

Committee Members:

Frank Menn

Anthony LeFlore

Brenda Wagner

Derrick King

Jeff Harris

RETURN TO AGENDA

AGENDA

COMMUNITY COMMITTEE

Wednesday, June 17, 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, May 20, 2026](#)

Parks & Recreation

Alderman Anthony LeFlore, Chairman

1. Director's Report

- a. Facility Usage Report – Review and discussion**
- b. Weekly Construction Updates**

Development

Alderman Brenda Wagner, Chairman

1. ICSC Conference Brief

2. Director's Report

Planning

Alderman Frank Menn, Chairman

1. Demolition Project Memo to the Committee

- a. Hanks Bid**

2. Planning Commission Cases

- a. PC 04-26**
- b. PC 05-26**

3. Zoning Board of Appeal Cases

- a. none**

4. Lincoln Trail Streetscape Plan update (items to be delivered at meeting)

5. Director's Report

COMMUNITY COMMITTEE MINUTES
Wednesday, May 20, 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 –

Other Alderpersons and Elected Officials in attendance – Barb Brumfield, Pat Peck, Video/teleconference - City Clerk Karen Kaufhold

Others in attendance – Present: Parks and Recreation Director Angela Beaston, City Attorney Andrew Hoerner. Video/teleconference: IT Associate Director Chris Elliot and Land Use & Economic Development Director Dallas Alley

Recorder – Wendi Gorney

Approval of April 22, 2026 minutes

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Jeff Harris to approve the April 22, 2026 minutes. Roll call vote: Alderpersons Anthony LaFlore, Derrick King, Brenda Wagner, Frank Menn, Jeff Harris voted yes. Motion carried on 5 years.

Public Participation

Tony Smallman was present to represent LDS for the LDS project for Land Use.

Parks & Recreation

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director's Report

Director Angela Beaston presented the Director's Report, Facilities Usage Report and the Membership Usage Report to Committee for review.

Director Beaston requested permission to purchase two trucks (2026 F150 & 2026 F350) from Morrow Brothers Ford, Inc.

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Frank Menn to authorize the purchase, on State Bid, of one 2026 Ford F150 Truck and one 2026 F350 Truck. Roll call vote: Alderpersons Anthony LaFlore, Derrick King, Brenda Wagner, Frank Menn, Jeff Harris voted yes. Motion carried on 5 years.

Resolution Authorizing the Mayor to Enter into an Agreement with Mission Ready Contracting for the Trail Enhancement Project in Moody Park

A motion was made by Alderperson Frank Menn and seconded by Alderperson Jeff Harris to forward to City Council with a recommendation of approval for the Resolution Authorizing the Mayor to Enter into an Agreement with Mission Ready Contracting for the Trail Enhancement Project in Moody Park. Roll call vote: Alderpersons Anthony LaFlore, Derrick King, Brenda Wagner, Frank Menn, Jeff Harris voted yes. Motion carried on 5 years.

Director Angela Beaston presented a Construction Update on the Field House and Pleasant Ridge Park Renovation. There no questions.

Department of Land use and Economic Development

Alderman Brenda Wagner, Chairman

Economic Development Director's Report

Alderman Brenda Wagner presented the Director's Report to the Committee on behalf of Land Use and Economic Development Director Dallas Alley. There were discussions that followed.

Planning and Zoning

Alderman Frank Menn, Chairman

Planning Commission Cases

PC 03-26 – Approval of a Special Use Permit to Allow a Church in the “B3” Community Business Zoning District at XXX Frank Scott Parkway

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Derrick King to forward to City Council with a recommendation of approval for Adopting Findings of Fact Relating to an Approval of a Special Use Permit for the Construction of a Church at an Empty Lot on Frank Scott Parkway W.

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

Case PC 02-26 Application to Withdrawal Letter from LMAC Holdings, LLC

The withdrawal Letter from LMAC Holdings, LLC., was presented to the Committee.

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Jeff Harris to accept the withdrawal letter from LMAC Holdings, LLC for the 500 Fountains Pkwy project.

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

Planning Director's Report

Alderman Frank Menn presented the Director's Report to the Committee on behalf of Land Use and Economic Development Director Dallas. There were discussions that followed.

Zoning Board of Appeals

No cases at this time.

Motion to adjourn by Alderpersons Frank Menn and seconded by Brenda Wagner. Meeting adjourned at 7:30 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 April 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. The first stage of construction was demolition and tree removal. Photos of the status of construction will be attached to the agenda.

Temporary Dog Run: Update: A new sign is scheduled to be placed on South Ruby Road to inform the public this location is a Temporary Dog Run for the duration of the Pleasant Ridge Park project. 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.

Senior Health Fair: The Senior Health Fair was held on May 21st at The REC with almost 50 vendors and approximately 200 attendees; this year's event was a huge success. The REC would like to extend a special thank you to the Fairview Heights Police Department and The Fairview Heights Fire Department for their added contribution to the event. Each vendor provided a donation that was used for attendances prizes to be distributed to the winning attendees.

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 future membership options and charter member options for the Field House. When these membership packages are complete, the packages will be distributed so staff can begin the New Member push for the Field House.

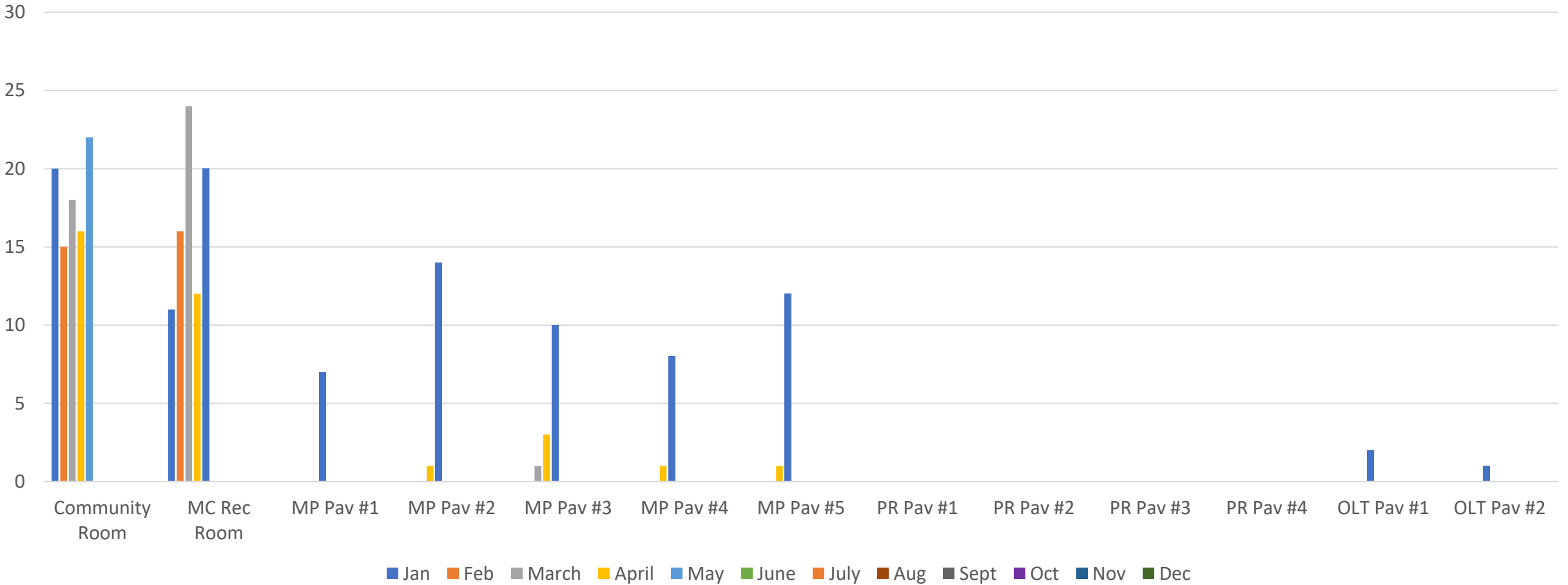
Field House and Park Renovation Update: See the attached weekly progress report from Holland Construction.

Agenda Items:

- 1) **Director's Report:** Review and discuss items in the Director's Report

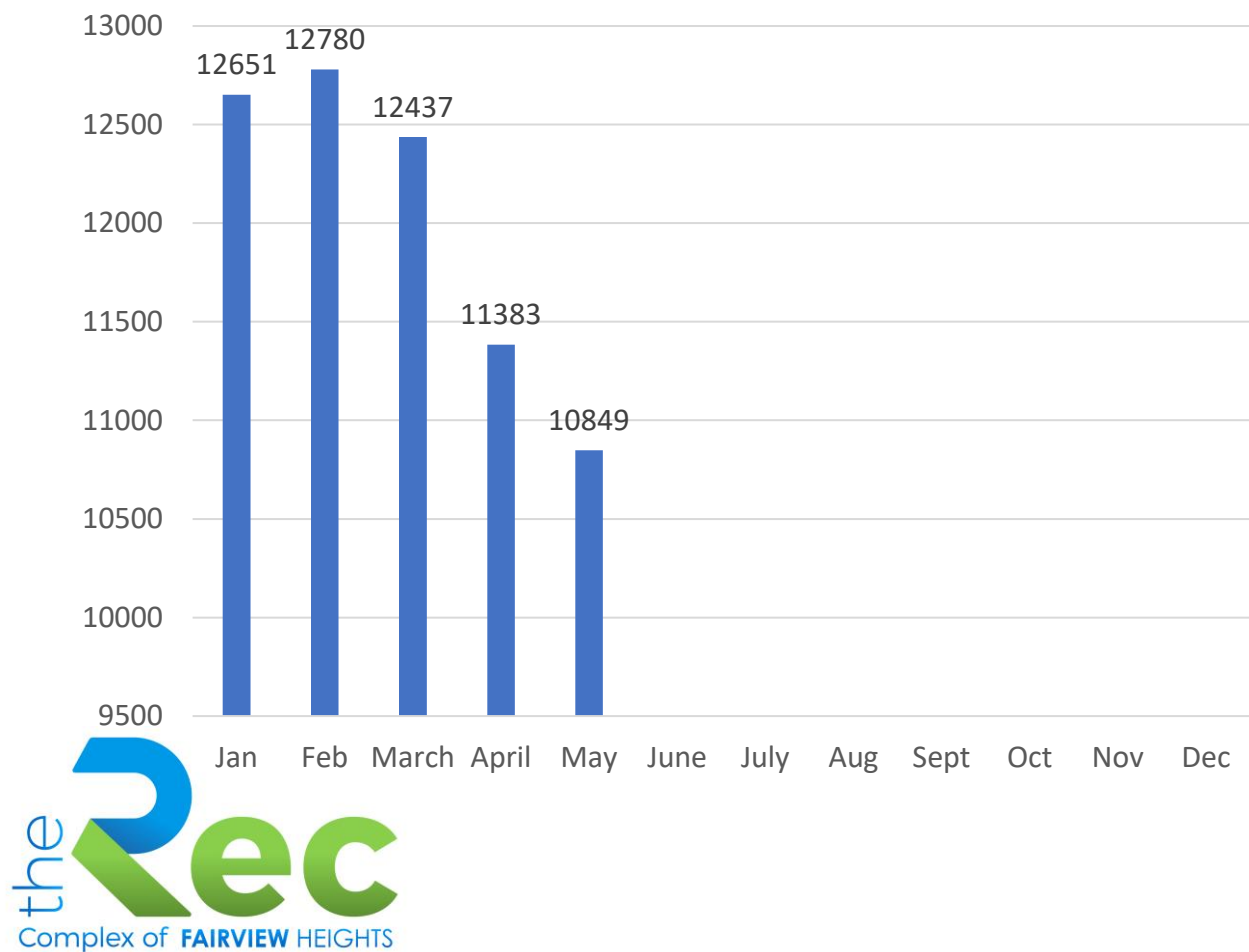
Facility Reservations

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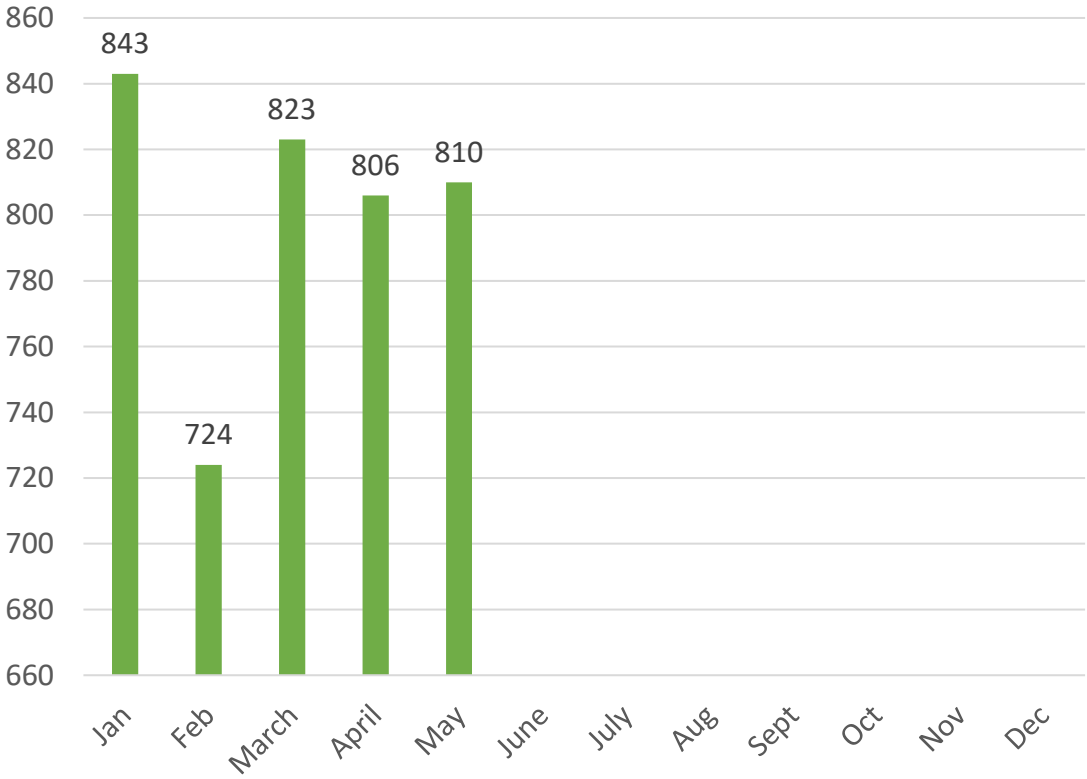


2026 Reservations for facilities.

Membership Check-Ins Per Month



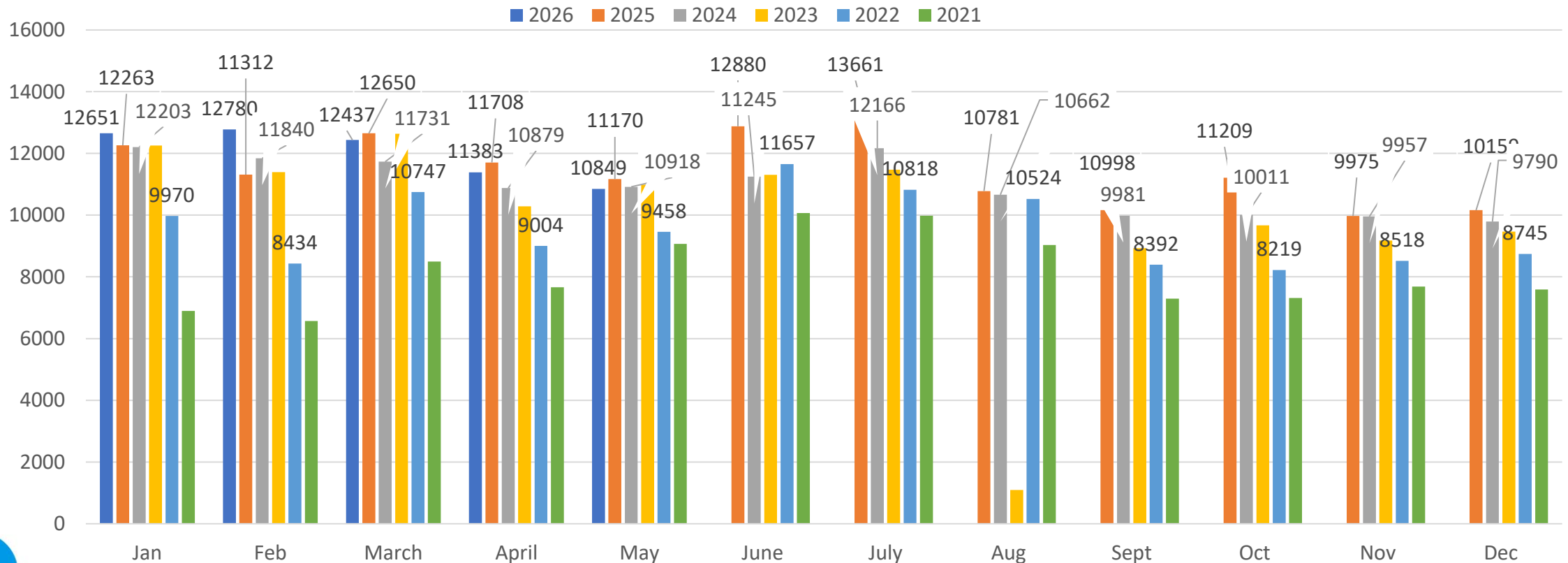
Guest Passes Per Month



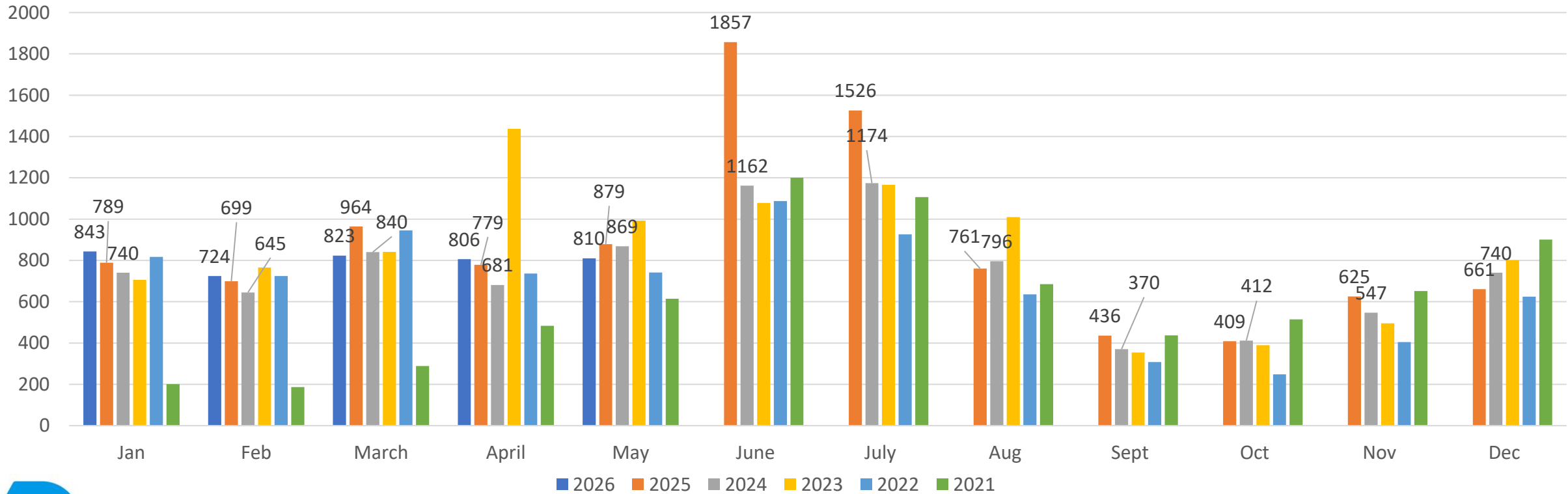
The REC Membership Update Yearly Comparison

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Membership Check-Ins Per Month



Guest Passes Per Month



**WEEKLY PROJECT UPDATE**

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Rer **CONSTRUCTION COMPLETE:** 2/4/2027 (REC)
ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC) **SUBSTANTIAL COMPLETION:** 1/22/2027 (REC)
OWNER: City of Fairview Heights **TOTAL LOST DAYS:** 10
DATE: 5/8/2026

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	5/4/2026	Yes	75/58	0"	No	
Tuesday	5/5/2026	No	71/46	0"	Yes	
Wednesday	5/6/2026	Yes	61/47	0"	No	
Thursday	5/7/2026	Yes	66/38	0"	No	
Friday	5/8/2026	Yes	66/52	0"	No	

WORK IN PROGRESS THIS WEEK

Mueth Excavating	Began storm sewer installation.
Next Level Concrete	Completed footing placement for the main building.
Next Level Concrete	Began excavating for PEMB footings.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Plumbing	Begin underslab rough-in at the main building.
Litteken Construction	Begin pickleball sleeve install.
Mueth Excavation	Complete site utilities.
Next Level Concrete	Continue excavating and begin pouring PEMB footings.
Pyramid Electric	Begin light pole foundations.

CONCERNS/DELAYS

N/A at the Rec.

An image of
the storm
sewer
installation at
the detention
pond.



A view of a
PEMB footing
after rebar
was laid.



The trench
box set up for
installation of
the storm
sewer piping.



Layout
activities
underway for
the PEMB
covered
courts.





WEEKLY PROJECT UPDATE

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Reno CONSTRUCTION COMPLETE: 2/4/2027 (REC)
 ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC) SUBSTANTIAL COMPLETION: 1/22/2027 (REC)
 OWNER: City of Fairview Heights TOTAL LOST DAYS: 10
 DATE: 5/15/2026

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	5/11/2026	Yes	77/47	0"	No	
Tuesday	5/12/2026	No	82/51	0"	Yes	
Wednesday	5/13/2026	Yes	74/56	0"	No	
Thursday	5/14/2026	Yes	73/47	0"	No	
Friday	5/15/2026	Yes	73/69	0"	No	

WORK IN PROGRESS THIS WEEK

Litteken Plumbing	Began underslab rough-in at the main building of the Rec.
Mueth Excavating	Continued storm sewer installation at the Rec.
Next Level Concrete	Continued excavating for PEMB footings at the Rec.
Next Level Concrete	Began pouring PEMB footings at the Rec.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Begin pickleball sleeve and fence post install at the Rec.
Litteken Plumbing	Continue underslab rough-in at the main building of the Rec.
Mueth Excavation	Complete site utilities at the Rec.
Mueth Excavation	Begin SWPPP install at the Park.
Mueth Excavation	Begin site and building demo at the Park.
Next Level Concrete	Complete PEMB footings at the Rec.
Next Level Concrete	Begin post-tensioned work at the Rec.
Pyramid Electric	Begin light pole foundations at the Rec.
Pyramid Electric	Complete underslab rough-in at the main building of the Rec.

CONCERNS/DELAYS

N/A at the Rec.

Light pole bases
set at the outdoor
court.



A view of plumbing
underslab rough-in
at the main
building prior to
slab placement.





WEEKLY PROJECT UPDATE

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Renovation
ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC)
OWNER: City of Fairview Heights
DATE: 5/22/2026

CONSTRUCTION COMPLETE: 2/4/2027 (REC)
SUBSTANTIAL COMPLETION: 1/22/2027 (REC)
TOTAL LOST DAYS: 12

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	5/18/2026	No	79/66	0"	Yes	Rain showers occurred throughout the day.
Tuesday	5/19/2026	No	82/63	2.51"	Yes	Rain showers occurred sporadically.
Wednesday	5/20/2026	Yes	68/57	0"	No	
Thursday	5/21/2026	Yes	68/61	0"	No	
Friday	5/22/2026	Yes	67/60	0"	No	

WORK IN PROGRESS THIS WEEK

Litteken Plumbing	Continued underslab rough-in at the main building of the Rec.
Next Level Concrete	Completed concrete placement for PEMB footings at the Rec.
Pyramid Electric	Completed underslab rough in at the outdoor courts and began rough in for the Rec building addition.
Pyramid Electric	Completed light pole foundations at the Rec.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Begin pickleball sleeve and fence post install at the Rec.
Litteken Plumbing	Begin work on the water main at the Rec.
Mueth Excavation	Continue work at the detention pond (Rec).
Mueth Excavation	Begin SWPPP install at the Park.
Mueth Excavation	Begin site and building demo at the Park.
Next Level Concrete	Begin backfill of PEMB footings at the Rec.
Next Level Concrete	Complete dumpster enclosure footings at the Rec.
Next Level Concrete	Begin post-tensioned work at the Rec.

CONCERNS/DELAYS

N/A at the Rec.

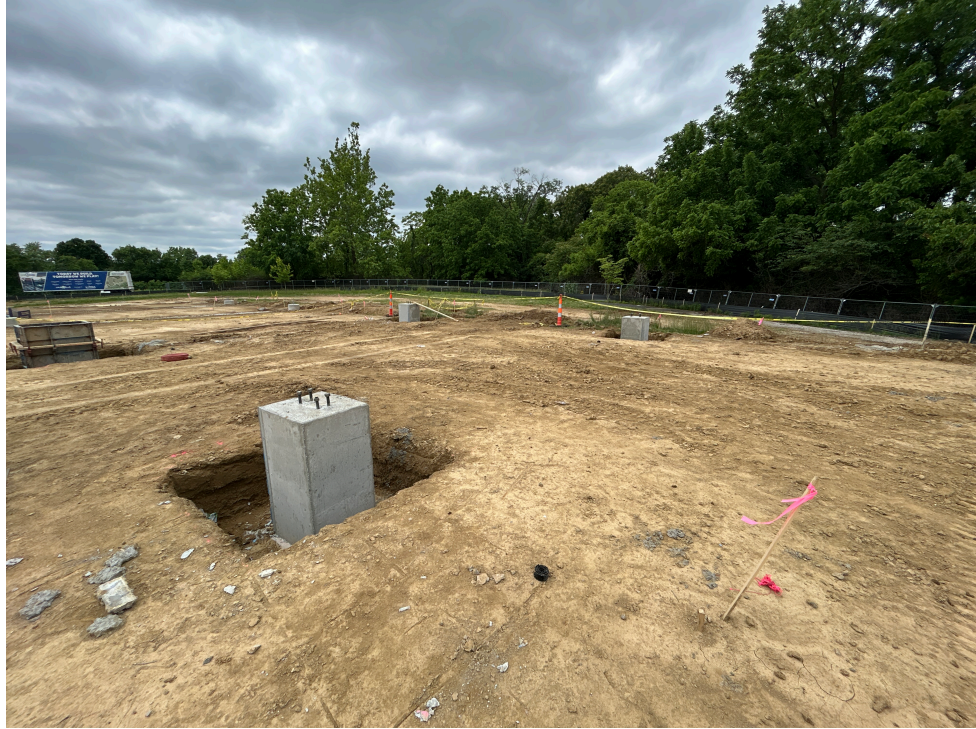
Electricians routed underground conduit from the new building to the existing building.



Another view of the data feeds that were run to the existing building and covered courts.



Progress on the pre-engineered metal building pedestals after the forms were stripped and before backfilling.



A look at the site on Monday following the rain. Crews ensured proper dewatering procedures were implemented.



**WEEKLY PROJECT UPDATE**

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Ren 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: 12
 DATE: 5/29/2026

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	5/25/2026	No	80/54	0.05"	No	Memorial Day.
Tuesday	5/26/2026	Yes	82/63	0"	No	
Wednesday	5/27/2026	Yes	82/67	0.32"	No	
Thursday	5/28/2026	Yes	87/64	0"	No	
Friday	5/29/2026	Yes	82/68	0.02"	No	

WORK IN PROGRESS THIS WEEK

Mueth Excavation	Completed SWPPP installation at the Park.
Mueth Excavation	Completed playground demolition and began tree removal.
Litteken Plumbing	Completed underslab rough-in and installed the grease interceptor at the main building of the Rec.
Next Level Concrete	Began forming for the post-tensioned slab.
Next Level Concrete	Completed backfill at PEMB pedestals.
Pyramid Electric	Completed rough in for the Rec building addition.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Begin pickleball sleeve and fence post install at the Rec.
Litteken Plumbing	Begin work on the water main at the Rec.
Mueth Excavation	Continue work at the detention pond (Rec).
Mueth Excavation	Continue underground storm sewer at the PEMB.
Next Level Concrete	Begin site grading for building pads and continue demolition at the park.

CONCERNS/DELAYS

N/A at the Rec.

A view of the
Rec slab after
electrical
conduits were
routed to the
stub-up rack.



The small
pavilion after it
was
demolished.



Silt fencing
after it was
nstalled at the
park for
erosion control
measures.



An image of
the Park after
tree protection
was
completed.



The grease
interceptor
following
rough-in and
pipe routing.



CA-6 backfill
material after
compaction
around the
PEMB
pedestals.



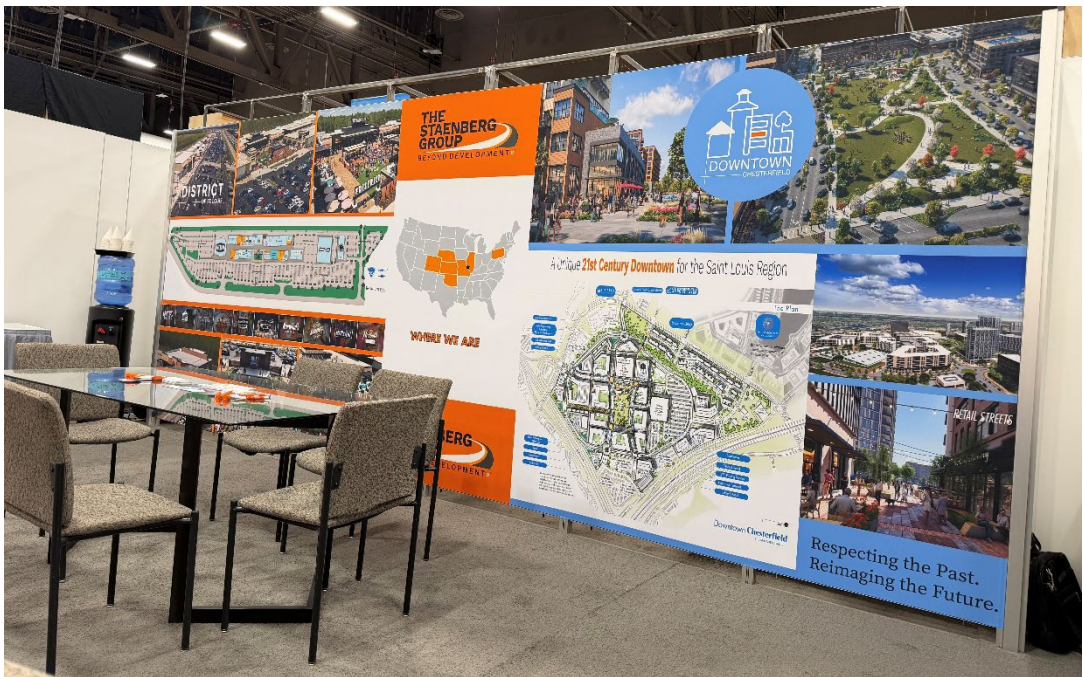
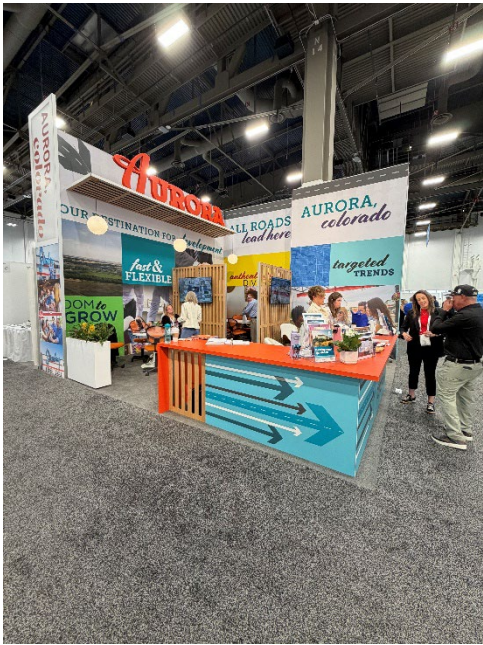
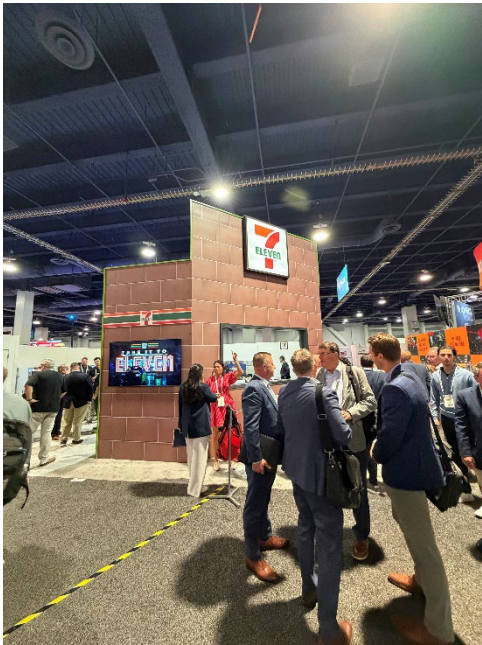
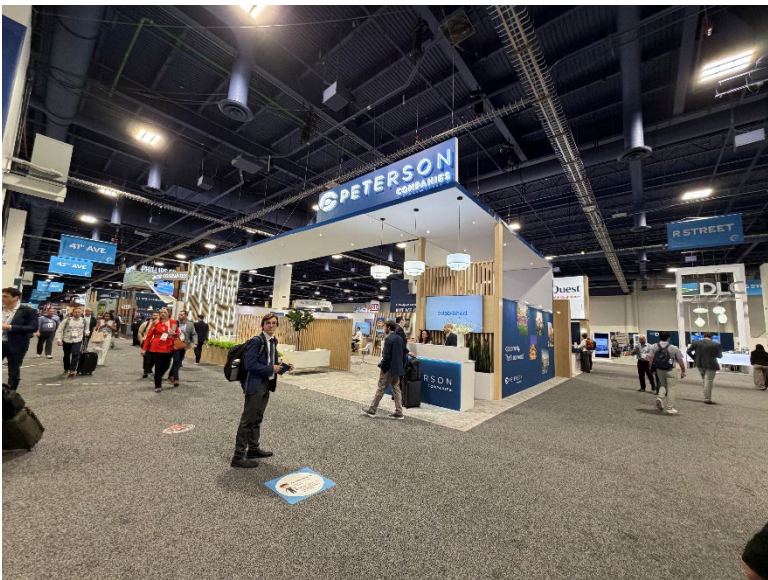
2026 ICSC Conference Brief

By the numbers:

- **31** sit down meetings
- **98** one-on-one interactions
- **2** confirmed new retail tenants
- **8** prospective new retail tenants
- **23** unique (re)development sites discussed
- **Zero retail tenant departures discussed**

Key Takeaways:

- Retail developers and brokers want significant residential growth in the Fairview Heights to support additional retail.
- Continued success of St. Clair Square is imperative to overall retail growth
- Fairview Heights Land Use and Economic Development staff are going above and beyond and stand out nationally.
- Retail development continues to evolve and Fairview Heights continues to position itself in a positive way, including land use policy and economic incentives.
- Infrastructure improvements along the interstate and main corridors, while painful, are vital to long term corridor viability.
- Investment in The REC and Pleasant Ridge Park provide key indicators in community strength and growth.
- Those not at the table will miss out on the buffet.





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) – June 2026
 Date: June 12th, 2026

Major Department Activities

Ribbon Cuttings & Special Events

- Fairview Heights America 250 Celebration will be taking place later this month on **Saturday, June 27**, at City Hall from **5:00 p.m. until 10:00 p.m.**

Commercial Properties in Transition

- 10705 Lincoln Trl – Fmr. Value City Furniture – A building permit application 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 – permit have been issues to occupy the space once again.
- 4628 N Illinois St – Joe's Pizza & Pasta – Expansion in progress; anticipated completion in July
- 6900 N Illinois St. – Former TGI Fridays – prospective owner is eager to purchase the property and begin operations; however, ongoing negotiations with the current owner are delaying progress toward occupancy.

Marketing

- The City submitted the necessary letter of intent related to a potential STAR bond district creation.
- The Department has been working diligently on organizing the upcoming America 250 Celebration to attract visitors from the surrounding region and boost local commerce.
- Ryan spoke in front of the Rotary Club to promote the America 250 Celebration.
- Ryan will speak in front of the Caseyville Township Luncheon to promote the America 250 Celebration.
- 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 attended the *Economic Development Committee* meeting for the O'Fallon-Shiloh Chamber of Commerce to discuss recent economic activity taking place.
- Ryan held a meetings w/ Champions for Lincoln Trail, electing officers to the Board of Directors.
- 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 met with L3 Corp to discuss pending tenant deals and a prospective tenant placement.
- Dallas met with the 159/50 project team to discuss project updates.
- Dallas met with a potential buyer and their team to discuss future plans for the former LotaWata.
- Dallas met with Bamboo Equity to discuss future plans for the former Charles Gardens site.
- 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 and Ryan had a meeting with Impact Strategies and Hoyleton Youth & Family Services to discuss a potential expansion project of one of their facilities.
- Dallas and Ryan attended the annual ICSC conference (separate sheet).

Please let me know if there are questions or concerns.



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

INTEROFFICE MEMORANDUM

To: Fairview Heights Finance Committee
From: Dallas Alley, Land Use and Economic Development Director
Subject: Demolition Project 2026-01-DP
Date: June 9, 2024

Planning Committee,

The Land Use and Economic Development Department identifies and tracks structures that are no longer habitable and have become a danger to public health and safety. To this end the structure at 9401 Richfield Road have been identified as a structure that need to be demolished.

9401 Richfield Road is currently privately owned and the City Attorney on behalf of the City filed for a court order to permit demolition. Upon receiving the court order to demolish, I directed an environmental consulting firm to complete a pre-demolition inspection and compiled the information into a demolition bid packet.

The bid packet was distributed to reputable demolition contractor and three contractors submitted sealed bids in conformance with the requirements of the bid packet. Below are the bid results:

*Hanks Excavating: \$26,000.00 *Lowest Qualified Bidder*

Hayes Construction: \$29,607.00

Stutz Excavating: \$27,3758.00

Hanks Excavating, and Stutz Excavating have all performed demolition projects for the City of Fairview Heights in a satisfactory manner in the past. Hanks Excavating submitted the lowest qualified bid, which is enclosed for your review. I request that the bid for Hanks Excavating be forwarded to City Council with a recommendation of approval. The demolition project will be funded from the demolition line item within the departmental budget.

The City of Fairview Heights, Illinois



2026-01-DP

Bid Opening May 27, 2026 @ 9:00 AM

Project by
Fairview Heights City Council
Mark Kupsky, Mayor

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

IMPORTANT

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

CERTIFICATES OF INSURANCE

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

BIDDING SHEETS

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

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

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



INVITATION TO BID

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

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

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

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

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

DETAILED INSTRUCTIONS TO CONTRACTOR

SCOPE:

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

BIDDER RESPONSIBILITY:

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

EXTENT OF CONTRACT:

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

TERMS DEFINED:

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

INSURANCE:

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

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

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

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

(SEE SAMPLE "A" ON NEXT PAGE)

The above insurance requirements are mandatory.



RETURN TO AGENDA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/26/2026

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

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

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

CONTACT
NAME: CLIENT CONTACT CENTERPHONE
(A/C, No, Ext): 888-333-4949FAX
(A/C, No): 507-446-4664E-MAIL
ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: FEDERATED MUTUAL INSURANCE COMPANY

13935

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

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER: 144

REVISION NUMBER: 0

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

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

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

CERTIFICATE HOLDER

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

144 0

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



AGENCY CUSTOMER ID: _____

LOC #: _____

RETURN TO AGENDA**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

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

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

PROJECT NUMBER 2026M01 ~DP

RE: DEMOLITION BID, CITY OF FAIRVIEW HEIGHTS, ILLINOIS

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

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

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

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

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

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

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

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

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

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

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

INDEMNITY CLAUSE

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

PERFORMANCE BOND:

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

APPRENTICESHIP AND TRAINING:

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

PREVAILING WAGE:

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

NOTE:

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

DETAILED SCOPE OF WORK:

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

REMOVAL OF DEBRIS:

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

UTILITY NOTIFICATION:

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

CITY REVIEW AND INSPECTION:

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

COMPLETION TIME:

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

ACCIDENT PREVENTION:

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

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

FILL:

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

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

SANITARY SEWER:

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

WORK TIME:

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

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

Veterans Day
Thanksgiving Day
Friday Following Thanksgiving Day
Christmas Day

Contractor will not be compensated for any unapproved work.

CITY INSPECTOR:

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

ASBESTOS IDENTIFICATION:

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

ASBESTOS ABATEMENT:

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

PAYMENT:

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

Attachment "A"
BID SHEET
Individual Bid Price

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

\$ 26,000.00

Total Bid for Project

\$ 26,000.00

SIGNED:



TITLE:

Henry H. Rohwedder, President

DATE:

05/27/2026

COMPANY:

Hank's Excavating & Landscaping, Inc.

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

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

PROPOSAL

FAIRVIEW HEIGHTS, ILLINOIS

To furnish as specified herein:

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

For the City of Fairview Heights, State of Illinois.

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

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

To the City of Fairview Heights

Ladies and Gentlemen:

The undersigned as a bidder declares:

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

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

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

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

Hank's Excavating & Landscaping, Inc.

5825 West State Route 161

Belleville, IL 62223

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

SIGNATURE OF BIDDER _____

BY Henry H Rohwedder

TITLE, President

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

DATED 05/27/2026

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

State of Illinois _____ {SS.
County of St. Clair _____

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

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

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

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

Notary [Signature] _____

My commission expires, Nov 4th 2029



PREVAILING WAGE AFFIDAVIT

State of Illinois

{SS.

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

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

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

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

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

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

Notary

[Signature]
 My commission expires, Nov 4th 2029



APPRENTICESHIP AND TRAINING PROGRAM AFFIDAVIT

State of Illinois

{SS.

County of St. Clair

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

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

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

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

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

<u>Equipment Operators</u>	<u>(Program)</u>	<u>(Cert #)</u>
<u>Truck Drivers</u>	<u>(Program)</u>	<u>(Cert #)</u>
<u>Laborers</u>	<u>(Program)</u>	<u>(Cert #)</u>

* Continue on separate page if necessary.

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

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

Notary

My commission expires, Nov 4th 2029



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

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

Laborers - Illinois Labor & Contractors Trust Fund

Equipment Operators - Local 520

Cement Masons - Local 90 & 143

Teamsters - Joint Council No. 25 Training Fund

Subcontracted Work – AC Environmental, Inc.; Abatement

ASBESTOS ABATEMENT AFFIDAVIT

State of Illinois

{SS.

County of St. Clair

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

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

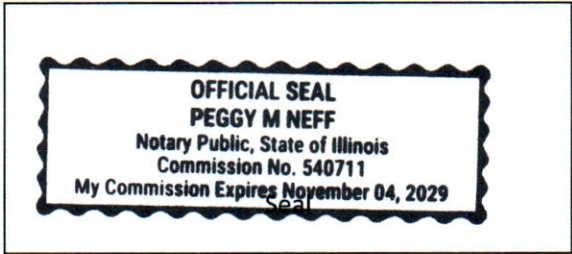
2) That the contractor or any subcontractor used in the performance of the abatement of any and all asbestos containing materials included in this contract or discovered in the performance thereof shall be currently licensed with State of Illinois Department of Public Health. **(Contractor must attach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

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

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

[Signature]
Notary

My commission expires, Nov 4th 2029

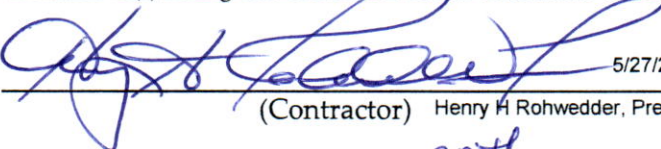


STATEMENT OF BIDDER'S QUALIFICATIONS

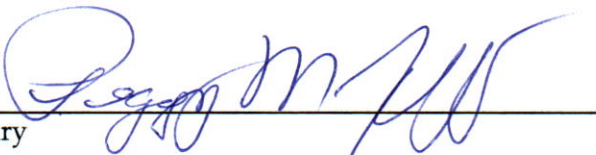
All questions must be answered and the data given must be clear and comprehensive. **This statement must be notarized.** If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he or she desires. **CONSISTENT WITH ILLINOIS LAW, FAILURE TO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

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

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

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

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

Notary 
My commission expires, Nov 4 2029



5825 W. STATE RTE. 161
BELLEVILLE, IL 62223



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

May 27, 2026

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

Re: Demolition Bid 2026-01-DP

Dear Project Manager,

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

Sincerely yours,

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

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

WE APPRECIATE YOUR BUSINESS

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

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



LIUNA!

LOCAL #459, BELLEVILLE, IL

ERIC OLLER
Business Manager/
Secretary-Treasurer

100 North 17th Street, Belleville, IL 62226

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

DATE: March 13, 2026

TO: Whom it may concern

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

SUBJECT: Apprenticeship and Training Fund Affiliate

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

Please contact this office if you have any questions.

Sincerely,

Eric Oller
Business Manager/Secretary-Treasurer
Local 459

Cc: Drew Denison, Apprenticeship Coordinator
Edwardsville, IL Location

The United States Department of Labor

Office of Apprenticeship

Certificate of Registration of Apprenticeship Program

IL TEAMSTERS/EMPLOYERS APPRENTICESHIP/TRAINING FUN

Joliet, IL

For the occupation of Construction Truck Driver/Traffic Safety Worker

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

June 28, 2005

Date

IL015050004

Registration No.



John V. Ladd
Administrator, Office of Apprenticeship

The United States Department of Labor

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

Certificate of Registration

Operating Engineers

Granite City, Illinois

For the Trade - Operating Engineer

Registered as part of the National Apprenticeship Program

in accordance with the basic standards of apprenticeship

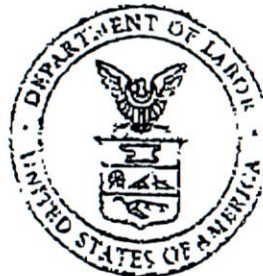
established by the Secretary of Labor

December 31, 1978

Date Revised September 4, 2003

IL011780017

Registration No.



L. L. Chao

Secretary of Labor

Anthony Dunge

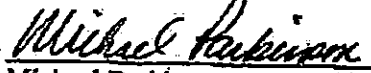
Administrator, Apprenticeship Training, Employer and Labor Services

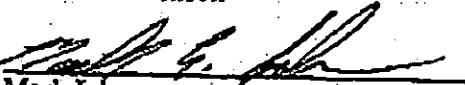
SECTION XXIV - OFFICIAL ADOPTION OF APPRENTICESHIP STANDARDS:

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

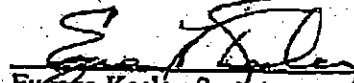
JOINT APPRENTICESHIP COMMITTEE**UNION:**

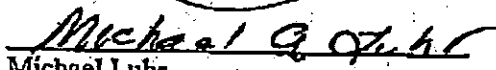

Ronald Johnson Chairman

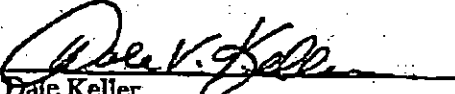

Michael Parkinson


Mark Johnson

CONTRACTORS:


Eugene Keeley Secretary


Michael Luhr


Dale Keller

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



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

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

REGISTRATION NO. IL011780017



AC Environmental, Inc.

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

May 20, 2026

Re: City of Fairview Heights 2026-01-DP

To whom it may concern,

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

Dustin L. Calcari

Dustin Calcari- President
dustin@acenviro.com
217.710.5186

ASBESTOS ABATEMENT AFFIDAVIT

State of Illinois

{SS.

County of St. Clair

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

1). He/She is the President of AC Environmental, Inc., and is duly authorized by
(Title) (Company Name)

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

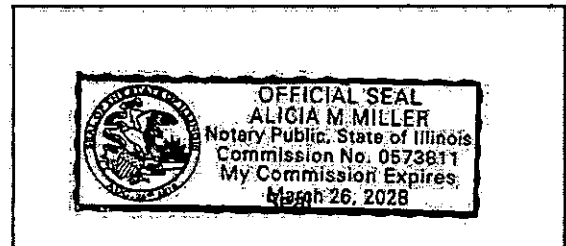
2) That the contractor or any subcontractor used in the performance of the abatement of any and all asbestos containing materials included in this contract or discovered in the performance thereof shall be currently licensed with State of Illinois Department of Public Health. (Contractor must attach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

(Signed) Dustin Galvan
(Contractor)

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

Alicia M. Miller
Notary

My commission expires, 3-26-28



APPRENTICESHIP AND TRAINING PROGRAM AFFIDAVIT

State of Illinois

[SS.

County of St Clair

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

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

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

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

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

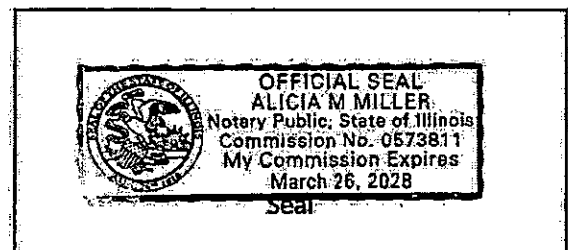
* Continue on separate page if necessary.

(Signed) Dustin Calcari
(Contractor)

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

Alicia M. Miller
Notary

My commission expires 3-24-28



PREVAILING WAGE AFFIDAVIT

State of Illinois

(SS)

County of St Clair

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

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

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

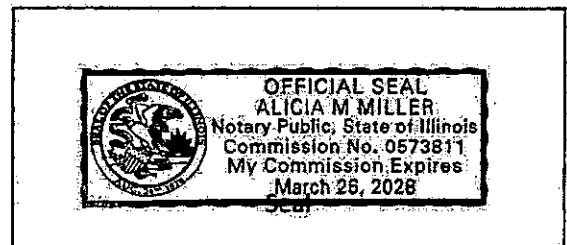
3) That the contractor or any subcontractor used in the performance of any work included in this contract shall provide, at the request of the City of Fairview Heights, evidence of compliance with the Act, including but not limited to documents required by the Illinois Prevailing Wage Act, prior to and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

(Signed) Dustin Calcani
(Contractor)

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

Alicia M. Miller
Notary

My commission expires, 3-26-28





Illinois Department of PUBLIC HEALTH

EH0204726

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

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

DIVISION OF ENVIRONMENTAL HEALTH

ASBESTOS PROGRAM

Issued under the authority of
the Illinois Department of
Public Health

5/15/2027

500

500-1883

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

05/02/2026

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

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

← DISPLAY THIS PART IN A
CONSPICUOUS PLACE

AC ENVIRONMENTAL, INC

P.O. BOX 27
WILSONVILLE, IL 62093

FEE RECEIPT NO.

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

RESOLUTION PC 04-26

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

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

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

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

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on June 9, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "B4" Retail Business District..
3. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
4. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.
5. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
6. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Baldwin.

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

And the following voted against the same: None

And the following abstained: None

And the following was absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 9th day of June 2026.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 04-26

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

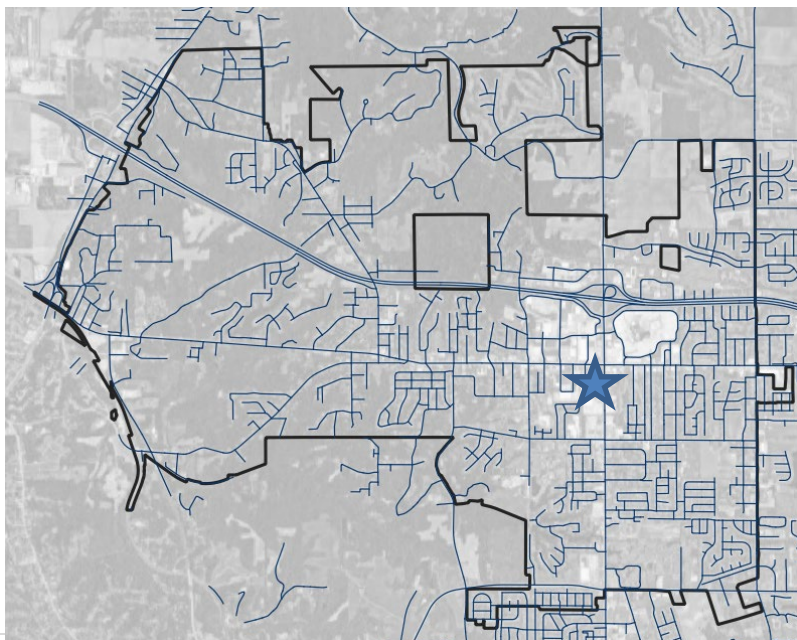
APPLICANT NAME: Sean Ackley- The Engenuity Engineer

MEETING DATE: June 9, 2026

ZONING: B4 – Retail Business

PLANNING COMMISSION ACTION: Consideration of the Special Use Permit, make recommendation to the Community Committee and City Council which has final authority to approve or deny the request.

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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

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

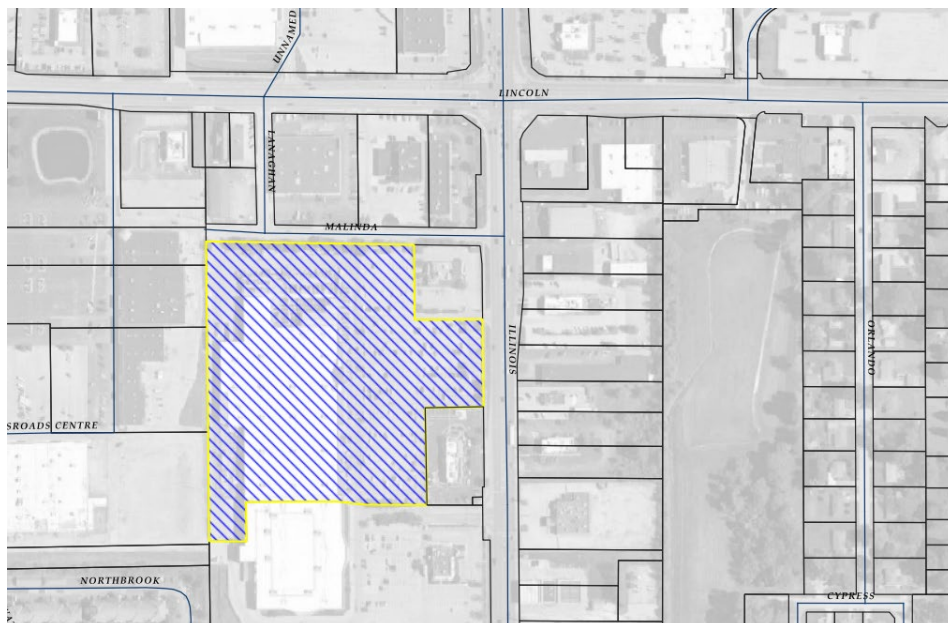
The subject property is located at 6211 N Illinois St, Fairview Heights, and is zoned B-4 - Retail Business District. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. A rapid service light automotive repair facility is permitted; however,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

2. DISCUSSION

Context

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

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



Zoning: Site and Surrounding Areas

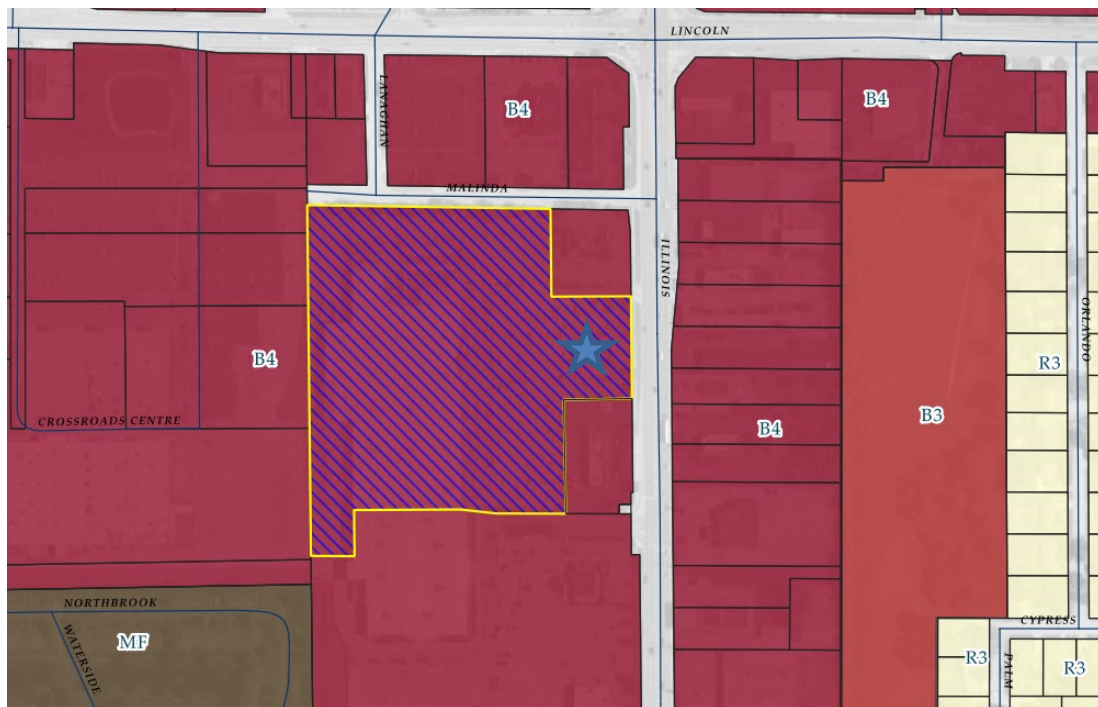
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: B4 – Retail Business;

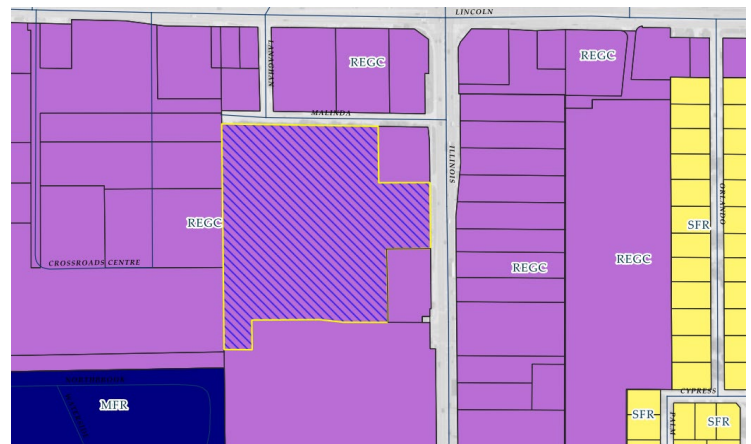
West: B4 – Retail Business and MF – Multi Family Residential;

East: B4 - Retail Business.

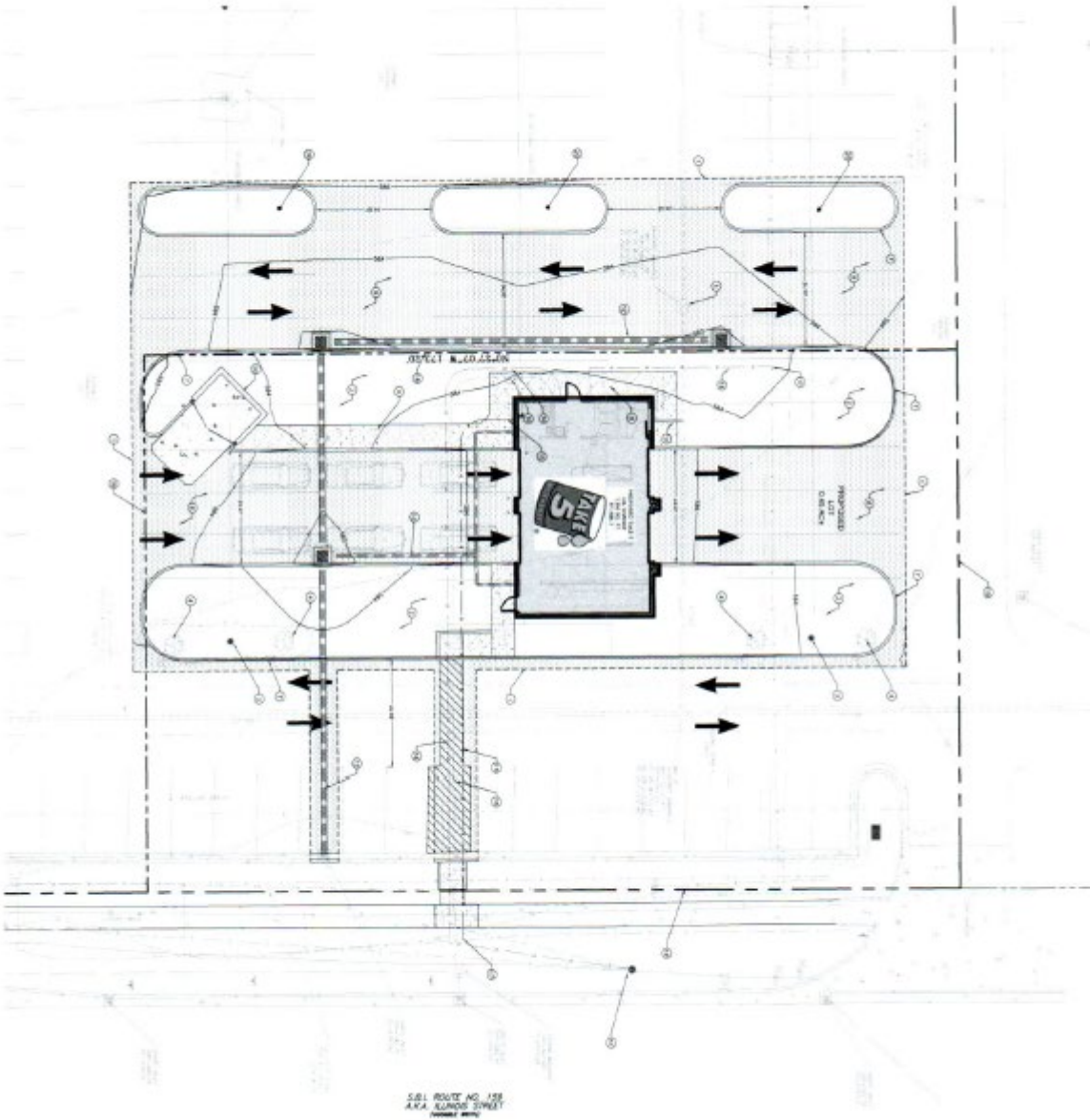


Future Land Use: Site and Surrounding Areas

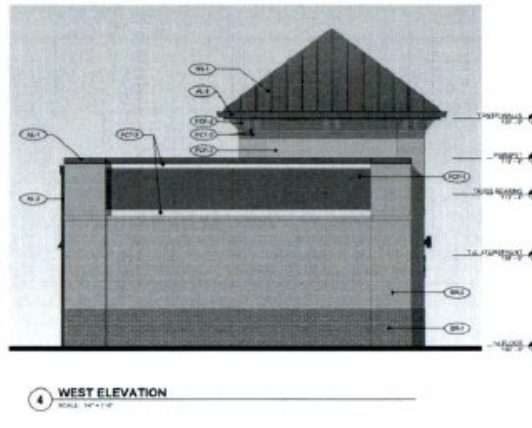
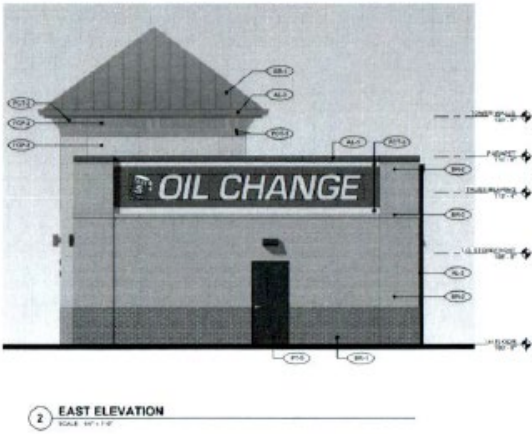
The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Regional Commercial. This designation includes areas intended to accommodate larger commercial shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond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



Site Plan



Exterior Elevations



Planning Considerations

I. Analysis: Site Development

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

(a) Permitted uses, including maximum floor area.

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

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

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

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

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

(c) Height limitations.

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

(d) Minimum yard requirements.

n/a

(e) Off-street parking and loading requirements

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

(f) Sign regulations

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

(g) Minimum requirements for site development plans.

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

(h) Time limitations for commencement of construction.

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

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

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

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

n/a

Exhibits

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



DEPARTMENT OF LAND USE AND DEVELOPMENT

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

APPLICATION FOR SPECIAL USE PERMIT GENERAL INFORMATION

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

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

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

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

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

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

APPLICATION FOR SPECIAL USE PERMIT



_____ DATE APPLICATION RECEIVED BY LUD

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

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

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

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

PROJECT INFORMATION FOR SPECIAL USE PERMIT

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

CONTACT INFORMATION FOR SPECIAL USE PERMIT

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

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

AUTHORIZATION

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

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

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

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

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

SUBMITTAL REQUIREMENTS FOR SPECIAL USE PERMIT

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

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

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

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

PART OF LOT 2A OF THE MINOR SUBDIVISION OF LOT 2 OF LINCOLN PLACE; A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. A02297500, SOUTHEAST
FRACTIONAL SECTION 28, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN,
CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS
6211 N. ILLINOIS STREET
FAIRVIEW HEIGHTS, IL 62208

EXISTING		PROPOSED
	UTILITY POLE	
	GUY WIRE	
	LIGHT STANDARD	
	ELECTRIC BOX	
	ELECTRIC METER	
	ELECTRIC MANHOLE	
	OVERHEAD ELECTRIC LINE	
	UNDERGROUND ELECTRIC LINE	
	TELEPHONE BOX	
	TELEPHONE MANHOLE	
	UNDERGROUND TELEPHONE LINE	
	FIRE HYDRANT	
	WATER METER	
	WATER VALVE	
	WATER MANHOLE	
	WATER LINE	
	GAS METER	
	GAS VALVE	
	GAS DRIP	
	GAS LINE	
	STREET SIGN	
	BOLLARD OR POST	
	MAILBOX	
	SANITARY SEWER	
	STORM SEWER	
	STORM DRAIN GRATE INLET	
	STORM DRAIN AREA INLET	
	STORM DRAIN MANHOLE	
	SANITARY SEWER MANHOLE	
	FLARED END SECTION	
	FENCE, CHAIN LINK OR WIRE	
	FENCE, WOOD CONSTRUCTION	
	GUARDRAIL	
	MINOR CONTOUR INTERVAL	
	MAJOR CONTOUR INTERVAL	
	SPOT ELEVATION	
	BUSH OR SHRUB	
	TREE	
	WAIPPROXIMATE DIAMETER SIZE	
	FOUND SURVEY MONUMENT AS NOTED	
	FENCE, CLEAN-OUT/DOWN-SPOUT	
	SWALE	
	UTILITY EASEMENT	
	PROPERTY LINE	

TAKE 5	
ZONING CODE:	
AUTOMOBILE SERVICE OR REPAIR:	3 SPACES PER SERVICE BAY
REQUIRED PARKING:	
TAKE 5: 2 SERVICE BAYS X (3 SPACES / SERVICE BAY)	= 6 SPACES
PROVIDED PARKING:	= 16 SPACES

C000	COVER SHEET
C100	SITE PLAN
	ARCHITECTURAL ELEVATIONS



OWNER:	LOWE'S HOMES CENTERS INC.
SITE ADDRESS:	6211 N ILLINOIS ST.
PARCEL NO.:	03-28-0-405-055T
ZONING:	PB (PLANNED BUSINESS DISTRICT)
SITE AREA:	11.56 ACRES
WATER DISTRICT:	ILLINOIS AMERICAN WATER COMPANY
FIRE DISTRICT:	FARVIEW FIRE DEPARTMENT
SEWER DISTRICT:	CASEYVILLE TOWNSHIP SEWER
GAS SERVICE:	AMEREN ILLINOIS
ELECTRIC SERVICE:	AMEREN ILLINOIS
PHONE SERVICE:	AT&T

[illegible]

SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1450 BEALE STREET, SUITE 305
ST. CHARLES, MO 63303
CONTACT: MR. BRAD SIMPSON
PH. (314) 656-4575

PREPARED FOR:

STEPHEN F. BAHN
COMMERCIAL REAL ESTATE SERVICES

CONTACT: NICK BAHN

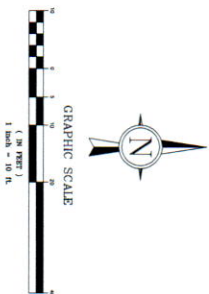
SITE PLAN

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

[illegible]



- [illegible]



PROJECT NO. NO. DIVISIONS CITY/TOWN/STATE DRAWING	254218 ILLINOIS CHICAGO	SITE PLAN TAKE 5 OIL CHANGE 6211 N. Illinois Street Fairview Heights, IL 62208	PREPARED FOR: STEPHEN F. BAHN COMMERCIAL REAL ESTATE SERVICES CONTACT: NICK BAHN	PREPARED BY: ENGENUITY BUILDING VALUE BY DESIGN 15635 SWINGLEY RIDGE ROAD SUITE 100 CHICESTER, IL 60017 P: 630.416.1800 WWW.ENGENUITYFLTY.COM © 2012
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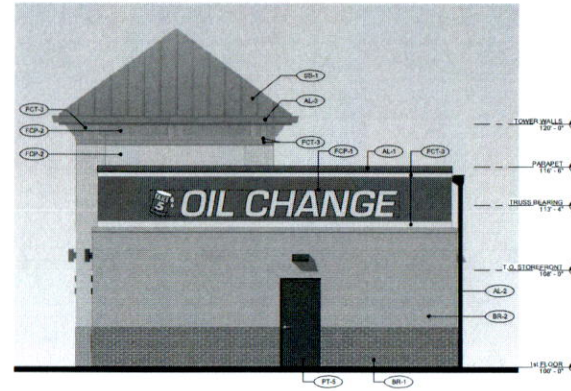
DATE: 5/2/09

SCALE:

THIS DOCUMENT IS THE PROPERTY OF ENGENUITY. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGENUITY. THE USER OF THIS DOCUMENT AGREES TO HOLD ENGENUITY HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION, COPIES, OR TRANSMISSIONS. THE USER OF THIS DOCUMENT AGREES TO HOLD ENGENUITY HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION, COPIES, OR TRANSMISSIONS.



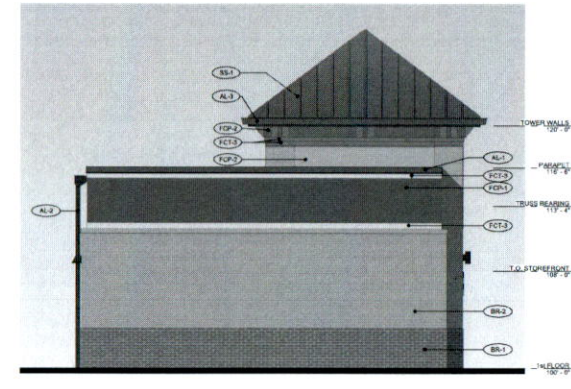
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

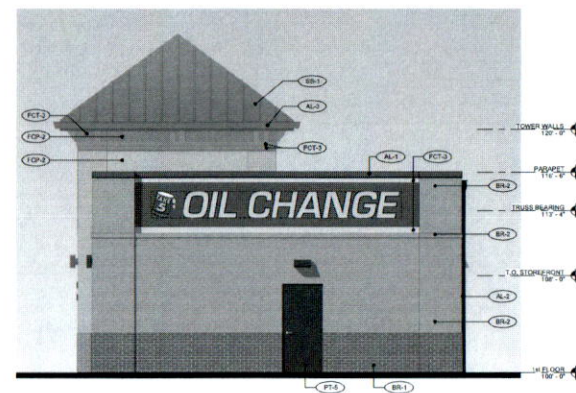
MATERIALS LEGEND

CODE	MATERIAL	TYPE / COLOR
AL-1	ALUM COVING	METAL COVING FINISH TO BE KYNAR 500 PREPARED, COLOR: SWARTZ POSTURE RED
AL-2	ALUM SCUPPING & DOWNPOUT	FINISH TO BE KYNAR 500 PREPARED, COLOR: SWARTZ STANLEY BROWN
AL-3	ALUM GUTTERS	FINISH TO BE KYNAR 500 PREPARED, COLOR: SWARTZ POSTURE RED
BR-1	FACE BRICK	GLAZED, MODULAR, COLOR: MICHIGAN YELLOW
BR-2	FACE BRICK	MODULAR, COLOR: OCEAN DRIFT, VELVET
FCP-1	FIBER CEMENT PANEL	HARVEY PANEL, ORIENTATION: HORIZONTAL, COLOR: SWARTZ POSTURE RED
FCP-2	FIBER CEMENT PANEL	HARVEY PANEL, ORIENTATION: HORIZONTAL, COLOR: SWARTZ STONEBARK
FCP-3	FIBER CEMENT PANEL	HARVEY PANEL, ORIENTATION: HORIZONTAL, COLOR: SWARTZ COTTAGE CREAM
FCP-4	FIBER CEMENT TRIM	HARVEY TRIM, COLOR: SWARTZ POSTURE RED
FCP-5	FIBER CEMENT TRIM	HARVEY TRIM, COLOR: SWARTZ STONEBARK
FCP-6	FIBER CEMENT TRIM	HARVEY TRIM, COLOR: SWARTZ COTTAGE CREAM
PT-1	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ POSTURE RED
PT-2	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ STONEBARK
PT-3	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ COTTAGE CREAM
PT-4	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ STANLEY BROWN
PT-5	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ DARK BRONZE
SP-1	STANDING SEAM ROOF	ALUMINUM STANDING SEAM ROOF, COLOR: SWARTZ POSTURE RED

(1) = TYPED SLAB
(2) = CONTROL JOINT
(3) = EXPANSION JOINT



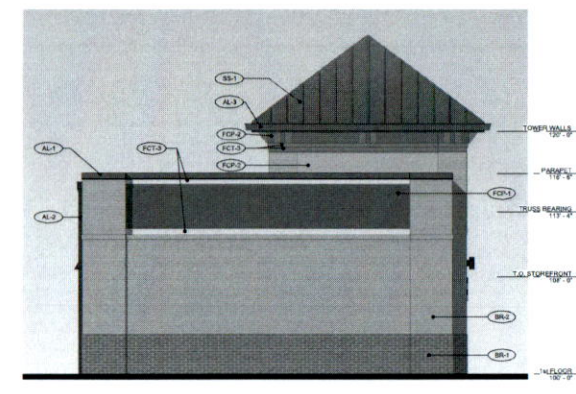
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

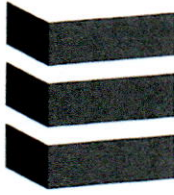


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

CODE	MATERIAL	TYPE / COLOR
AL-1	ALUM. CLADDING	METAL CLADDING FINISH TO BE FINISH 500 PREPARED RED, COLOR: SWARTZ POSITIVE RED
AL-2	ALUM. SCUPPERS & DOWNPOUTS	FINISH TO BE FINISH 500 PREPARED RED, COLOR: SWARTZ STURDY BROWN
AL-3	ALUM. GUTTERS	FINISH TO BE FINISH 500 PREPARED RED, COLOR: SWARTZ POSITIVE RED
BR-1	FACE BRICK	GLENN-HERR, MODULAR, COLOR: MOON VELDUR
BR-2	FACE BRICK	HERRON MODULAR, COLOR: GOLDENROD VELDUR
FOP-1	FIBER CEMENT PANEL	HARCO PANEL, ORIENTATION: HORIZONTAL, COLOR: SWARTZ POSITIVE RED
FOP-2	FIBER CEMENT PANEL	HARCO PANEL, ORIENTATION: HORIZONTAL, COLOR: SWARTZ STONESHIP
FOP-3	FIBER CEMENT PANEL	HARCO PANEL, ORIENTATION: HORIZONTAL, COLOR: SWARTZ COTTAGE CREAM
FCT-1	FIBER CEMENT TRIM	HARCO TRIM, COLOR: SWARTZ POSITIVE RED
FCT-2	FIBER CEMENT TRIM	HARCO TRIM, COLOR: SWARTZ STONESHIP
FCT-3	FIBER CEMENT TRIM	HARCO TRIM, COLOR: SWARTZ COTTAGE CREAM
PT-1	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ POSITIVE RED
PT-2	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ STONESHIP
PT-3	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ COTTAGE CREAM
PT-4	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ STURDY BROWN
PT-5	PAINT	SHERWIN-WILLIAMS, COLOR: SWARTZ BRONZE
SP-1	STANDING SEAM ROOF	ALUMINUM STANDING SEAM ROOF, COLOR: SWARTZ POSITIVE RED

(E) = TAPPED GLASS
(C) = CONTROL JOINT
(E) = EXPANSION JOINT

Letter of Transmittal**ENGENUITY**

**BUILDING VALUE
BY DESIGN**

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

Date: 5/12/2026

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

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

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

These are transmitted as checked

For Approval

X

For Review and Comment

For Your Use

As Requested

Remarks:

Signed

Legal Description:

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

Bahn Development Company
Nicholas Bahn
May 11, 2026

To Whom It May Concern:

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

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

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

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

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

Sincerely,

Nicholas Bahn
Bahn Development Company

Properties 300 Ft from Proposed Take 5 Parcel

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



DEPARTMENT OF LAND USE AND DEVELOPMENT

PUBLIC HEARING NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, June 9, 2026, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

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

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

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

Dated this 22nd day of May 2026.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 04-26

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

RESOLUTION PC 05-26

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

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

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

WHEREAS, the Applicant has properly applied for a Preliminary Plat permit.

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on June 9, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "B4" Retail Business District and the proposed improvements comply with the subdivision requirements outlined with in the Fairview Heights Development Code.
3. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
4. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.
5. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
6. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Fowler.

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

And the following voted against the same: None

And the following abstained: None

And the following was absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 9th day of June 2026.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 05-26

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

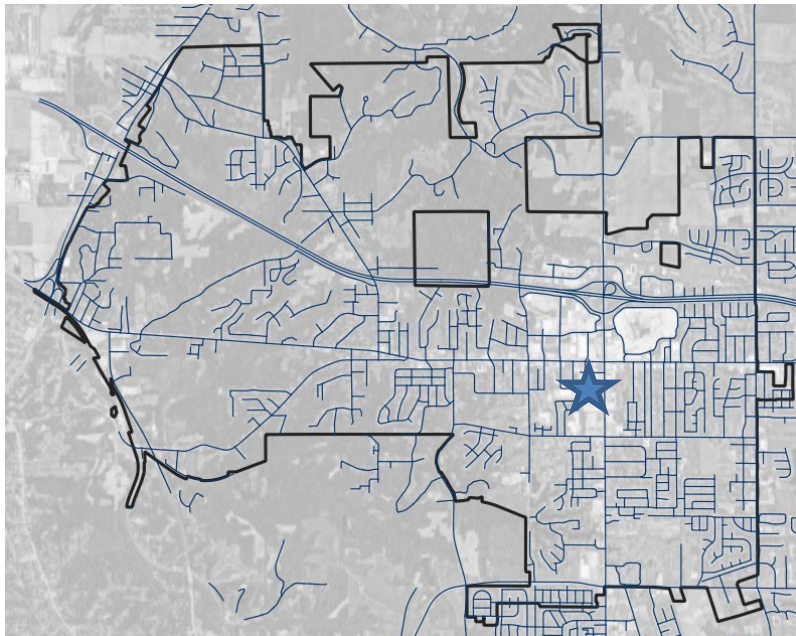
APPLICANT NAME: Sean Ackley- The Engenuity Engineer

MEETING DATE: June 9, 2026

ZONING: B4 – Retail Business

PLANNING COMMISSION ACTION: Consideration of the Preliminary Plat, make recommendation to the Community Committee and City Council which has final authority to approve or deny the request.

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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

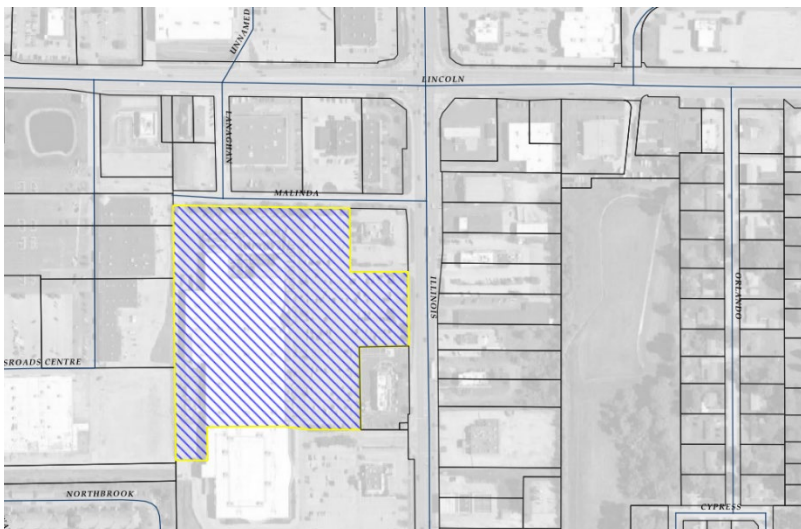
The subject property located at 6211 North Illinois Street is zoned B-4 Retail Business. This zoning district has a minimum lot size of 20,000 sq ft. The proposed plat would create one lot being 20,000 sq ft and one lot being 480,000 sq ft. Both lots would meet the minimum. Both lots meet the minimum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

2. DISCUSSION

Context

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

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



Zoning: Site and Surrounding Areas

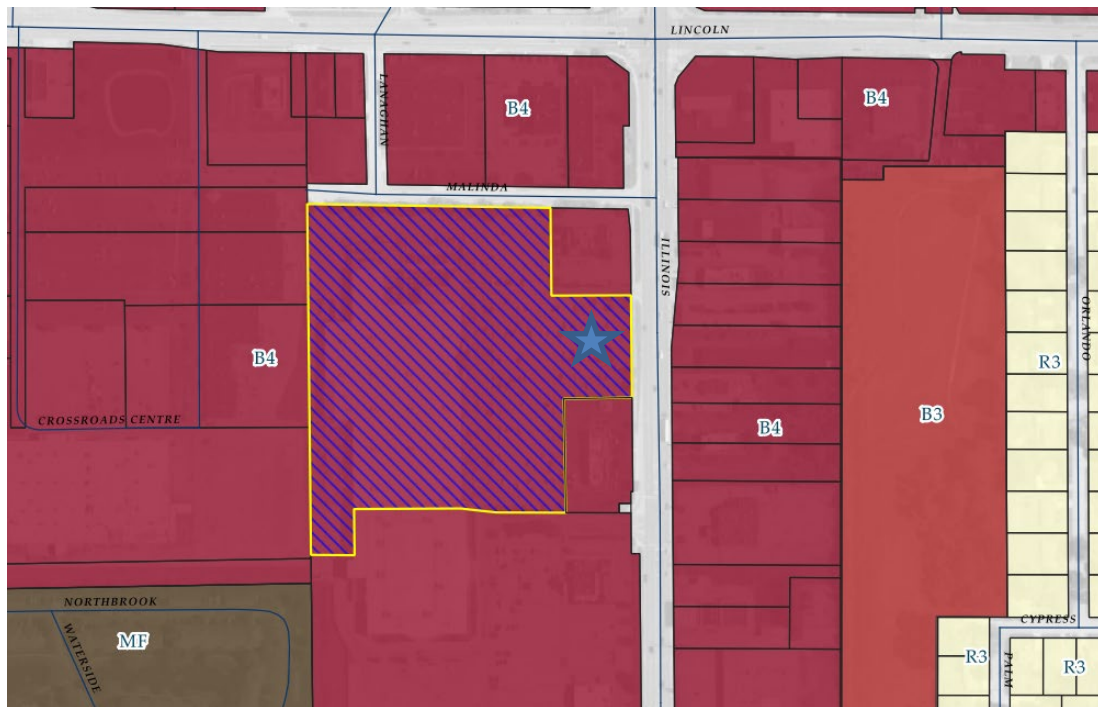
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: B4 – Retail Business;

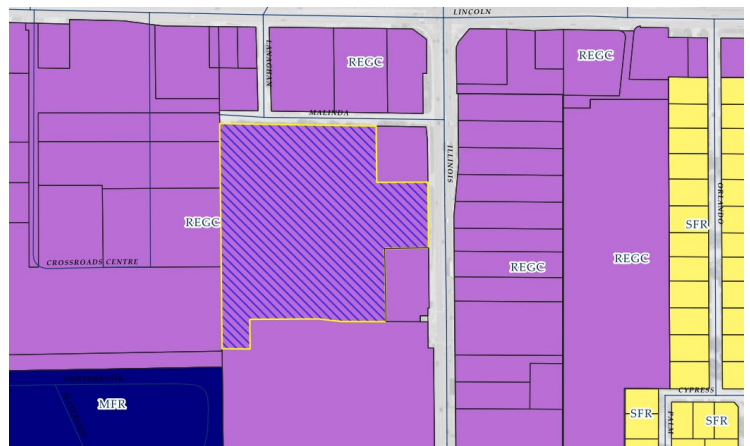
West: B4 – Retail Business and MF – Multi Family Residential;

East: B4 - Retail Business.

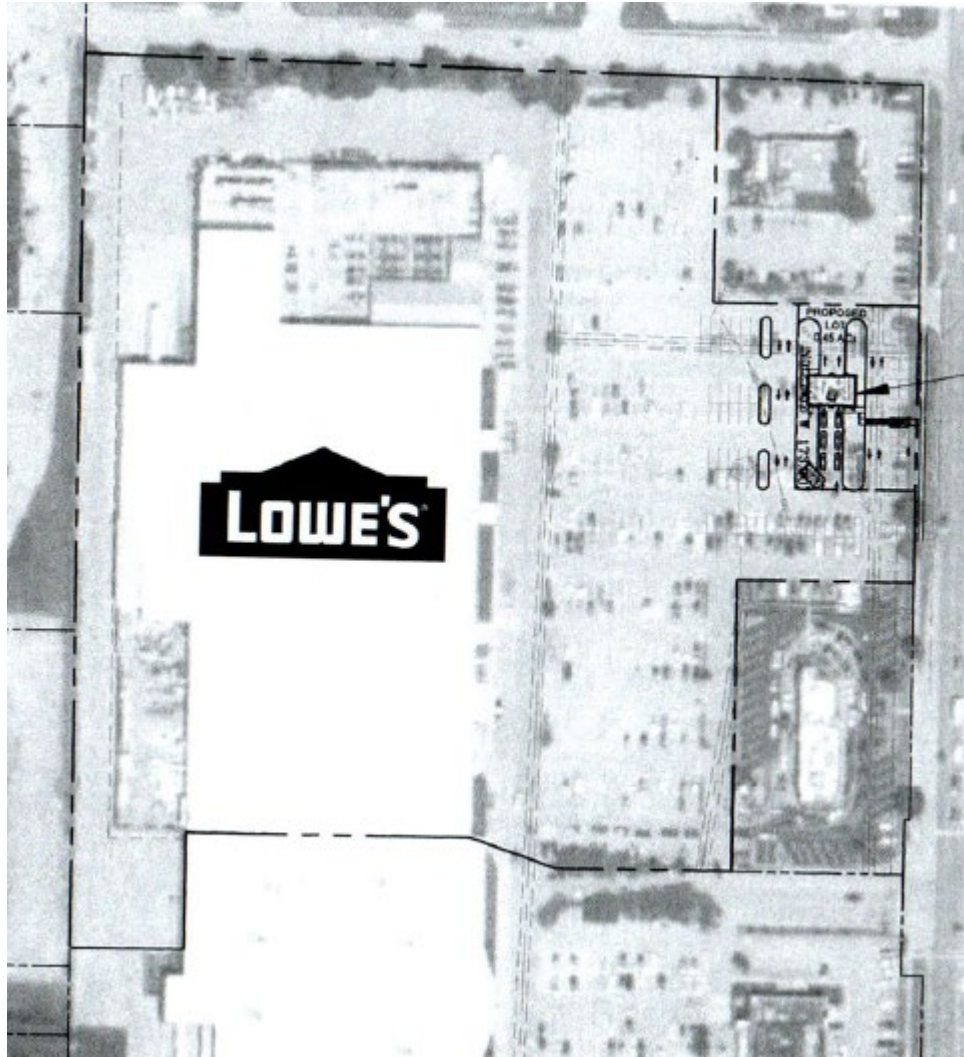


Future Land Use: Site and Surrounding Areas

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



Site Plan



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

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

14-13-28 SUBDIVISION APPLICATION, FINAL PLAT.

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

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

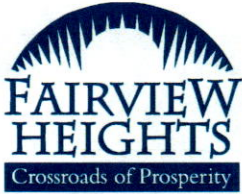
(16) Certificate that all taxes due have been paid

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

Exhibits

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

APPLICATION FOR PRELIMINARY PLAT



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

OFFICE USE ONLY

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

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

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

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

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

PROJECT INFORMATION FOR PRELIMINARY PLAT

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

CONTACT INFORMATION FOR PRELIMINARY PLAT

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

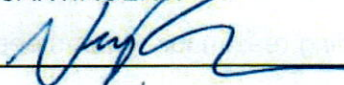
Applicant/agent: Sean Ackley
 Relationship to owner: Engineer
 Mailing Address: 16305 Swingley Ridge Road #100
 Phone: 314-819-9189
 E-Mail: seana@theengenuity.com

AUTHORIZATION

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

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

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

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

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

SUBMITTAL REQUIREMENTS – PRELIMINARY PLAT

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

14-9-5 SUBDIVISION APPLICATION PRELIMINARY PLAT.

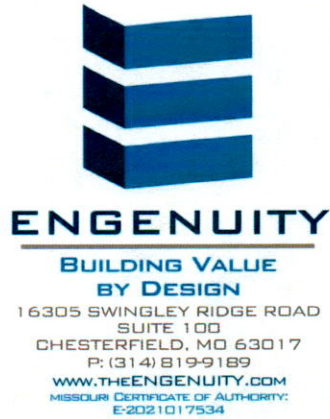
The preliminary plat to be provided by the subdivider shall meet and include the following specifications and shall supply all of the information requested in this section.

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

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

(T) Additional requirements include:

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

Letter of Transmittal

Date: 5/12/2026

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

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

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

These are transmitted as checked

For Approval

X For Review and Comment

For Your Use

As Requested

Remarks:

Signed

Legal Description:

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

Bahn Development Company
Nicholas Bahn
May 11, 2026

To Whom It May Concern:

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

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

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

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

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

Sincerely,

Nicholas Bahn
Bahn Development Company

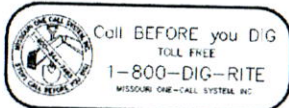
Properties 300 Ft from Proposed Take 5 Parcel

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

EXISTING



ABBREVIATIONS

[illegible]

OWNER UNDER CONTRACT:
STEPHEN P. BAHN COMMERCIAL REAL ESTATE SERVICES
5014 GRUFFIN ROAD
ST. LOUIS, MO 63128
CONTACT: MR. NICK BAHN
PH (314) 848-5655

PREPARED BY (ENGINEER):

SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1450 BEALE STREET, SUITE 305
ST. CHARLES, MO 63303
CONTACT: MR. BRAD SIMPSON
PH. (314) 656-4575

PROPOSED



PARKING CALCULATIONS

TAKE 5
ZONING CODE
AUTOMOBILE SERVICE OR REPAIR

REQUIRED PARKING:
TAKE 5 2 SERVICE BAYS X (3 SPACES / SERVICE BAY)

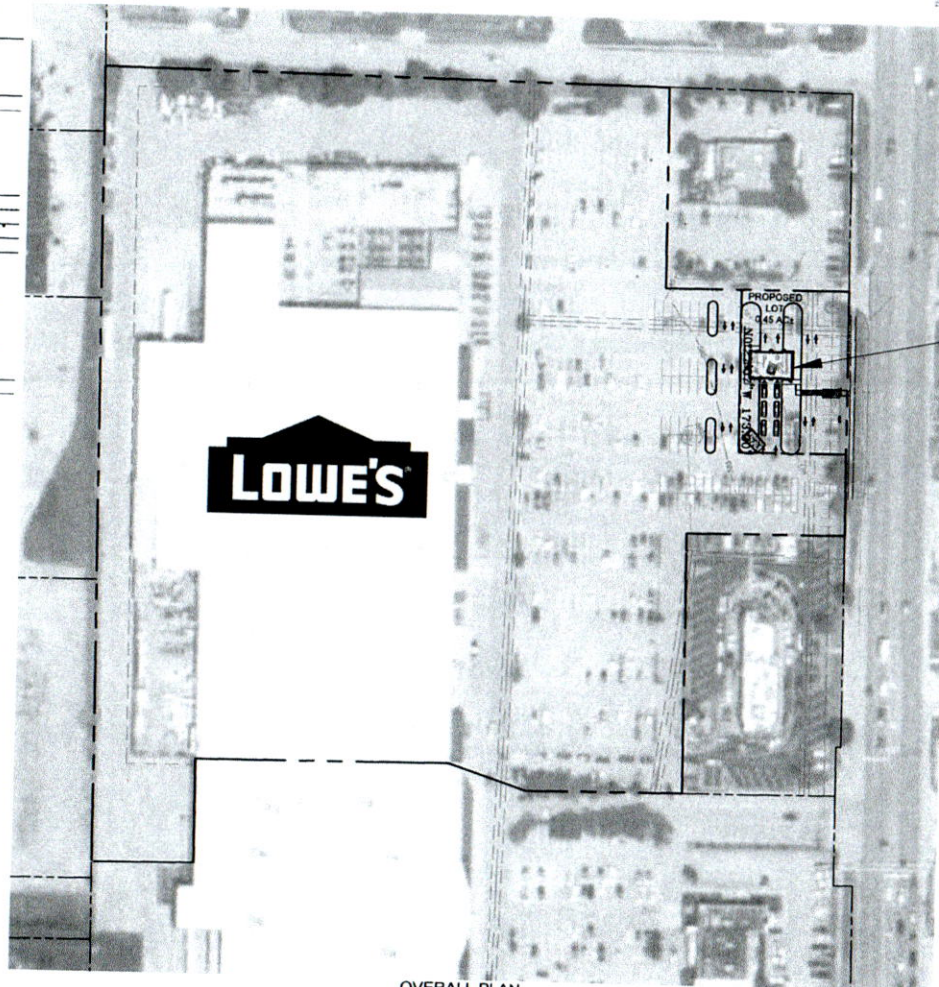
PROVIDED PARKING:

SHEET INDEX

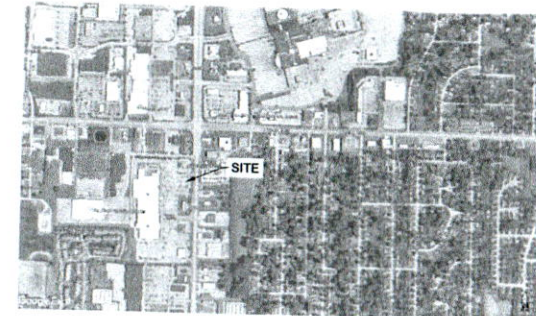
C000 COVER SHEET
C100 SITE PLAN
ARCHITECTURAL ELEVATIONS

PRELIMINARY DEVELOPMENT PLAN TAKE 5 OIL CHANGE

PART OF LOT 2A OF THE MINOR SUBDIVISION OF LOT 2 OF LINCOLN PLACE; A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. A02297500, SOUTHEAST
FRACTIONAL SECTION 28, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN,
CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS
6211 N. ILLINOIS STREET
FAIRVIEW HEIGHTS, IL 62208



OVERALL PLAN



LOCATION MAP
(NOT TO SCALE)

PERTINENT INFORMATION

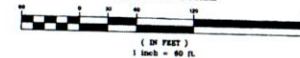
OWNER: LOWE'S HOMES CENTERS INC.
SITE ADDRESS: 6211 N ILLINOIS ST
PARCEL NO: 03-28-0-405-0557
ZONING: PB (PLANNED BUSINESS DISTRICT)
SITE AREA: 11.55 ACRES
WATER DISTRICT: ILLINOIS AMERICAN WATER COMPANY
FIRE DISTRICT: FAIRVIEW FIRE DEPARTMENT
SEWER DISTRICT: CASEVILLE TOWNSHIP SEWER
GAS SERVICE: AMEREN ILLINOIS
ELECTRIC SERVICE: AMEREN ILLINOIS
PHONE SERVICE: AT&T



SEE SHEET C100



GRAPHIC SCALE



ENGINEERING
BUILDING VALUE
BY DESIGN
16305 BRIMLEY RIDGE ROAD
SUITE 100
C-CENTERFIELD, MD 20731
P: (301) 819-9189
WWW.THEENGINEERING.COM
F: (301) 819-9189



CONTACT: SEAN ACKLEY



CONTACT NICK BAHN

SITE PLAN

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

Project No:	25-0128
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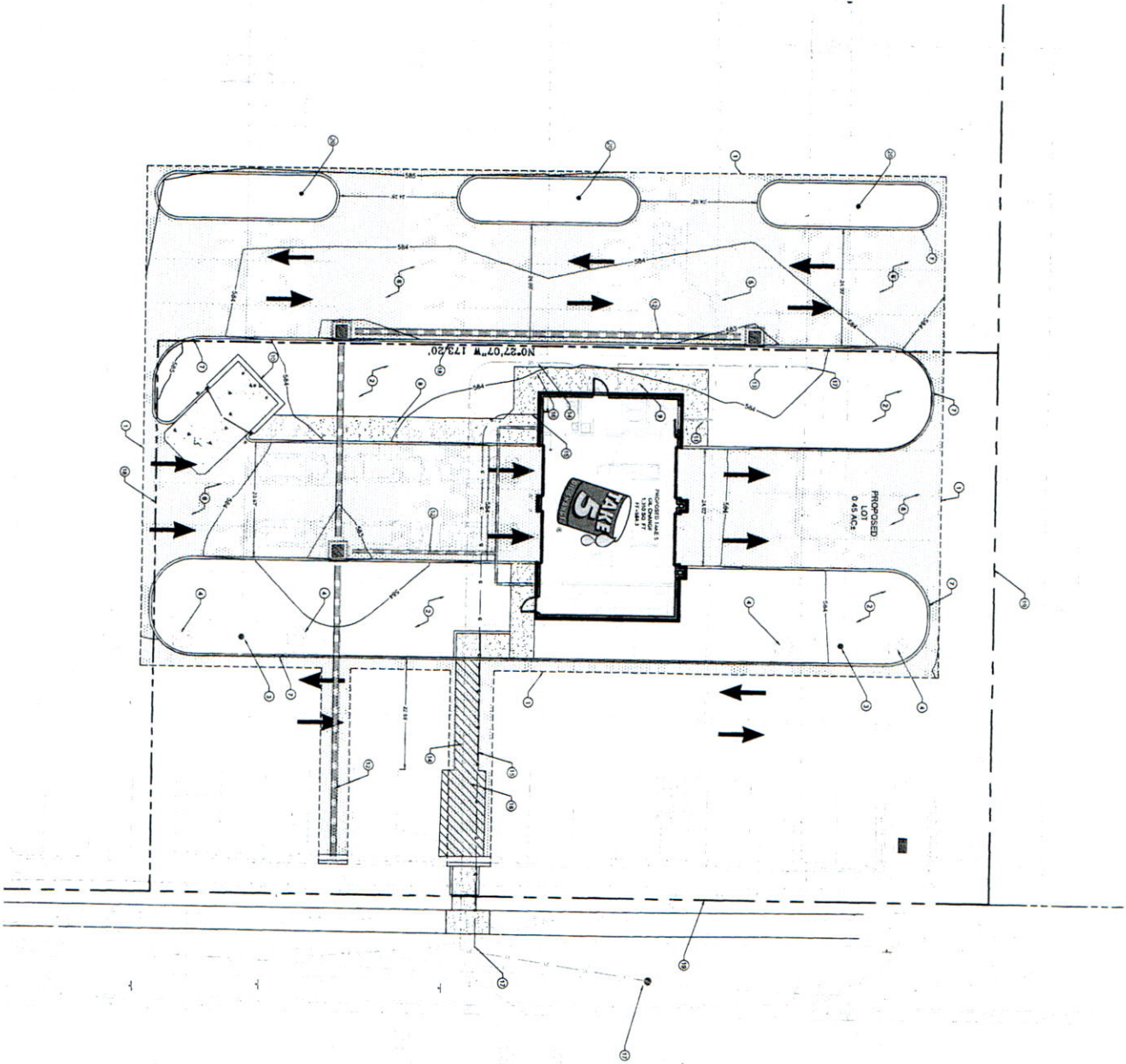
No	Description	Date
1	CITY SUBMITTAL	04/28/26

The licensee and the applicant and the design engineer of this project shall not use the name of the licensee without the written consent of the licensee. The licensee shall not use the name of the licensee without the written consent of the licensee.



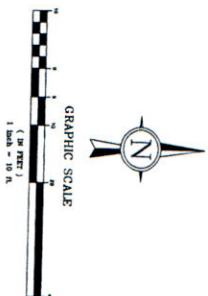
THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE MARKING. DATE 04/25/95

SCALE	
COVER SHEET	
C000	



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

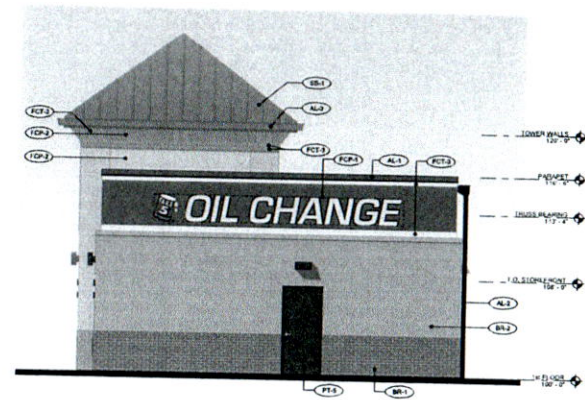
- NOTES:
1. SANITARY EX. PAVEMENT FILL DEPTH
 2. REMOVE EX. PAVEMENT/CURB
 3. USE EX. LIGHT PAVEMENT
 4. USE EX. LANDSCAPING IN PLACE
 5. ASBESTOS REMOVAL
 6. 1" VERTICAL CURB & WALK
 7. 1" VERTICAL CURB & WALK
 8. 1" VERTICAL CURB & WALK
 9. 1" VERTICAL CURB & WALK
 10. 1" VERTICAL CURB & WALK
 11. 1" VERTICAL CURB & WALK
 12. 1" VERTICAL CURB & WALK
 13. 1" VERTICAL CURB & WALK
 14. 1" VERTICAL CURB & WALK
 15. 1" VERTICAL CURB & WALK
 16. 1" VERTICAL CURB & WALK
 17. 1" VERTICAL CURB & WALK
 18. 1" VERTICAL CURB & WALK
 19. 1" VERTICAL CURB & WALK
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 21. 1" VERTICAL CURB & WALK
 22. 1" VERTICAL CURB & WALK
 23. 1" VERTICAL CURB & WALK
 24. 1" VERTICAL CURB & WALK
 25. 1" VERTICAL CURB & WALK



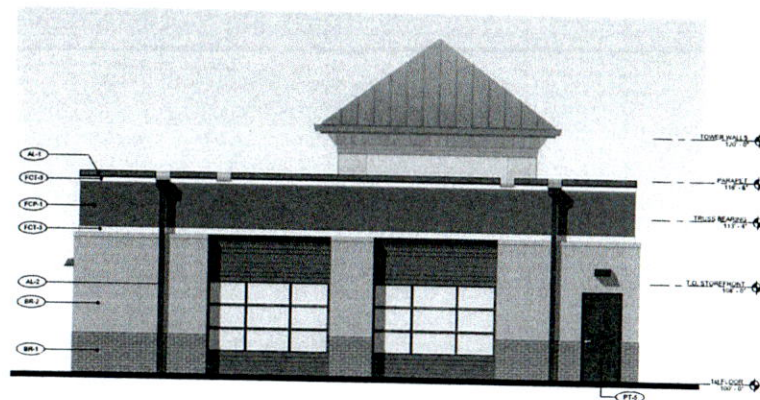
GRAPHIC SCALE 1 inch = 10 feet		PREPARED FOR: STEPHEN F. BAHN COMMERCIAL REAL ESTATE SERVICES CONTACT: NICK BAHN		PREPARED BY: ENGENUITY BUILDING VALUE BY DESIGN 16005 SWINGLEY RIDGE ROAD SUITE 100 CHRYSTAL LAKE, IL 60417 P: 312.619.9100 WWW.ENGENUITY.COM CONTACT: SEAN ACKLEY	
SITE PLAN TAKE 5 OIL CHANGE 6211 N. Illinois Street Fairview Heights, IL 62208					
PROFESSIONAL SEAL MARCUS A. COHEN DEC. 07/2008 ILLINOIS					



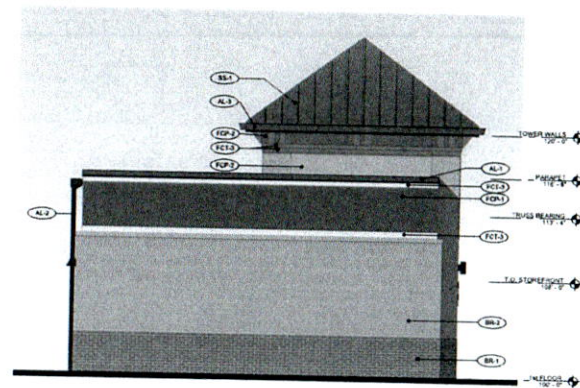
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



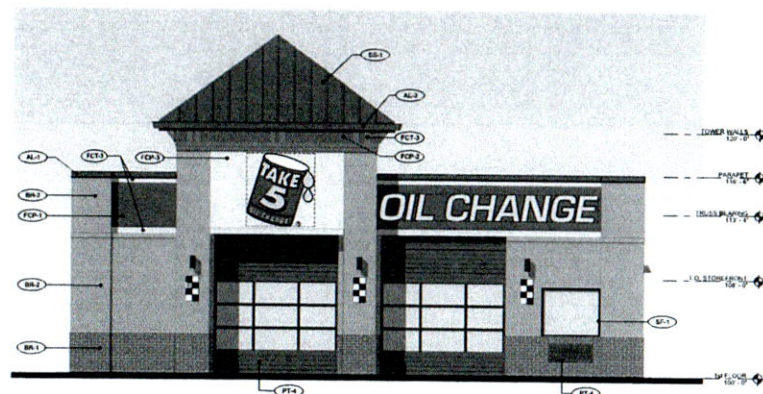
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



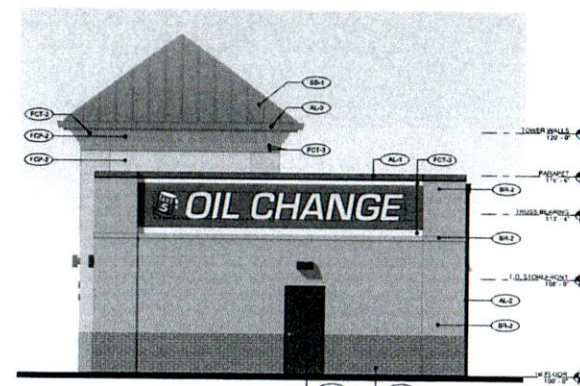
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

[illegible]

① • TEMPERED GLASS
C₁ = CONTROL JOINT
F₁ = EXPANSION JOINT



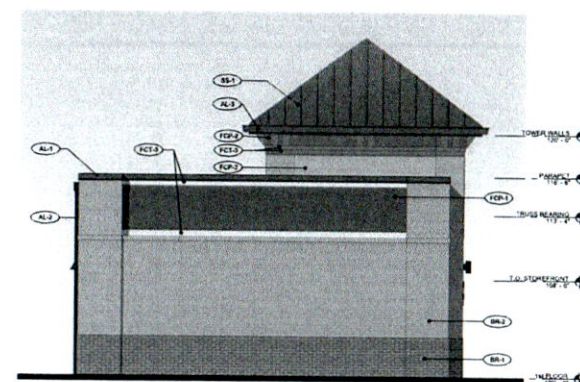
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

MATERIALS LEGEND

[illegible]

(T) = TEMPERED GLASS
CJ = CONTROL JOINT
EJ = EXPANSION JOINT



DEPARTMENT OF LAND USE AND DEVELOPMENT

PUBLIC HEARING NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, June 9, 2026, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

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

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

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

Dated this 22nd day of May 2026.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 05-26



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) – May 2026
 Date: June 12, 2026

Major Department Activities.

Planning and Zoning

- The Planning Commission considered one cases in May:
 - PC03-26 – XXX Frank Scott Parkway, Special Use Permit
- The Zoning Board of Appeals did not meet in May.

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

Action Items

- **Planning Commission Case PC 04-26**

Planning Commission held the necessary public meeting to discuss a special use request for 6211 N Illinois (PPN: 03-28.0-405-055) the Commission voted nine (9) in favor, zero (0) against and one (1) absent to recommend approval of the application. **Recommendation that the Planning Committee forward to City Council PC 04-26 with the recommendation of approval.**

- **Planning Commission Case PC 05-26**

Planning Commission held the necessary public meeting to discuss a preliminary plat for 6211 N Illinois (PPN: 03-28.0-405-055) the Commission voted nine (9) in favor, zero (0) against and one (1) absent to recommend approval of the application. **Recommendation that the Planning Committee forward to City Council PC 05-26 with the recommendation of approval.**

Please let me know if there are questions or concerns.

Enc –

- Monthly Project Report – May 2026
- Monthly Inspection Report -May 2026



Monthly Project Details Report

Permit Issued Date Time from Projects feed: 05/01/2026 - 05/31/2026

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Building Permit (C)	26-000722		110 Ludwig Dr	robert cawthorn, Ameritech Facility Services, LLC, 7708536874, licensing.permitting@ameritechfs.com	05/20/2026 at 11:37 AM
Building Permit (C)	26-000512	Partial remodel of the existing Buckle store	204 St Clair Dr	Tim Schenk, Elder Jones, 9523456040, tims@elderjones.com	05/14/2026 at 3:59 PM
Building Permit (C)	26-000570	Tenant buildout in an existing commercial building, the project will host a new Urban Pilate's/wellness studio and a juice bar	327 Lincoln Hwy	shirook salameh, Salameh and logan drafting and design, 3148174132, shirook@sldrafting.com	05/29/2026 at 12:04 PM
Building Permit (C)	26-000600	Minor interior remodel to combine two tenant spaces into one inside the office building.	141 Market Pl	Jake Leifeld, Thill Contracting Company, 3145037425, jleifeld@thillcontracting.com	05/01/2026 at 11:16 AM
Building Permit (R)	26-000663	13x12 wood deck	6900 Arbor Cove Dr	Drake Delong, Belleville deck co, 6185587877, BELLEVILLEDECKCO@GMAIL.COM	05/07/2026 at 9:46 AM
Building Permit (R)	26-000781	30'x50' pole barn style on property what is formerly known as 128 Ashland Ave. The property is staked out and building should start on May 31, 2026.	25 Kadlec Dr	Mathew Joyce, 6187952880, mathewljoyce70@yahoo.com	05/28/2026 at 2:17 PM
Building Permit (R)	26-000632	Extending living room out 8 to 10 feet wide to 15 to 20 long Poor concrete footing Build up with concrete block Add in new floor Remove porch and rebuild it Extend roofline out for gable Extend Heating ducts Extend ELECTRIC outlets	9008 Crest Dr	Mike Smiley, 6187816742, Mikesmiley628@gmail.com	05/05/2026 at 3:33 PM
Building Permit (R)	26-000673	Adding one bathroom on main level. Finishing basement and adding a non-conforming room. Husband Cristhian Canro who is also co-owner of the property will be doing the work. This is our primary home and currently live here.	9116 Bunkum Rd	Andrea Lugo, 6188188563, lugo51403@gmail.com	05/15/2026 at 8:50 AM
Building Permit (R)	26-000755	Scharf Building Services will be constructing a Detached Garage. The garage will be 24' wide by 30' deep and 10' Tall. Structure of the unit will be made out of steel posts on 5' centers. 0000 - General Customer Communication Preparation Preliminaries/Communication Customer is responsible for having all personal Items	9745 Ridge Hgts Rd	AJ Scharf, Scharf Building Services, 6184072425, AJ@Scharfbuildingservices.com	05/28/2026 at 8:37 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
		removed from the work area before work is to begin. ~ Any Items not removed at the time of demo starting, will be removed by SBS and additional labor will apply. Timelines timeline for work to be completed will be dependent on multiple factors. The tentative time to start your project would be discussed and coordinated with customer once contract is signed. Multiple factors I.E. Weather, Supplies, and Manpower can change timelines for better and for worse. We will communicate with you as best as possible leading up to the project start time, with plenty of notice for you to prepare. We apologize for any inconvenience this may cause but we are doing our best to continue on through these difficult times that we all have been experiencing since the pandemic. Demolition Demo of All items will be hauled and disposed of by SBS. All Items are assumed property of SBS unless otherwise specifically noted by customer and SBS. SBS is NOT responsible for any items damaged during removal. Admin Communication Left Blank Intentionally Trash Disposal SBS Will remove and dispose of all trash and leftover material from jobsite. All trash will be disposed of by SBS. Any dumpsters or containers onsite are to be used by SBS only. 1000 - Permits and Fees Permits ~ Processing a permit with the city will be required. Scharf Building Services will apply for and secure the permit. *** Customer is responsible for fees incurred for the permit and will be billed as a change order to the customer at the time Scharf Building Services processes permit. 1400 - Utility Connections Utility Connections No utility connections or work of any unforeseen obstacles have been included in this estimate. 3400 - Concrete New Driveway Installation and Garage floor with Footings Driveway and shed excavation, footing and pour to be completed as follows: Remove existing asphalt/blacktop and haul off. Compact 3-4 inches of clean rock to create a solid base. Form and pour 4" of 4000 psi concrete for garage floor and driveway. Install dirt backfill at disturbed areas of the yard. Broom finish for the driveway with highlighted edges. Footing for garage building to be 30' x 24' x 8" wide x 32" deep. Dirt to be left on site to be placed in an area per owner. Concrete mix to be a 6 bag 4000 psi mix with fiber and poured as a monolithic pour for footings and floor at the same time to provide a stronger finish product. Footings to have 2 rows of # 4 half inch rebar 1 being near the bottom of the footing and one being placed 8" below finish grade per code. Concrete Salt Guard Option Install a salt guard sealer 15-28 days after pour. Clean driveway 1 day before letting it dry overnight when dry spray apply sealer on driveway only this protects against stains from foliage and seals the concrete, so it does not absorb water. SALT STILL IS NOT RECOMMENDED TO BE USED ON CONCRETE TO REMOVE ICE. This sealer needs to be reapplied every 3 years. *** IF CUSTOMER WOULD LIKE Scharf Building Services to complete this: ADD \$600.00 to total bid 3100 - Framing Material - VersaTube Building Frame Erect VersaTube frame 24' wide x 30' deep and 10' high. 1-16' x 7' overhead door in the front wall and 1-9' x 7' overhead door in the rear wall. Install 1-3' wide x 6'8" high single man door in the left-side wall. Erect Garage Building Erect garage building as description outlined in the framing. ~ Garage will be 24' Wide by 30' Deep Aluminum Versatube 10' High. *** Framing will be mounted to the concrete slab using Simpson Strong Tie Concrete Anchors (2) between each upright. Material - Concrete Anchors 1/2" x 7" Simpson Strong Tie Concrete Anchors 3600 - Rough Plumbing Plumbing No plumbing has been included in the estimate. 3700 - Rough Electrical Electrical No electrical has been included in this estimate. 3800 - Rough HVAC HVAC No HVAC has been included in this estimate. 4510 - Windows Windows No windows have been included in this estimate. 4640 - Garage Doors Overhead Garage Doors Install 1-16' x 7' and 1-9' x 7' white insulated traditional doors with torsion springs and slide locks. 4610 - Exterior Doors Exterior Walk-in Door Provide 1-3/0 x 6/8 exterior metal door (No Windows) with knob and dead bolt locks Labor Walk in Door Install one walk in door at left side wall of garage. 4700 - Insulation Insulation No insulation is included in this estimate. 4000 - Roofing Material Metal Roof Provide 29ga Strong Rib corrugated roof panels with all trim parts as needed. Labor Metal Roof Installation of the			

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
		metal roof and trim parts. ~ Roof Panels will run peak to eave. 4820 - Siding Material Metal Siding Provide 29ga Strong Rib siding with all trim parts. Labor Metal Siding Install metal siding and trims. ~ Customer to choose Color for Roof Panels and Side Panels. ~ Side Panels will Run Roof to Ground. 2000 - Excavation Trench for Downspouts Trench downspout from left front corner of garage under the concrete driveway to the right-side yard using Advance Drainage System Triple Wall Solid Drainpipe and connections. Material - Drainage Pipe and Connections Advanced Drainage Systems 4 in. x 10 ft. Triplewall Solid Drain Pipe 4900 - Exterior Painting Paint Walkin Door Paint Walkin door 2 coats of exterior latex satin paint color of owner's choice. Paint Walkin Door Supply paint for one Walkin door unit 3500 - Gutters, Downspouts and Fascia Gutters and Downspouts Install 5" white gutters at the drip edges and 4 downspouts at all four corners of the garage. 1300 - Demolition Removal of Existing Structure Owner is responsible for removing all existing structure at the location of the new garage build and dispose of it. Total Price: \$52,701.88			
Building Permit (R)	26-000419	Pour a 20' x 20' 4" thick concrete pad and erect a 20' x 20' carport detached accessory structure.	16 Lexington Dr	Crader Phillip, 6187798447, craderconstruction618@gmail.com	05/12/2026 at 12:05 PM
Building Permit (R)	26-000277	Build a deck onto the back of the house.	664 Ember Crest Dr	Drake Delong, Belleville deck co, 6185587877, BELLEVILLEDECKCO@GMAIL.COM	05/07/2026 at 9:47 AM
Electrical Permit (C)	26-000727	INSTALL NEW LIGHT POLE BASE IN PARKING REFEEDING FROM ANOTHER EXISTING LIGHT POLE.	6549 N Illinois St	MIKE RAY, REINHOLD ELECTRIC INC, 3146311158, MRAY@REINHOLDELECTRIC.COM	05/18/2026 at 9:39 AM
Electrical Permit (C)	26-000687	install lights, outlets, smoke detectors, and wiring related to these devices	419 Joseph Dr, A	keith williams, True Light Electric, LLC, 6185308673, truelightelectric64@yahoo.com	05/12/2026 at 9:36 AM
Electrical Permit (C)	26-000688	install lights, outlets, switches, smoke detectors, and wiring related to these devises	419 Joseph Dr, C	keith williams, True Light Electric, LLC, 6185308673, truelightelectric64@yahoo.com	05/12/2026 at 9:36 AM
Electrical Permit (C)	26-000770	Replacing various outlets to get everything up to code.	10251 Lincoln Trl, 8	Dilayni Zimmer, Pyramid Electrical, 6186321180, dzimmer@pyramidelectrical.com	05/22/2026 at 2:07 PM
Electrical Permit (C)	26-000689	install some wiring, lights, outlets, switches and smoke detectors	419 Joseph Dr, D	keith williams, True Light Electric, LLC, 6185308673, truelightelectric64@yahoo.com	05/12/2026 at 9:35 AM
Electrical Permit (C)	26-000690	install lights, outlets, switches, smoke detectors, and wiring related to these devices	419 Joseph Dr, B	keith williams, True Light Electric, LLC, 6185308673, truelightelectric64@yahoo.com	05/12/2026 at 9:35 AM

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Electrical Permit (C)	26-000754	install emergency light, tubes for lights in ceiling, replace broken switches and receptacles	10231 Lincoln Trl	keith williams, True Light Electric, LLC, 6185308673, truelightelectric64@yahoo.com	05/21/2026 at 8:37 AM
Electrical Permit (R)	26-000737	New electrical service and weather head for garage	9604 Richfield Dr	RDana Clark, Retired, 6186968001, danjerltd@yahoo.com	05/27/2026 at 11:31 AM
Electrical Permit (R)	26-000771	Install two new outlets in garage on interior of East wall to include all hardware and wiring for said outlets.	21 Roselawn Ave	Michael Hickman, 6184011250, michaelchickman@gmail.com	05/26/2026 at 9:15 AM
Electrical Permit (R)	26-000789	Replace existing 200A electrical service and panel	9928 North Rd	Daniele Hader, A-Age Electrical Co. Inc., 6182344336, office@a-ageelectric.com	05/29/2026 at 12:03 PM
Electrical Permit (R)	26-000662	replace 200a federal pacific panel and add 1 surge protector. Premise 491221401	121 Debra Dr	Brda Electric, Brda Electric Inc., 6363430504, permits@brdaelectric.com	05/12/2026 at 8:37 AM
Electrical Permit (R)	26-000655	Furnish and Install: Dedicated 50 amp circuit for EV Charger.	1206 Stonewolf Trl	Brda Electric, Brda Electric Inc., 6363430504, permits@brdaelectric.com	05/13/2026 at 3:08 PM
Electrical Permit (R)	26-000699	200 amp service upgrade and replace receptacles and switches	332 Joseph Dr	Sherry Lamb, A&M Electric Inc., 6182190875, info@a-melectricinc.com	05/12/2026 at 3:56 PM
Excavation Permit	26-000735	This project consists of ground-up construction of a new, 40,000 SF baseball training facility with turf fields, batting cages, weight room, and general corridor/seating areas. There is additional finish space including concessions, restrooms, golf simulator area and a mezzanine with general seating, and office space. This permit application is requesting approval for the early sitework and site utilities ONLY.	114 N Ruby Ln	Emily Yost, IMPACT Strategies, Inc., 6182932545, eyost@buildwithimpact.com	05/29/2026 at 2:40 PM
Mechanical Permit (C)	26-000705	Like for Like 8 HVAC Roof Top Units. No Changes to electrical or ductwork. Equipment Submittals uploaded	6510 N Illinois St	CHARLES ALBANESE, Lennox National Account Service, 9547453701, licensing@lennoxnas.com	05/14/2026 at 2:06 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Mechanical Permit (C)	26-000605	Replace 3 like for like rooftop packaged units	10840 Lincoln Trl	Josh Johnson, Thermodyne, 6189796785, josh@thermodyne-inc.com	05/04/2026 at 9:02 AM
Mechanical Permit (R)	26-000724	Installation of precharged 18,000 btu Senville minisplit heat pump/AC in my garage. Will have a wall mount air handler with approx. 15ft refrigerant line. Will be used only to heat/cool my 18.5 X18.5 ft (342 sq. ft.) garage. Will run a dedicated 240v/20a circuit from subpanel located in the garage for power supply.	7329 Stonewolf Ridge Ct	John Kraus, 6186238222, jkbiz2025@yahoo.com	05/26/2026 at 9:17 AM
Occupancy Permit (C)	26-000696		4 Longacre Dr	Brandelyn Taylor, Posh Lofts, 6186164247, brandelyn.ts@gmail.com	05/22/2026 at 10:28 AM
Occupancy Permit (R)	26-000725		14 Mapleleaf Ln	Shanese Bolden, 4047545255, shanese.bolden@gmail.com	05/15/2026 at 12:21 PM
Occupancy Permit (R)	26-000726		216 Candlelight Dr	Sylvana Radley, 6185143089, radley424@gmail.com	05/15/2026 at 4:16 PM
Occupancy Permit (R)	26-000723		108 S Embassy Dr	Anton Redman, 6186166893, foxredman7@gmail.com	05/15/2026 at 11:21 AM
Occupancy Permit (R)	26-000731		10 Berkley Ct	Brenda Maggard, 6186602379, tellingnoone@gmail.com	05/19/2026 at 10:48 AM
Occupancy Permit (R)	26-000736		761 Willow Spring Hill Dr	Jerald Allen, 6187513350, jeraldallen618@gmail.com	05/19/2026 at 2:31 PM
Occupancy Permit (R)	26-000721		14S Sapphire Ln	Tori Sullivent, 6188067700, Torisullivent@gmail.com	05/15/2026 at 10:26 AM
Occupancy Permit (R)	26-000823		7370 Timberpoint Ct	Ronald and Debra Tiberi, 9494031649, debratiberi@gmail.com	05/29/2026 at 2:12 PM

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Occupancy Permit (R)	26-000753		52 Circle Dr	Jennifer Davinroy, 6184771363, cdavinroy@gmail.com	05/20/2026 at 10:37 AM
Occupancy Permit (R)	26-000782		889 Clemson Ave	Mary Redshaw, 3142779296, mredshaw@att.net	05/26/2026 at 12:51 PM
Occupancy Permit (R)	26-000804		106 Sheffield Ct	Karen Gray, 2293954947	05/29/2026 at 11:49 AM
Occupancy Permit (R)	26-000803		477 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/29/2026 at 12:07 PM
Occupancy Permit (R)	26-000802		436 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/29/2026 at 12:07 PM
Occupancy Permit (R)	26-000798		221 Bayberry Dr	Erica Smoot, 6185818115, erica.smoot@myyahoo.com	05/28/2026 at 3:05 PM
Occupancy Permit (R)	26-000792		320 Monticello PI	Iola McDougler, 6186989478	05/27/2026 at 2:30 PM
Occupancy Permit (R)	26-000788		5217 Bonita Blvd	Samantha Scoma, 3095329563, sam.m.scoma@gmail.com	05/27/2026 at 9:57 AM
Occupancy Permit (R)	26-000783		105 Ashley Dr	Shanyla Lawrence, 6184847859, shanyla.lawrence05@icloud.com	05/26/2026 at 1:12 PM
Occupancy Permit (R)	26-000780		3 Belle Dr, 4A	Reelisa Jones, 6185736804, reelisaj121@gmail.com	05/26/2026 at 11:08 AM
Occupancy Permit (R)	26-000756		5500 Bonita Blvd	Samya Jennings, 6189544335	05/20/2026 at 12:23 PM

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Occupancy Permit (R)	26- 000777		202 Debra Dr	Lucretia Cureton, 6188230075	05/22/2026 at 4:11 PM
Occupancy Permit (R)	26- 000775		45-14 Northbrook Cir	Kayla Kilpatrick, 6184775739, arkeetak102@gmail.com	05/26/2026 at 8:38 AM
Occupancy Permit (R)	26- 000769		77-24 Northbrook Cir	Tara Strickland, 3143084000	05/22/2026 at 10:00 AM
Occupancy Permit (R)	26- 000717		47-35 Northbrook Cir	Clark Bayer, 4437434715, bayerclark@gmail.com	05/14/2026 at 3:50 PM
Occupancy Permit (R)	26- 000765		45-24 Northbrook Cir	Jaylin Moore, 6186704394, jaylinmoore00@gmail.com	05/21/2026 at 12:39 PM
Occupancy Permit (R)	26- 000760		293 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/20/2026 at 4:26 PM
Occupancy Permit (R)	26- 000757		360 Monticello PI	Mary Jimenez, 3099128102, marydiana0256@gmail.com	05/20/2026 at 1:34 PM
Occupancy Permit (R)	26- 000720		61-23 Northbrook Cir	Shaun Lugge, 6188015678, srlugge1992@gmail.com	05/14/2026 at 4:36 PM
Occupancy Permit (R)	26- 000710		73-37U Northbrook Cir	Jeffery Gipson, 8082942865, jeffegip11@gmail.com	05/27/2026 at 4:23 PM
Occupancy Permit (R)	26- 000716		9/10 Ram Ct	Micah Fowler, 6183534355, micahstaten72@gmail.com	05/14/2026 at 3:29 PM
Occupancy Permit (R)	26- 000676		24 Weinel Dr	Aaron Kemp, 6035121817, Travelinman1969@yahoo.com	05/07/2026 at 2:10 PM

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Occupancy Permit (R)	26- 000626		450 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/06/2026 at 12:38 PM
Occupancy Permit (R)	26- 000631		9632 Old Lincoln Trl, C	Thomas Stribling, 6185606873, poisonatic227@gmail.com	05/01/2026 at 3:40 PM
Occupancy Permit (R)	26- 000633		15 Potomac Dr	Jamecia Cole, 9726211854, jamecia.cole2@gmail.com	05/01/2026 at 4:08 PM
Occupancy Permit (R)	26- 000634		108 Circle Dr	William Astle, 6183105868, astlewilliam@gmail.com	05/01/2026 at 4:22 PM
Occupancy Permit (R)	26- 000636		110 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/06/2026 at 12:37 PM
Occupancy Permit (R)	26- 000638		465 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/06/2026 at 12:37 PM
Occupancy Permit (R)	26- 000651		138 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/06/2026 at 12:36 PM
Occupancy Permit (R)	26- 000653		415 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/06/2026 at 12:36 PM
Occupancy Permit (R)	26- 000654		27 Brown Dr	Kenzie Bach, 6188370703, bachkenz123@gmail.com	05/04/2026 at 3:11 PM
Occupancy Permit (R)	26- 000715		308 Countryside Ln	Porsha Rogers, 6182020423, porshaannah15@gmail.com	05/14/2026 at 2:28 PM
Occupancy Permit (R)	26- 000666		984 Northwestern Ave	Michael Perkins, 9407825059, mkp16@yahoo.com	05/05/2026 at 4:07 PM

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Occupancy Permit (R)	26- 000672		392 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	05/07/2026 at 3:25 PM
Occupancy Permit (R)	26- 000675		43-11 Northbrook Cir	Nicholas Grace, 3143195428, nicholasgrace925@gmail.com	05/07/2026 at 1:16 PM
Occupancy Permit (R)	26- 000665		6228 Old Collinsville Rd, 6	TeAnna Gillespie, 6189005781, Msgillespie26@gmail.com	05/05/2026 at 2:04 PM
Occupancy Permit (R)	26- 000679		100 Kassing Ave	Tiaria Overstreet, 3145045180, toverstreet662@gmail.com	05/08/2026 at 3:40 PM
Occupancy Permit (R)	26- 000683		128 Stacy Dr	Thomas Pinson, 6189754545, tompson23@gmail.com	05/08/2026 at 10:52 AM
Occupancy Permit (R)	26- 000714		3 Helen Ct	Amber Farley, 4096221010, afarley1978@outlook.com	05/14/2026 at 1:16 PM
Occupancy Permit (R)	26- 000707		59 Concord Dr	Mario Burns, 6188301106, ecshaw54@gmail.com	05/13/2026 at 11:54 AM
Occupancy Permit (R)	26- 000706		09-31 Northbrook Cir	Daaron Bostick, 2407160291, daaronb744@gmail.com	05/13/2026 at 11:41 AM
Occupancy Permit (R)	26- 000685		111 Palm Dr	Spencer Roe-Weaver, 6185441607, sroeweaver01@gmail.com	05/08/2026 at 2:41 PM
Occupancy Permit (R)	26- 000693		320 Veach Dr	Brandy Eldridge, 6185161171, bee62208@gmail.com	05/11/2026 at 12:42 PM
Occupancy Permit (R)	26- 000680		09-32 Northbrook Cir	Alana McNeely, 6186165434	05/07/2026 at 4:22 PM

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Occupancy Permit (R)	26-000681		35-22 Northbrook Cir	Cheyenne Fields, 3147051143, cheye09@gmail.com	05/08/2026 at 8:55 AM
Permanent Sign Permit (C)	26-000659	Update sign panels on existing pylon sign located on the north side of 10 Lincoln Hwy, Fairview Heights, IL 62208. New panels will be installed with the new business name.	10 Lincoln Hwy	Chris Ebl, Digitalartz, 6186511500, info@digitalartz.us	05/05/2026 at 11:20 AM
Permanent Sign Permit (C)	26-000658	Install new wall sign (channel letters on raceway) on west elevation.	10 Lincoln Hwy	Chris Ebl, Digitalartz, 6186511500, info@digitalartz.us	05/05/2026 at 11:21 AM
Permanent Sign Permit (C)	26-000656	Installation of two wall signs (channel letters on raceway) and new sign faces for two existing pylon signs.	10 Lincoln Hwy	Chris Ebl, Digitalartz, 6186511500, info@digitalartz.us	05/05/2026 at 11:21 AM
Permanent Sign Permit (C)	26-000660	Update sign face for existing pylon sign on the west side of 10 Lincoln Hwy, Fairview Heights, IL 62208. New sign faces for Uptown Cheapskate will be installed in existing pylon sign.	10 Lincoln Hwy	Chris Ebl, Digitalartz, 6186511500, info@digitalartz.us	05/05/2026 at 11:20 AM
Permanent Sign Permit (C)	26-000635	Install a 6' X 3' sign on the existing pedestal just below the Edgemont Bible Church Sign. The church sign measures 8' X 10'.	5100 N Illinois St	Johnny Kicklighter, Edgemont Bible Church, 6186980053, Johnnywkick@gmail.com	05/04/2026 at 3:17 PM
Plumbing Permit (C)	26-000773	Replumbing undersink and installing check valve	525 Lincoln Hwy , 1	Kyle Gruner, Priority Plumbing Services, 6182071647, kyle@priorityplmb.com	05/26/2026 at 9:11 AM
Plumbing Permit (C)	26-000752	Installing customer supplied vanity & toilet ONLY	10251 Lincoln Trl, 8	Katie Williamson, Tiger, 6185785944, katie.williamson@trusttiger.com	05/20/2026 at 3:23 PM
Plumbing Permit (C)	26-000738	Install clean out caps and mop sink repairs	114 Commerce Ln	James Alexander, Alexander Plumbing & Remodeling, 6187379164, Alexanderplumbing2209@gmail.com	05/20/2026 at 4:18 PM
Plumbing Permit (C)	26-000786	Adding new drain lines for a prep sink, jack hammer floor and rough-in the floor drain and mop sink drain to code	58 Commerce Ln	Greg Muehlfeld, Pioneer Plumbing, 6185679126, karin@thepioneerplumber.com	05/27/2026 at 3:23 PM

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Plumbing Permit (C)	26-000801	Pull permit Back Storage Area (repipe 4" cast iron stack in back storage area): - Use mall supplied lift, if needed - Cut cast iron stack below existing stack cleanout - Cut 2" vent in ceiling - Cut two 4" inlets to stack in ceiling - Remove and dispose of existing cast iron - Repipe with new cast iron and fittings - Reconnect to existing 4" SDR pipe in ceiling per conversation with Richard - Schedule inspection Perfect Pop (repair leak on 2" cast iron drain coming from Perfect Pop's lavatory/kitchen drain that's leaking into space below, Lane Bryant): - Cover area with plastic - Access leak through ceiling tile in spaces showroom - Remove existing 2" long turn cast iron 90 degree elbow - Remove 2' no-hub couplings - Install new 90 degree elbow and no-hub couplings - Run water to test	134 St Clair Sq	A & H Mechanical Inc, A&H Mechanical Contracting, Inc, 6188745588, ASHLEY@AHMECH.COM	05/29/2026 at 3:47 PM
Plumbing Permit (R)	26-000682	Replace section of cast iron under basement floor.	10021 Lincoln Trl	Chris Townsend, Roto-Rooter, 6369473302, tiffany.taylor@rrsc.com	05/08/2026 at 3:01 PM
Plumbing Permit (R)	26-000799	- Install sewage ejection pit and pump to direct the laundry discharge to the public sewer. Will run 4" through the wall and connect with existing pipe in the ground that is the kitchen drain. - Run 2" vent through 1st floor, attic and roof	29 Schaperkoetter Dr	Cameron Schmitt, Daisy Plumbing & Drain Cleaning, Inc, 6185142048, cameron.tschmitt@gmail.com	05/29/2026 at 9:36 AM
Plumbing Permit (R)	26-000618	Main line sewer replacement. 50- 60 feet	6611 Old Collinsville Rd	Nick Rattini, Action Mechanical Services Inc., 6184767750, actionmechservices@gmail.com	05/04/2026 at 10:04 AM
Plumbing Permit (R)	26-000785	Installed 50gal tall gas water heater	5357 Tulane Ct	Christian Telford, Hoffmann Brothers, 3148807459, pinstall2@hoffmannbros.com	05/28/2026 at 12:00 PM
Plumbing Permit (R)	26-000712	Remove Dishwasher hose from garbage disposal and connect to meet state code.	128 Ashley Dr	Beloman Belo Sales and service, 6182356626, john.davinroy@beloman.com	05/15/2026 at 8:58 AM
Plumbing Permit (R)	26-000668	Repipe the waterlines in crawlspace and install 40 gal. water heater	301 Erin Dr	Nikki Gale, Morrison Plumbing, Heating & Air, 6182132439, nikki.g@morrisonplumbing.com	05/06/2026 at 2:22 PM
Plumbing Permit (R)	26-000763	Install 50gal tall gas water heater	913 Fields End Ct	Christian Telford, Hoffmann Brothers, 3148807459, pinstall2@hoffmannbros.com	05/21/2026 at 4:14 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Solar Permit (R)	26-000119	Transfer permit to Bickle Electric Heating & Cooling from CMC Schedule rough in inspection and meet with inspector. Run approximately 50' conduit and wiring to connect AC. Line side taps needed. Disconnect provided by ARF. Schedule final inspection and meet with inspector. ELETRICALPERMIT ALREADY ISSUED.	872 Harbor Woods Dr	Barb Starman, Bickle Electric Contracting Co., Inc, 6182594499, barb@bickleelectric.com	05/14/2026 at 9:00 AM
Solar Permit (R)	25-002199	Installing a 6.02kw roof mounted solar system w/(1) FranklinWH battery. There is already existing solar at this property.	321 Erin Dr	Brda Electric, Brda Electric Inc., 6363430504, permits@brdaelectric.com	05/19/2026 at 3:56 PM
Temporary Sign Permit (C)	26-000711		5100 N Illinois St	Anita Gajewski, Legacy Christian Academy, 6183459571, info@legacychristianacademy.info	05/14/2026 at 8:36 AM
Temporary Sign Permit (C)	26-000628	I just need to put a hiring sign infront of my building	10230 Lincoln Trl	Cristina Sanchez, ESONO BEAUTY LLC, 6183940345, cristina@esonobeauty.com	05/04/2026 at 8:38 AM
TOTAL					102



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

This report summarizes activity by permit type.

from feed: 05/01/2026 - 05/31/2026

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	25	1	30
Building Permit (R)	74	7	88
Electrical Permit (C)	3	4	10
Electrical Permit (R)	12	2	19
Mechanical Permit (C)	2	0	2
Occupancy Inspection (R)	38	53	100
Occupancy Permit (C)	1	2	3
Permanent Sign Permit (C)	3	0	3
Plumbing Permit (R)	6	0	6
Solar Permit (C)	1	0	2
Solar Permit (R)	9	5	19
Temporary Sign Permit (C)	6	0	6