

Committee Members:

Frank Menn

Anthony LeFlore

Brenda Wagner

Derrick King

Jeff Harris

AGENDA COMMUNITY COMMITTEE

Wednesday, July 22, 2026 – 7:00 p.m.

Council Chambers – Fairview Heights City Hall

10025 Bunkum Road, Fairview Heights, Illinois

Conference Bridge for Public Participation

Phone: +1 (786) 535-3211 | Access Code: 808-004-661

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Roll Call

Public Participation Approval of Minutes – Wednesday, June 17, 2026

Parks & Recreation

Alderman Anthony LeFlore, Chairman

1. [Director's Report](#)
2. [Expansion & Park Renovation Update](#)
3. [Event Approval – Fundraiser for Journey of Hope \(will provide Proposal at meeting\)](#)

Development

Alderman Brenda Wagner, Chairman

1. [Amendment to the boundary of the Fairview Heights Enterprise Zone](#)
2. [Market Place Commons Business Assistance Application](#)
3. [Director's Report](#)

Planning

Alderman Frank Menn, Chairman

1. [Proposed changes to the Fairview Heights Building Code – Adopted Electrical Code](#)
2. [Director's Report](#)

COMMUNITY COMMITTEE MINUTES
Wednesday, June 17, 2026, 7:00 p.m.
City Council Chambers at City Hall
10025 Bunkum Road
Fairview Heights, IL 62208
Also, Audio & Video Teleconference

Committee Members in attendance – Jeff Harris, Derrick King, Anthony LeFlore, Frank Menn, Brenda Wagner, Mayor Mark Kupsy, Ex-officio

Committee Members absent –none

Other Alderpersons and Elected Officials in attendance – Barb Brumfield, Pat Peck, Video/teleconference - Bill Poletti

Others in attendance – Present: Land Use & Economic Development Director Dallas Alley, City Attorney Andrew Hoerner. Video/teleconference, Parks and Recreation Director Angela Beaton, IT User Systems & Support Manager Zach Bartley

Recorder – Wendi Gorney

Public Participation

No Public Participation

Approval of May 20, 2026 minutes

A motion was made by Alderperson Anthony LeFlore and seconded by Alderperson Brenda Wagner to approve the May 20, 2026 minutes. Roll call vote: Alderpersons Anthony LeFlore, Brenda Wagner, Frank Menn, Jeff Harris, Derrick King voted yes. Motion carried on 5 yeas.

Parks & Recreation

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director's Report

Alderman LeFlore presented the Director's Report, Facilities Usage Report and the Membership Usage Report, on behalf of the Director's absence, to Committee for review. There were no questions.

Development

Alderman Brenda Wagner, Chairman

Land Use and Economic Development Director Dallas Alley briefed the Committee on the ICSC Conference in Las Vegas, which was attended by Dallas Alley and Ryan Jenkins, Economic Development Coordinator. The update included a summary of conference activities and networking opportunities related to economic development.

Economic Development Director's Report

Land Use and Economic Development Director Dallas Alley presented the Director's Report to Committee for review. There were no questions.

Planning

Alderman Frank Menn, Chairman

Demolition Project - 9401 Richfield Road

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Anthony LeFlore to forward to City Council with a recommendation for approval of paying Hank's Excavating \$26,000 to perform the demolition of 9401 Richfield Road.

Roll call vote: Alderpersons Anthony LeFlore, Brenda Wagner, Frank Menn, Jeff Harris, Derrick King voted yes. Motion carried on 5 yeas.

Planning Commission Cases

Case PC 04-26 -Take 5 Oil Change 6211 N Illinois Street

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Anthony LeFlore to forward to City Council PC 04-26 with a recommendation for approval.

Roll call vote: Alderpersons Anthony LeFlore, Brenda Wagner, Frank Menn, Jeff Harris, Derrick King voted yes. Motion carried on 5 yeas.

Planning Commission Cases

Case PC 05-26-

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Anthony LeFlore to forward to City Council PC 05-26 with a recommendation for approval.

Roll call vote: Alderpersons Anthony LeFlore, Brenda Wagner, Frank Menn, Jeff Harris, Derrick King voted yes. Motion carried on 5 yeas.

Zoning Board of Appeals

No cases at this time

Lincoln Trail Streetscape Plan

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Anthony LeFlore to forward the presented Streetscape Plan Proposal to City Council with a recommendation for approval.

Roll call vote: Alderpersons Anthony LeFlore, Brenda Wagner, Frank Menn, Jeff Harris, Derrick King voted yes. Motion carried on 5 yeas.

Planning Director's Report

Land Use and Economic Development Director Dallas Alley presented the Director's Report to Committee for review. There were no questions.

Motion to adjourn by Alderpersons Brenda Wagner and seconded by Anthony LeFlore. Meeting adjourned at 7:53 p.m.

Submitted By:

Wendi Gorney



Parks and Recreation Director's Report

The following is a synopsis of the Parks and Recreation Department:

Facility Usage Report: The facility usage report for the month of June is attached to the Director's Report.

Parks: Pleasant Ridge Park: Is currently closed to the public and actively under construction. During the closing, no one is permitted in the park without the authority of Holland Construction. The closure has been announced on social media platforms, the recfh.com website and signage has been placed at the site.

Construction has begun at Pleasant Ridge Park. Photos and the status of construction are attached to the agenda.

Temporary Dog Run: [Update: A new sign has been placed on South Ruby Lane identifying the location as a Temporary Dog Run for the duration of the Pleasant Ridge Park renovations.](#) The temporary dog run is now open and located at the former site of the US Ice Complex. This temporary site will be in place until the length of the Pleasant Ridge Park construction project. This site will be beneficial for all residents but specifically those that frequented the former dog area at Pleasant Ridge Park.

The REC: The daily check-in report for members and day passes can be found attached to the Director's Report.

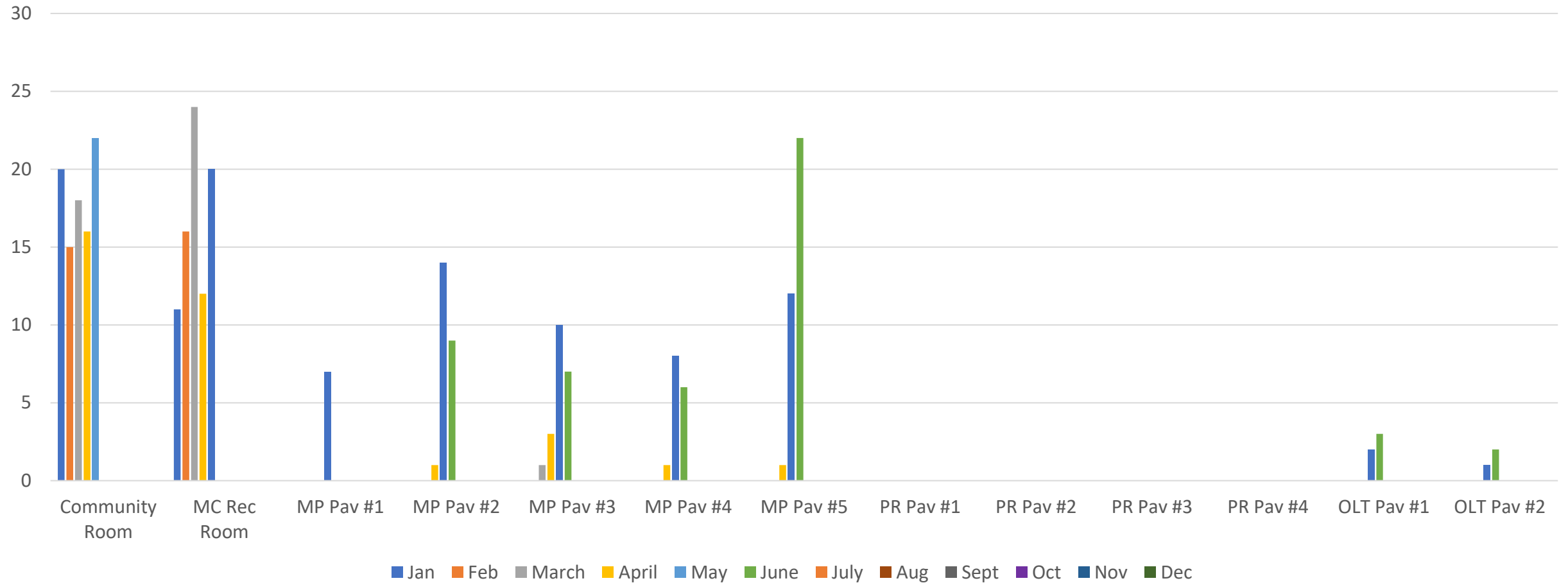
Member Appreciation Day at The REC: On Saturday, July 11, The REC hosted its annual Member Appreciation Cookout, and despite less-than-ideal weather, the event was a tremendous success. Members enjoyed a complimentary lunch of hot dogs, chips, and cookies, while children had the opportunity to experience bounce houses and Clip 'N Climb at no cost. More than just a fun-filled event, the cookout provided staff with an opportunity to connect with members and express appreciation for the families who make The REC such a wonderful community.

The Field House: This site is currently under construction. Weekly progress reports can be found attached to the agenda.

Staff is working on finalizing the software system specifically for the Field House. The team has worked together with the IT department to choose a software that is best suited for our facility. After reviewing several different platforms, we have decided to use Playbypoint as the operating system for The Field House. This system is designed for court scheduling, memberships and payments. The operating system, Playbypoint, was originally designed for tennis, pickleball and padel facilities which makes this decision perfect for the new Field House operations.

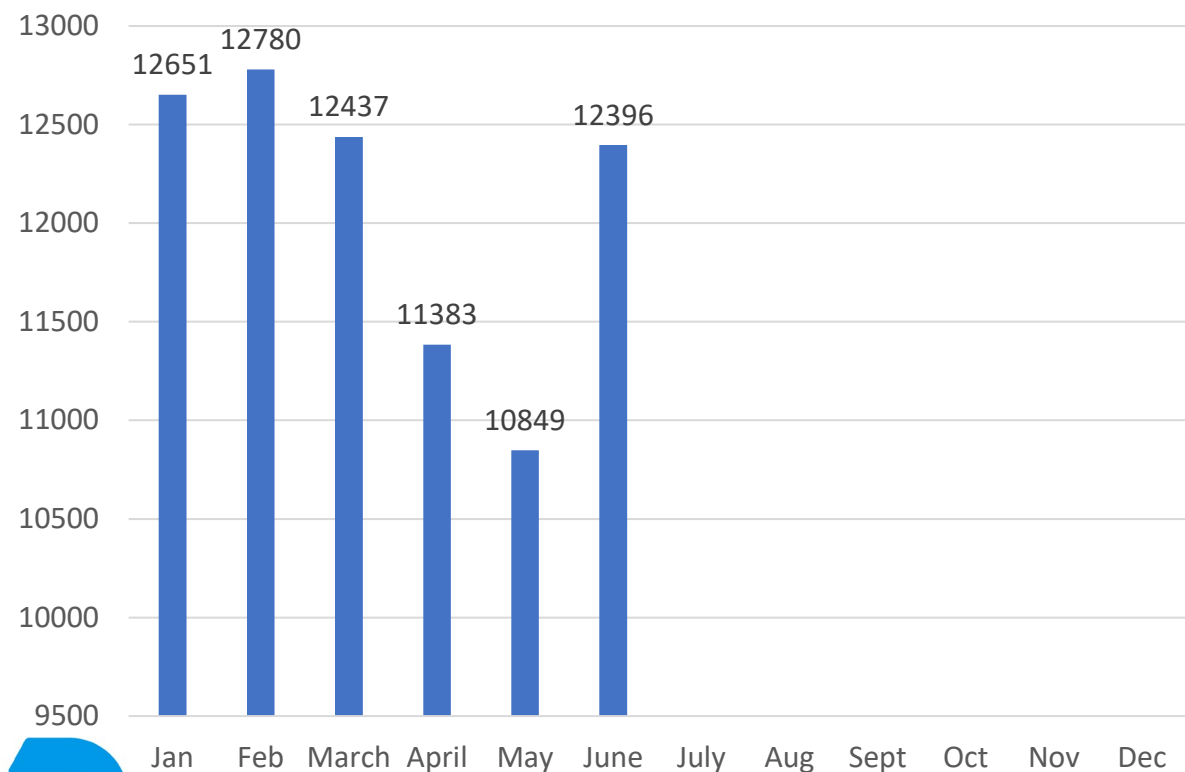
Field House and Park Renovation Update: See the attached weekly progress report from Holland Construction.

Facility Reservations

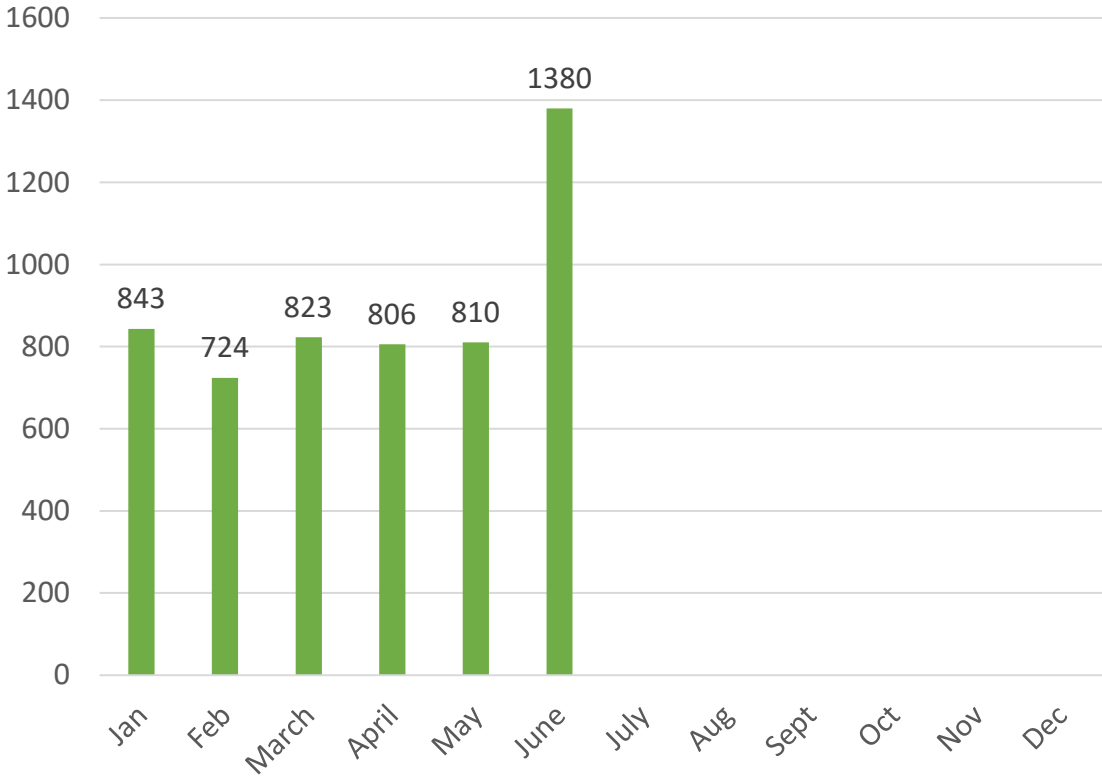


The REC Membership Update

Membership Check-Ins Per Month

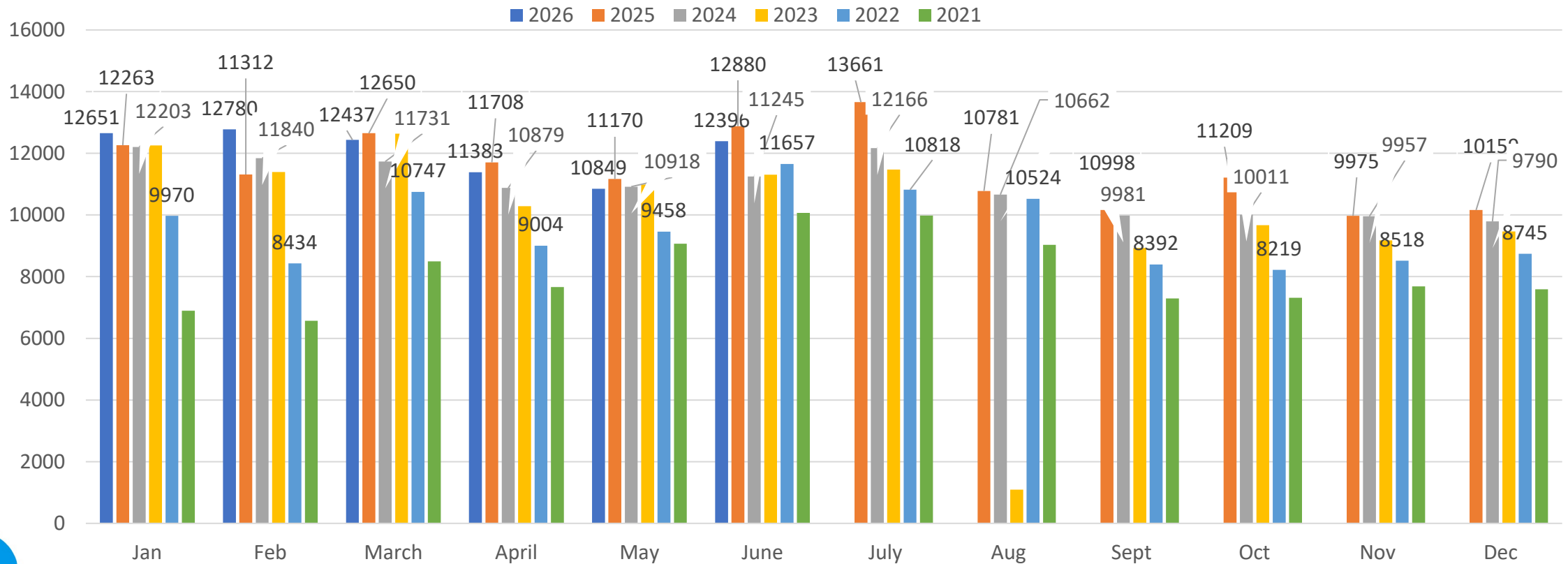


Guest Passes Per Month



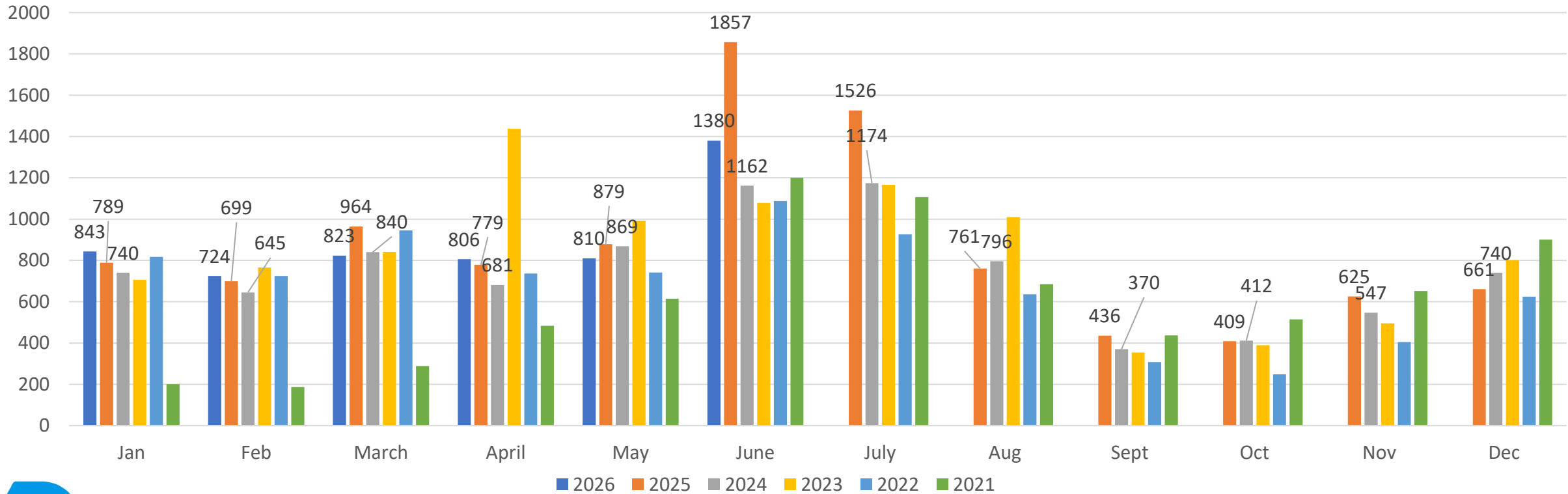
The REC Membership Update Yearly Comparison

Membership Check-Ins Per Month



The REC Membership Update Yearly Comparison

Guest Passes Per Month





WEEKLY PROJECT UPDATE

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Renov CONSTRUCTION COMPLETE: 2/4/2027 (REC) & 9/29/26 (PARK)
ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC) SUBSTANTIAL COMPLETION: 1/22/2027 (REC)
ADDRESS: 401 Pleasant Ridge Rd, Fairview Heights, IL 62208 (PARK) SUBSTANTIAL COMPLETION: 9/15/26 (PARK)
OWNER: City of Fairview Heights TOTAL LOST DAYS: 13
DATE: 6/5/2026

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	6/1/2026	No	88/64	2.05"	Yes	Rain occurred throughout the day.
Tuesday	6/2/2026	Yes	81/63	0"	No	
Wednesday	6/3/2026	Yes	82/55	0"	No	
Thursday	6/4/2026	Yes	83/60	0"	No	
Friday	6/5/2026	Yes	83/70	0"	No	

WORK IN PROGRESS THIS WEEK

Mueth Excavation	Completed demolition of the park pavilions and asphalt.
Mueth Excavation	Completed storm sewer installation between the outdoor courts.
Litteken Plumbing	Began water main installation from the roadway.
Litteken Construction	Completed installation of 4' fence posts at the outdoor courts.
Next Level Concrete	Began rock grading for the post-tensioned slab.
Next Level Concrete	Completed forming for the post-tensioned slab.
Pyramid Electric	Continued under slab building rough-in.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Begin pickleball sleeve install at the Rec.
Litteken Plumbing	Continue water main installation.
Mueth Excavation	Continue work at the detention pond (Rec).
Mueth Excavation	Continue site cleanup following demolition at the park.
Mueth Excavation	Begin site grading at the Park.
Next Level Concrete	Complete dumpster enclosure footings.

CONCERNS/DELAYS

N/A at the Rec.

Demolition of
the playground
restroom in
progress.



A view of the
Rec
post-tensioned
slab after rock
grading.



A view of the
Rec
post-tensioned
slab during the
start of rock
grading.



4-foot divider
fence posts
after being
cast in place.



The Nyoplast grate during installation between the outdoor courts.



The PEMB courts during fence post layout.



A view of the storm manhole between the courts after piping was set and prior to trench backfill.





WEEKLY PROJECT UPDATE

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Renovation
ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC)
ADDRESS: 401 Pleasant Ridge Rd, Fairview Heights, IL 62208 (PARK)
OWNER: City of Fairview Heights
DATE: 6/12/2026

CONSTRUCTION COMPLETE: 2/4/2027 (REC) & 9/29/26 (PARK)
SUBSTANTIAL COMPLETION: 1/22/2027 (REC)
SUBSTANTIAL COMPLETION: 9/15/26 (PARK)
TOTAL LOST DAYS: 14

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	6/8/2026	No	88/73	0.13"	Yes	Rain occurred.
Tuesday	6/9/2026	Yes	93/75	0"	No	
Wednesday	6/10/2026	Yes	93/76	0"	No	
Thursday	6/11/2026	Yes	92/70	0"	No	
Friday	6/12/2026	Yes	86/65	0"	No	

WORK IN PROGRESS THIS WEEK

Mueth Excavation	Continued site cleanup following demolition at the park.
Mueth Excavation	Began site grading at the park, specifically for the new parking lot and pavillions.
Next Level Concrete	Completed rock grading and compaction for the post-tensioned slab, and began on slab on grade.
Next Level Concrete	Completed round formwork for columns in the Rec PT slab.
Next Level Concrete	Completed installation of Pickleball net sleeves.
Pyramid Electric	Completed under slab building rough-in.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Mueth Excavation	Complete work at the detention pond (Rec).
Mueth Excavation	Continue site grading at the Park.
Next Level Concrete	Continue work at post-tensioned slab and SOG at the Rec.

CONCERNS/DELAYS

N/A at the Rec.

Site grading at
the park's main
entrance.



Site grading at
the small
pavilion.



The slab on grade after rock infill.



A view of the pickleball net sleeves for the interior post-tensioned slab after they were poured in place.



The slab on grade after column blockouts were formed and prior to rock infill and compaction.



A view of the park during demo clean up of asphalt.



The interior
post-tensioned
slab during
sleeve boring.



Asphalt removal
at the park
pavilion.



Underground
electrical conduit
routing for the
slab on grade.



An image of
compaction
efforts on the
post-tensioned
slab in
preparation for
net sleeves,
vapor barrier,
and installation
of tendons.





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Wednesday	6/10/2026	Yes	93/76	0"	No	
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Mueth Excavation	Began site grading at the park, specifically for the new parking lot and pavillions.
Next Level Concrete	Completed rock grading and compaction for the post-tensioned slab, and began on slab on grade.
Next Level Concrete	Completed round formwork for columns in the Rec PT slab.
Next Level Concrete	Completed installation of Pickleball net sleeves.
Pyramid Electric	Completed under slab building rough-in.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Mueth Excavation	Complete work at the detention pond (Rec).
Mueth Excavation	Continue site grading at the Park.
Next Level Concrete	Continue work at post-tensioned slab and SOG at the Rec.

CONCERNS/DELAYS

N/A at the Rec.

Site grading at
the park's main
entrance.



Site grading at
the small
pavilion.



The slab on grade after rock infill.



A view of the pickleball net sleeves for the interior post-tensioned slab after they were poured in place.



The slab on grade after column blockouts were formed and prior to rock infill and compaction.



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The interior
post-tensioned
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WEEKLY PROJECT UPDATE

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ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC)
ADDRESS: 401 Pleasant Ridge Rd, Fairview Heights, IL 62208 (PARK)
OWNER: City of Fairview Heights
DATE: 6/19/2026

CONSTRUCTION COMPLETE: 2/4/2027 (REC) & 9/29/26 (PARK)
SUBSTANTIAL COMPLETION: 1/22/2027 (REC)
SUBSTANTIAL COMPLETION: 9/15/26 (PARK)
TOTAL LOST DAYS: 14

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	6/15/2026	Yes	70/57	0"	No	
Tuesday	6/16/2026	Yes	82/56	0"	No	
Wednesday	6/17/2026	Yes	91/60	0"	No	
Thursday	6/18/2026	Yes	80/63	0"	No	
Friday	6/19/2026	Yes	80/66	0"	No	

WORK IN PROGRESS THIS WEEK

Mueth Excavation	Continued site cleanup following demolition at the park.
Mueth Excavation	Continued site grading at the park.
Next Level Concrete	Completed installation of the vapor barrier for the indoor post-tensioned slab.
Next Level Concrete	Completed the installation of tendons and concrete placement for the indoor post-tensioned courts.
Next Level Concrete	Completed rock compaction for the slab-on-grade.
Next Level Concrete	Began vapor barrier installation at the slab-on-grade.
Next Level Concrete	Began formwork on the uncovered court slab.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Mueth Excavation	Complete work at the detention pond (Rec).
Mueth Excavation	Continue site grading at the Park.
Next Level Concrete	Complete vapor barrier installation at the slab-on-grade.
Next Level Concrete	Continue formwork for the uncovered court slab.
Next Level Concrete	Complete installation of pickleball net sleeves at the uncovered court.

CONCERNS/DELAYS

N/A at the Rec.

A view of the site following completion of the indoor post-tensioned slab, finished with a light broom texture.



Grading operations at the park.



The post-tensioned slab being finished with the power trowel machine, followed by a light broom finish.



A view of the post-tensioned slab as concrete is being pumped and distributed.



The post-tensioned slab immediately following concrete placement and strike-off using the laser screed.



The slab-on-grade as vapor barrier was being installed.



An average day
the park!



An image of the
slab-on-grade
during
compaction.



**WEEKLY PROJECT UPDATE**

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Renovation **CONSTRUCTION COMPLETE:** 2/4/2027 (REC) & 9/29/26 (PARK)
ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC) **SUBSTANTIAL COMPLETION:** 1/22/2027 (REC)
ADDRESS: 401 Pleasant Ridge Rd, Fairview Heights, IL 62208 (PARK) **SUBSTANTIAL COMPLETION:** 9/15/26 (PARK)
OWNER: City of Fairview Heights **TOTAL LOST DAYS:** 15
DATE: 6/26/2026

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	6/22/2026	Yes	72/63	0.32"	No	
Tuesday	6/23/2026	Yes	81/61	0"	No	
Wednesday	6/24/2026	Yes	84/62	0"	No	
Thursday	6/25/2026	Yes	88/67	0"	No	
Friday	6/26/2026	No	78/71	1.34"	Yes	Rain Thurs./Fri. prevented crews from continuing concrete work/site grading.

WORK IN PROGRESS THIS WEEK

Mueth Excavation	Continued site grading at the park and prepared the area for stabilization.
Next Level Concrete	Completed stressing, cutting, and grouting of the post-tensioning tendons for the indoor PT court.
Next Level Concrete	Completed installation of the vapor barrier, rebar, and wire mesh, along with concrete placement and saw cutting for the slab-on-grade.
Next Level Concrete	Completed the rock subgrade and formwork for the uncovered court.
UES	Completed required concrete and compaction testing.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Mueth Excavation	Complete work at the detention pond (Rec).
Mueth Excavation	Complete site grading and stabilization at the park.
Next Level Concrete	Continue slab preparation at the uncovered PT courts.
Next Level Concrete	Complete installation of pickleball net sleeves at the uncovered court.
Next Level Concrete	Begin formwork for the park restroom footings.

CONCERNS/DELAYS

N/A at the Rec.

A view of the slab-on-grade after it was poured and saw cut.



The uncovered court after the rock subgrade was compacted and formwork was completed.



Crews pulling
chalk lines
before saw
cutting the slab.

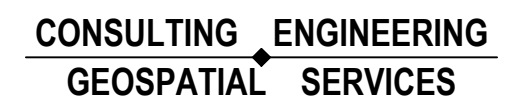


An overview of
the site during
the
slab-on-grade
concrete pour.



Views of the
park following
site grading in
preparation for
stabilization
next week.





SWANSEA
COLUMBIA
GLEN CARBON
PEORIA
DECATUR

ST. LOUIS
COLUMBIA

**NASHVILLE
CHATTANOOGA**

SWANSEA OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS
62226-2025
TEL (618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

ISSUED FOR REVIEW
JUNE 10, 2026

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:	DAB
DESIGNED BY:	OLA
CHECKED BY:	NTS
APPROVED BY:	MJM
PROJECT NO:	251409.001

HOME TURF SPORTS COMPLEX
5 MARXER PLACE
CITY OF FAIRVIEW HEIGHTS
ST. CLAIR COUNTY, ILLINOIS

FAIRVIEW HEIGHTS
ENTERPRISE ZONE
EXPANSION EXHIBIT



APPENDIX 1

Application #: _____

Business Assistance Program Application

Applicant Information

1. Name of Person Completing Application: W a d e C h e e k
2. Address: 13315 E. 112th Street N, #300, Owasso, OK 74055
3. Phone Number: 918-212-6385
4. Fax Number: NA
5. Email: wade@thecriterionfund.com

Business Information

1. Business Name: Criterion Market Place Commons, LLC
2. Owner: Braden Cheek, Manager
 - a. Representative of owner: Wade Cheek
 - b. Does Representative have a financial interest in the project? ☐ Yes ☒ No
 - c. If yes, what is the percentage level of participation? N/A %
3. State of Organization: Oklahoma
4. Address: 13315 E. 112th Street N, #300, Owasso, OK 74055
5. Phone Number: 918-212-6385
6. Fax Number: N/A
7. Email: wade@thecriterionfund.com
8. Type of Business Entity: a limited liability company

Project Information

Provide the Street Address of the project: 301-341 Market Place, Fairview Heights, IL 62208

1. Is project located in Lincoln Trail Tax Increment Finance District (See Map Exhibit A)
 Fairview Heights Tax Increment Finance District (See Map Exhibit B)
 St. Clair Square Shoppes Tax Increment Finance (See Map Exhibit C)
 St. Clair Square Shoppes Business District (See Map Exhibit C)

 City of Fairview Heights (See Map Exhibit D)
☒ Lincoln Trail TIF Façade and Site Improvement Program (see Map Exhibit E)
 Fairview Heights TIF #4 (See Map Exhibit F)
 Ludwig Drive TIF (See Map Exhibit G)
 State Route 159 North TIF (See Map Exhibit H)
☒ Enterprise Zone (See Map Exhibit I)
2. Have you completed an application for Site Plan Review (Appendix 2)?
 YES ☒ NO
 If Yes, attach a copy of your completed Site Plan Review application, ***including copies of any Site Development Plans, Maps, or any other supporting documentation.*** If No, contact the Director of Land Use, Planning, and Development to obtain and complete all necessary applications.
3. What is the current zoning classification of the property? Commercial; PB (City of Fairview Heights)
 Will the proposed project require a zoning amendment, variance, or special use permit?
 If Yes, provide application numbers and dates for each application: N/A
4. What is the nature of the proposed project?
 New Construction Expansion ☒ Occupancy of Existing Building
 If new construction specify as: Commercial; Residential; Industrial
5. Provide a narrative description of the proposed project (attach additional pages if necessary). Applicant must be as specific as possible in describing: (1) the type of business proposed to be conducted at the site; (2) current condition of the site including size and condition of any existing structures, environmental conditions, and past uses of the site; (3) proposed development/redevelopment activities, scope of work, type of construction, etc.; (4) financing; (5) why Business Assistance Program monies are necessary for completion of the project; and (6) how the project is consistent with the goals and objectives identified in the TIF Redevelopment Plan or Business District Plan.
 Please see attached sheet

6. Are any public infrastructure improvements required for this project to proceed?
 YES ☒ NO. If Yes, describe improvements required:

7. Will the applicant obtain competitive bids from local contractors and sub-contractors?
 ☒ YES NO

8. Identify: Project Start Date: Upon receipt of approval and Project Completion Date: TBD

Project Costs

1. Estimated Total Project Cost: complete the following worksheet

Remodeling/Rehabilitation/Expansion (TOTAL):	\$
Labor	\$
Materials	\$
New Construction (TOTAL):	\$
Labor	\$
Materials	\$
Capital Equipment:	\$
Site Improvements (Acquisition/Preparation, etc.):	\$ 472,621.00 – attached sheet of estimated costs
Other:	\$
TOTAL ESTIMATED PROJECT COST:	\$472,621.00

* Attach evidence (such as commitment letters or terms sheets) evidencing that the portion of the project funded by private investment will be financed, as well as the source of the funding.

Public Benefits

Provide the Property Identification Number (PIN) for each parcel of property comprising the proposed project area, as well as the current equalized assessed value (EAV) and property taxes as stated on the most recent tax bill for each parcel. Please provide an estimated projection of the EAV and taxes resulting from the project.

PIN	EAV	TAXES	Projected EAV	Projected TAXES
03-28.0-200-040	1,353,115	87,355.76	1,489,915	

Existing sales subject to sales tax: Tenants do not report their sales

Proposed sales subject to sales tax: * Please see note below

Existing number of FTE jobs: This info is not provided to Landlord

Proposed number of FTE jobs: * Please see note below

Indicate the total amount of financial assistance requested (in current dollars): **\$75,000.00**

* Attach data supporting the financial feasibility of the project, the projected performance outcomes of the requested financial assistance, or any professional studies or reports supporting the viability of the project.

Describe the public benefits that will be realized by the completion of this project. Examples of public benefits include, but are not limited to, creation of affordable housing, creation of new permanent jobs, creation of new retail choices in an underserved neighborhood, rehabilitation of a historic building, catalyst for new private investment in a neighborhood, re-occupancy of a vacant building, elimination of blight, incorporation of environmentally-friendly features, job training opportunities (attach additional sheets if necessary):

Miscellaneous

1. Does project involve a move from another location? ☒ NO YES

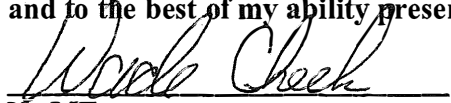
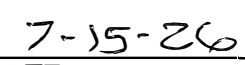
If Yes, indicate City and State _____

2. Applicant acknowledges that, to obtain benefits under the City of Fairview Heights' Business Assistance Program, the proposed project must be of a nature that a building permit must be obtained through the City of Fairview Heights. As such, the applicant agrees that such a permit must be obtained prior to disbursement of any funding under the Business Assistance Program.

☒ Applicant Agrees Applicant Disagrees

SIGNATURE OF PROJECT REPRESENTATIVE

I hereby certify I have read and understand the content of the Business Assistance Program Document and to the best of my ability present the above information as true and accurate.

 _____ NAME	 _____ TITLE	 _____ DATE
--	---	--

NOTE: Applications will not be considered for approval until they are completed in full and signed by the applicant.

LEGAL DISCLAIMER: completion of this application does not entitle the applicant to financial assistance under the Business Assistance Program. Any such assistance must be approved by the Fairview Heights City Council.

All applications shall be submitted to Paul Ellis, AICP, CEcD, at the address listed below.

If you have any questions, please contact:

Paul Ellis, AICP, CEcD
Director of Economic Development
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208
618.489.2033 (Direct)
618.489.2067 (Fax)
ellis@cofh.org

*** As the owner of a multi-tenant shopping center, we do not require our tenants to report their annual sales or employee counts, so we do not have actual data for these figures. Our belief would be with 2 tenants expanding into a larger footprint, their sales would increase and possibly increase the number of employees. With the renovation of the center, the Landlord believes that this would attract more customers/foot traffic, so the tenant's sales would therefore increase.**

Market Place Commons
301-341 Market Place
Fairview Heights, IL 62208

Business Assistance Program Application

Additional Information

#5. Narrative description of the proposed project:

The proposed project consists of comprehensive site and building improvements to enhance the overall appearance, functionality, and long-term viability of the shopping center.

The shopping center contains approximately 36,786 square feet and is situated on 4.23 acres. The center is anchored by Sherwin-Williams, Hooters, and L&M Elegant Event Center. Ownership acquired the property in 2022 and has since focused on maintaining and improving the center to better serve existing tenants and attract future businesses.

Proposed Development and Scope of Work

A. Building Façade Improvements

1. Power washing of the entire exterior of the building
2. Painting of the complete exterior, including rear exterior doors
3. Repair and/or replacement of all exterior guttering
4. Roof repair and/or replacement

B. Property Improvements

1. **Lighting Improvements**
 - Replacement of existing exterior parking lot pole lights with new LED fixtures
2. **Parking Lot Improvements**
 - Repair of approximately 14 damaged areas
 - Crack filling, seal coating, and restriping of the parking lot
3. Replacement of parking stops
4. Repair and/or replacement of parking lot curbs

These planned improvements will significantly enhance the overall appearance, safety, and functionality of the shopping center. The upgrades are expected to improve tenant retention, increase leasing activity, attract new businesses, and contribute to increased customer traffic and revenue generation for the center as a whole.

MARKET PLACE COMMONS EXTERIOR UPDATES

IMMEDIATE REPAIRS NEEDED

Gutter repair	\$	2,750.00	COZAD
Roof repair	\$	2,500.00	COZAD

BIDS

TPO ROOF	\$	315,000.00	Lifetime
New Guttering	\$	27,500.00	Lifetime
Ext Paint	\$	41,314.00	Contract
Lighting	\$	8,192.00	Cozad
Parking stops	\$	3,500.00	Cozad
Parking Lot	\$	62,500.00	Diversified inclusive of repair of 14 areas, crackfill, sealcoating and striping
Curbs	\$	14,615.00	Diversified

TOTAL \$ 472,621.00

Dustin McLinden

Lifetime Roofing And Renovation

Apr 23, 2026 | 112 Photos



Condition Report - 301 Market



Section 1

Roof Inspection & Condition Report

Property: 301–337 Market Place Retail Strip Center

Location: Fairview Heights, IL

Property Type: Multi-Tenant Retail Strip Center

Client: Cozad

Inspection Date: April 20, 2026

Inspected By: Lifetime Roofing

1. Executive Summary

A certified commercial roof inspection was completed on April 20, 2026.

The existing roofing system is a **structural metal panel roof**, estimated to be **approximately 26 years old** and likely original based on visual assessment (no destructive testing performed).

The roof is currently in **aging condition** with widespread deterioration and signs of prior repair fatigue. While portions remain functional, the system is approaching the end of its serviceable life.

Recommendation:

- Begin planning and budgeting for **roof replacement within 1–3 years**
- Address **immediate repair items**, particularly drainage-related concerns
- Consider proactive maintenance if replacement is deferred

2. Key Findings – Roof System

Overall Condition

- Approximate age: **26 years**
- Likely **original roofing system**
- General wear consistent with end-of-life metal roofing

Identified Issues & Risks

- **Dry rot splits** present at many previous repair locations
- **Metal panels exhibiting rust and corrosion**
- **Open seams** allowing water intrusion potential
- **Metal crimps failing**, resulting in panel bowing
- **High/exposed fasteners**, increasing leak risk

3. Gutter System Assessment

The gutter system at this property is **non-standard** and appears to function as an **integrated component of the roofing system**, rather than a typical external gutter assembly.

Observations

- **Active leaks present in gutter system**
- Water is **discharging onto electrical components**, creating elevated risk
- System design complexity may contribute to ongoing performance issues
- Existing condition suggests **system-wide inefficiencies**, not isolated failures

Implications

- Repairs may address short-term issues, but **design limitations may persist**
- Gutter performance is directly impacting roof drainage and overall system performance

4. Storm Damage Observation

- Property experienced approximately **1.5" hail events on May 26, 2024 & March 14, 2025**
- **Observed damage level: Moderate**
- Condition may be **insurance claim eligible**, depending on carrier assessment

For claim assistance or further evaluation:

Dustin – 314.393.9906

5. Recommended Scope of Work

Immediate Repairs (Priority)

- Repair leaking gutter and downspout areas, especially near electrical components
- Address active water entry points

Estimated Investment: \$2,750

General Roofing Maintenance

- Address minor roofing issues to stabilize current condition

Estimated Investment: \$2,500

Proactive Repair Program (If Deferring Replacement)

- Replace compromised fasteners
- Apply flashing-grade sealant to seams
- Reinforce high-risk areas
- Perform general repairs across roof system

Estimated Investment:

- Full property: **\$17,000**
- Hooters roof only: **\$6,000**

6. Capital Improvement Options

Roof Replacement Options (Budgetary)

Option 1: TPO Retrofit System w/ 1" ISO Insulation

- Installed over existing metal system
- Improves waterproofing and energy efficiency

Estimated Cost: \$290,000 – \$300,000

Option 2: TPO Retrofit System w/ ½" DensDeck Cover Board

- Increased durability and impact resistance
- Better long-term performance in hail-prone environments

Estimated Cost: \$305,000 – \$315,000

Option 3: New Structural Metal Roof

- Similar system to existing
- Pricing to be determined based on final design and specifications

Gutter System Replacement Option

Given the condition and design limitations of the existing system:

Full Gutter System Replacement

- Reconfiguration and replacement of existing gutter system
- Designed to improve drainage performance and reduce risk to building components

Estimated Cost: \$27,500

7. Professional Recommendation

Based on inspection findings:

- The roof system is in the **final stage of its lifecycle**
- Ongoing repairs will provide **short-term extension only**
- The **gutter system is a critical concern** and should be addressed regardless of roof replacement timing

Ownership should evaluate:

- **Insurance claim viability (hail damage)**
- **Capital planning for roof replacement (1–3 year horizon)**
- **Near-term gutter system improvements to mitigate risk**

* SEE PHOTOS BELOW



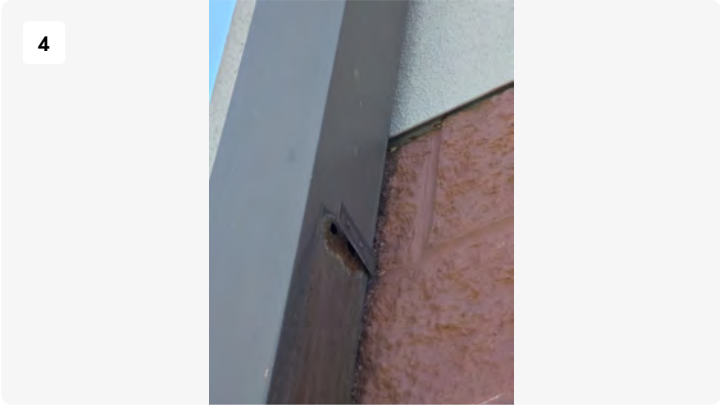
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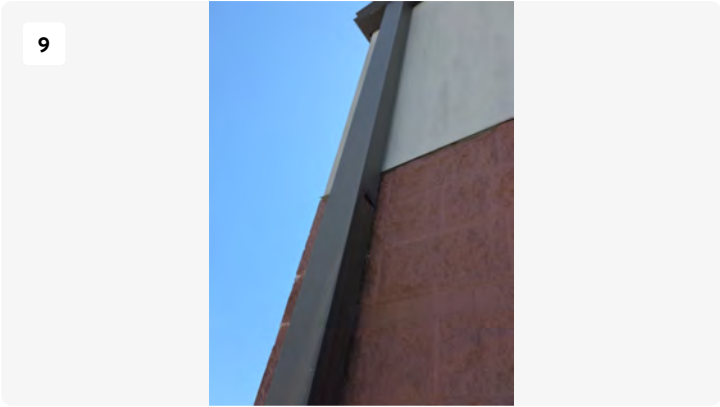
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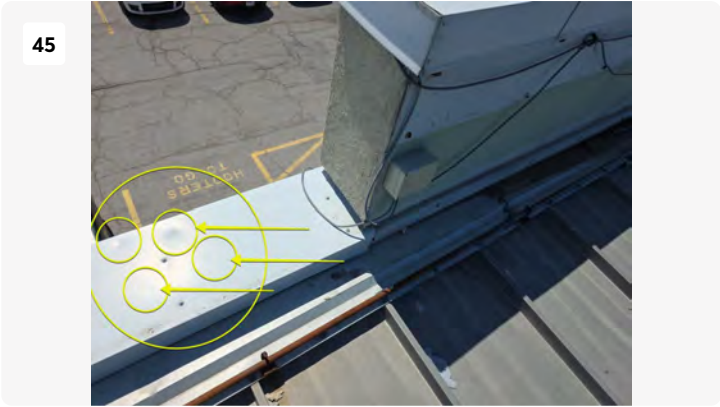
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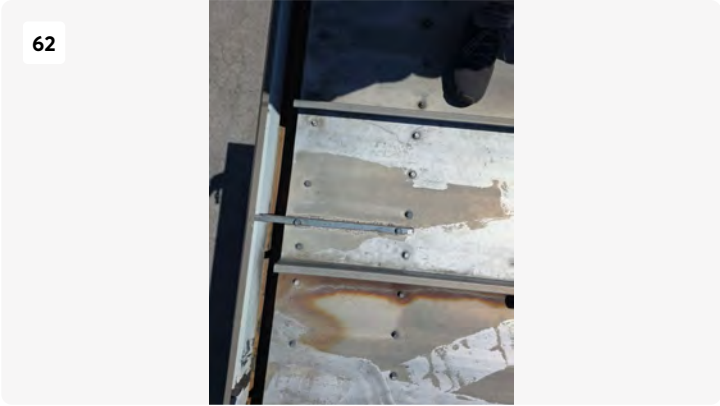
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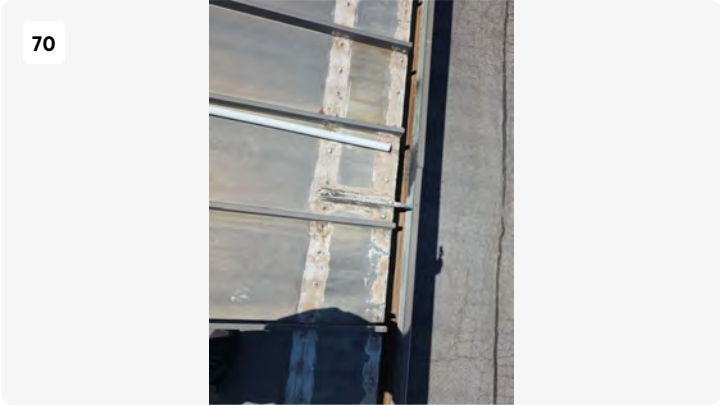
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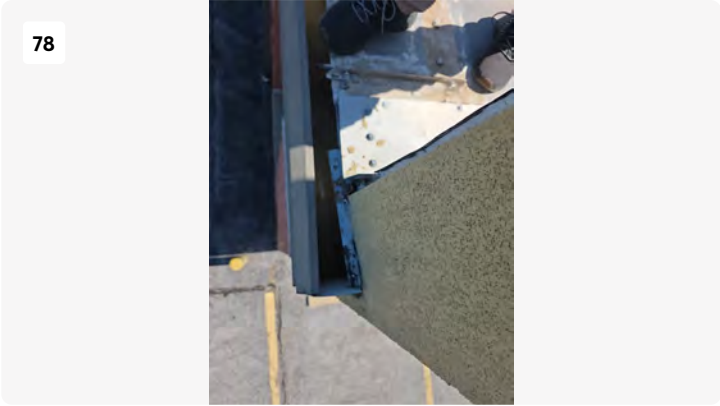
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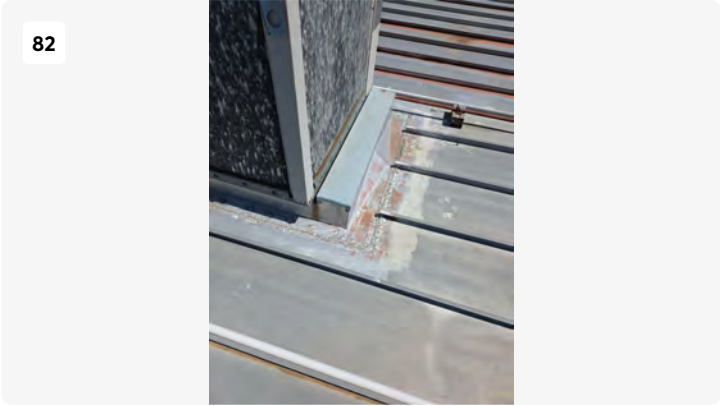
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PROPOSAL

301 E. Marceau, St. Louis, MO 63111

314-638-2500
Fax 314-638-2202

April 22, 2026

ATTN: Chris Cozad
Cozad Group

Re: 301 Market Place
Fairview Heights

SCOPE OF WORK:

ASPHALT REMOVAL 4"

Sawcut, remove and replace 14 areas of deteriorated asphalt pavement measuring approximately 437 square yards. The excavations will be to a depth of 4 inches and all debris will be hauled from the site. Four inches of commercial asphalt will be placed, rolled and compacted with the edges squared and sand sealed for protection.

CONCRETE PARKING STOPS

Remove and replace 23 parking stops. The existing damaged parking stops will be removed and hauled from the site. New parking stops will be placed and pinned.

COST: \$ 32,903.00

CRACKFILL

Power-blow cracks with high velocity blowers to clean out loose debris. Apply Mac-52 Supreme on 1/4 inch or larger straight- line cracks approximately 6,000 linear feet. Apply squeegee filler flat to pavement with V shaped rubber squeegee.

COST: \$ 5,280.00

SEALCOATING

Power-blow pavement clean of debris and clean dirt areas with wire brooms. Trim around buildings, islands, and parking bumpers with brushes Apply 2 coats of Mac-52 industrial grade sealer to pavement approximately 10,622 square yards. Rope off area from traffic.

COST: \$ 22,200.00

STRIPING

Stripe as existing including handicap logos, painting of curbing and stenciling.

COST: \$ 1,925.00

NOTE: This price does not include any permits, or cost.

NOTE: Diversified Contractors shall make a reasonable attempt to install the work to avoid puddles or ponding of running water where insufficient slope (normally 3/16" per foot) of paving exists, or the service tolerance less than 3/8" in eight feet horizontal distance.

If after excavation the sub-base is not suitable for installation, additional sub-base will be excavated and replaced with suitable base material. The additional cost incurred will be agreed upon and added to the final billing.

All work to be performed on weekdays during regular business hours. Asphalt and Concrete material prices are good through May 31, 2026. We propose hereby to furnish material and labor complete in accordance with the above specifications, for the above job quote amount. All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Prices are subject to change due to volatility of petroleum pricing; a fuel surcharge may be added.

Any alterations or deviation from above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

"Diversified Contractors is not an ADA certified specialist. ADA requirements must be provided from an ADA specialist, engineer, or attorney."

We will not be held responsible for cost incurred by damage caused or repairs due to damage to any private utility lines, irrigation lines and landscaping. Our workers are fully covered by Worker's Compensation insurance.

If vehicle(s) are left on the parking lot during a scheduled event, Diversified Contractors will work around them and cannot be responsible for towing, or any damage to the vehicle(s) while performing the work. To return and complete the scope will result in additional charges per trip.

Warranty: Provided that all payments are paid as set forth, the labor and materials used on this job shall be warranted by Diversified Contractors, Inc. for a period of one year from the completion of the work. Exclusion to Warranty: Future defects affecting paving including but not limited to: sub-grade settlement, sub-grade failure, sub-grade shrinkage, hydrostatic pressure, inadequate design, overloading, misuse or abuse of the paving, reflective cracking.

Re: 301 Market Place
Fairview Heights

PAGE THREE

Any work performed at the insistence of the Owner over the objection of Diversified Contractors shall be performed without warranty for any purpose, voiding any other such warranty.

Sincerely,

Brian Michler

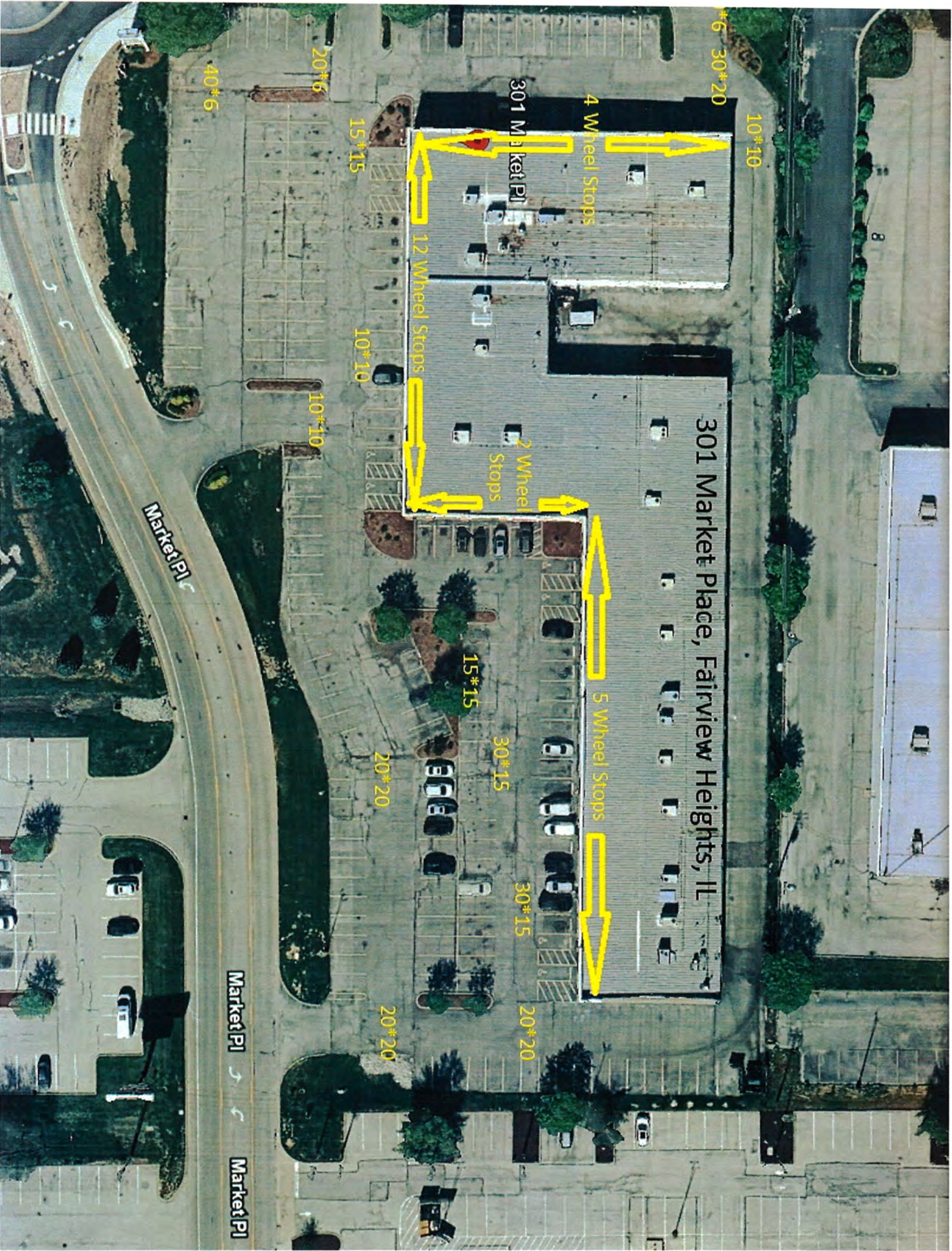
Brian Michler

bmichler@diversifiedcontractorsinc.com
[314-574-6053](tel:314-574-6053)

DATE OF ACCEPTANCE: On this _____ day of _____, 2026.

BY: _____
Signature

NOTICE TO OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.



6 30*20

10*10

4 Wheel Stops

301 Market Pl

15*15

12 Wheel Stops

10*10

10*10

2 Wheel Stops

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5 Wheel Stops

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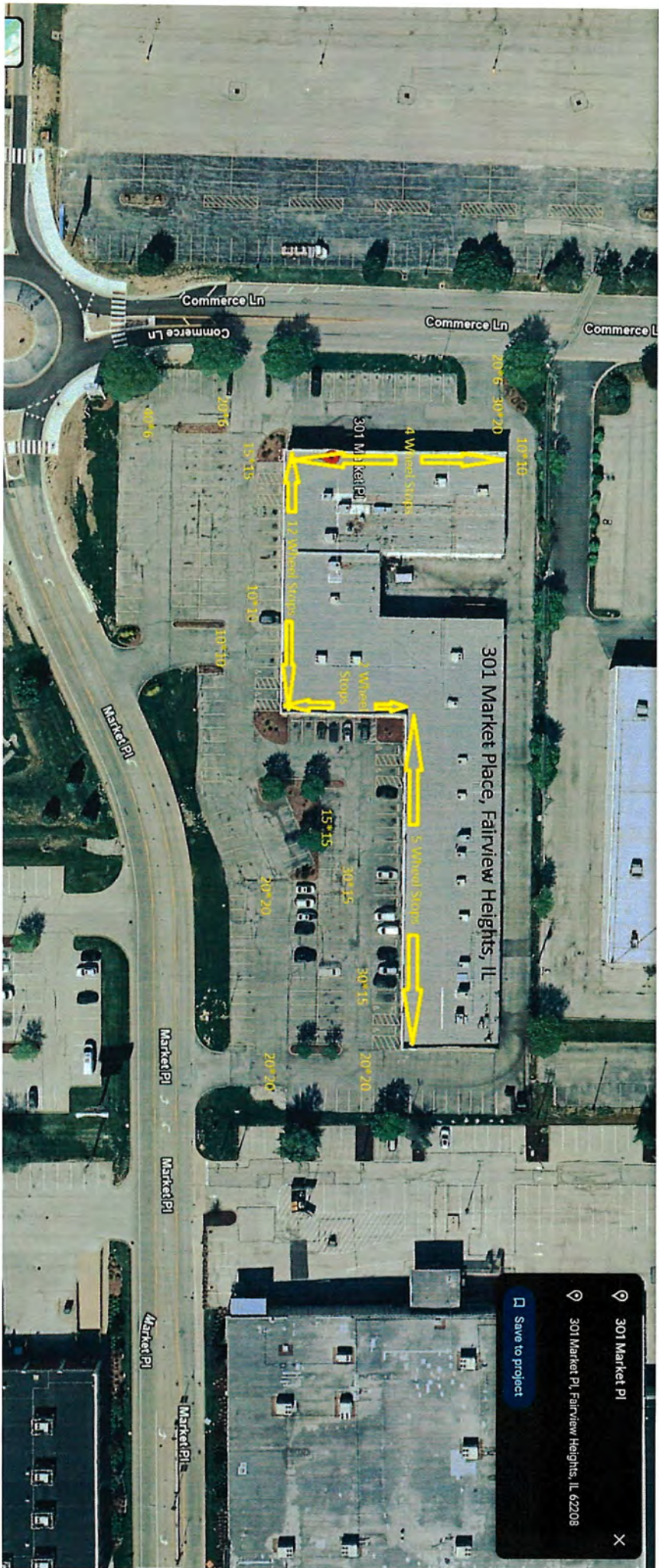
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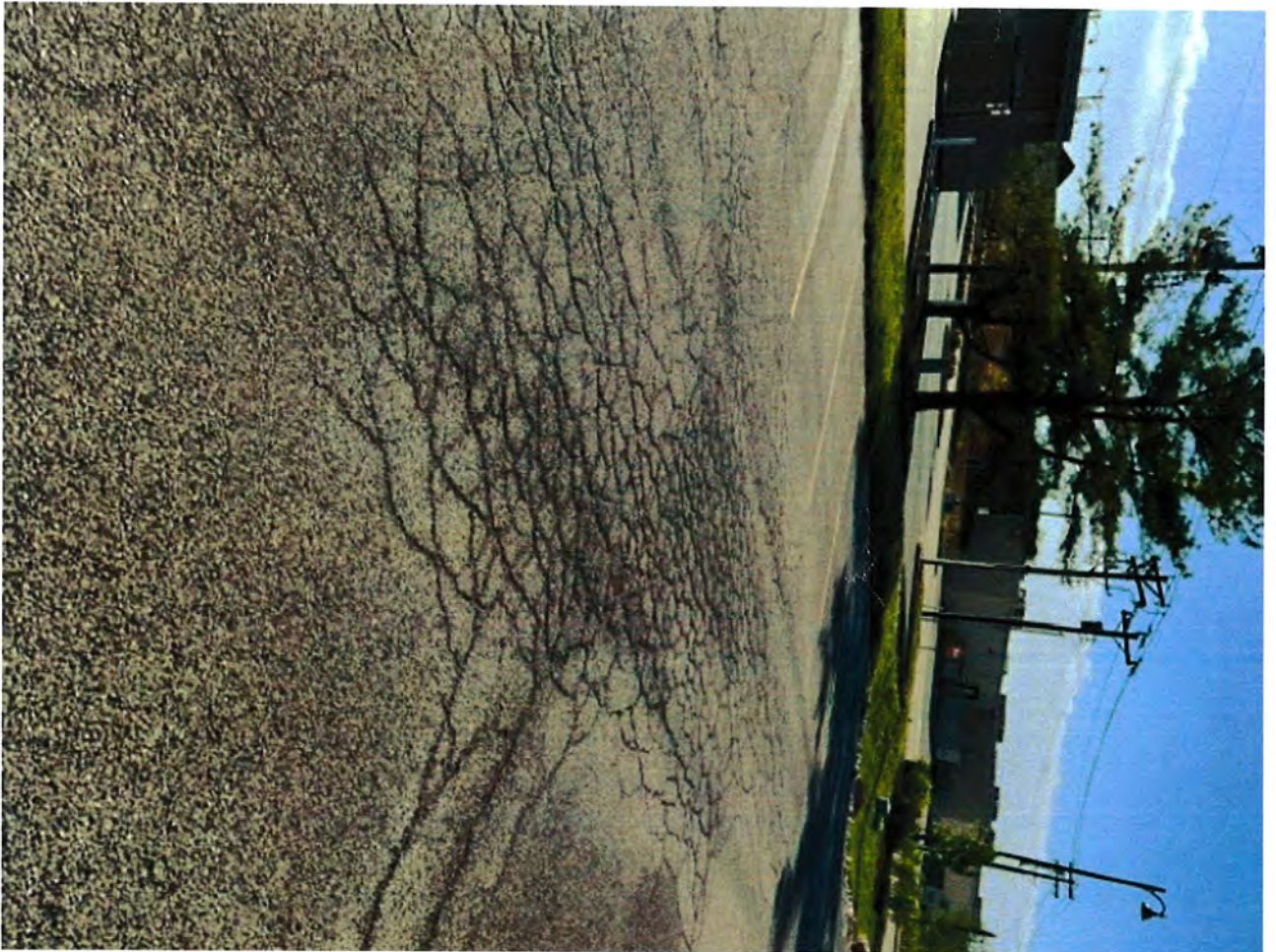
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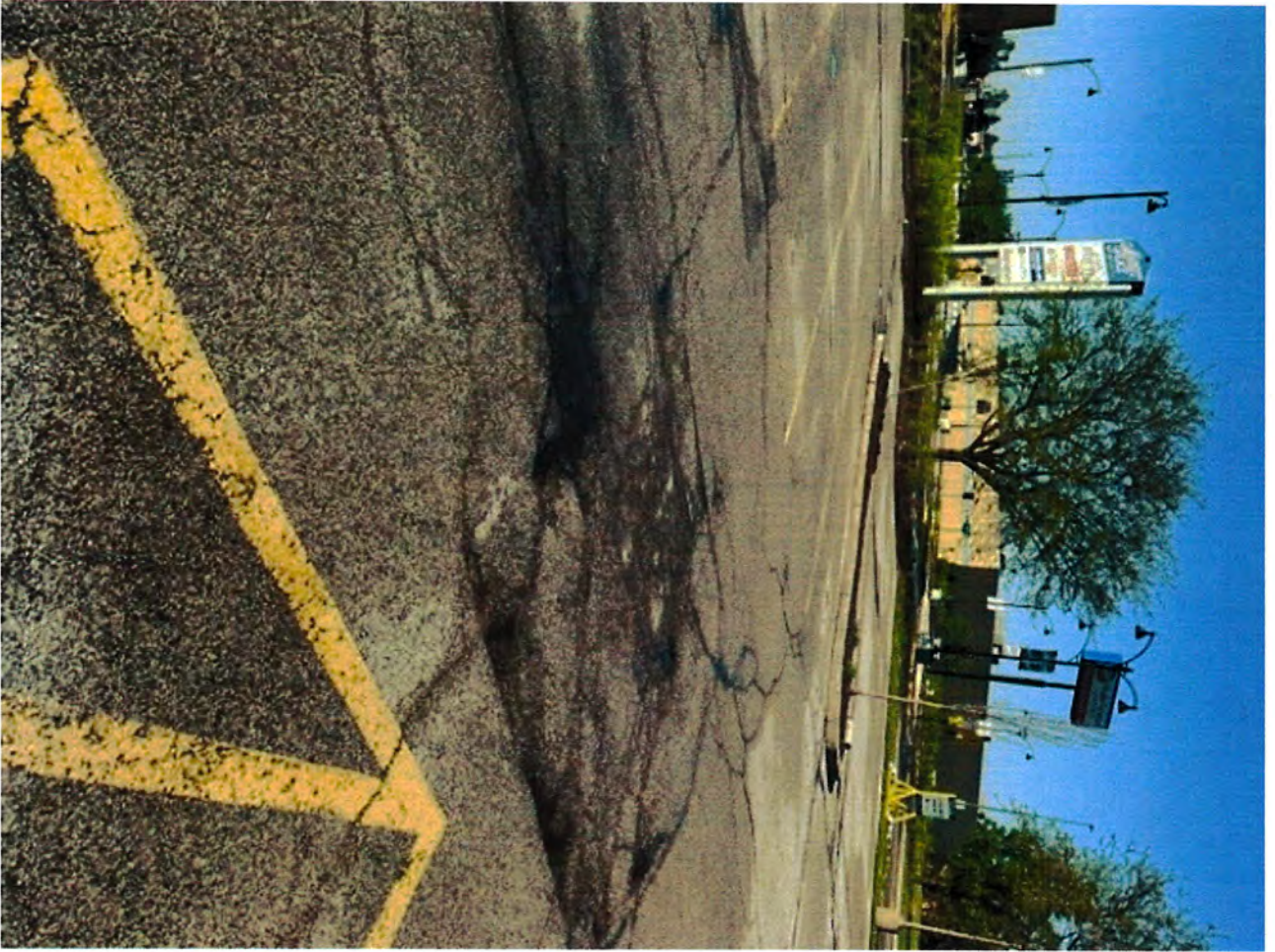
Market Pl



- 301 Market Pl
- 301 Market Pl, Fairview Heights, IL 62208
- Save to project



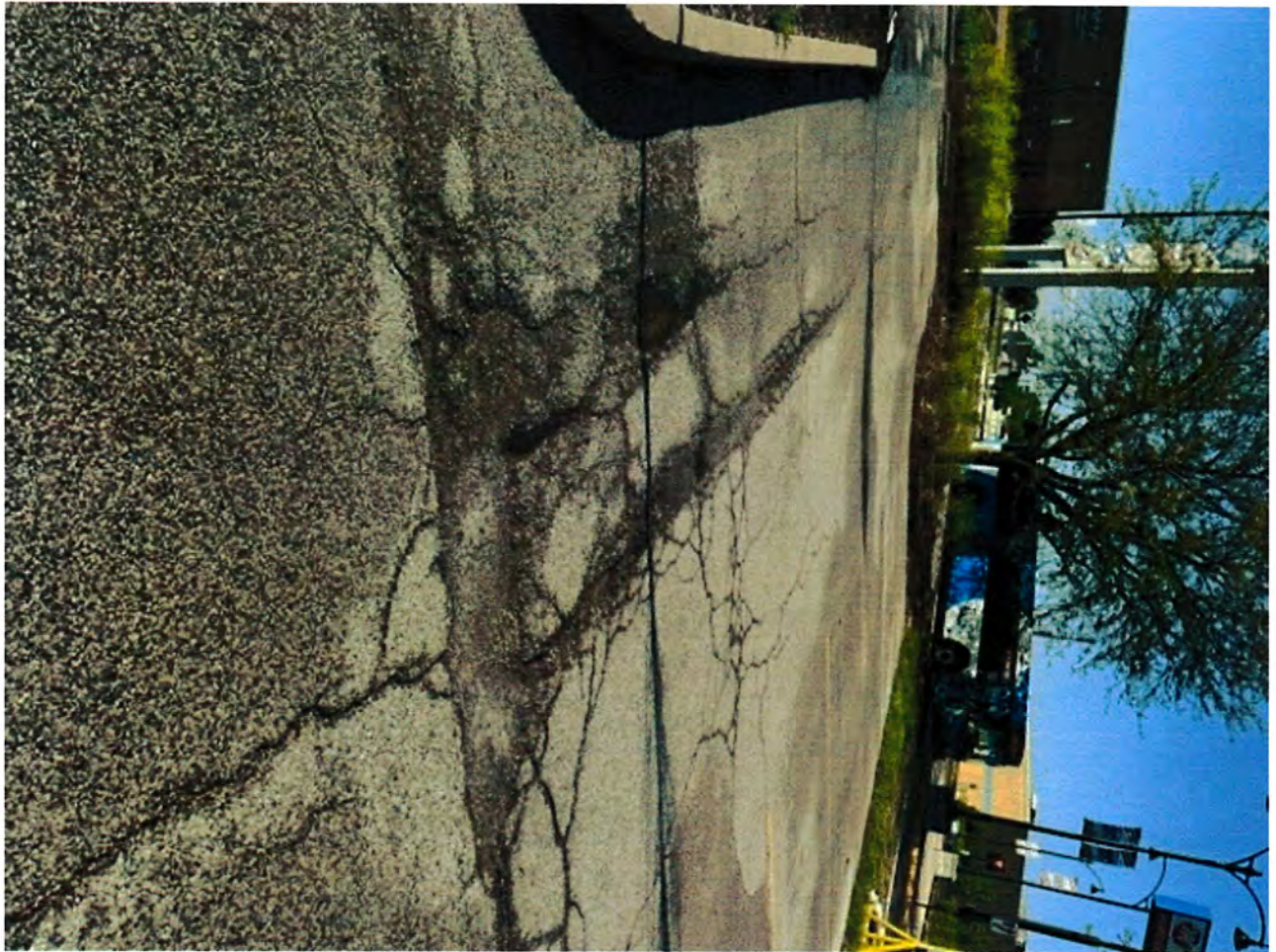


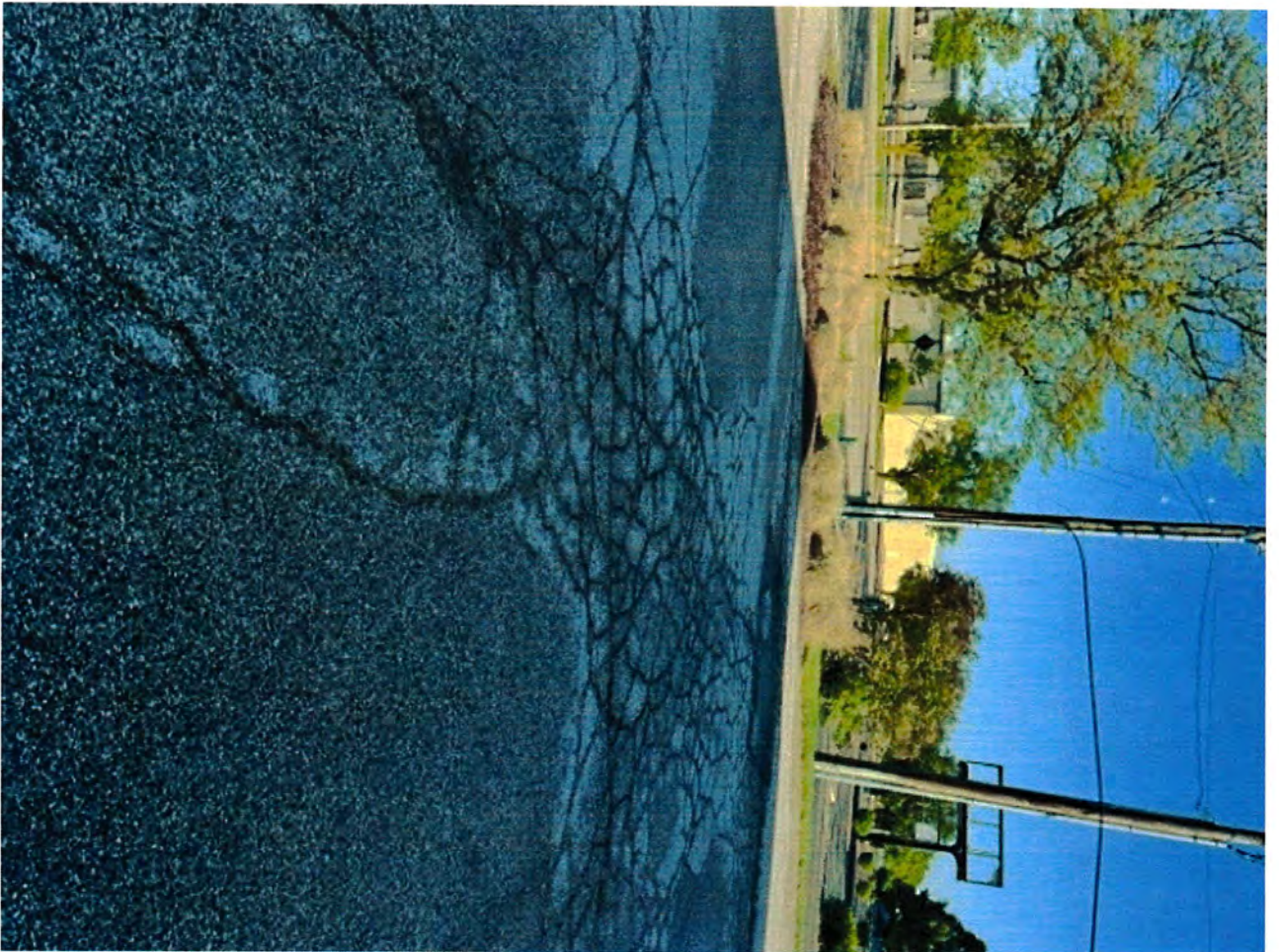




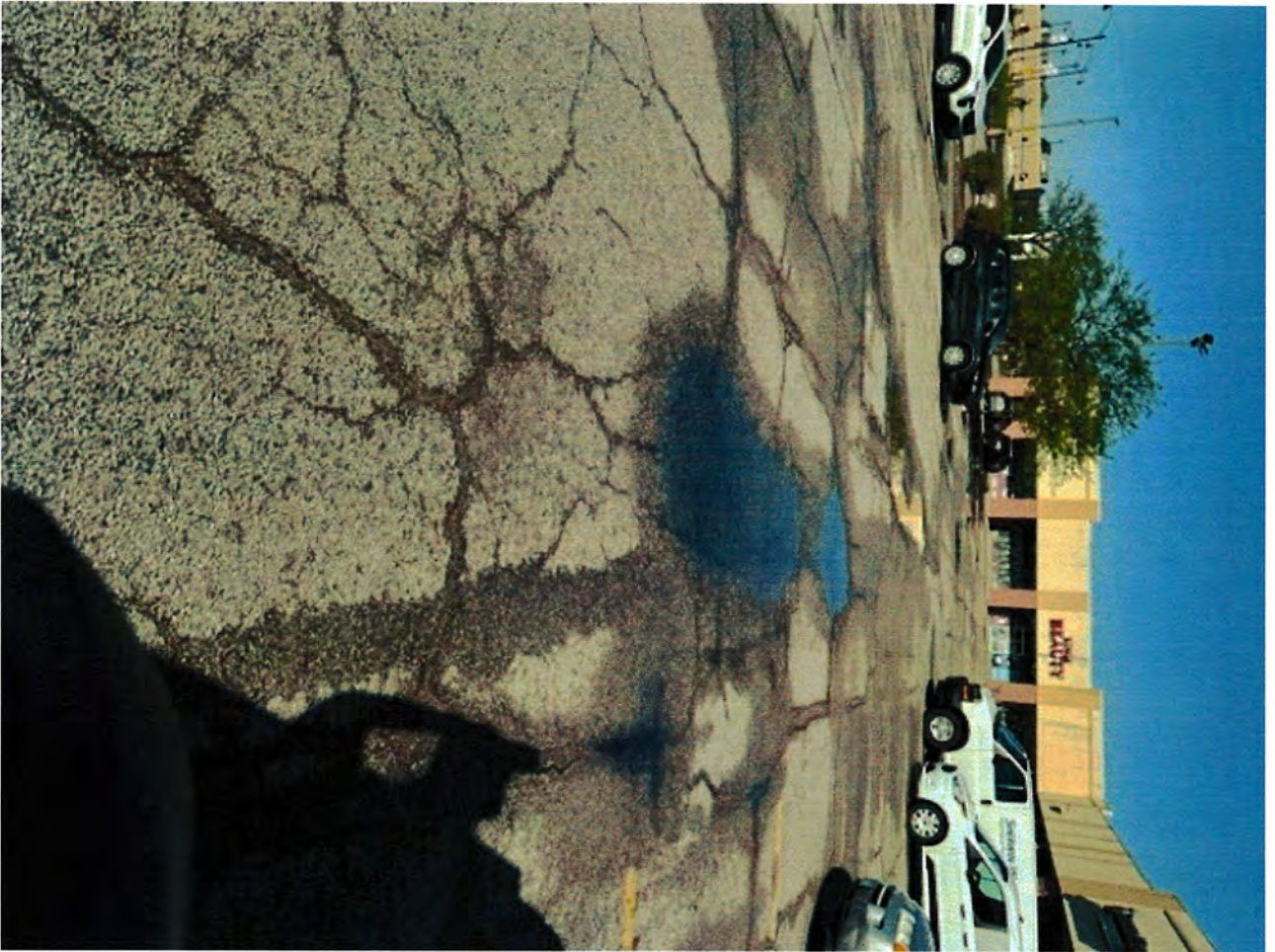


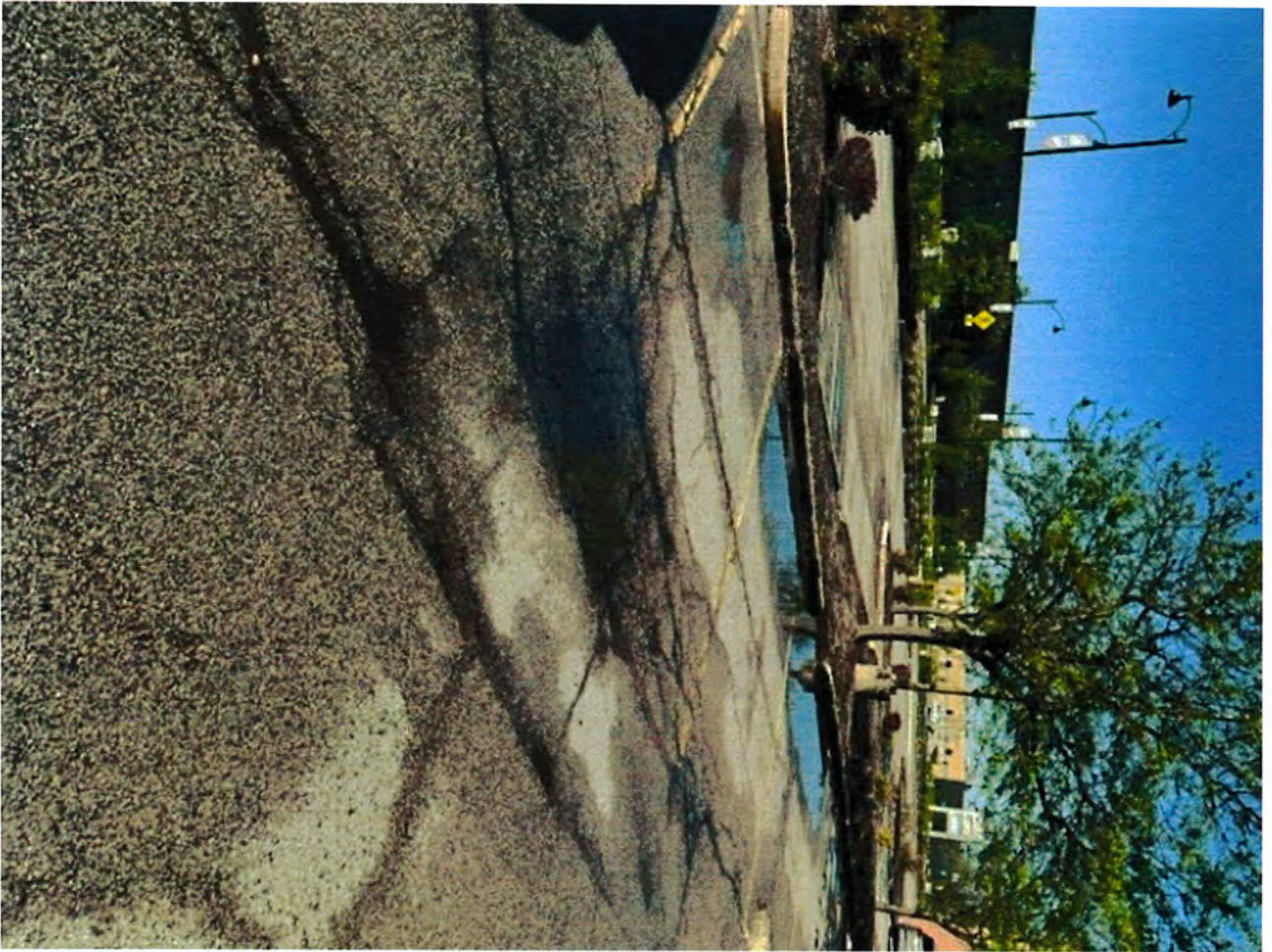














Contract Painting Services Inc.

Painting • Wallcovering • Tenant Finish • Drywall • Zolatone® • Impact Protection Systems

PROPOSAL

APRIL 15 2026

ESTIMATOR: MIKE LANGE

301 MARKET PLACE
ATTN: CHRIS COZAD

JOB NAME: EXTERIOR PAINTING
JOB SITE: 301 MARKET PLACE
FAIRVIEW HEIGHTS IL 62208
PHONE: 314-497-9582
E-MAIL: CCOZAD@COZADGROUP.COM

EXTERIOR PAINTING ALL ELEVATIONS

- SUPPLY LIFT
- IPOWERWASH ALL SIDES
- IREPAIR AS NEEDED
- IAPPLY FINISH COAT A-100 MATCHING EXSTING (4) COLORS
- IPREP & PAINT 8) MAN DOORS

LABOR & MATERIALS

\$ 41,314.00

PAYMENT: DUE ON COMPLETION IN FULL, UNLESS STATED OTHERWISE.

ACCEPTANCE OF PROPOSAL: By signing below, I accept the above proposal and authorize Contract Painting Services Inc. to do the work as specified. Payment shall be made as described.

Signature: _____ **Date:** _____.

All work shall be completed in a workmanlike manner, in accordance with standard industry practices. Any deviation or alteration from the above specifications will be completed only upon execution of an approved written change order, and may require extra charges and time to complete.

FAILURE OF THIS CONTRACT TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR 'LIEN WAIVERS' FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THE CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

In the event Contract Painting Services Inc. retains an attorney to enforce this Contract, including but not limited to, the filing of lawsuit, action or other proceeding arising out of or relating to this Contract, customer agrees to pay all reasonable costs and expenses, including attorney's fees, incurred by Contract Painting Services Inc. in collecting and enforcing payment by customer.

1122 N Warson Road • St Louis MO 63132 • Office 314.692.7777 • Fax 314.692.7778 • Lisa@ContractPaintingServices.Com

SERVING ST. LOUIS SINCE 1980



PROPOSAL

301 E. Marceau, St. Louis, MO 63111

314-638-2500
Fax 314-638-2202

March 27, 2026

ATTN: Chris Cozad
Cozad Group

Re: 301 Market Place
Fairview Heights

SCOPE OF WORK:

CONCRETE PERMA CURB

Saw cut as necessary, remove and replace deteriorated concrete Perma curb measuring approximately 237 linear feet in 9 areas. The existing curb will be excavated, and all debris will be hauled from the site. Six inches of 4000 psi concrete curb will be formed and poured over with a light broom finish.

COST: \$ 14,613.00

NOTE: This price does not include any permits, or cost.

NOTE: Diversified Contractors shall make a reasonable attempt to install the work to avoid puddles or ponding of running water where insufficient slope (normally 3/16" per foot) of paving exists, or the service tolerance less than 3/8" in eight feet horizontal distance.

If after excavation the sub-base is not suitable for installation, additional sub-base will be excavated and replaced with suitable base material. The additional cost incurred will be agreed upon and added to the final billing.

All work to be performed on weekdays during regular business hours. Asphalt and Concrete material prices are good through April 30, 2026. We propose hereby to furnish material and labor complete in accordance with the above specifications, for the above job quote amount. All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Prices are subject to change due to volatility of petroleum pricing; a fuel surcharge may be added.

Any alterations or deviation from above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Re: 301 Market Place
Fairview Heights

PAGE TWO

"Diversified Contractors is not an ADA certified specialist. ADA requirements must be provided from an ADA specialist, engineer, or attorney."

We will not be held responsible for cost incurred by damage caused or repairs due to damage to any private utility lines, irrigation lines and landscaping. Our workers are fully covered by Worker's Compensation insurance.

If vehicle(s) are left on the parking lot during a scheduled event, Diversified Contractors will work around them and cannot be responsible for towing, or any damage to the vehicle(s) while performing the work. To return and complete the scope will result in additional charges per trip.

Warranty: Provided that all payments are paid as set forth, the labor and materials used on this job shall be warranted by Diversified Contractors, Inc. for a period of one year from the completion of the work. Exclusion to Warranty: Future defects affecting paving including but not limited to: sub-grade settlement, sub-grade failure, sub-grade shrinkage, hydrostatic pressure, inadequate design, overloading, misuse or abuse of the paving, reflective cracking.

Any work performed at the insistence of the Owner over the objection of Diversified Contractors shall be performed without warranty for any purpose, voiding any other such warranty.

Sincerely,

Brian Michler

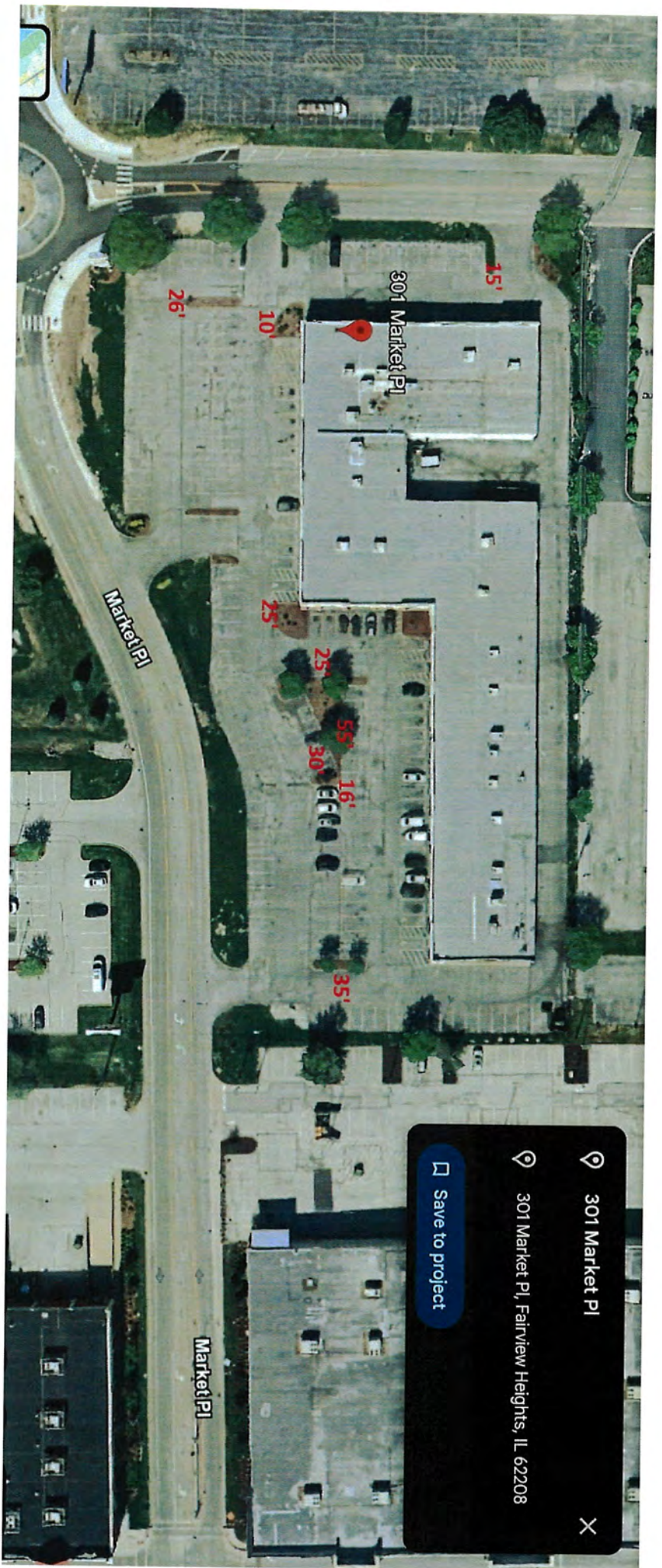
Brian Michler

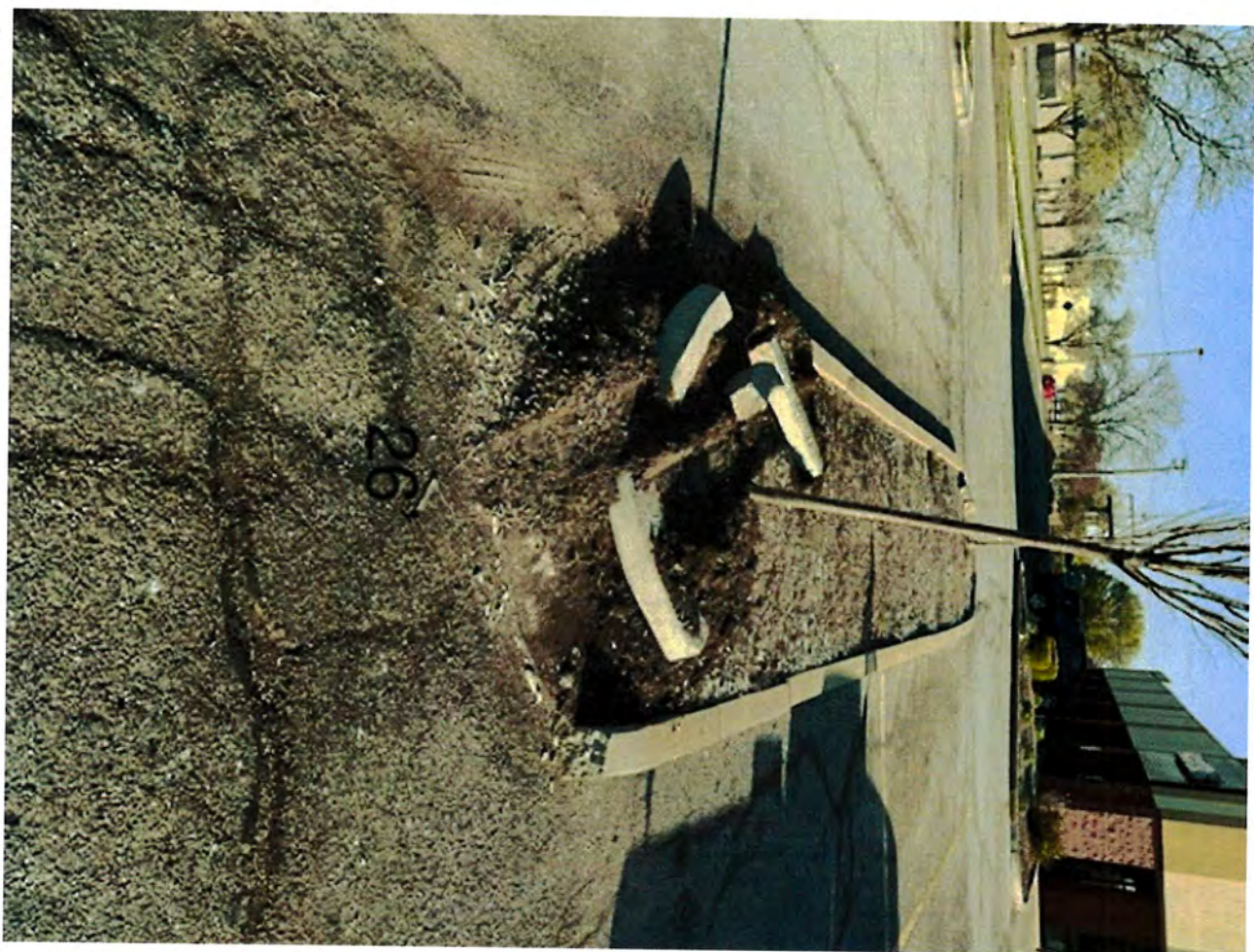
bmichler@diversifiedcontractorsinc.com
[314-574-6053](tel:314-574-6053)

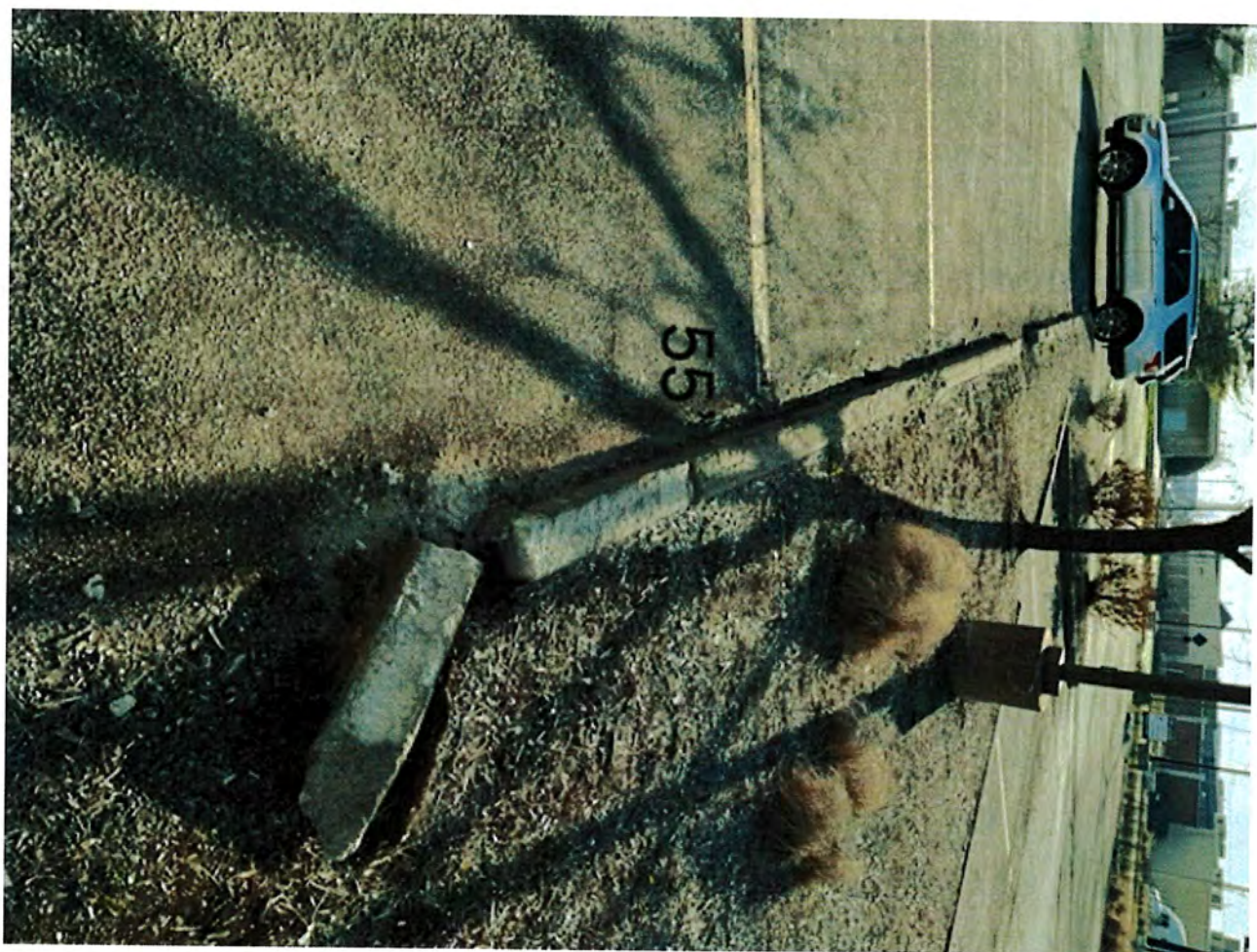
DATE OF ACCEPTANCE: On this _____ day of _____, 2026.

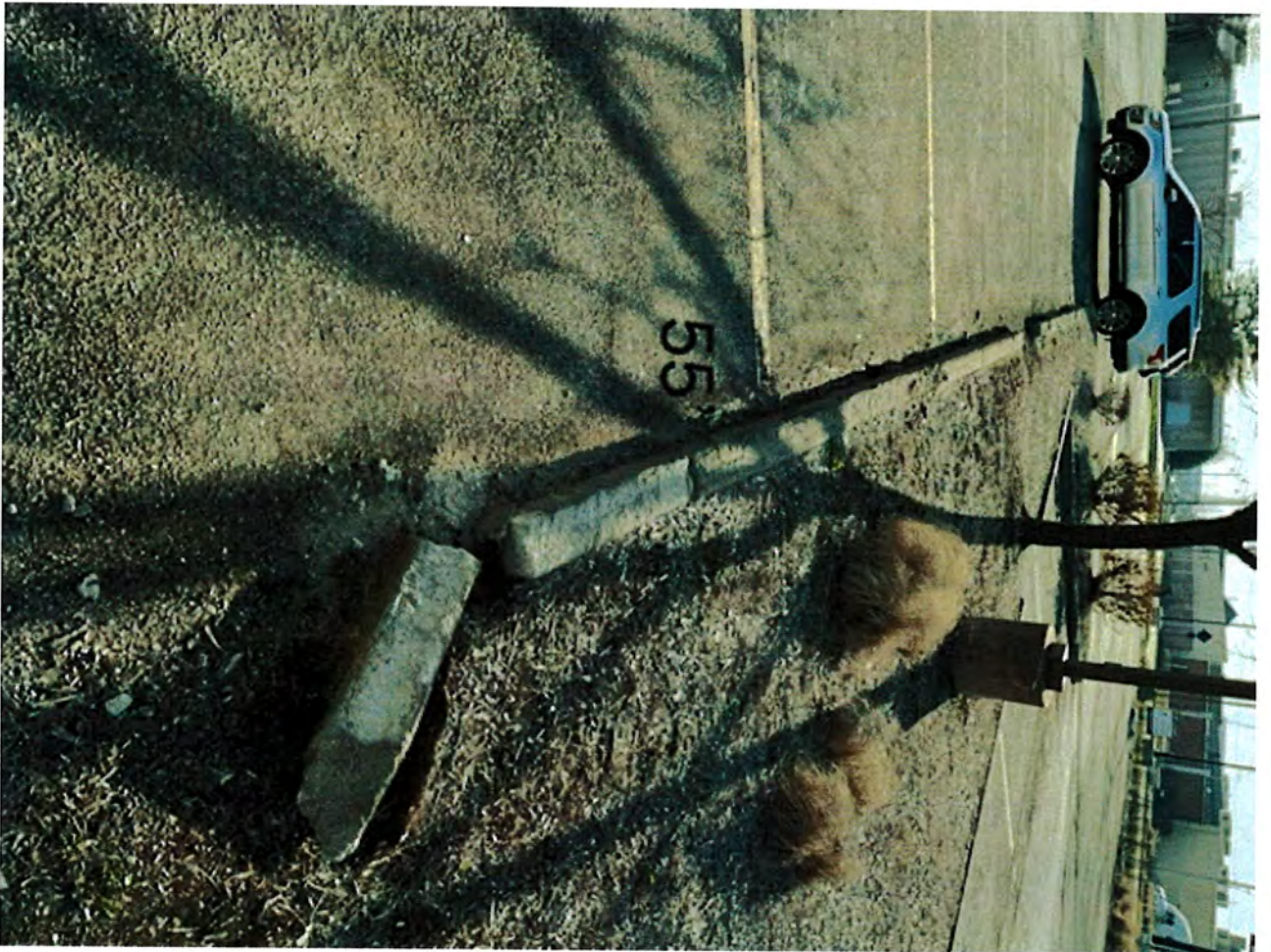
BY: _____
Signature

NOTICE TO OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.





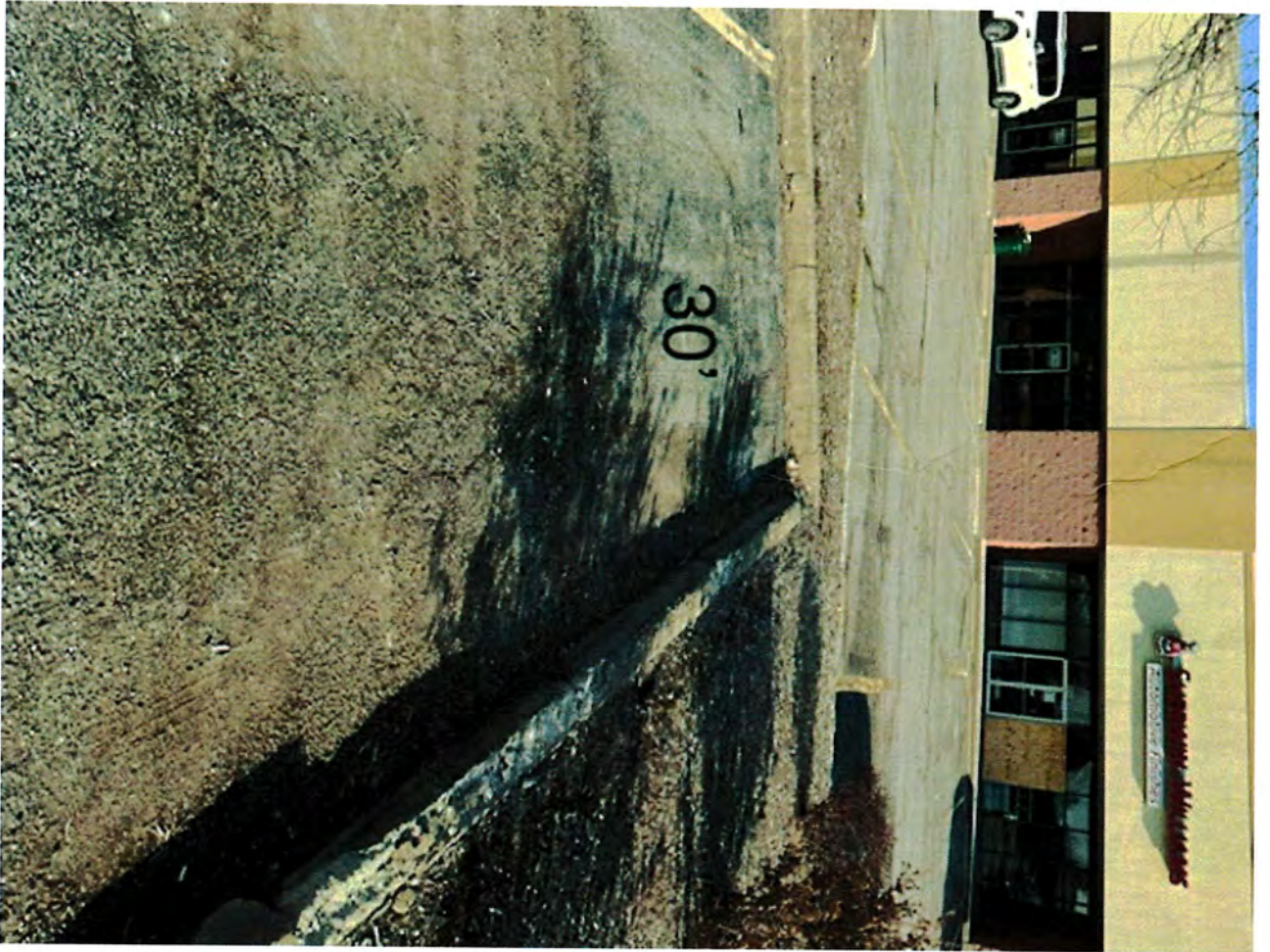


















Cozad Property Management
16 Sunnen Dr.
Suite 164
St Louis, MO 63143

May 06, 2026
Contract No. - 50381

Enhancement Proposal
For:
Market Place Commons
301 Market Place
Fairview Heights, IL 62208

ENHANCEMENT SUMMARY

O'Hara proposes to do the following work:

- Remove and stump grind the 4 dead trees in the islands in front of Hooters and K & D Countertops
- Dead tree behind the building near the power line - cut, remove, dispose, fill in with soil, seed, and straw
- Replace the 4 trees in the island with European Hornbeam
- Water bag for each new tree

SERVICES

PRICE

Tree Removal

\$4,514.00

Stump Grinder 38 HP (Daily)

ENDO FREE FESCUE-ST. CLAIR

Wheat Straw Bale

Carpinus Betulus European Hornbeam 2 in. Caliper Ball and Burlap

Tree Water Bag Donut Brown 15 gal.

Labor

Garden Mix Topsoil

Total Amount for All Services

\$4,514.00



Either party may terminate this contract for any reason whatsoever on not less than 30 days prior to written notice to the other party. Customer's obligation to make payments for service rendered through the date of termination shall survive the termination of this Agreement. Upon termination of this Agreement by Customer, Customer shall promptly pay to O'Hara all unpaid invoices in full and any prorated services. O'Hara may terminate this Contract without written notice in the event any invoice remains unpaid after 30 days from date of said invoice.

The total costs for the services described herein for the property will be paid based on the attached payment schedule. The monthly payment amounts do not include any optional services or bill upon completion services. Terms of payment are net 15 days unless otherwise agreed to in writing. A 1.5% per month finance charge shall be applicable for all amounts due and not paid within 15 days from the date of said invoice. If any amount due is referred for collection, Customer shall also be responsible for all costs of collection including attorney's fees.

Variances:
Customer agrees that O'Hara shall not be responsible for damage to sub-surface or surface level objects such as, but not limited to, drains, curbs, pavement surfaces, displaced gravel, concrete, etc. as well as damage to plants, bushes, trees, structures, etc. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra service or materials will become an extra cost at the current rates over and above the monthly charge. All agreements are contingent upon strikes, accidents, inclement weather, or delays beyond our control. This bid proposal is good for 60 days and is guaranteed only if client and contractor come to mutually agreed upon contract terms.

Guarantee:
All workmanship on new construction is guaranteed for one (1) year after the installation date. All plantings are guaranteed 100% for a one time only replacement for the 1st 6 months after the completion date and 50% up to a year after the completion date. There is no guarantee on survivability of annuals, perennials, sod or germination of seed. This guarantee shall not be valid against Acts of God (i.e. extreme winter freeze, lightning strikes, excessive and prolonged periods of rainfall). Lack of maintenance other than by O'Hara Landscape / Lawn Care Inc and vandalism or vehicle damage.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You (contractor) are authorized to do the work as specified. Payment will be made as outlined above.

The pricing and outline of this proposal is good for 30 days after the proposed date.

<i>Client</i>	O'Hara Landscape / Lawn Care, Inc. <i>Contractor</i>
By: _____	By: _____
Name: _____	Name: <u>Zach Gorski</u>
Title: _____	Title: <u>Account Manager - Commercial</u>
Date: _____	Date: <u>5/6/2026</u>



COZAD COMMERCIAL
REAL ESTATE, LTD

COZAD PROPERTY
MANAGEMENT
COMPANY

16 Sunnen Dr., Suite 164
St. Louis, MO 63143

314-781-3000 office
314-781-3100 fax

cozadgroup.com

Wade Cheek
Criterion Market Place Commons, LLC
112th Street North
Owasso, OK 74055

April 16, 2026

RE: 301 Market Place Commons, Fairview Heights, IL 62208
Proposal for Exterior Lighting Enhancement & Wheel Stop Additions

Wade:

Cozad Commercial Real Estate's Maintenance Division is pleased to present the following estimates for your consideration to be performed at Market Place Commons shopping center. Please see below.

- **Work Scope & Cost:**
 - Replace the nine (9) exterior parking lot pole lights with LED fixtures; these will uniformly illuminate the center
 - o Job Total = \$8,192.09
 - Labor = \$3,000
 - Materials = \$4,192.09
 - Boom Truck Rental = \$1,000
 - Replace fourteen (14) damaged Parking Space Wheel Stops with new anchors
 - o Job Total = NTE \$3,500

Cozad recommends proceeding with this work to improve safety/security and the building aesthetic.

Should you have any questions concerning this estimate, please contact me at (314) 781-1890.

Sincerely,

Louie Tocco
Director of Property Management
ltocco@cozadgroup.com



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

INTEROFFICE MEMORANDUM

To: Fairview Heights City Council
From: Dallas Alley, Land Use and Economic Development Director
Subject: Monthly Director's Report (Economic Development) – July 2026
Date: July 10th, 2026

Major Department Activities

Ribbon Cuttings & Special Events

- Fairview Heights America 250 Celebration took place on Saturday, June 27
- Ribbon Cutting – Putt Quest – St. Clair Square – Thursday, July 9th at 11:00am.
- Ground Breaking – Home Turf Sports – 5 Marxer Place – Thursday, July 9th at 1:00pm.

Commercial Properties in Transition

- 10705 Lincoln Trl – Fmr. Value City Furniture – A building permit was submitted by Bob's Discount Furniture to renovate and occupy the vacant space.
- 6805 Old Collinsville Rd. – Andria's Steakhouse – Renovating the basement to feature a cocktail lounge, ribbon cutting and opening to the broader public slated for August 2026.
- 5909 N IL St. – Firehouse Subs – Now Open!
- 6900 N Illinois St. – prospective owner is eager to purchase the property and begin operations; however, ongoing negotiations relating to deed restriction are delaying progress toward occupancy.
- 10 Lincoln Highway (St. 100) – Uptown Cheapskate – anticipated opening before back-to-school.
- 6211 N IL St. – Take 5 – preliminary plat and special use permit approved through Planning Commission.
- Fairview City Center – N Illinois St. – operating under new ownership, Boji Group.
- 110 Commerce Ln – Fmr. Vatterott College – SWIC recently announced plans to start a new dental program at the location, beginning in Fall 2027.
- 311 Salem Place – Prospective new owner is in discussions to acquire the site.

Marketing

- The Department successfully hosted the America 250 Celebration on June 27, drawing at least 750 people to City Hall an evening of community and celebration. Food trucks in attendance reported long and steady lines throughout the evening, and many local vendors conveyed positive feedback. Residents and guests also extended enjoyment of the evening, further fostering community development within the City.

- Ryan continues to stay highly engaged with the Department's social media presence, sharing updates and events as deemed necessary to a wide audience of our community.
- The Fource Group has launched the summer digital ad campaign promoting the City's many amenities. You can access the video at www.allinfairviewheights.com.

Business Recruitment, Retention & Incentives

- Ryan continues to hold regular meetings w/ Champions for Lincoln Trail.
- Ryan continues to engage with the O'Fallon-Shiloh Chamber of Commerce and has strengthened relationships with the Greater Belleville Chamber of Commerce to support regional business outreach.
- Ryan has visited a number of local businesses in-person to understand how the local market is performing.
- Dallas and Ryan continue to work on formalizing design guidelines for the Lincoln Trail Streetscape project.
- Dallas and Ryan continue updating the TIF design guidelines to align with current development standards and city objectives.
- Dallas met with the 159 / Hwy 50 development team twice.
- Dallas met with Lochmueller Group to discuss potential future projects.
- Dallas met with TWM to discuss a potential project.
- Shannon and Wilson to discuss potential future projects.
- Ryan and Dallas met with the ownership group of Concord Plaza to discuss future plans.
- Dallas met with prospective buyers of Concord Place.

Please let me know if there are questions or concerns.

DIVISION II - ELECTRICAL REGULATIONS

§ 7-2-10 ADOPTION OF CODE.

(A) The National Electrical Code, 2020, as published by the National Fire Protection Association, is hereby adopted as the Electrical Code for the City and shall hereafter regulate the installation and alteration of electrical wiring and fixtures as herein provided.

(B) Each and all of the codes, provisions, penalties and terms of the National Electrical Code, 2020, are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes if any, prescribed by § 7-2-11 of this chapter.

(C) All periodic revisions of the National Electrical Code, 2020, are hereby adopted as revisions of the Electrical Code of the City prospectively.

(D) The Director of Land Use and Development shall keep a copy of the adopted Electrical Code on file in his or her office for public use, inspection and examination. Said use, inspection and examination shall comply with the License Agreement established by the National Fire Protection Association.

(E) Responsibility for assuring that plans for any proposed electrical installation or alteration comply with the provisions of the adopted code shall rest solely with the applicant.

§ 7-2-11 ELECTRICAL CODE; ADDITIONS, INSERTIONS AND CHANGES

(A) Section 90-4 is hereby amended by adding thereto the following provisions.

“The Building and Inspections Division of the Land Use and Economic Development Department of the City of Fairview Heights, Illinois and the duly appointed Code Official of the City of Fairview Heights, Illinois and authorized designees (individually a “code official” and together, the “code officials”) that are hereby authorized and designated to carry out the enforcement provisions of this code.

Any person affected by a decision of a code official or a notice or order lawfully issued under this code shall have the right of appeal to the Electrical Commission, established by section 3-14-1 of the Fairview Heights Code of Ordinances, which shall additionally govern the grounds and regulate the procedures for such appeals.”

(B) Section 210.8 (A) shall be amended as follows.

“(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the following locations specified in 210.8(A)(1) through(A)(4) and (A)(8) and (A)(9) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. 125-volt receptacles installed in the locations specified in 210.8(A)(5) through (7) and (A)(10) shall have ground-fault circuit-interrupter protection for personnel.”

Exceptions:

1. Ground-fault circuit-interrupter protection shall not be required on simplex receptacles on a dedicated circuit installed for the purpose of providing 125-volts to permanently installed garage door opening equipment.
2. Ground-fault circuit-interrupter protection shall not be required on simplex receptacles on a dedicated circuit installed for the purpose of providing 125-volts to permanently installed sump and exection pump systems.

(C) Section 210.8(F) Exception is hereby amended as follows.

“210.8(F) Outdoor Outlets. All outdoor outlets for dwellings, other than those covered in 210.8(A)(3), Exception to (3), that are supplied by single phase branch circuits rated 150 volts to ground or less, 50 amperes or less, shall have ground-fault circuit-interrupter protection for personnel.

Exceptions:

1. Ground-fault circuit-interrupter protection shall not be required on lighting outlets other than those covered in Section 210.8(C).
2. Ground-fault circuit-interrupter protection shall not be required for listed HVAC equipment 50 amperes or less.”

(D) The following additional regulations and standards are hereby adopted as supplementary and in addition to the requirements of the Electrical Code and are hereby incorporated as if fully set forth therein:

“(i) No other electrical conductor other than copper shall be used in the City other than,

- (a) by the utility company in its service supply lines
- (b) service and feeders approved by the Code Official

(ii) Branch circuits shall be at least Number 12 gauge wire.

(iii) Use of circuit breakers commonly known and referred to as “space saver circuit breakers” shall be prohibited in new construction. It may be allowed in panelboard replacement in existing services and in upgrading of existing services if the service panel is rated for their use, with the

approval of the code official. The minimum width of any service panelboard circuit breaker shall be 3/4 inch. All such circuit breakers shall be of “unit-pole” design and operation, having one overcurrent protection device per set of terminals; the use of twin, tandem or similar circuit breakers which feature or allow two or more overcurrent protection devices on a single set of terminals shall not be permitted. For the purpose of this code, a “unit pole” circuit breaker is a single overcurrent protection device which exclusively, without another, makes use of one line-side terminal and its opposite load center bus-bar terminal. Any such use shall meet manufacturers requirements.

(iv) Unless approved by the Code Official, a maximum of 42 circuits per panel shall be allowed on a 200 amp service panel and 24 circuits on a 125 amp service panel. Breaker panels and/or fuse panels shall be clearly marked within the panel designating circuit numbers and the corresponding area(s) and/or equipment or features they service. All service panels shall contain a 2-pole space for future expansion.”

§ 7-2-12 COMPLIANCE WITH THE CODE.

All persons, firms or corporations hereafter installing or altering any electrical wiring or fixture in the City shall comply with the provisions of this subchapter.

§ 7-2-13 APPLICATIONS, LICENSES AND PERMITS.

(A) All persons, firms or corporations desiring to install electrical wiring, apparatus or machinery for the use of electrical current shall file an application with the Director of Land Use and Development for a permit to do so, prior to installing any new wiring or altering any existing wiring.

(B) Application shall be made on forms provided by the Director of Land Use and Development which shall at least include a detailed description of the work to be done, the materials to be used, the locality of the premises by street name and number, and a statement whether or not the person making the application is a qualified electrical contractor or electrician.

(C) If the applicant is the owner of a dwelling wherein he or she resides or proposes to reside, and said applicant proposes to install or replace electrical wiring himself or herself, he or she shall fully inform the Director of Land Use and Development of his or her qualifications for performing the work proposed and the Electrical Inspector must approve the qualifications before any permit is issued

(D) Permit limitations

- (1) No permit so issued shall be transferable.
- (2) Temporary permits may be used when, in the judgment of the Director of Land Use and Development, such are deemed advisable.
- (3) No permit shall be issued to any unqualified person, and the judgment of the Electrical Inspector as to the qualifications shall be final.
 - i. In the event a person, firm or corporation commences installation of electrical wiring, apparatus or machinery for the use of electrical current while knowingly employing unqualified persons, or unregistered sub-contractors the following fees shall be imposed:
 1. First offence - Issuance of a Stop Work Order. Note that all fees required under section 7-2-13 (F) shall also apply);
 2. Second offence - \$500.00 and issuance of a Stop Work Order. Note that all fees required under section 7-2-13 (F) shall also apply);
 3. Third offence - \$1,000.00 and issuance of a Stop Work Order. Note that all fees required under section 7-2-13 (F) shall also apply).

(F) All fees, as set forth in § 7-1-3 of this chapter, for any inspection required by this chapter shall be paid, in advance, prior to the issuance of a permit, to the Fairview Heights City Clerk.

(G) In the event a person, firm or corporation commences installation of electrical wiring, apparatus or machinery for the use of electrical current in the City prior to the issuance of a permit all permit fees, as prescribed in § 7-1-3 of this chapter, shall be doubled.

(H) In the event a person, firm or corporation tampers with a lockout tagout device lawfully installed by the code official or his or her legally authorized representative the following fees shall be imposed:

- i. First offence - \$1,500.00 and the issuance of a Stop Work Order. Note that all fees required under section 7-2-13 (F) shall also apply);
- ii. Second offence - \$5,000.00 and the loss of electrical contractor registration for six (6) months;
- iii. Third offence - \$10,000.00 and the loss of electrical contractor registration for two (2) years.

§ 7-2-14 INSPECTIONS AND CERTIFICATES OF OCCUPANCY.

(A) All electrical installation or alteration performed performed after the issuance of a permit shall be inspected by the Director of Land Use and Development or his or her legally authorized representative at the following stages:

- (1) Upon installation of any temporary electrical service;
- (2) Upon completion of rough in work, but prior to covering;
- (3) Upon completion of the permanent electrical service; and
- (3) Following completion of construction, but prior to occupancy.

(B) Responsibility for notifying the Director of Land Use and Development that a specific stage of construction has been reached and an inspection is requested shall rest solely with the applicant.

(C) Conditions for occupancy and service.

(1) No new building or structure shall be occupied or used unless it has passed each inspection and a certificate of occupancy has been issued.

(2) No new or remodeled electrical installations shall be connected with the electrical power supply lines until the same have received a final inspection and certificate of approval from the Director of Land Use and Development.



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

INTEROFFICE MEMORANDUM

To: Fairview Heights City Council
From: Dallas Alley, Land Use and Economic Development Director
Subject: Monthly Director's Report (Land Use) – June 2026
Date: July 14, 2026

Major Department Activities.

Planning and Zoning

- The Planning Commission considered two cases in June:
 - PC04-26 – 6211 N Illinois Street, Special Use Permit
 - PC05-26 – 6211 N Illinois Street, Minor Subdivision Plat
- The Zoning Board of Appeals did not meet in June.

Plan Review

- Commercial Plan Review in the pre-permitting phase
 - 319 Lincoln Hwy Ste 319 (Urban Pilates and Wellness) – Tenant Finish – Ward 4
 - 6203 N Illinois St (Chick-Fil-A) – Tenant Remodel – Ward 3
 - 10705 Lincoln Trail (Bob's Discount Furniture) – Tenant Finish – Ward 4
 - 141 Market Place Dr, Suite 180 (Luxe Infusion) – Tenant Finish – Ward 4
 - 5 Marxer Place (Home Turf) – New Construction – Ward 3
 - 625 Lincoln Hwy (Schnucks Market) – Tenant Remodel – Ward 4

Action Items

- **Revision to the Chapter 7 – Building Code**

Electrical Commission held the necessary public meeting to discuss a revision to the electrical code adopted by the City of Fairview Heights. The Commission voted five (5) in favor, zero (0) against and one (1) absent to recommend approval of the proposed revisions. **Recommendation that the Planning Committee forward to City Council the revised Building Code (Adopted Electrical Code) with the recommendation of approval.**

Please let me know if there are questions or concerns.

Enc –

- Monthly Project Report – June 2026
- Monthly Inspection Report -June 2026



Monthly Project Details Report

Permit Issued Date Time from Projects feed: 06/01/2026 - 06/30/2026

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Building Permit (C)	26-000828	Reroof 15 buildings and 1 shed	1 Park Terrace Ln	Alisha Berleth, Baney Construction Inc., 8156233644, alisha@baneyconstruction.com	06/02/2026 at 12:57 PM
Building Permit (C)	26-000990	Partial remodel of the stockroom area of the existing Buckle store	204 St Clair Dr	Tim Schenk, Elder Jones, 9523456040, tims@elderjones.com	06/25/2026 at 3:02 PM
Building Permit (C)	26-000913	Requested permit is for a deck expansion. Existing deck is 185" x 191". Proposed deck expansion will be 257" x 335". Primary support will include, but not limited to, 6x6 deck posts, 2x10 ledger boards, 2x10 joists, 4x4 deck posts under bolted ledger boards, and 4x4 deck post for stairs. All deck posts will be positioned on top of 12" concrete footers (with brackets).	983 Millikin Dr	Terry Kirkwood, 9377974332, terry.k.kirkwood@outlook.com	06/17/2026 at 9:25 AM
Building Permit (C)	26-000694	Scope of Work: Self-level flooring where needed; install LVP flooring throughout. Install baseboards. Install tile tub surrounds in upstairs and downstairs bathrooms. Retexture walls where required and paint throughout the home. Install kitchen cabinets, countertops as needed, tile backsplash, microwave, dishwasher, refrigerator, and stove. Install interior doors. Install light fixtures and plumbing fixtures, instal outlets and switches.	9608 Old Lincoln Trl	Cassia Ohashi, Middlemist Properties LLC, 6186160644, cassiaohashi@gmail.com	06/05/2026 at 10:36 AM
Building Permit (C)	26-000972	remove and replace roof	10850 Lincoln Trl, 20	YAKIR MARKOWITZ, hiarc roofing, llc, 7326647075, davidg@hiarcroofing.com	06/24/2026 at 8:38 AM
Building Permit (C)	26-000307	4 - buildings in this shopping center - Remove existing EPDM- Install 1/2" fiberboard with 8 fasteners per board and .060 TPO M/A 12"oc. This project will include multiple buildings on the same site. Per the building department, we are allowed to put in one permit, and we were advised to list all the property numbers. The building numbers are 21 (Behind TJ MAX), 17 (TJ MAX), 1 (DOLLAR TREE), 4,5 (CHUCKEE CHEESE), 8 (POST OFFICE), 12A,12B,12C (SKYZONE, BIGLOTS, RULERS).	10850 Lincoln Trl	YAKIR MARKOWITZ, hiarc roofing, llc, 7326647075, davidg@hiarcroofing.com	06/12/2026 at 4:20 PM
Building Permit (C)	26-000971		10850 Lincoln Trl, 11-20	YAKIR MARKOWITZ, hiarc roofing, llc, 7326647075, davidg@hiarcroofing.com	06/24/2026 at 8:37 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Building Permit (C)	26-000970	Replace roof on shopping Center	10850 Lincoln Trl , 1-11	YAKIR MARKOWITZ, hiarc roofing, llc, 7326647075, davidg@hiarcroofing.com	06/24/2026 at 8:36 AM
Building Permit (R)	26-000999	Full home remodel New electrical new plumbing new HVAC New windows and siding Update kitchen and bathrooms Add in 1/2 bath on main floor.	1434 First Ave	Nathan Tschetter, NT Services LLC, 6182109828, chettar87@gmail.com	06/26/2026 at 2:27 PM
Building Permit (R)	26-000871	Structure is planned for a 16' x 25' wooden tool shed.	983 Millikin Dr	Terry Kirkwood, 9377974332, terry.k.kirkwood@outlook.com	06/17/2026 at 9:26 AM
Building Permit (R)	26-000829	10 Crossroad is an existing single family home, with an existing single car garage 14' x 20'. Adjacent to the garage is an existing 6' x 20' concrete pad with existing footings. Project - cover the existing concrete pad with a plywood and shingle roof. Support - Add (4) 4x4 x 8' posts approximately 6' - 8" OC are to be set. (2) 2x6 will span from post to post to create a support beam . Roof - Add Joist (2x6 at 2' OC) are to span from the new support beam to the existing garage wall..... an approximate 6. span. - Add Plywood will cover roof joists with shingles to match the existing garage roof. Walls - No new exterior walls. Open air covered concrete Pad	10 Crossroad Dr	Ronnie Hodel, Home, 6184205008, rlhodel@att.net	06/02/2026 at 8:40 AM
Building Permit (R)	26-000302	Build a set of stairs leading down to a ground level deck. Build a 10 x 10 deck.	40 Gamlin Dr	David Spencer, Spencer Family holdings, 3098571111, davidaspencer13@gmail.com	06/26/2026 at 12:13 PM
Building Permit (R)	26-000962	Building deck and garage roof	106 Primrose Ln	Robert BYRUM, 6187891952, 1favorofgod1953@gmail.com	06/29/2026 at 8:35 AM
Building Permit (R)	26-000881	Install a new 100 amp electric service demo old fuse boxes	212 Kassing Ave	Bill Luchesi, 3142206248, bnlelectric@sbcglobal.net	06/11/2026 at 8:38 AM
Building Permit (R)	26-000800	replace meter with a 200A bypass meter base, 30 circuit panel	41 Potomac Dr	Jennifer Plake, Lebanon Seibert Electric, 6185372677, lseelectric@sbcglobal.net	06/01/2026 at 8:41 AM
Building Permit (R)	26-000939	Excavate, pour footing, pour foundation walls, and then pour floor. Build four outside walls, place trusses, and sheath roof.	7 Deerwood Trl	Michael Petz, 6186882050, mjpetz@gmail.com	06/23/2026 at 3:48 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Building Permit (R)	26-000927	I am requesting approval for a building permit for the renovation and improvement of my residence located at 9800 Saint Clair Avenue, Fairview Heights, Illinois 62208. The proposed project includes the construction of a new attached four-car garage, along with complete upgrades to the home's electrical, plumbing, and HVAC systems to ensure compliance with current building codes, improve safety, and increase energy efficiency. I will personally perform all work on the project to the highest professional standards and in full compliance with all applicable building codes, inspections, and permitting requirements. These improvements represent a significant investment in the property and will enhance the overall appearance, functionality, and long-term value of the residence. The project will also support local Illinois suppliers and businesses through the purchase of construction materials, equipment, and services, contributing to the local economy. By modernizing and improving the property, this renovation will add to the beauty and character of the neighborhood, strengthen surrounding property values, and provide a positive benefit to the Fairview Heights community.	9800 St Clair Ave	John Hunn, Crocketts car wash, 6365449181, john52216@hotmail.com	06/24/2026 at 9:57 AM
Building Permit (R)	26-000657	EGRESS WINDOW FOR BASEMENT	9823 Old Lincoln Trl	GARY AYE, OPM LAND TRUST #1, 6187790924, OPMLT1@GMAIL.COM	06/15/2026 at 10:53 AM
Building Permit (R)	26-000989	Rehab project on a residence to include electrical and plumbing Jarvis Electrical will be the electrician Plumbing contractor is TBD	9627 Mark Trl	neal gough, 6186162338, njgough95@gmail.com	06/25/2026 at 2:51 PM
Electrical Permit (C)	26-000966	Installation of (16) emergency lights that match the existing lights on the other side of the room. This includes wiring & termination of the lights.Suite 122 Quest Golf	134 St Clair Sq	Dilayni Zimmer, Pyramid Electrical, 6186321180, dzimmer@pyramidelectrical.com	06/23/2026 at 2:08 PM
Electrical Permit (C)	26-000968	Removal of old 100A service panel & installation of new updated breaker panel. This includes installation of updated Ameren approved meter disconnect and proper ground bonding bridge & grounding of new electrical panel to current NEC standards.	212 Lola Ln	Dilayni Zimmer, Pyramid Electrical, 6186321180, dzimmer@pyramidelectrical.com	06/23/2026 at 2:08 PM
Electrical Permit (C)	26-000874	Remove Data cables going through firewall and install the open fire alarm cable at the duct detectors in conduit	10231 Lincoln Trl	Eric Smith, Bel-Clair Electric, Inc., 6185395200, erics@belclairelectric.com	06/10/2026 at 4:00 PM
Electrical Permit (C)	26-000909	Installation of low voltage network data drops for network hardware. Installation of network hardware, including network cameras and IT equipment (switches, access points, etc.).	10 Lincoln Hwy	Erin Quackenbos, Quackcom, 6187178202, erinq@quackcom.com	06/17/2026 at 9:00 AM
Electrical Permit (R)	26-000951	Emergency Repair of 200 amp OH service (meter, riser, and panel) work completed on 06-19-26	7 Hyde Park Rd	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	06/23/2026 at 11:13 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Electrical Permit (R)	26-000974	Location in house. Bathroom 1st floor. Work being done, Old electrical wire removed due to improper installation and replaced with 12 2 gauge electrical wire. New installation will include: 3 GFCI outlets. Two of these will be located by the sink, the third will be installed behind smart toilet. Two light switches. One will be for lights the second will operate the fan. One Vanity lighting One Mirror with lights All work is to be done by Bates Electric: Office: 636.464.3939 natalieb@bates-electric.com www.bates-electric.com	7 Baldus Dr	Thomas Harrington, 2282159418, harrington.thomas.d@gmail.com	06/24/2026 at 9:18 AM
Electrical Permit (R)	26-000914	Replace existing 100 amp subpanel. Replace panel and wire currently feeding the panel. 120/240V, 4-wire. Single Phase.	1 Susan Ct	Jacob Robinson, 9172391461, kong567@hotmail.com	06/17/2026 at 8:56 AM
Electrical Permit (R)	26-000739	Modify existing kitchen electrical system to support kitchen remodel improvements including installation of four recessed soffit lights, relocation of existing 240V electric stove receptacle, installation of one additional wall switch, installation of electrical connection for garbage disposal, and addition of two receptacle outlets at kitchen island. Existing branch circuits to be modified and extended as necessary. No service upgrade or panel replacement. All work to comply with current NEC and local code requirements. — Work Included Lighting * Install (4) recessed LED soffit lights * Add switch control for new lighting * Add Pendant light Kitchen Electrical * Electrical for Range Hood Vent * Relocate electric range/stove receptacle * Add electrical connection for garbage disposal * Add (2) receptacle outlets to kitchen island General * Extend/modify branch circuits as needed * Install required GFCI/AFCI protection where applicable	104 Debra Dr	Rod Bynum, 6155093171, roddbynum@gmail.com	06/10/2026 at 8:35 AM
Electrical Permit (R)	26-000851	install new 100 amp OH electrical service consisting of a new 100 amp meter base with built in disconnect, new 100 amp breaker panel, rigid riser, service entrance wiring, and ground for the meter base	317 Coates Dr	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	06/05/2026 at 12:37 PM
Electrical Permit (R)	26-000849	Emergency (tree fell on exterior service). New exterior service...meter, riser. work to be done 06-05-26	332 Frey Ln	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	06/04/2026 at 2:37 PM
Electrical Permit (R)	26-001018	Replace breakers with manufacturers listed breakers in GE panel.	2014 Minter Ln	James Hickman, Shortbusters Electric co., 3143128377, masterelectrician82@yahoo.com	06/30/2026 at 10:42 AM
Electrical Permit (R)	26-000837	Replace 100A panel and meter service	216 Laurel Dr	Mark Litteken, Litteken Electric, Inc., 6185269075, LittekenElectric@wisperhome.com	06/05/2026 at 8:41 AM
Mechanical Permit (C)	26-000796	Replacement of (2) existing RTUs at the above location Playroom 5 ton and drive thru 10 ton with like for like units Lennox pyramid electric co will do all electrical work	6203 N Illinois St	Mike Readenour, 8779991867, mreadenour@tmshvac.com	06/08/2026 at 10:51 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Mechanical Permit (C)	26-000795	Replace the existing Dining room RTU with Like for like equipment 10 ton	6311 N Illinois St	Mike Readenour, 8779991867, mreadenour@tmshvac.com	06/08/2026 at 10:49 AM
Mechanical Permit (C)	26-000900	Direct replacement of RTU	53 Ludwig Dr	JOHN JUNGE, PROFESSIONAL KITCHEN SOLUTIONS, 6182334006, DISPATCH@PKS-INC.COM	06/15/2026 at 9:37 AM
Mechanical Permit (C)	26-000867	Furnish and install (2) 10 ton Trane units with M# YSK120A4S0H016S, (1) 15 ton Trane unit with M# YSK180A4S0H016S and (1) 3 ton Trane unit with M# YSK036A4S0H016S, economizers, curb adapters, receptacles and hail guards. Replace the fuses in the breakers at the panel in the basement. Reconnect gas and electrical and controls.	114 Commerce Ln	Mark Lawrence, Phoenix Services LLC, 6364561992, phoenixserviceshvac@gmail.com	06/09/2026 at 4:28 PM
Occupancy Permit (C)	26-000860	Home Daycare	44 Concord Dr	Yuana Harriel, 6182508273, yuanaharriel@gmail.com	06/16/2026 at 1:24 PM
Occupancy Permit (C)	26-000766	Loft 6	525 Lincoln Hwy , 1	Kimberly Dunakey, 3143024803, kim@bloomwildliving.com	06/04/2026 at 9:29 AM
Occupancy Permit (C)	26-000831	In home daycare	919 Holliday Dr	Sheena Smith-Winfield, 6187414251, rupertsin08@yahoo.com	06/04/2026 at 2:12 PM
Occupancy Permit (R)	26-000991		301 Toulon Ct	Katherine Hendricks, 6186042772	06/25/2026 at 11:49 AM
Occupancy Permit (R)	26-000935		128 Ashley Dr	Ian Dunn, 6184345785, iandunnn@gmail.com	06/18/2026 at 3:44 PM
Occupancy Permit (R)	26-000938		309 Dogwood Ln	La'Shounda Bennett, 6182500514, betrue76@yahoo.com	06/18/2026 at 4:28 PM
Occupancy Permit (R)	26-001028		22 Brown Dr	Leslie Simpson, 6182501379	06/30/2026 at 3:25 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 000933		232 North Bend Dr	Venita Williams, 6184163122, msvwilliams55@yahoo.com	06/18/2026 at 3:02 PM
Occupancy Permit (R)	26- 000932		366 Monticello Pl	Gislese Adejola, 6303351447, GHLA33@yahoo.com	06/18/2026 at 2:38 PM
Occupancy Permit (R)	26- 000945		212 Kassing Ave	Evelyn McCoy, 4049176115, evermccoy@gmail.com	06/22/2026 at 11:55 AM
Occupancy Permit (R)	26- 000928		67-21 Northbrook Cir	Daniel Funkhouser, 6183835382, kalebfunkhouser@icloud.com	06/17/2026 at 4:09 PM
Occupancy Permit (R)	26- 000919		331 Monticello Pl	Cheryl Mimms, 6185589773	06/17/2026 at 12:06 PM
Occupancy Permit (R)	26- 000918		353 Monticello Pl	Mary White, 3145568160, tess.r.thomas@gmail.com	06/17/2026 at 11:47 AM
Occupancy Permit (R)	26- 000916		317 Coates Dr	Monyka Jones, 6184774665	06/17/2026 at 9:10 AM
Occupancy Permit (R)	26- 000944		126 Edging Ln	Shatia Henderson, 6183818534, shatiahenderson@gmail.com	06/22/2026 at 10:24 AM
Occupancy Permit (R)	26- 001019		411 Monticello Pl	Annette Reese, 3142677496	06/30/2026 at 10:22 AM
Occupancy Permit (R)	26- 000948		57-27 Northbrook Cir	Dylan Covert, 8286765546, dylancovert2004@gmail.com	06/22/2026 at 1:49 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 000949		400 Monticello Pl	Mattie Collins, 6186717714, cruzmomma77@yahoo.com	06/22/2026 at 1:55 PM
Occupancy Permit (R)	26- 001022		14 Cozy Ln	Daniel Mohr, 6187999823, dscottmohr26@gmail.com	06/30/2026 at 12:35 PM
Occupancy Permit (R)	26- 000967		449 Anita Dr	Stephanie Slayton, 6185307855, sslayton37@gmail.com	06/23/2026 at 12:29 PM
Occupancy Permit (R)	26- 001013		212 Lola Ln	Kendy Nott, 6183344972, kendynott08@outlook.com	06/29/2026 at 12:12 PM
Occupancy Permit (R)	26- 001003		9928 North Rd	Shameke Haynes-Green, 3143656469, shame0311@gmail.com	06/26/2026 at 12:58 PM
Occupancy Permit (R)	26- 001002		40 Joseph Dr	Rakeshkumar Patel, 6673142813, rpatel19272@gmail.com	06/26/2026 at 12:51 PM
Occupancy Permit (R)	26- 000997		122 Ashley	Luciana Nelson, 3145742460, luciana@myinnerpeacecounselor.com	06/26/2026 at 9:43 AM
Occupancy Permit (R)	26- 000995		344 Monticello Pl	Janet Brown, 6184446507	06/25/2026 at 1:37 PM
Occupancy Permit (R)	26- 000976		355 Monticello Pl	Virginia Ross, 6182719702	06/24/2026 at 11:21 AM
Occupancy Permit (R)	26- 000977		457 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/25/2026 at 3:58 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 000985		137 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/25/2026 at 3:57 PM
Occupancy Permit (R)	26- 000986		235 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/25/2026 at 3:58 PM
Occupancy Permit (R)	26- 000987	occupancy permit	11-24 Northbrook Cir	Michael Beaty, 7573935780, beaty.mike@gmail.com	06/25/2026 at 10:07 AM
Occupancy Permit (R)	26- 000993		39 Mark Dr	Delaney Jackson, 6188031179	06/25/2026 at 12:32 PM
Occupancy Permit (R)	26- 000984		53-34 Northbrook Cir	Jerry Miller, 6186018119	06/24/2026 at 1:52 PM
Occupancy Permit (R)	26- 000897		220 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/15/2026 at 3:02 PM
Occupancy Permit (R)	26- 000912		231 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/22/2026 at 8:45 AM
Occupancy Permit (R)	26- 000852		5216 Bonita Dr	Aaron Sullins, 4356594394, aaronsullins435@gmail.com	06/04/2026 at 3:59 PM
Occupancy Permit (R)	26- 000864		5109 N Illinois St, 104	Suzanne Pearce, 6184162910	06/08/2026 at 10:01 AM
Occupancy Permit (R)	26- 000862		504 Joseph Dr	Daniella Araujo, 8157014657	06/05/2026 at 4:32 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 000861		111 Kassing Ave	Anette Jaime, 6187518739	06/05/2026 at 4:15 PM
Occupancy Permit (R)	26- 000858		5425 Duke Dr	Toi Garmany-Condra, 6184471828, mztoi82@gmail.com	06/24/2026 at 12:58 PM
Occupancy Permit (R)	26- 000857		75-31 Northbrook Cir	Mackenzie Williams, 6188552544, mackenziew1240@gmail.com	06/05/2026 at 2:25 PM
Occupancy Permit (R)	26- 000855		321 Monticello Pl	Alesia Ball, 6185583206, ballalesia@yahoo.com	06/05/2026 at 12:28 PM
Occupancy Permit (R)	26- 000854		238 North Bend Dr	Cleo Daniels, 6187486731, faithworksbylove13@gmail.com	06/05/2026 at 12:24 PM
Occupancy Permit (R)	26- 000853		409 Monticello Pl	Mary Hill, 6183040934	06/05/2026 at 9:43 AM
Occupancy Permit (R)	26- 000850		89 Peachtree Ln	Raquelle Madison, 6186062135, rmadison5316@outlook.com	06/04/2026 at 2:42 PM
Occupancy Permit (R)	26- 000911		225 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/22/2026 at 9:46 AM
Occupancy Permit (R)	26- 000846		64 Phillip St, 8	Barry Saxton, 6186018879, barrysaxton673632@yahoo.com	06/04/2026 at 10:54 AM
Occupancy Permit (R)	26- 000845		13-16 Northbrook Cir	William Fowler, 6189749251, min.fowlerith@gmail.com	06/03/2026 at 4:33 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 000844		325 Monticello Pl	Robin Guetterman, 1111111111, robinguetterman@gmail.com	06/03/2026 at 3:27 PM
Occupancy Permit (R)	26- 000843		356 Monticello Pl	Beverly Heard, 6185306128, bh.beverlyheard@gmail.com	06/03/2026 at 3:17 PM
Occupancy Permit (R)	26- 000836		14 Kadlec Dr	Sable Morton, 9409234788, morton.sable@gmail.com	06/02/2026 at 1:30 PM
Occupancy Permit (R)	26- 000830		5109 N Illinois St, 117	Justin Kidd, 6187022561	06/01/2026 at 10:42 AM
Occupancy Permit (R)	26- 000814		276 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/01/2026 at 11:10 AM
Occupancy Permit (R)	26- 000806		31-11 Northbrook Cir	Deja Shields, 6189005730, dejashields04@gmail.com	06/01/2026 at 12:17 PM
Occupancy Permit (R)	26- 000767		31-12 Northbrook Cir	Cheri Collins, 5756025557, samanthacollinsnm@gmail.com	06/17/2026 at 11:54 AM
Occupancy Permit (R)	26- 000868	New tenant residency inspection	71-35U Northbrook Cir	TaTanisha Henderson, 6187990878, tehenderson14@gmail.com	06/11/2026 at 8:37 AM
Occupancy Permit (R)	26- 000870		11-14 Northbrook Cir	Kristin Stone, 7143214259, kristinleeanne@icloud.com	06/08/2026 at 1:55 PM
Occupancy Permit (R)	26- 000872		79-25 Northbrook Cir	Michael Wallace, 1111111111, michaeljasonwallac@gmail.com	06/09/2026 at 11:22 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 000875		41-18 Northbrook Cir	Shawnta Davis, 8172912154, shawntadavis1970@gmail.com	06/09/2026 at 9:06 AM
Occupancy Permit (R)	26- 000910		202 Candlelight Dr	Charlie Blair, 6184023933	06/16/2026 at 1:55 PM
Occupancy Permit (R)	26- 000905		701 Tower Grove Dr, B	Octavia Scott, 6185308531, octavia_s@yahoo.com	06/15/2026 at 2:51 PM
Occupancy Permit (R)	26- 000904		836 Harbor Woods Dr	Paige Baxmeyer, 6187191866, paigeboxy@yahoo.com	06/15/2026 at 1:09 PM
Occupancy Permit (R)	26- 000903		5607 Pontiac Dr	Megan Hawk, 7657482171, 24meyhawk@gmail.com	06/15/2026 at 10:45 AM
Occupancy Permit (R)	26- 000898		75-21 Northbrook Cir	Gregor Guempel, 7816359224, guempel.gregor@gmail.com	06/12/2026 at 3:10 PM
Occupancy Permit (R)	26- 000895		115 Long Acre Drive , 1	Preston Rushing, 6185503843, christinesims1009@gmail.com	06/12/2026 at 1:07 PM
Occupancy Permit (R)	26- 000894		141 Ashley Dr	Jacob Wolf, 8125849508, wolfjacob29@gmail.com	06/12/2026 at 10:20 AM
Occupancy Permit (R)	26- 000893		71-26U Northbrook Cir	Zamaria Collins, 6189540168	06/11/2026 at 4:37 PM
Occupancy Permit (R)	26- 000891		73-18U Northbrook Cir	Jessica Crossland, 6184061208, jshowen86@gmail.com	06/11/2026 at 3:05 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001029		3 Belle Dr, 6A	Capri Crosby, 7085181043, ccrosby2023@yahoo.com	06/30/2026 at 3:40 PM
Occupancy Permit (R)	26-000888		03-24 Northbrook Cir	Diamond Brownlee, 6187091242, diamondbrownlee52@gmail.com	06/11/2026 at 10:25 AM
Occupancy Permit (R)	26-000883		351 Monticello Pl	Janet Baum, 6187957138	06/10/2026 at 10:10 AM
Occupancy Permit (R)	26-000882		364 Monticello Pl	Sherry Minchew, 6189205332, sammy22631@yahoo.com	06/10/2026 at 10:05 AM
Occupancy Permit (R)	26-000878		708 Harbor Woods Dr, C	Tyshia Safford, 3144730455	06/12/2026 at 1:53 PM
Occupancy Permit (R)	26-000876		75-32 Northbrook Cir	Gregor Guempel, 7816359224, guempel.gregor@gmail.com	06/09/2026 at 10:45 AM
Permanent Sign Permit (C)	26-000886	Update existing flexface signs with new inserts for SWIC Farview Campus	110 Commerce Ln	Tim Miesner, United ink, 6182350200, tim@united-ink.com	06/12/2026 at 3:15 PM
Permanent Sign Permit (C)	26-000885	Update existing flexface signs with new inserts for SWIC Farview Campus	110 Commerce Ln	Tim Miesner, United ink, 6182350200, tim@united-ink.com	06/12/2026 at 3:15 PM
Plumbing Permit (R)	26-000889		222 Liberty Rd	Paul Johnson, Paul's Plumbing and basement remodeling LLC, 3142035423, pauljohnson1105@yahoo.com	06/26/2026 at 8:47 AM
Solar Permit (R)	26-000833	Installing a roof mounted 6.48kw solar system w/1 Tesla Battery	904 Holliday Dr	Brda Electric, Brda Electric Inc., 6363430504, permits@brdaelectric.com	06/30/2026 at 8:41 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Special Event Permit	26- 000880		1 Pleasant Ln	Tamala Malone, 6184479986	06/09/2026 at 3:37 PM
Special Event Permit	26- 000879		6104 N Illinois St	Nikki Procasky, 6182070454, nikkiprocasky@gmail.com	06/09/2026 at 3:00 PM
Temporary Sign Permit (C)	26- 000925		17 Plaza Dr, A	Michael Bletzer, 3042830250, spdist326@spirithalloween.com	06/22/2026 at 9:53 AM
Temporary Sign Permit (C)	26- 000973	We would like to post a health and Medicare banner on the front rail. We would like to have it displayed July 13-15, August 17-19, September 16-18 2026.	5403 N Illinois St	Tamidj Merry, Healthmarkets, 6186042463, tmerry@healthmarkets.com	06/23/2026 at 3:58 PM
TOTAL					116



Monthly Building Permit Report - Inspection Summary by Template (new)

This report summarizes activity by permit type.
from feed: 06/01/2026 - 06/30/2026

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	9	2	14
Building Permit (R)	30	3	41
Electrical Permit (C)	6	0	12
Electrical Permit (R)	15	3	21
Mechanical Permit (C)	2	1	4
Occupancy Inspection (R)	68	40	112
Occupancy Permit (C)	3	4	9
Plumbing Permit (C)	7	1	8
Plumbing Permit (R)	4	2	6
Solar Permit (C)	1	0	1
Solar Permit (R)	3	7	12