROOF
20	ASPH/FLT	FLAT ROOF
21	ASPH/FLT	FLAT ROOF
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93	ASPH/FLT	FLAT ROOF
94	ASPH/FLT	FLAT ROOF
95	ASPH/FLT	FLAT ROOF
96	ASPH/FLT	FLAT ROOF
97	ASPH/FLT	FLAT ROOF
98	ASPH/FLT	FLAT ROOF
99	ASPH/FLT	FLAT ROOF
100	ASPH/FLT	FLAT ROOF

RETURN TO AGENDA



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, June 9, 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 Preliminary Plat in the "B4" Retail Business zoning district for a Take 5 Oil Change Center at 6211 North Illinois Street, also identified by St. Clair County PIN(s) 03-28-0-405-055.

Request was made by Sean Ackley- Engineer, 16305 Swingley Ridge Rd, Chesterfield, MO 63017.

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

Dated this 22nd day of May 2026.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 05-26

